

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #2

October 22, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**AGENDA
LETTER**

Fiddler's Creek Community Development District #2

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

<https://fiddlerscreekcdd2.net/>

October 15, 2025

ATTENDEES:

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

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 October 22, 2025 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:

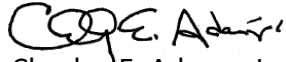
1. Call to Order/Roll Call
2. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
3. Continued Discussion: Reissuance of Annual Financial Report
 - Memorandum to the Board
 - Annual Financial Report FY2024 [Revised Draft]
 - A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
4. Update: Sunshine Law, Public Records Refresher
5. Update: Superior Waterway Services, Inc. Treatment Report
6. Health, Safety and Environment Report (*Ryan Hennessey*)
 - A. Irrigation and Pressure Washing Efforts
 - B. Security and Safety Update
7. Continued Discussion: Wall Bordering Museo Circle
8. Developer's Report/Update
9. Engineer's Report/Update: *Bowman Company*
10. Continued Discussion: Existing Sign Inserts

11. Consideration of Florida Painters Exterior Painting Proposal [Light Poles and Street Signs]
12. Continued Discussion: Irrigation Action Items
13. Update/Fountains: Crystal WaterScapes (*Robert Engler*)
 - Discussion/Consideration of Proposals for Fountain Repairs
 - A. Oyster Harbor
 - B. Aviamar
14. Acceptance of Unaudited Financial Statements as of September 30, 2025
15. Approval of September 24, 2025 Regular Meeting Minutes
16. Action/Agenda or Completed Items
17. Staff Reports
 - A. District Counsel: *Woodward, Pires and Lombardo, P.A.*
 - Consideration of Limited Easement and Right of Way Use Agreement with Amaranda Village Association, Inc.
 - Report on Collier County Planning Commission/Consideration of Proposed Greenway-Fritchey RPUD
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 5, 2025 at 10:00 AM
 - QUORUM CHECK

SEAT 1	WILLIAM TOMAZIN, JR.	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ELLIOT MILLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	LINDA VIEGAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOHN P. NUZZO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	SCOTT SPITZER	☐ IN PERSON	☐ PHONE	☐ NO
 - C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
18. Supervisors' Comments
19. 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

PARTICIPANT PASSCODE: 709 724 7992

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

3

Memorandum

To: Board of Supervisors, Fiddler's Creek Community Development District #2

From: Berger, Toombs, Elam Gaines, & Frank, CPAs, Independent Auditors

Date: September 24, 2025

Subject: Reissuance of Annual Financial Report – Disclosure Additions and Compliance with GAAP

In response to a request from the Board, we have reissued the September 30, 2024, audited financial statements to include additional disclosure language in the Notes to the Financial Statements.

We note that the omission of this language in the previously issued report did not represent a departure from generally accepted accounting principles (GAAP), nor did it affect the District's financial position, results of operations, or compliance with laws and regulations. Our independent auditor's opinion remains unmodified, and no changes have been made to the underlying financial statements.

The reissuance is solely intended to enhance clarity and consistency of presentation. Because the original report was in accordance with GAAP and received an unmodified opinion, the matter does not constitute an internal control deficiency, noncompliance, or an audit "finding" as defined by the Rules of the Auditor General.

Background

At the Board's request, the District's September 30, 2024, Annual Financial Report was revised and reissued to incorporate additional disclosures for purposes of enhanced transparency.

The following disclosures were added in the reissued draft (September XX, 2025):

1. **Note A 4. f. – Use of Estimates** (explicit policy disclosure).
2. **Note A 4. g. – Date of Management Review**
3. **Note H – Due from Other Governments** (related-party receivable).
4. **Note I – Commitments** (developer cost-sharing obligations).
5. **Note J – Change in Accounting Policy** (capitalization threshold increase).

These additions did not change the financial statement amounts, balances, or the auditor's opinion. Both the original report (June 30, 2025) and the revised report reflect an unmodified opinion. The omission does not mislead users, omit material information, or violate GASB disclosure requirements.

As requested, we have provided comments to Linda Viegas' *Comparison of June 30, 2025, Audit to August Revised Draft Audit* in Exhibit A.

EXHIBIT A

To: My Fellow CDD2 Board Members

From: Linda Viegas

Subject: Comparison of June 30, 2025, Audit to August Revised Draft Audit

Upon receipt of the August revised draft audit, I did a line-by-line comparison to the June 30, 2025, audit. Below are my findings with comments and references to the list of questions I requested be sent to the auditor.

- On page 5 changed the word “picture” to “portrayal” in the following sentences.

Bill questioned the word picture, after discuss with DM, we changed to portrayal

The *government-wide financial statements* and the *fund financial statements* provide different portrayals of the District. The *government-wide financial statements* provide an overall portrayal of the District’s financial standing. These statements are comparable to private-sector

- On page 6 added “Deferred gain on refunding*”

This was revised based on Bill's comments questioning what deferred inflows were

Deferred Inflows of Resources

Deferred gain on refunding *

and * Additional details provided on page 22

- Also, on page 6 the wording of the following sentence changed from:

“The decrease in current assets and increase in restricted assets is related to the change in reporting of certain restricted investments in the current year.”

to

The decrease in current assets and increase in restricted assets is related to the change in understanding of certain investments and their restrictions in the current year.

This was the agreed upon revised wording based on Bill's questioning of what caused the change in reporting

- On page 7 “water management” was added before “contractual service” in the following sentence:

“The increase in physical environment is primarily related to the increase in contractual service expenses in the current year.”

This was added after Bill's request for specifics

- On page 22 the following sentence was added in the second paragraph under section *b. Capital Assets*:

“Donated capital assets are recorded at acquisition value at the date of donation.”

This was added after Bill questioning it being removed from prior year

In the list of questions I sent to the auditor I asked what the donated capital assets are.

There were no donated assets

- Also, on page 22 section *c. Deferred Inflows of Resources* was changed from:

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance

sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

to

Deferred gain on refunding associated with the issuance of refunding bonds is presented on the financial statements and amortized over the life of the bonds using the straight-line method. For financial reporting, the deferred gain on refunding is reported as a deferred inflow of resources on the statement of net position, in accordance with GASB No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.

Change was made to clarify the exact item that is the deferred inflow of resources

- On page 23 the following two sections were added:

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Added per Bills audit comments - this is not a required note

g. Date of Management Review

Subsequent events have been evaluated through August XX, 2025, which is the date the financial statements were available to be issued.

Added per Bills audit comments - this is not a required note

- Also, on page 23 the following section was moved from page 31 in the original audit of June 30, 2025.

h. Special Assessments

Special assessments revenues that fund the annual operating budget are levied annually at a public hearing prior to the beginning of each fiscal year. Special assessment revenues that repay the Districts bond issuances were levied when the bonds were issued and are collected annually over the term of the bonds. Assessments collected utilizing the uniform method of collection per Section 197.3632 Florida Statutes are certified for collection to the County Tax Collector no later than September 15th of each year. The District's Special Assessments are included on the property owners November 1st property tax bill which if paid in November receives an early payment discount of 4%, if paid in December payment discount is 3%, if paid in January discount is 2% and if paid in February is 1%. Property tax bills paid in March, receive no early payment discount. Discounts are in accordance with Section 197.162, Florida Statutes.

Relocated per Bill's audit comments - we typically do not report as a policy, but as a separate note disclosure

- The following three notes were added on page 32. **The three notes were added as a result of the initial audit comments.**

I questioned the amount in Note I.

NOTE H – DUE FROM OTHER GOVERNMENTS

The District has cost sharing agreements with Fiddler's Creek Community Development District #1 and shares the same Developer. The District had a net receivable in the amount of \$362,087 from Fiddler's Creek Community Development District #1 for shared costs as of September 30, 2024.

NOTE I – COMMITMENTS

The District has committed to acquire certain improvements which have been completed by the Developer for the actual reasonable costs incurred by the Developer up to the amounts available in the Series 2014 and Series 2015 Capital Projects Funds. The amounts in those funds as of September 30, 2024 totaled \$295,048. There were no specific commitments as of September 30, 2024.

NOTE J – CHANGE IN ACCOUNTING POLICY

Effective October 1, 2023, the District increased its capitalization threshold for capital assets from \$750 to \$5,000. This change in accounting principle is being applied prospectively and was made to align with industry standards and improve administrative efficiency. As a result, certain asset purchases that would have been capitalized under the previous policy are now expensed. Prior period financial statements have not been restated due to the prospective application of this change.

It is our understanding that the District has not been following a \$750 capital threshold for years. We reported the \$5,000 policy the District is following. This note was only added per Bill's audit comment. This was not a correction of an error

None of the numbers were changed in the audit. The only numbers added were the numbers in the three sections above.

Regarding the February 27 letter, I noted at the July meeting the Board had not received the letter or the one in December. I requested a copy of the February letter, and we discussed making sure future letters are sent to the Board. In my opinion that is why we received the February letter.

The February PreSAS114 letter was re-provided per Board requests. It was previously sent to the management company
In the letter it states, "The development of a specific audit plan will begin by meeting with you and with management to obtain an understanding of your District's objectives, strategies, risk and performance."

We never met with the auditor.

The audit team met with the management company which is standard procedure when auditing CDDs. We did not encounter any significant issues that required us to communicate directly with the Board.

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

We are pleased to present this report related to our audit of the basic financial statements of Fiddler's Creek Community Development District #2 for the year ended September 30, 2024. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the District's financial reporting process.

Auditing standards generally accepted in the United States of America require the auditor to promote effective two-way communication between the auditor and those charged with governance. Consistent with this requirement, the following summarizes our responsibilities regarding the basic financial statement audit as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Our responsibility under auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States have been described to you in our engagement letter dated December 13, 2024. Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

We have issued a separate communication dated February 27, 2025, regarding the planned scope and timing of our audit and identified significant risks.

Management has the ultimate responsibility for the appropriateness of accounting policies used by the District. During the year, other than GASB 100, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies.

We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

We did not discuss with management any significant or unusual transactions, nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments, other than those that are clearly trivial, provided by management or communicated to management have been reported to and agreed upon by management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

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

Page 2

We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

We have separately communicated on internal control and compliance over financial reporting identified during our audit of the basic financial statements, as required by Government Auditing Standards. This communication is included as a separate report in the financial audit report.

We encountered no disagreements with management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

No significant issues arising from the audit were discussed or were the subject of correspondence with management.

We did not encounter any significant difficulties in dealing with management during the audit process.

We did not encounter any significant and difficult or contentious matters that required consultation outside the engagement team.

Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants and Government Accountability Office independence rules. For us to fulfill our professional responsibility to maintain and monitor independence, management, the Board, and Berger, Toombs, Elam, Gaines, and Frank CPAs each play an important role.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and management and is not intended to be and should not be used by anyone other than the intended parties. Please contact Maritza Stonebraker should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to Fiddler's Creek Community Development District #2.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September XX, 2025

Fiddler's Creek Community Development District #2

ANNUAL FINANCIAL REPORT

September 30, 2024

Fiddler's Creek Community Development District #2

ANNUAL FINANCIAL REPORT

September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Fiddler's Creek Community Development District #2 (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit, if any.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated September XX, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September XX, 2025

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

Management's discussion and analysis of Fiddler's Creek Community Development District #2's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different portrayals of the District. The *government-wide financial statements* provide an overall portrayal of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2024.

- ◆ The District's assets exceeded liabilities by \$5,948,531 (net position). Restricted net position was \$2,082,344, and unrestricted net position was \$2,630,617. Net investment in capital assets was \$1,235,570.
- ◆ Governmental activities revenues totaled \$9,001,711, while governmental activities expenses totaled \$5,838,197.

Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 3,278,464	\$ 5,800,364
Restricted assets	3,386,972	1,002,019
Capital assets	36,701,408	37,731,687
Total Assets	<u>43,366,844</u>	<u>44,534,070</u>
Current liabilities	2,950,680	1,119,389
Non-current liabilities	34,371,610	40,526,570
Total Liabilities	<u>37,322,290</u>	<u>41,645,959</u>
Deferred Inflows of Resources		
Deferred gain on refunding *	<u>96,023</u>	<u>103,094</u>
Net Position		
Net investment in capital assets	1,235,570	5,789,245
Restricted	2,082,344	1,722,517
Unrestricted	<u>2,630,617</u>	<u>(4,726,745)</u>
Total Net Position	<u>\$ 5,948,531</u>	<u>\$ 2,785,017</u>

The decrease in current assets and increase in restricted assets is related to the change in understanding of certain investments and their restrictions in the current year.

The decrease in capital assets is the result of depreciation exceeding capital additions in the current year.

The decrease in total liabilities is primarily related to the principal payments made on long-term debt in the current year.

* Additional details provided on page 22

Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 8,707,608	\$ 7,513,469
Grants and contributions	-	50,000
Miscellaneous revenues	10,000	108,318
Investment income	284,103	183,233
Total Revenues	<u>9,001,711</u>	<u>7,855,020</u>
Expenses		
General government	451,087	345,207
Physical environment	3,202,120	2,842,660
Interest and other charges	2,184,990	2,267,085
Total Expenses	<u>5,838,197</u>	<u>5,454,952</u>
Change in Net Position	3,163,514	2,400,068
Net Position - Beginning of Year	<u>2,785,017</u>	<u>384,949</u>
Net Position - End of Year	<u>\$ 5,948,531</u>	<u>\$ 2,785,017</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in grants and contributions is related to the decrease in capital contributions in the current year.

The increase in general government is primarily related to the increase in engineering and legal fees in the current year.

The increase in physical environment is primarily related to the increase in water management contractual service expenses in the current year.

The decrease in interest and other charges is related to the reduction in principal and interest payments on long-term debt in the current year.

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2024 and 2023:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Capital assets not being depreciated:		
Land and improvements	\$ 16,226,776	\$ 16,226,776
Construction in progress	1,555,416	1,512,312
Capital assets being depreciated:		
Infrastructure	30,769,406	30,602,911
Buildings	12,760,696	12,760,696
Equipment	401,245	401,245
Accumulated depreciation	(25,012,131)	(23,772,253)
Total Capital Assets	<u>\$ 36,701,408</u>	<u>\$ 37,731,687</u>

Capital asset activity for the year consisted of depreciation, \$1,239,878, additions to infrastructure, \$166,495, and additions to construction in progress, \$43,104.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because miscellaneous expenditures were less than anticipated.

The September 30, 2024 budget was amended to increase expenditures related to engineering, water management services, and capital outlay which were higher than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- ◆ In November 2004, the District issued \$17,905,000 Series 2004 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, and equipping of assessable improvements. As of September 30, 2024, the balance outstanding was \$205,000.
- ◆ In November 2005, the District issued \$38,850,000 Series 2005 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, and equipping of a portion of Phase 3 of the Series 2005 Project. As of September 30, 2024, the balance outstanding was \$1,535,000.
- ◆ In July 2014, the District issued \$9,560,000 Series 2014-1 Special Assessment Bonds. These bonds were issued to exchange a portion of the Series 2004 Special Assessment Revenue Bonds. In June 2018, the Series 2014-1 Bonds were exchanged into the Series 2014-1A and Series 2014-1B Special Assessment Revenue Bonds. As of September 30, 2024, the balances outstanding were \$2,380,000 and \$3,045,000, respectively.

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- ◆ In July 2014, the District issued \$16,165,000 Series 2014-2 Special Assessment Bonds. These bonds were issued to exchange a portion of the Series 2005 Special Assessment Revenue Bonds. In June 2018, the Series 2014-2 Bonds were exchanged into the Series 2014-2A and Series 2014-2B Special Assessment Revenue Bonds. As of September 30, 2024, the balances outstanding were \$5,005,000 and \$3,765,000, respectively.
- ◆ In July 2014, the District issued \$16,170,000 Series 2014-3 Special Assessment Bonds. These bonds were issued to exchange a portion of the Series 2005 Special Assessment Revenue Bonds. As of September 30, 2024, the balance outstanding was \$6,545,000.
- ◆ In November 2015, the District issued \$6,050,000 Series 2015A-1 Capital Improvement Bonds, \$1,810,000 Series 2015A-2 Special Assessment Revenue Refunding Bonds, and \$5,915,000 Series 2015B Special Assessment Revenue Refunding Bonds. The Series 2015A-1 Bonds were issued to finance and refinance the costs of the 2015 Improvements. The Series 2015A-2 and 2015B Bonds were issued to refund a portion of the Series 2014-3 Bonds. As of September 30, 2024, the balances outstanding were \$2,585,000 and \$675,000 for the Series 2015A-1 and 2015A-2, respectively. The Series 2015B Bonds were paid off in the current year.
- ◆ In October 2019, the District issued \$14,245,000 issued Series 2019 Special Assessment Revenue Refunding Bonds. The Series 2019 Bonds were issued to fully refund the Series 2003A Special Assessment Revenue Bonds. As of September 30, 2024, the balance outstanding was \$10,000,000.

Economic Factors and Next Year's Budget

Fiddler's Creek Community Development District #2 does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Fiddler's Creek Community Development District #2's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Fiddler's Creek Community Development District #2's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Fiddler's Creek Community Development District #2
STATEMENT OF NET POSITION
September 30, 2024

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 2,429,570
Accounts receivable	3,116
Assessments receivable	461,710
Due from other governments	362,627
Due from developer	21,441
Total Current Assets	<u>3,278,464</u>
Non-current Assets	
Restricted Assets	
Investments	3,386,972
Capital Assets, not being depreciated	
Construction in progress	1,555,416
Land	16,226,776
Capital Assets, being depreciated	
Infrastructure	30,769,406
Buildings	12,760,696
Equipment	401,245
Less: accumulated depreciation	<u>(25,012,131)</u>
Total Non-current Assets	<u>40,088,380</u>
Total Assets	<u>43,366,844</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	190,454
Contracts/retainage payable	22,428
Due to developer	897
Due to other governments	540
Accrued interest payable	856,361
Bonds payable	1,880,000
Total Current Liabilities	<u>2,950,680</u>
Non-current Liabilities	
Bonds payable, net	<u>34,371,610</u>
Total Liabilities	<u>37,322,290</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred gain on refunding, net	<u>96,023</u>
NET POSITION	
Net investment in capital assets	1,235,570
Restricted for debt service	2,082,344
Unrestricted	2,630,617
Total Net Position	<u>\$ 5,948,531</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (451,087)	\$ 462,212	\$ 11,125
Physical environment	(3,202,120)	2,018,371	(1,183,749)
Interest and other charges	(2,184,990)	6,227,025	4,042,035
Total Governmental Activities	<u>\$ (5,838,197)</u>	<u>\$ 8,707,608</u>	<u>2,869,411</u>
General Revenues			
Miscellaneous revenues			10,000
Investment income			284,103
Total General Revenues			<u>294,103</u>
			Change in Net Position 3,163,514
			Net Position - October 1, 2023 2,785,017
			<u>Net Position - September 30, 2024 \$ 5,948,531</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Series 2004 Debt Service	Series 2005 Debt Service	Series 2014 Debt Service	Series 2015 Debt Service	Series 2019 Debt Service	Series 2014 Capital Projects	Series 2015 Capital Projects	Total Governmental Funds
ASSETS									
Cash	\$2,429,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,429,570
Accounts receivable	3,116	-	-	-	-	-	-	-	3,116
Assessments receivable	38,599	527	2,798	395,697	4,842	19,247	-	-	461,710
Due from other funds	2,295	-	25,559	2,524	3,203	-	-	-	33,581
Due from developer	990	-	-	-	-	-	20,451	-	21,441
Due from Fiddler's Creek CDD #1	362,627	-	-	-	-	-	-	-	362,627
Restricted Assets									
Investments	-	221,405	269,821	1,000,404	673,029	927,265	1,268	293,780	3,386,972
Total Assets	<u>\$2,837,197</u>	<u>\$ 221,932</u>	<u>\$ 298,178</u>	<u>\$1,398,625</u>	<u>\$ 681,074</u>	<u>\$ 946,512</u>	<u>\$ 21,719</u>	<u>\$ 293,780</u>	<u>\$6,699,017</u>
LIABILITIES AND FUND BALANCES									
LIABILITIES									
Accounts payable and accrued expenses	\$ 190,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,454
Due to other funds	-	25,559	-	8,022	-	-	-	-	33,581
Contracts/retainage payable	15,586	-	-	-	-	-	6,842	-	22,428
Due to developer	-	-	-	897	-	-	-	-	897
Due to Fiddler's Creek CDD #1	540	-	-	-	-	-	-	-	540
Total Liabilities	<u>206,580</u>	<u>25,559</u>	<u>-</u>	<u>8,919</u>	<u>-</u>	<u>-</u>	<u>6,842</u>	<u>-</u>	<u>247,900</u>
FUND BALANCES									
Restricted									
Debt service	-	196,373	298,178	1,389,706	681,074	946,512	-	-	3,511,843
Capital projects	-	-	-	-	-	-	14,877	293,780	308,657
Unassigned	<u>2,630,617</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,630,617</u>
Total Fund Balances	<u>2,630,617</u>	<u>196,373</u>	<u>298,178</u>	<u>1,389,706</u>	<u>681,074</u>	<u>946,512</u>	<u>14,877</u>	<u>293,780</u>	<u>6,451,117</u>
Total Liabilities and Fund Balances	<u>\$2,837,197</u>	<u>\$ 221,932</u>	<u>\$ 298,178</u>	<u>\$1,398,625</u>	<u>\$ 681,074</u>	<u>\$ 946,512</u>	<u>\$ 21,719</u>	<u>\$ 293,780</u>	<u>\$6,699,017</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 6,451,117
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, construction in progress, \$1,555,416, and land, \$16,226,776, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	17,782,192
Capital assets being depreciated, infrastructure, \$30,769,406, buildings, \$12,760,696, and equipment, \$401,245, net of accumulated depreciation, \$(25,012,131), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	18,919,216
Long-term liabilities, including bonds payable, \$(35,740,000), net of bond premium, net, \$(614,950), and bond discount, net, \$103,340, are not due and payable in the current period and therefore, are not reported at the fund level.	(36,251,610)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	(856,361)
Deferred inflows of resources, deferred gain on refunding, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	(96,023)
Net Position of Governmental Activities	<u>\$ 5,948,531</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2024

	General	Series 2004 Debt Service	Series 2005 Debt Service	Series 2014 Debt Service	Series 2015 Debt Service	Series 2019 Debt Service	Series 2014 Capital Projects	Series 2015 Capital Projects	Total Governmental Funds
Revenues									
Special assessments	\$ 2,480,583	\$ 33,881	\$ 179,828	\$ 2,337,341	\$ 2,333,436	\$ 1,342,539	\$ -	\$ -	\$ 8,707,608
Miscellaneous revenues	10,000	-	-	-	-	-	-	-	10,000
Investment income	73,384	10,895	14,420	56,509	56,618	56,105	1,922	14,250	284,103
Total Revenues	<u>2,563,967</u>	<u>44,776</u>	<u>194,248</u>	<u>2,393,850</u>	<u>2,390,054</u>	<u>1,398,644</u>	<u>1,922</u>	<u>14,250</u>	<u>9,001,711</u>
Expenditures									
Current									
General government	427,482	293	1,553	8,382	2,689	10,688	-	-	451,087
Physical environment	1,969,792	-	-	-	-	-	-	-	1,969,792
Capital outlay	166,495	-	-	-	-	-	43,104	-	209,599
Debt service									
Principal	-	15,000	100,000	1,005,000	2,230,000	885,000	-	-	4,235,000
Interest	-	14,850	97,350	1,346,588	330,638	506,869	-	-	2,296,295
Total Expenditures	<u>2,563,769</u>	<u>30,143</u>	<u>198,903</u>	<u>2,359,970</u>	<u>2,563,327</u>	<u>1,402,557</u>	<u>43,104</u>	<u>-</u>	<u>9,161,773</u>
Excess of revenues over/(under) expenditures	<u>198</u>	<u>14,633</u>	<u>(4,655)</u>	<u>33,880</u>	<u>(173,273)</u>	<u>(3,913)</u>	<u>(41,182)</u>	<u>14,250</u>	<u>(160,062)</u>
Other Financing Sources/(Uses)									
Insurance proceeds	<u>7,550</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,550</u>
Net change in fund balances	<u>7,748</u>	<u>14,633</u>	<u>(4,655)</u>	<u>33,880</u>	<u>(173,273)</u>	<u>(3,913)</u>	<u>(41,182)</u>	<u>14,250</u>	<u>(152,512)</u>
Fund Balances - October 1, 2023	<u>2,622,869</u>	<u>181,740</u>	<u>302,833</u>	<u>1,355,826</u>	<u>854,347</u>	<u>950,425</u>	<u>56,059</u>	<u>279,530</u>	<u>6,603,629</u>
Fund Balances - September 30, 2024	<u>\$ 2,630,617</u>	<u>\$ 196,373</u>	<u>\$ 298,178</u>	<u>\$ 1,389,706</u>	<u>\$ 681,074</u>	<u>\$ 946,512</u>	<u>\$ 14,877</u>	<u>\$ 293,780</u>	<u>\$ 6,451,117</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (152,512)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$209,599, was exceeded by depreciation, \$(1,239,878), in the current year.	(1,030,279)
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Amortization of deferred amount on refunding is recognized in the governmental fund level statements, but is reported as interest in the Statement of Activities.	7,071
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At the fund level, principal payments on long-term debt are recognized as an expenditure, however, at the government-wide level they reduce liabilities.	4,235,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	64,274
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Amortization of bond premium, \$58,124, and bond discount, \$(18,164), does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	39,960
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Change in Net Position of Governmental Activities	\$ <u>3,163,514</u>
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See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Fiscal Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 2,459,324	\$ 2,480,583	\$ 2,480,583	\$ -
Miscellaneous revenues	70,000	83,384	10,000	(73,384)
Investment income	-	-	73,384	73,384
Total Revenues	<u>2,529,324</u>	<u>2,563,967</u>	<u>2,563,967</u>	<u>-</u>
Expenditures				
Current				
General government	385,161	427,481	427,482	(1)
Physical environment	2,102,963	1,971,167	1,969,792	1,375
Capital outlay	-	214,760	166,495	48,265
Total Expenditures	<u>2,488,124</u>	<u>2,613,408</u>	<u>2,563,769</u>	<u>49,639</u>
Excess of revenues over/(under) expenditures	41,200	(49,441)	198	(49,639)
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>7,550</u>	<u>7,550</u>	<u>-</u>
Net Change in Fund Balances	41,200	(41,891)	7,748	(49,639)
Fund Balances - October 1, 2023	<u>2,141,491</u>	<u>2,622,509</u>	<u>2,622,869</u>	<u>360</u>
Fund Balances - September 30, 2024	<u>\$ 2,182,691</u>	<u>\$ 2,580,618</u>	<u>\$ 2,630,617</u>	<u>\$ 49,999</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 19, 2002, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 02-61 of the Board of County Commissioners of Collier County, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Fiddler's Creek Community Development District #2. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Fiddler's Creek Community Development District #2 (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Funds – The Debt Service Funds account for the debt service requirements to retire the long-term debt of the District.

Capital Projects Funds – The Capital Projects Funds account for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include land, construction in progress, infrastructure, buildings, and equipment, are reported in the applicable governmental or business-type activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	10-50 years
Buildings	7-40 years
Equipment	5-20 years

c. Deferred Inflows of Resources

Deferred gain on refunding associated with the issuance of refunding bonds is presented on the financial statements and amortized over the life of the bonds using the straight-line method. For financial reporting, the deferred gain on refunding is reported as a deferred inflow of resources on the statement of net position, in accordance with GASB No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

e. Unamortized Bond Premium/Discount

Bond premiums/discounts associated with the issuance of revenue bonds are amortized according to the straight-line method. For financial reporting, unamortized bond premiums/discounts are netted with the applicable long-term debt.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

g. Date of Management Review

Subsequent events have been evaluated through August XX, 2025, which is the date the financial statements were available to be issued.

h. Special Assessments

Special assessments revenues that fund the annual operating budget are levied annually at a public hearing prior to the beginning of each fiscal year. Special assessment revenues that repay the Districts bond issuances were levied when the bonds were issued and are collected annually over the term of the bonds. Assessments collected utilizing the uniform method of collection per Section 197.3632 Florida Statutes are certified for collection to the County Tax Collector no later than September 15th of each year. The District's Special Assessments are included on the property owners November 1st property tax bill which if paid in November receives an early payment discount of 4%, if paid in December payment discount is 3%, if paid in January discount is 2% and if paid in February is 1%. Property tax bills paid in March, receive no early payment discount. Discounts are in accordance with Section 197.162, Florida Statutes.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$2,665,762 and the carrying value was \$2,429,570. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Federated Hermes Treasury Obligations Fund	28 Days*	<u>\$ 3,386,972</u>

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Federated Hermes Treasury Obligations Fund was rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Federated Hermes Treasury Obligations Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance October 1, 2023	Additions	Deletions	Ending Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 1,512,312	\$ 43,104	\$ -	\$ 1,555,416
Land	16,226,776	-	-	16,226,776
Total Capital Assets, Not Depreciated	<u>17,739,088</u>	<u>43,104</u>	<u>-</u>	<u>17,782,192</u>
Capital assets, being depreciated:				
Infrastructure	30,602,911	166,495	-	30,769,406
Buildings	12,760,696	-	-	12,760,696
Equipment	401,245	-	-	401,245
Total Capital Assets, Depreciated	<u>43,764,852</u>	<u>166,495</u>	<u>-</u>	<u>43,931,347</u>
Less accumulated depreciation for:				
Infrastructure	(12,763,795)	(1,050,169)	-	(13,813,964)
Improvements other than buildings	(156,767)	(166,868)	-	(323,635)
Equipment	(10,851,691)	(22,841)	-	(10,874,532)
Total Accumulated Depreciation	<u>(23,772,253)</u>	<u>(1,239,878)</u>	<u>-</u>	<u>(25,012,131)</u>
Total Capital Assets Depreciated, Net	<u>19,992,599</u>	<u>(1,073,383)</u>	<u>-</u>	<u>18,919,216</u>
 Governmental Activities Capital Assets	 <u>\$ 37,731,687</u>	 <u>\$ (1,030,279)</u>	 <u>\$ -</u>	 <u>\$ 36,701,408</u>

Depreciation in the amount of \$1,239,878 was charged to physical environment.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Governmental Activities

Bonds payable at October 1, 2023	\$ 39,975,000
Bond principal payments	<u>(4,235,000)</u>
Bonds payable at September 30, 2024	\$ 35,740,000
Less: Bond Discount, net	(103,340)
Add: Bond Premium, net	<u>614,950</u>
Long-term debt at September 30, 2024, net	<u><u>\$ 36,251,610</u></u>

Special Assessment Debt

Long-term debt is comprised of the following:

\$17,905,000 Special Assessment Revenue Bonds, Series 2004 due in annual principal installments, maturing through May 2037. Interest is due annually on May 1 and November 1, at a rate of 6.75%. Current portion is \$5,000.	\$ 205,000
\$38,850,000 Special Assessment Revenue Bonds, Series 2005 due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$70,000.	1,535,000
\$4,000,000 Special Assessment Revenue Bonds, Series 2014-1A due in annual principal installments maturing through May 2037. Interest is due annually on May 1 and November 1, at a rate of 6.75%. Current portion is \$120,000.	2,380,000
\$3,815,000 Special Assessment Revenue Bonds, Series 2014-1B due in annual principal installments maturing through May 2037. Interest is due annually on May 1 and November 1, at a rate of 6.75%. Current portion is \$150,000.	3,045,000
\$8,635,000 Special Assessment Revenue Bonds, Series 2014-2A due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$235,000.	5,005,000

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

Special Assessment Debt (Continued)

\$4,835,000 Special Assessment Revenue Bonds, Series 2014-2B due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$175,000.	3,765,000
\$16,170,000 Special Assessment Revenue Bonds, Series 2014-3 due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$310,000.	6,545,000
\$6,050,000 Capital Improvement Bonds, Series 2015A-1 due in annual principal installments maturing through May 2045. Interest is due annually on May 1 and November 1, at various rates between 5.00% - 6.00%. Current portion is \$65,000.	2,585,000
\$1,810,000 Special Assessment Revenue Refunding Bonds, Series 2015A-2 due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at various rates between 5.00% - 6.00%. Current portion is \$30,000.	675,000
\$5,915,000 Special Assessment Revenue Refunding Bonds, Series 2015B due in one balloon payment on May 1, 2025. Interest is due annually on May 1 and November 1, at a rate of 6.25%. This bond was fully paid off in the current year.	-
\$14,245,000 Special Assessment Revenue Refunding Bonds, Series 2019 due in annual principal installments maturing through May 2035. Interest is due annually on May 1 and November 1, at various rates between 3.25% - 5.00%. Current portion is \$720,000.	<u>10,000,000</u>
Bonds payable at September 30, 2024	<u>\$ 35,740,000</u>

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 1,880,000	\$ 2,055,263	\$ 3,935,263
2026	1,995,000	1,953,950	3,948,950
2027	2,100,000	1,846,175	3,946,175
2028	2,215,000	1,731,388	3,946,388
2029	2,345,000	1,610,200	3,955,200
2030-2034	13,960,000	5,892,724	19,852,724
2035-2039	10,155,000	1,768,225	11,923,225
2040-2044	880,000	228,000	1,108,000
2045	210,000	12,600	222,600
Totals	<u>\$ 35,740,000</u>	<u>\$ 17,098,525</u>	<u>\$ 52,838,525</u>

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2004, Series 2005, and Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the redemption date.

The Series 2015A-1 and Series 2015A-2 Bonds maturing on May 1, 2026 not subject to optional redemption. The Series 2015A-1 and Series 2015A-2 Bonds maturing on May 1, 2045 are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028, at a price equal to the par amount of the Series 2015A-1 and Series 2015A-2 Bonds thereof, together with accrued interest to the redemption date.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2029, at a price equal to the par amount of the Series 2019 Bonds thereof, together with accrued interest to the redemption date.

The Series 2004, Series 2005, Series 2014, Series 2015, and Series 2019 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Resolution Terms and Covenants (Continued)

Significant Bond Provisions (Continued)

The Trust Indentures established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2004, Series 2005, Series 2014-1B and Series 2014-2B have reserve requirements of \$50,000, \$50,000, \$125,000, and \$125,000, respectively. The Series 2015A-1 and Series 2015A-2 have reserve requirements in amounts equal to 25 percent of the maximum annual debt service on the corresponding Bond. The Series 2019 Bonds have a reserve requirement of \$150,000. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2004	\$ 52,128	\$ 50,000
Special Assessment Revenue Bonds, Series 2005	\$ 52,128	\$ 50,000
Special Assessment Revenue Bonds, Series 2014-1B	\$ 130,314	\$ 125,000
Special Assessment Revenue Bonds, Series 2014-2B	\$ 130,314	\$ 125,000
Capital Improvement Bonds, Series 2015A-1	\$ 113,131	\$ 54,763
Special Assessment Revenue Refunding Bonds, Series 2015A-2	\$ 37,780	\$ 18,375
Special Assessment Revenue Refunding Bonds, Series 2019	\$ 156,360	\$ 150,000

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – INTERFUND ACTIVITY

Interfund balances as of September 30, 2024, consisted of the following:

<u>Interfund Receivable</u>	<u>Interfund Payables</u>		
	Series 2004 Debt Service	Series 2014 Debt Service	Total
General Fund	\$ -	\$ 2,295	\$ 2,295
Series 2005 Debt Service	25,559	-	25,559
Series 2014 Debt Service	-	2,524	2,524
Series 2015 Debt Service	-	3,203	3,203
Total	<u>\$ 25,559</u>	<u>\$ 8,022</u>	<u>\$ 33,581</u>

Interfund balances between the Series 2014 Debt Service Fund and General Fund are related primarily to payments made by one fund on behalf of the other that have not been repaid as of year-end.

Interfund balances between the Debt Service Funds relates to assessments collected in one fund on behalf of another that have not been remitted to the appropriate fund as of year end.

NOTE F – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for each of the past three fiscal years.

NOTE G – SUBSEQUENT EVENT

On November 1, 2024 and May 1, 2025, the District made bond prepayments on several outstanding bonds. These payments are summarized as follows:

Bond Series	November 1, 2024	May 1, 2025
Series 2005	\$ -	\$ 5,000
Series 2014-1B	\$ -	\$ 5,000
Series 2014-2A	\$ 5,000	\$ -
Series 2014-2B	\$ 20,000	\$ 5,000
Series 2014-3	\$ -	\$ 25,000
Series 2015A-1	\$ 45,000	\$ 5,000
Series 2015A-2	\$ 10,000	\$ -
Series 2019	\$ 30,000	\$ 5,000

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE H – DUE FROM OTHER GOVERNMENTS

The District has cost sharing agreements with Fiddler's Creek Community Development District #1 and shares the same Developer. The District had a net receivable in the amount of \$362,087 from Fiddler's Creek Community Development District #1 for shared costs as of September 30, 2024.

NOTE I – COMMITMENTS

The District has committed to acquire certain improvements which have been completed by the Developer for the actual reasonable costs incurred by the Developer up to the amounts available in the Series 2014 and Series 2015 Capital Projects Funds. The amounts in those funds as of September 30, 2024 totaled \$295,048. There were no specific commitments as of September 30, 2024.

NOTE J – CHANGE IN ACCOUNTING POLICY

Effective October 1, 2023, the District increased its capitalization threshold for capital assets from \$750 to \$5,000. This change in accounting principle is being applied prospectively and was made to align with industry standards and improve administrative efficiency. As a result, certain asset purchases that would have been capitalized under the previous policy are now expensed. Prior period financial statements have not been restated due to the prospective application of this change.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Fiddler's Creek Community Development District #2, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September XX, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Fiddler's Creek Community Development District #2's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Fiddler's Creek Community Development District #2's internal control. Accordingly, we do not express an opinion on the effectiveness of Fiddler's Creek Community Development District #2's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Fiddler's Creek Community Development District #2's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September XX, 2025

MANAGEMENT LETTER

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

Report on the Financial Statements

We have audited the financial statements of the Fiddler's Creek Community Development District #2 as of and for the year ended September 30, 2024, and have issued our report thereon dated September XX, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated September XX, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Fiddler's Creek Community Development District #2 has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Fiddler's Creek Community Development District #2 has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Fiddler's Creek Community Development District #2. It is management's responsibility to monitor the Fiddler's Creek Community Development District #2's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Fiddler's Creek Community Development District #2 reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 7
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$13,563.90
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$340,318.63
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see below.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Fiddler's Creek Community Development District #2 reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$1,660.26 for the General Fund and \$1,293.03 - \$5,032.98 for the Debt Service Funds.
- 2) Total special assessments collected was \$8,707,608.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: There were no new bonds issued by the District. See Note D for details on outstanding long-term debt.

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 2,459,324	\$ 2,480,583	\$ 21,259
Miscellaneous revenues	70,000	10,000	(60,000)
Investment earnings	-	73,384	73,384
Total Revenues	<u>2,529,324</u>	<u>2,563,967</u>	<u>34,643</u>
Expenditures			
Current			
General government	385,161	427,482	(42,321)
Physical environment	2,102,963	1,969,792	133,171
Capital outlay	-	166,495	(166,495)
Total Expenditures	<u>2,488,124</u>	<u>2,563,769</u>	<u>(75,645)</u>
Excess of revenues over/(under) expenditures	<u>41,200</u>	<u>198</u>	<u>(41,002)</u>
Other Financing Sources/(Uses)			
Insurance proceeds	-	7,550	7,550
Net Change in Fund Balances	41,200	7,748	(33,452)
Fund Balances - October 1, 2023	<u>2,141,491</u>	<u>2,622,869</u>	<u>481,378</u>
Fund Balances - September 30, 2024	<u>\$ 2,182,691</u>	<u>\$ 2,630,617</u>	<u>\$ 447,926</u>

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September XX, 2025

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

We have examined Fiddler's Creek Community Development District #2's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Fiddler's Creek Community Development District #2's compliance with those requirements. Our responsibility is to express an opinion on Fiddler's Creek Community Development District #2's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Fiddler's Creek Community Development District #2's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Fiddler's Creek Community Development District #2's compliance with the specified requirements.

In our opinion, Fiddler's Creek Community Development District #2 complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September XX, 2025

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

3A

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2 HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 22nd day of October, 2025.

ATTEST:

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

4



EST. 1971

WOODWARD, PIRES
& LOMBARDO, P.A.

ATTORNEYS AT LAW

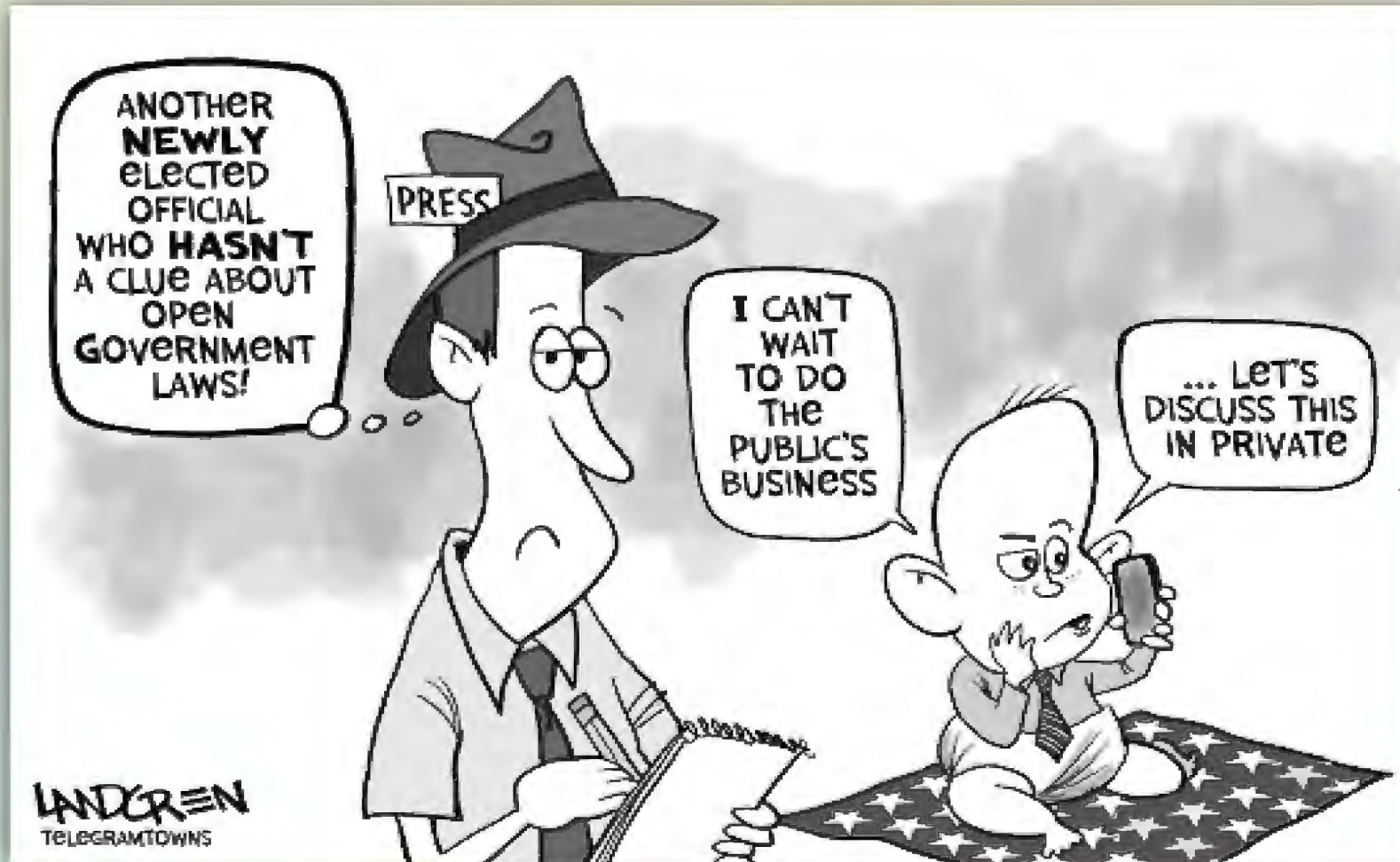
Presents

Government in the Sunshine Law

VERY IMPORTANT!

- Your agency's attorney should be the **first** person that you direct questions to about your participation in any activity about which you need information or have a question
- Others, whether peers, friends, or attorneys, are **not** bound to defend or represent you in any legal matters

AN IMPORTANT FEATURE OF FLORIDA LAW CONCERNING PUBLIC BODIES:



Overview

- Florida's Government in the Sunshine Law or the "Sunshine Law" provides a ***constitutional and statutory*** right of notice of and access to governmental proceedings of public boards or commissions at both the state and local levels

THE LAW: THE FLORIDA CONSTITUTION

- Article 1, Section 24(b):

“All meetings of any collegial public body of the executive branch of state government or of any collegial public body of a county, municipality, school district, or special district, at which official acts are to be taken or at which public business of such body is to be transacted or discussed, shall be open and noticed to the public and meetings of the legislature shall be open and noticed as provided in Article III, Section 4(e), except with respect to meetings exempted pursuant to this section or specifically closed by this Constitution.”

THE LAW: FLORIDA STATUTES; “GENERAL RULE”

- Section 286.011(1), Florida Statutes:

“All meetings of any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision, except as otherwise provided in the Constitution, including meetings with or attended by any person elected to such board or commission, but who has not yet taken office, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings.”

THE LAW: FLORIDA STATUTES; “GENERAL RULE”

- Section 286.011(2), Florida Statutes:

“The minutes of a meeting of any such board or commission of any such state agency or authority shall be promptly recorded, and such records shall be open to public inspection. The circuit courts of this state shall have jurisdiction to issue injunctions to enforce the purposes of this section upon application by any citizen of this state.”

The 3 Basic General Requirements

1. All meetings of public boards or commissions must be open to the public

- Includes meetings of special districts such as community development districts
- Includes meetings of certain advisory committees

2. Reasonable notice of such meetings must be given

- Meetings of special districts such as community development districts, have some additional notice requirements

3. Section 286.011(2) requires that minutes of the meetings must be taken and “shall be promptly recorded”

- “Recorded” means transcribed and filed with clerk/custodian and open to public inspection

MEETING MINUTES

- The use of the word "shall" in Section 286.011(2) requires **mandatory compliance**
- Section 286.011(2), unlike the Public Records Act, **does not** have a good faith exception
- The Sunshine Law can be violated by **failing to promptly record and make available for public inspection meeting minutes**
 - See *Jackson v. City of S. Bay, Fla*, 358 So. 3d 18 (Fla 4th DCA, 2023)

SCOPE, MEETING:

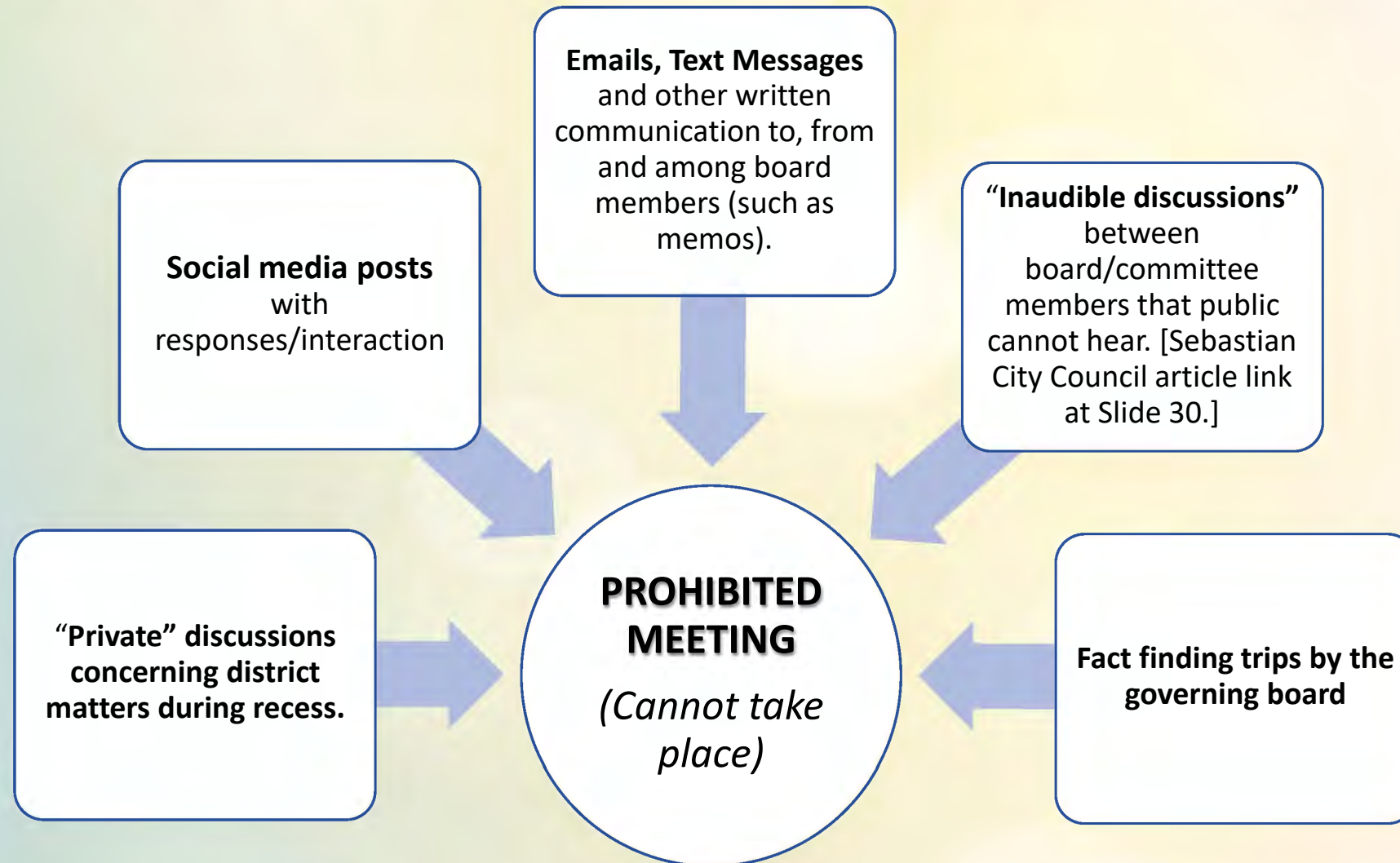


2 OR MORE = MEETING

- If **2 or more members** from the same board or commission or covered committee convene to discuss some matter which will foreseeably come before that board or commission or covered committee for action, then the Sunshine Law applies

Reoccurring items/issues: **conservative approach**

What Constitutes a Prohibited “Meeting”



What Types of Activities Might Not Be A Meeting?

Very Fact Specific

- **Meetings of other boards/committees when you are a visitor?**
 - No - not a meeting – unless there are 2 or more officials of the same board/committee and there is interaction. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.
- **Meetings of other boards/committees when you are a not a member?**
 - No – not a meeting – unless there are 2 or more officials of the same board/committee and there is interaction. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.
- **Community forums?**
 - No – not a meeting – unless there are 2 or more officials of the same board/committee and there is interaction or discussion of issues that may reasonably be expected to come before the board. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.
- **Social Interaction?**
 - No – not a meeting – unless there is interaction or discussion of issues that may reasonably be expected to come before the board or committee. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.

Scope: Types of Boards

- “any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation or political subdivision.” § 286.011, Fla. Stat. (2019)
- Applies to elected and appointed boards, including special districts and community development districts **including advisory boards and committees**
 - Community Development District example:
 - Board – elected or appointed to fill vacancy
 - Committees – appointed by the board
 - Advisory board/committee example:
 - CDD parks and recreation committee or a community committee - advisory
 - A City tourism board – advisory

Scope: Generally Outside the Scope of Sunshine Law

- Board created fact-finding committees or groups
- Staff committees when not delegated decision making authority as opposed to fact-finding or information gathering
- Private organizations including property owners/homeowners' association
 - **Unless**: the private organization has been created by the public entity or has been delegated the public entity's governmental function, or is an integral part of the public entity's decision-making process
- The state judiciary
- The state legislature

Scope: Interaction, Members of Different boards/committees

- The Sunshine Law generally does not apply if the interaction is between officials who are members of different entities, or different committees of an entity
- **Unless** one of the officials has been delegated power to act on behalf of his or her entity or committee

Within the Scope

- Members-elect
- Incumbent candidates

Outside the Scope

- Non-incumbent candidates

Scope: Meeting with Staff

- The Sunshine Law **does not** apply to meetings with staff
 - **Unless:**
 - Staff is being used as a liaison between board or committee members; i.e. “daisy-chaining”
 - Staff is delegated decision-making authority under certain circumstances

What other Meetings are covered and must be open?

- ABSENT SPECIFIC EXEMPTIONS [Exemptions are narrowly construed]
 - Workshops? **Yes**
 - Investigative meetings? **Generally, yes**
 - Attorney/board meetings? **Generally, yes.... BUT...**
 - Exception for closed-door attorney/board meetings, sometimes called “shade” meetings

Examples of some other exemptions from public meetings

Section 286.0113, Florida Statutes

Section 286.0113(1), F.S.

- That portion of a meeting that would **reveal a security or fire safety system plan** or portion thereof made confidential and exempt by s. 119.071(3)(a)

Section 286.0113(2)(b)1, F.S.

- Any portion of a meeting at which a negotiation with a vendor is conducted pursuant to a competitive solicitation, at which a vendor makes an oral presentation as part of a competitive solicitation, or at which a vendor answers questions as part of a competitive solicitation
- A complete recording shall be made of any portion of an exempt meeting. No portion of the exempt meeting may be held off the record

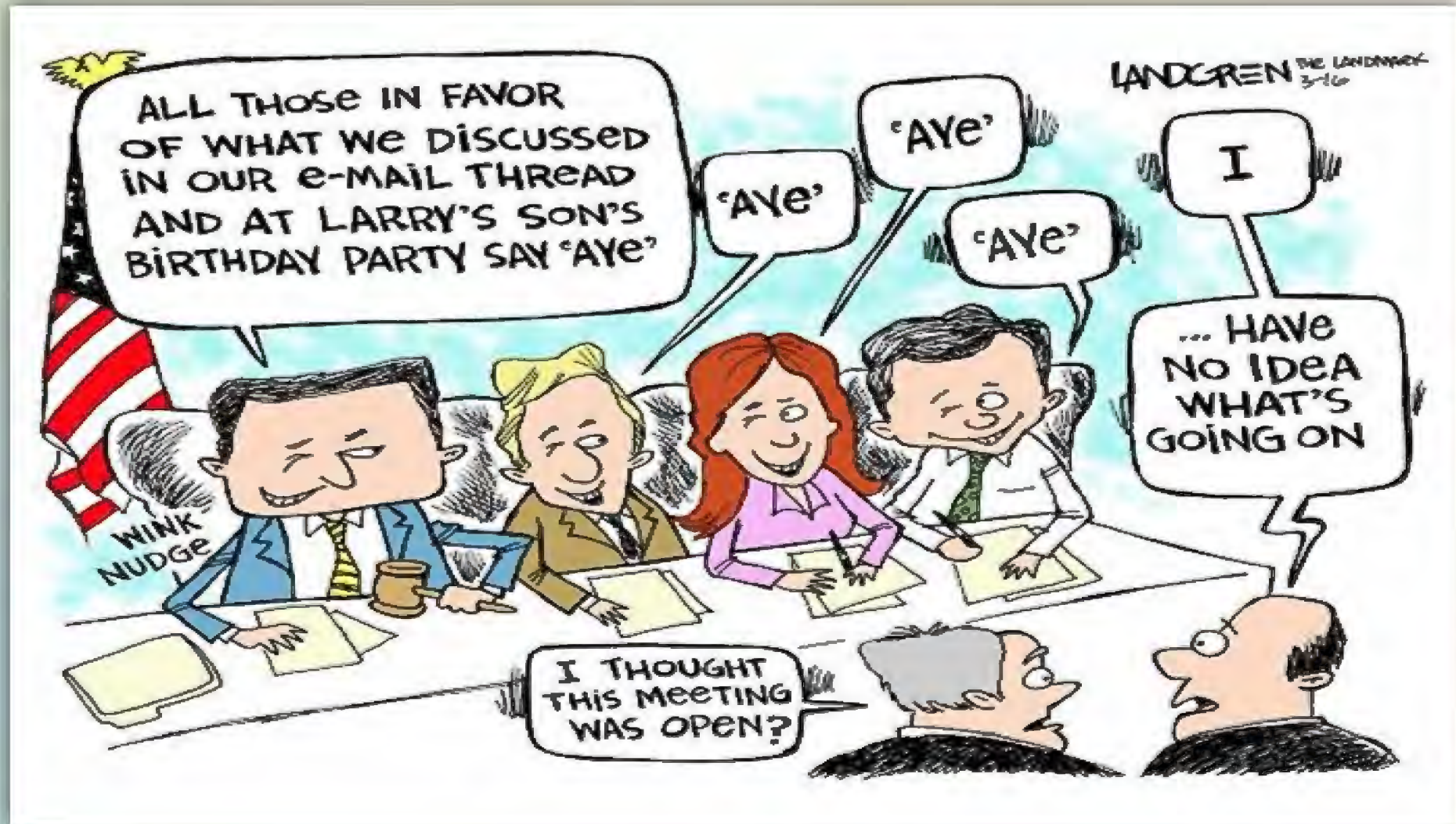
Closed-Door Meetings: Attorney Privileged Communications

- Exemption is narrowly construed.
- Not open to the public, only
 - The public board
 - The entity's attorneys
 - The chief administrative/chief executive officer of the entity
 - The court reporter
 - **No one else**
- Limited to pending litigation...
- Settlement discussions and strategy sessions related to litigation expenditures

Closed-Door Attorney/Board Meetings

- Conditions:
 - ***Who must call the meeting?***
 - The entity's attorney shall advise the entity at a public meeting that he or she desires advice concerning ***pending*** litigation
 - Reasonable public notice of the time and date of the attorney-client session and the names of the persons who will be attending the session
 - The entire session is recorded by a certified court reporter. The court reporter's notes are transcribed and filed with the entity's clerk within a reasonable time after the meeting
 - The transcript shall be made a part of the public record upon conclusion of the litigation

Notice and Procedure: Notice and Agenda



Notice and Procedure: Notice and Agenda

- **Notice of meeting, General Rule:** Reasonable notice required under the Sunshine Law.
[All meetings of the board shall be open to the public and governed by the provisions of chapter 286. Section 190.006(9) and Section 189.015(2) F.S.]
 - **Specific notice requirements for community development districts** required by Section 189.015 and 189.069(13) F.S.
- **Agenda, General Rule:** Not required generally by the Sunshine Law
 - **BUT Specific agenda requirements for meetings of Board of Supervisors of community development districts**, required by another statute, Section 189.069(2)(a)(15), F.S.
 - An agenda of each Board meeting/workshop must be posted on the district website at least 7 days before each meeting/workshop
 - The information must remain on the website for at least 1 year
 - For **committees**
 - at a minimum, post on the District's website
 - Email blasts

Notice and Procedure: Location

- Facilities that discriminate or unreasonably restrict access are **prohibited** as meeting locations:
 - Example: if anticipate a large crowd, need to accommodate in larger venue
 - If meeting in a facility in a private gated community, public must have access
- **Community Development Districts** have an additional requirement.
 - meetings of the Board shall be held in a public building when available within the district, in a county courthouse of a county in which the district is located, or in a building in the county accessible to the public. *See Section 189.015(3), F.S.*

What if a member cannot attend the meeting?

- Generally, can appear telephonically/video if there are extraordinary circumstances (AGO 03-41).

However, if a quorum of a local board is physically present, “the participation of an absent member by telephone conference or other interactive electronic technology is permissible when such absence is due to extraordinary circumstances such as illness[;] . . . [w]hether the absence of a member due to a scheduling conflict constitutes such a circumstance is a determination that must be made in the good judgment of the board.” AGO 03-41.

For example, if a quorum of a local board is physically present at the public meeting site, a board may allow a member with health problems to participate and vote in board meetings through the use of such devices as a speaker telephone that allow the absent member to participate in discussions, to be heard by other board members and the public and to hear discussions taking place during the meeting. AGO 94-55. *And see* AGOs 92-44 (participation and voting by ill county commissioner), and 02-82 (physically-disabled city advisory committee members participating and voting by electronic means).

Minutes

- Must be **promptly recorded**, which means transcribed and filed with the clerk/custodian
- Can either be a verbatim account or a summary of the discussions and events that took place at the meeting
- Must be available to public inspection

Failure to Comply With The Sunshine law

- Criminal penalties
- Removal from office
- Noncriminal infractions
- Attorney fees
- Civil actions for injunctive or declaratory relief
- Actions taken, decisions made may be set aside as void, *ab initio* [from the beginning]
 - Curative actions may be available at times

Failure to Comply: Invalidity of Action

- Actions invalid
 - Contracts void from the inception
 - Decision set aside
- To correct, must independently take final action at a publicly noticed meeting in the sunshine
- Cannot “rubber stamp” prior improper action

Ft. Myers News- Press October 7, 2020

**The kind of coverage
no one wants**

Cape mayor settles meetings case

Pleads no contest to Sunshine Law violation, pays \$100 fine



Cape Coral Mayor Joe Coviello, standing behind his attorney, John Potanovic, has settled a case involving a violation of state ethics law. Coviello pleaded no contest and the judge withheld formal adjudication of the case. WILLIAM SMITH

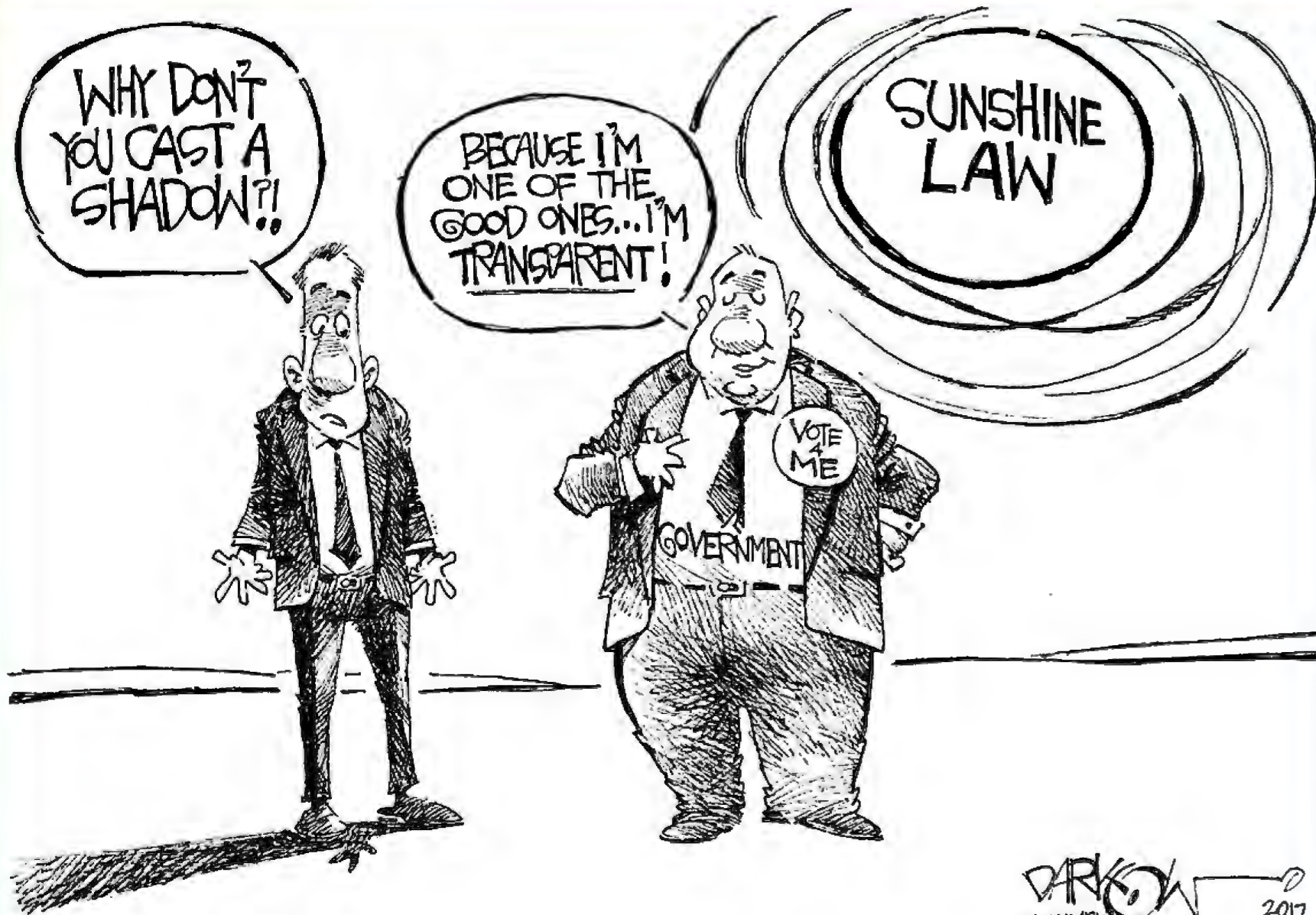
Examples

- <https://www.news-press.com/story/news/local/2020/10/06/cape-coral-mayor-joseph-coviello-pays-100-fine-settle-sunshine-law-violation-case/3634519001/>
- Photo of Jacksonville City Council members at bar sparks discussion over Sunshine Law. <https://www.jacksonville.com/story/news/local/2022/07/08/photo-council-members-bar-sparks-discussion-over-florida-open-meetings-law/10012219002/>
- <https://www.wflx.com/2020/06/17/sebastian-council-members-arrested-sunshine-law-violations/>
- <https://tallahasseeereports.com/2019/11/14/florida-sunshine-law-went-dark-for-leon-county-school-meetings/>
- <https://www.youtube.com/watch?v=3o9moVH0C3M>
- <https://www.nbcmiami.com/news/local/plantation-mayor-violated-open-government-campaign-finance-laws-inspector-general/2317172/>

Resources

Here are sources for general information, events, and courses:

- Florida Constitution and Statutes <http://www.leg.state.fl.us>
- Florida Attorney General <http://myfloridalegal.com/>
 - 2023 Sunshine Manual
[https://legacy.myfloridalegal.com/webfiles.nsf/wf/mnos-b9qq79/\\$file/sunshinemanual.pdf](https://legacy.myfloridalegal.com/webfiles.nsf/wf/mnos-b9qq79/$file/sunshinemanual.pdf)



DARKO
COLUMBIA
DAILY TRIBUNE
CARTOONS
2017

3/16

Questions?



**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

6

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

6A

CDD 2

SEPTEMBER 2025

PRESENTED BY: RYAN HENNESSEY

CDD 2 FOUNDATION CONTRACTED RESPONSIBILITIES

1. Tree Canopy Trimming
2. Irrigation
 - Irrigation@Fiddlerscreek.com
3. Pressure Washing
 - Pressurewashing@Fiddlerscreek.com



TREE CANOPY TRIMMING

- Continuing with the second round of trimming the palms and fruited palms throughout CDD#2.

RAINFALL DATA SEPTEMBER

2025

- Aviamar – 14.20”
- Veneta – 15.05”
- Championship – 11.60”
- Main – 10.70”
- Club – 14.35”
- Golf – 12.50”
- **Community Average- 13.07”**

2024

- Aviamar – 4.4”
- Veneta – 5.35”
- Championship – 6.1”
- Main – 5.7”
- Club – 5.45”
- Golf – 4.6”
- **Community Average- 5.27”**



IRRIGATION PROJECTED USAGE

- 19 Programmed Village Satellites
 - Monday, Wednesday & Saturday
 - 9:00 pm – 8:00 am
 - 13 Possible Run Cycles / 6 rain holds
- 11 Programmed Common Satellites
 - Tuesday, Thursday & Sunday
 - 13 Possible Run Cycles / 7 rain holds
- Estimated September Water Usage
 - Villages: 4,828,229 Gallons
 - Common: 2,267,148 Gallons
- Total Water Usage in September 2024 was 51,839,853 gallons.
- Total Water Usage in September 2025 was 39,695,410 gallons.
- *Does not account for non-scheduled water usage such as leaks, wet checks, manual runs, battery timers, individual residential timers, and manual Toro clocks.



PUMP STATION USAGE IN FIDDLER'S CREEK

2025 PUMP USAGE					
MONTH	Station #1	Station #2	Station #3	Station #4	Total Gal
January	2,153,000	19,102,800	14,504,810	12,438,435	48,199,045
Feburary	4,206,000	20,863,800	15,132,467	13,379,147	53,581,414
March	6,718,000	26,462,300	-	29,016,464	62,196,764
April	9,243,000	30,017,200	-	32,434,343	71,694,543
May	12,718,000	28,796,800	6,232,515	24,769,580	72,516,895
June	1,164,000	14,060,500	10,317,555	13,141,155	38,683,210
July	177,000	20,915,900	13,677,720	11,182,230	45,952,850
August	147,000	18,876,000	11,104,910	13,673,750	43,801,660
September	68,000	14,564,800	12,513,860	12,548,750	39,695,410
October					-
November					-
December					-

IRRIGATION REPORT

The Irrigation Manager found these problems in the month of September:



I-15 Verenna/Laguna

9/8/25- Experienced a communication failure. Cleaned and reset all radio and modem cables before remotely downloading data.

I-17 Veneta Entrance

9/28/25- Experienced a communication failure due to a power outage. Came in on Sunday, restarted radio before remotely downloading data.

I-19 Veneta Wall

9/15/25- Communication failure due to satellite being without power. Power supply breaker was rebuilt by an electrician on Chiasso Court. No invoice to CDD#2.

PRESSURE WASHING

Presently Working:

- Continuing to work in Veneta, Laguna and Varenna area.
- Will be working at the Club & Spa this month to assist with the re-opening.



2025 Pressure Cleaning Schedule

Completed

Current Month Progress





Questions?

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

6B

Safety Department Update- September 2025

DIRECTOR OF SECURITY & COMMUNITY SERVICES–
Ryan Hennessey

SAFETY MANAGER –
Richard Renaud

ENVIRONMENTAL, HEALTH & SAFETY MANAGER-
Marie Puckett





Gate Access Control

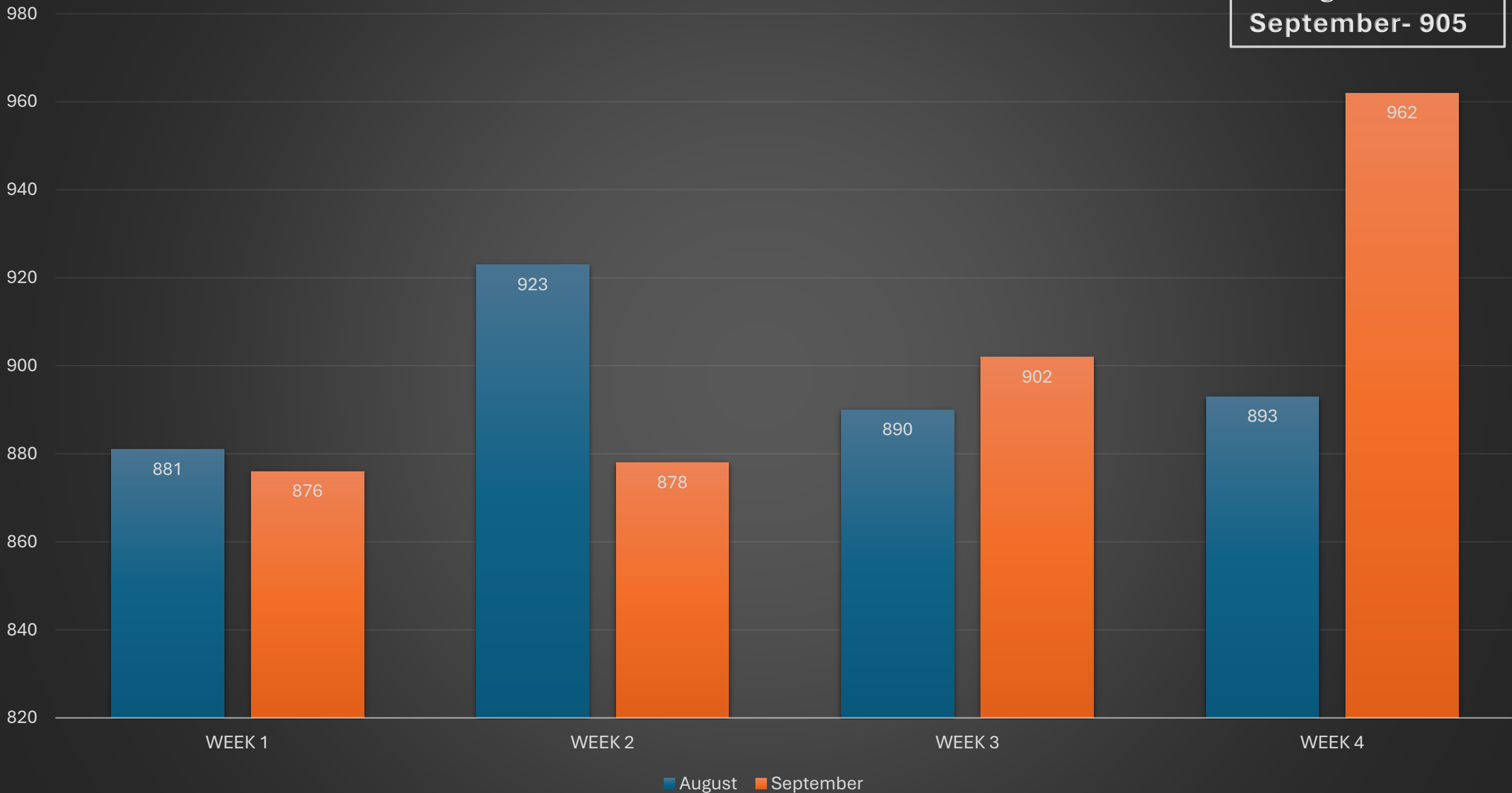
- Enter your guest information on the member's website
- Use the Fiddler's Creek mobile app to register guests
- Call the automated gate house at 239-529-4139
- IF YOU EXPERIENCE DIFFICULTY WITH ANY OF THESE, PLEASE SEND THE INFORMATION TO safety@fiddlerscreek.com, ALWAYS INCLUDE YOUR NAME AND ADDRESS.
- Community Patrol 239-231-9878

WE ARE NOT FIRST RESPONDERS, ALWAYS CALL 911 FOR
AN EMERGENCY

THEN CALL COMMUNITY PATROL TO INFORM THEM OF THE
INCIDENT

Occupancy Report: August-September 2025

August- 897
September- 905

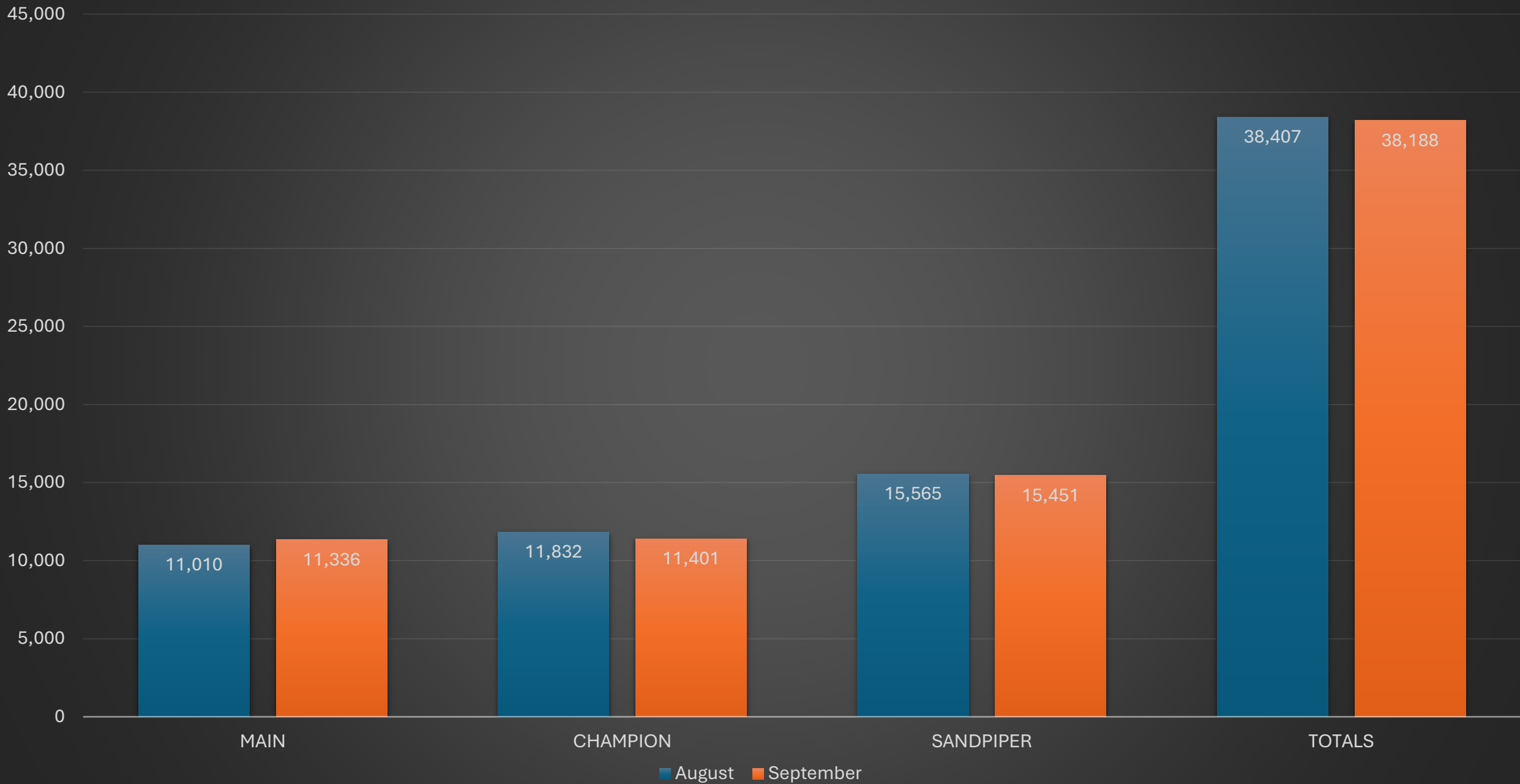


GATEHOUSES and PATROLS

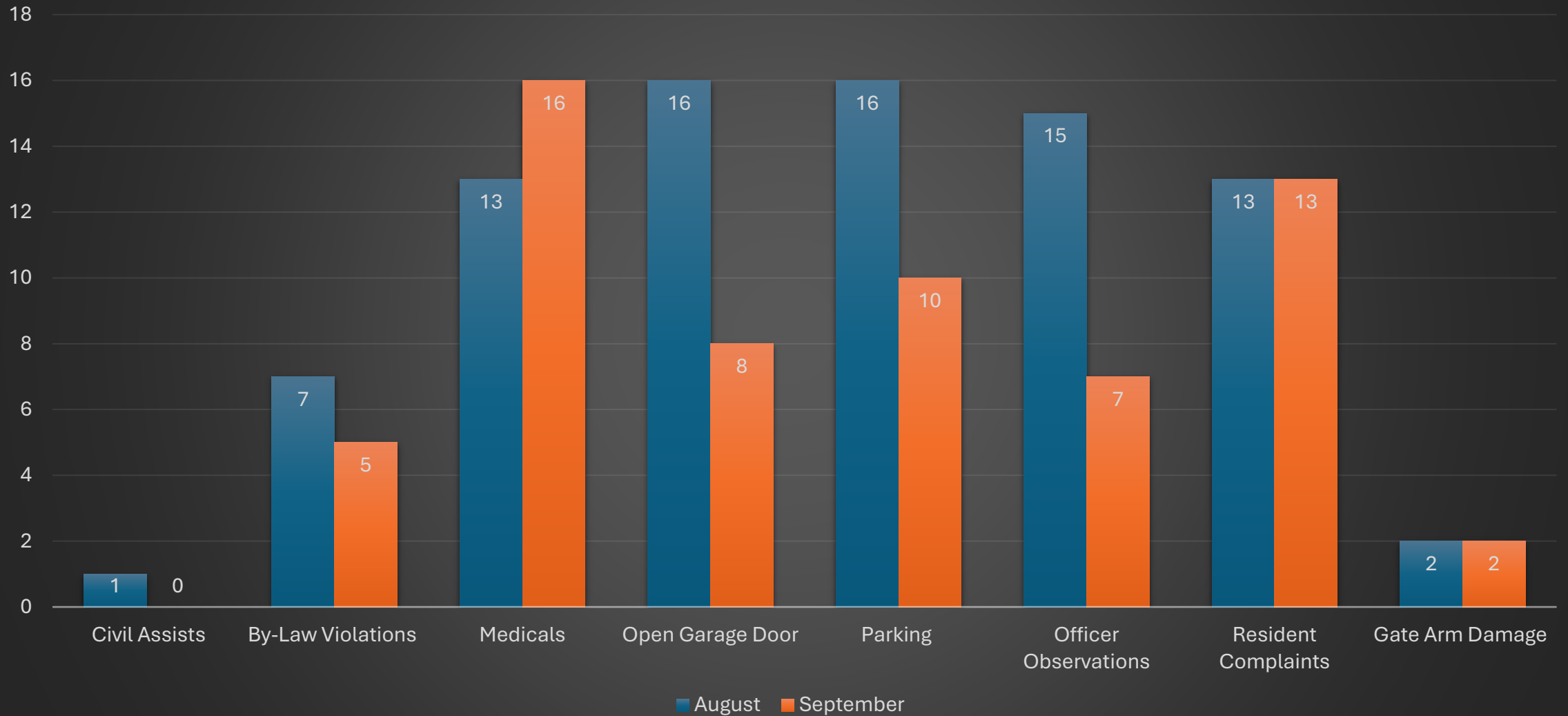
- Sandpiper, Championship, Main (24/7)
- 2 Patrols per shift (24/7)



GATE HOUSE ACTIVITY: August-September 2025



Incident Reports: August-September 2025

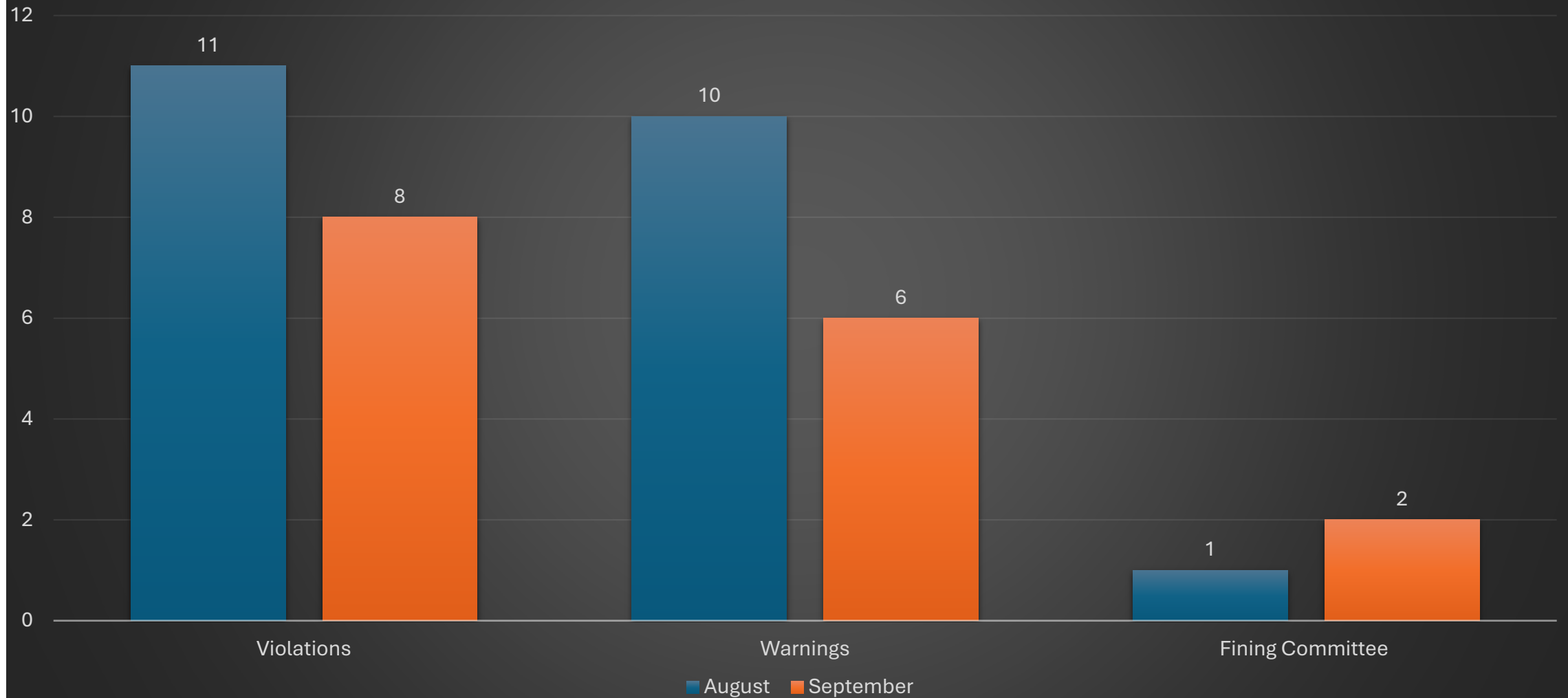


SPEED DETECTION and ENFORCEMENT

- Portable speed detection device-Traffic Hawk
- Deployed throughout Fiddler's Creek in problem areas
- Fixed device located on Cherry Oaks Trail



Traffic Hawk Speeding Violations: August-September 2025



Fiddler's Creek CCSO Statistics

September 2025



Type of call (most common)	September	Last 6 months	Last 12 months
Extra Patrol	58	332	647
Medical Call	16	107	233
Alarm	9	46	121
Traffic Stop	7	7	7
911 Hangup	4	42	112
MV Crash	-	5	20

QUESTIONS?

- Thank you



**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

7

From: [Cleo Adams](#)
To: [Daphne Gillyard](#); [Ruta Viola](#)
Cc: [Madison Tappa](#)
Subject: FW: Attention needed from CDD2 - August Agenda Item
Date: Tuesday, August 19, 2025 8:58:14 AM
Attachments: [image0.jpeg](#)
[image1.jpeg](#)

Good Morning,

Please add the below email and the attached photos to the agenda for Board Discussion: Wall bordering Museo Circle.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Elliot Miller <elliott_mllr@yahoo.com>
Sent: Monday, August 18, 2025 9:01 PM
To: Cleo Adams <crismond@c@whhassociates.com>; Chuck Adams <adamsc@whhassociates.com>
Cc: lasveg@comcast.net <linda.viegas@fiddlerscreekcdd2.net>; John Nuzzo
<jpnuzzo47@gmail.com>; Bill Tomazin <wtomazinjr@comcast.net>; William Tomazin Jr
<wtomazinjr@gmail.com>; Gerry Frank <gerry.s.frank@gmail.com>
Subject: Fw: Attention needed from CDD2

Cleo:

Please note Gerry Frank's email. We can either put this on the agenda or Gerry can come and present it. My choice would be to add it as an agenda item but either way it should be dealt with at our August meeting next week.

Elliot

----- Forwarded Message -----

From: Gerry Frank <gerry.s.frank@gmail.com>
To: Elliot Miller <elliott_mllr@yahoo.com>
Cc: anita long-koynock <akoynock@gmail.com>
Sent: Monday, August 18, 2025 at 05:18:42 PM EDT
Subject: Attention needed from CDD2

Hi Elliot, I hope this email finds you well, as yet another summer comes to a close. Soon FC will be flooded with activity.

1-1/2 years ago (time flies) I had sent you a list of concerns regarding landscaping in Laguna. I remain grateful that the CDD2 board took those concerns seriously and satisfactorily addressed the issues. However absent from that list, by mutual agreement, was the condition of the wall bordering Museo Circle. It remains in dilapidated condition and is an eyesore not only for Laguna residents, but for the students, teachers and parents visiting the Manatee middle school soccer field as well. It's an overall bad look for this community and is in desperate need of repair.

I'd be appreciative if you would give this your attention and advise what remedies can be taken.

Thank you, as always, for your consideration.

Best regards,

Gerry

'Better a true enemy than a false friend.'





**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

10

VENETA



Replace Three 3-Way Sign Inserts Museo and Campanile



Chiasso Court Add Street Sign Insert?



Carmini Court 25 MPH-Replace Sign Insert-Wrong Font?



Carmini Court and Campanile Stop Sign-Replace Sign Insert?



Mussorie Court Stop Sign Replace Sign Insert

AVIAMAR



Serenity Court Divided Highway Replace Sign Insert-Yellow Diamond?



Replace 25 MPH Sign Insert Serenity Court/Aviamar Circle



Replace 15 MPH Sign Insert Marengo Court and Aviamar Circle



Right Bend Arrow Straighten Pole-Amaranda Court and Aviamar Circle. Temporary Sign-no concrete. In heavy rains ground gets soft.

OYSTER HARBOR





Oyster Harbor intersection with Sandpiper. There are 6 stop signs. Four are 4-Way, one is All Way and one is just a stop sign. All Way sign X 4-Add new Sign Inserts. Why not just change the one All Way Insert to 4-Way since it is a 4-Way stop?



Oyster Harbor Boulevard Replace Pavement Ends and 500 FT Sign Inserts-Yellow Diamond?

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

11



Fiddlers CDD #2 Lights 2025

Submitted By: Kimberly Alkema

(239) 349-0100

Kim@floridapainters.com

10/14/2025

Client:

Fiddlers Creek CDD #2
9220 Bonit Beach Rd 214
Bonita Beach FL 34135

Contact:

Name: Cleo Adams
Phone: (239) 498-9020
Email: adams@whhassociates.com

Project: Fiddlers CDD #2 Lights 2025

Fiddlers CDD #2 Lights 2025
Fiddlers, Sandpiper, Venetta, Campanile,
Museo, Avimar, Club Center, Dorado
Naples FL 34114

Phase #1 157 Lights & 55 Signs	38,000.00
Phase #2 67 Lights & 76 Signs	23,525.00
Phase #3 58 Lights	11,100.00
Total Bid:	72,625.00

To provide exterior painting at Fiddlers Creek CDD # 2

Areas of Work to include:

- 1) 282 Light Poles
- 2) 131 Street Signs

Scope of Work:

- 1) Pressure wash
- 2) Clean out the inside of the glass.
- 3) Sand and grind as needed
- 4) Finish with PPG Devguard Rust Preventative Gloss Enamel.

Clarifications:

- 1) Quantities and locations are based on the customers direction as shown above.
- 2) This proposal includes a one year warranty for all labor and materials as described above.
- 3) Price is valid for 90 days

If the person signing does not have the owners authority, the signing person becomes personally responsible.

Customer Sign: _____ FL Painters Rep. Sign: _____

Date: _____

Title: _____

TERMS: Interest at 1.5% (18% ann.) will be added from the due date until paid. If litigation occurs; collection, attorney fees and court costs will be added.

WE DO ACCEPT VISA & MASTER CARD - HOWEVER THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTION



0 500 1000 1500
SCALE IN FEET
SCALE: 1" = 500'

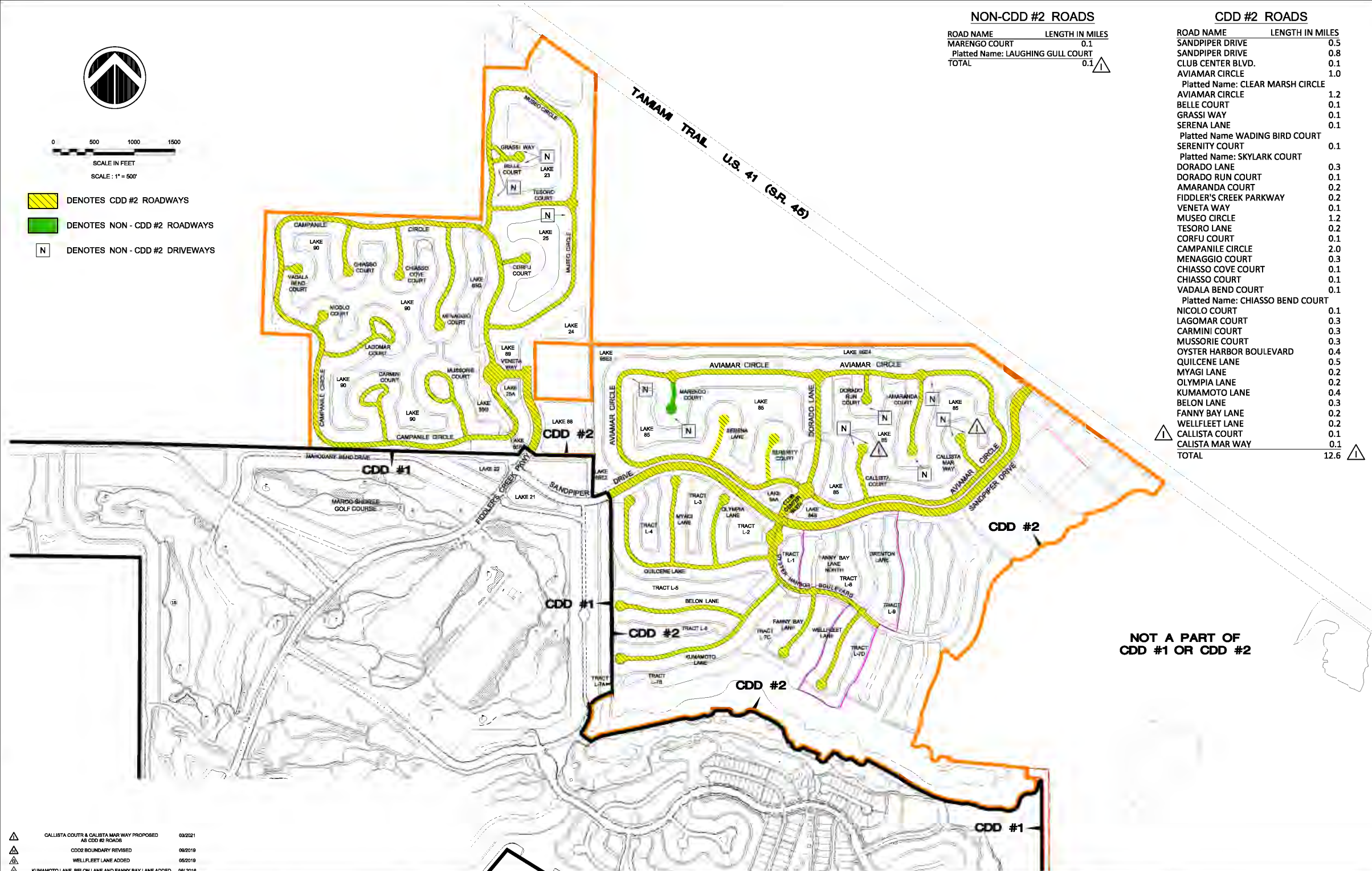
- DENOTES CDD #2 ROADWAYS
- DENOTES NON - CDD #2 ROADWAYS
- DENOTES NON - CDD #2 DRIVEWAYS

NON-CDD #2 ROADS

ROAD NAME	LENGTH IN MILES
MARENGO COURT	0.1
Platted Name: LAUGHING GULL COURT	0.1
TOTAL	0.1

CDD #2 ROADS

ROAD NAME	LENGTH IN MILES
SANDPIPER DRIVE	0.5
SANDPIPER DRIVE	0.8
CLUB CENTER BLVD.	0.1
AVIAMAR CIRCLE	1.0
Platted Name: CLEAR MARSH CIRCLE	
AVIAMAR CIRCLE	1.2
BELLE COURT	0.1
GRASSI WAY	0.1
SERENA LANE	0.1
Platted Name: WADING BIRD COURT	
SERENITY COURT	0.1
Platted Name: SKYLARK COURT	
DORADO LANE	0.3
DORADO RUN COURT	0.1
AMARANDA COURT	0.2
FIDDLER'S CREEK PARKWAY	0.2
VENETA WAY	0.1
MUSEO CIRCLE	1.2
TESORO LANE	0.2
CORFU COURT	0.1
CAMPANILE CIRCLE	2.0
MENAGGIO COURT	0.3
CHIASO COVE COURT	0.1
CHIASO COURT	0.1
VADALA BEND COURT	0.1
Platted Name: CHIASO BEND COURT	
NICOLO COURT	0.1
LAGOMAR COURT	0.3
CARMINI COURT	0.3
MUSSORIE COURT	0.3
OYSTER HARBOR BOULEVARD	0.4
QUILCENE LANE	0.5
MYAGI LANE	0.2
OLYMPIA LANE	0.2
KUMAMOTO LANE	0.4
BELON LANE	0.3
FANNY BAY LANE	0.2
WELLFLEET LANE	0.2
CALLISTA COURT	0.1
CALLISTA MAR WAY	0.1
TOTAL	12.6



NOT A PART OF
CDD #1 OR CDD #2

	CALLISTA COURT & CALLISTA MAR WAY PROPOSED AS CDD #2 ROADS	03/2021
	CDD2 BOUNDARY REVISED	08/2019
	WELLFLEET LANE ADDED	05/2019
	KUMAMOTO LANE, BELON LANE AND FANNY BAY LANE ADDED	08/2018
	ADDED GRASSI WAY & BELLE CT.	08/2018
	ADDED SERENA LANE & SERENITY CT.	04/2018
	UPDATED MAP	04/2016
	UPDATED MAP	01/20/2015
	REVISED & UPDATED / DWG. WAS 4718-1	08/24/2014
LETTER	REVISIONS	DATE



DESIGNED BY W.T.C.	DATE 08/2012
DRAWN BY JON/A.L.J.	DATE 08/2012
CHECKED BY W.T.C.	DATE 08/2012
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 500'



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

Community Development District #2
ROADS OWNED OR CONTROLLED AND
MAINTAINED BY CDD 2

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. ROADS_CDD 2	DRAWING NO. 4783-1
DATE	PROJECT NO. 1998.070	SHEET NO. 1 OF 1

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

12

CDD 2 Irrigation Action Items:

Item No. #	Date Identified	Description	Location	Status	Notes
1	E-mail w/maps and slides (6/24/22) to Terry Cole and Cleo Adams 11/5/24 In person Mtg w/ PP presentation (TC, MS, AH, JB) 2/24/25 Conference call (TC, MS, MB, & JB)	Common Area Sub-main Cross-Connections: Considerable Secondary mainlines with unknown cut-offs	Entire Veneta perimeter / FC Extension / & Mahogany Bend	Unresolved	Cut-off points need to be located and/or installed to facilitate repairs to the CDD common mainlines and not effect the portion of the system servicing the Veneta HOAs and surrounding areas.
2	Verbal Notification to Terry Cole, Cleo Adams 2/24/25 Conference call (TC, MS, MB, & JB)	Pump House Maintenance: Repair (#1) Gaps in Door 2021 (#2) Lights (Internal and Exterior) #3 (Screens)	Stations 1 & 2	Unresolved	Pumphouse integrity and regular maintenance to address these issues is required for longevity of the pump stations.
3	Verbal / Inperson / Emailed 10/7/22 / Continued to report and met w/ Hole Montes on site 3/28/24 2/24/25 Conference call (TC, MS, MB, & JB)	Pump House Maintenance: Rotted Rafters / Bent Hatch and inoperable latch	Station 3 & 4	Unresolved > 7/17/24 Installed temporary emergency rafter supports	Pumphouse integrity and regular maintenance to address these issues is required for the longevity of the pump stations.
4	Emailed from Joe on 10/9/23 2/24/25 Conference call (TC, MS, MB, & JB)	110a Supply Power Breakers: Satellites that have no way to cut incoming 110a power	CDD 1-17 Veneta Entrance	Unresolved	Work cannot be safely performed on this satellite due to a lack of power supply cut-off which needs to be located and/or installed for this satellite. Breakers should also be installed to help protect the equipment from power surges. If not resolved sooner this situation is anticipated to be a part of the master irrigation system work to be performed.
5	4/17/24 Emailed details to Cleo, Chuck, Terry & Bob 2/24/25 Conference call (TC, MS, MB, & JB)	Pump station #1: Large gap on bottom of door allowing snakes and rodents into station	Creative Ln / Pump House #1	Unresolved	Pumphouse integrity and regular maintenance to address these issues is required for longevity of the pump stations.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

13



Job: Fiddlers creek Fountains

Report 09 2025

Veneta Fountain

The work on the fountain structure is complete

- The leaking issue has subsided for the most part. The upper seam area has dried up. There is still some minor leakage coming from the hole just above water level. We have yet to actually locate the source of the water.
 - What we did was make a 1" slotted pipe (like a well point) and installed it about 2 feet into the hole that was leaking minimal water. We made a channel that goes down to below water level, to let any water remaining or in the future have a place to escape if need be. Over the top of the channel we re-installed the tile so that location isn't visual.
- The tile, we saved some pieces of tile because you wouldn't be able to find a matching tile, so if any small pieces are needed you have it, and it will be located at the equipment area.
- The precast weirs we had some extra pieces and those are set in the equipment area as well if ever needed in the future.
- The lights in the basins have been organized and laid out without tangles, wow that was a project. Most of your lights have water in them, are inoperable and have become corroded on the inside. I had sent quotes for replacement of your lights with a couple options, mostly regarding quantity.
- All pumps are running except one feature jets pump that runs the second tier of jets. Your pumps are not repairable at this point, and have reached the end of their life cycle. From being outside and in a heavily chlorinated environment, they are rusted, have valves and the impellers which push the water are half gone and you're getting only a very reduced percentage of the flow you should be getting from your pumps. You have some motors that are excessively loud which is the bearings in the motors going bad.
 - These pumps are actually swimming pool pumps and are obsolete.
 - You shouldn't have 8 feature pumps running the jets and you should have half of that at most. The engineer that designed this was a pool engineer and I believe he just put in what he knows instead of doing the research to design it using less pumps, with larger flow rates. You have too many pumps and motors to maintain.
 - I would at this point hold off on replacing any single pump/motor and look to replace them all in one shot along with the hydraulic system that's above ground and brittle.
- The electrical system is a mess, you have contactors running contactors. This is because I believe in the years you have had too many cooks in the kitchen. The system should be simple and easy to maintain and follow. Your motors/pumps should have VFD drives on all of them, with soft starts, and the ability to slow the motors down by saving juice rather than valving them down and increasing electrical usage. Your system is antiquated, and you have too many panels with rats' nests of wires in them.



Job: Fiddlers creek Fountains

Report 09 2025

Veneta Fountain (cont.)

- This work should all be done at the same time
 - Replace pumps
 - Replace above ground hydraulic system
 - Replace electrical systems
 - This will most likely eliminate that big ugly panel you see and drive by on the round about.
 - Install VFD drives on each motor/pump

Aviamar Fountain

This feature is in the greatest need of all your fountains

Everything that was written for Veneta is applicable with Aviamar.

- The hydraulic system has been patched too many times.
 - You have suction systems that are patched into other suction systems
 - You are starving your pumps from water
 - This was not designed by someone with fountain experience
 - This is the same with all your water features
- Everything has been in the weather too long and not painted or coated for protection.
 - The fittings are leaking
 - The flanges are brittle and or broken.
 - The valves are brittle and or broken and non-functioning
 - The pumps are all rusted and cannot be disassembled and fixed
- The excavation to find the leaks
 - This work was started BUT:
 - Once we got down to the depth of the pipe it became clear that we were not going to be able to do this with shovels.
 - I opted to bring my track hoe down. Started loading it and had a seal blow on it so I just got the new seals replaced and we are back in business as of today 9-17-25
- This system has one pump that is inoperable, once again these pumps are shot and the one that doesn't work comes from the ear jets that leak.
 - After we figure out
 - Where the leak is
 - How we can fix it
 - What it will cost
 - Hopefully its minimal and we can just repair it.



Job: Fiddlers creek Fountains

Report 09 2025

Aviamar Fountain (cont.)

After we figure out what can or cant be fixed.

- Proceed with pumps costs
- Proceed with repairing the hydraulic system at the equipment
 - All new PVC at the equipment
 - Redesign the suction system to manifold all the suctions together so we get a more even flow throughout. Last thing you want to do is starve your pump for water; this causes premature motor/pump failure.
 - All new pump flanges
 - All new GF pump valves
 - All new vertical inline pumps
 - New control system with VFD drives
 - This will make the fountains go up and down
 - We will program each pump to rise and fall independently
 - This was the original design intent for this feature.
 - Originally this system ran with a PLC, we quite using those because it requires a computer connection, electronic engineer, and the original program that was installed on the PLC. This is unnecessary and something that is above the pay grade of most, and very user unfriendly.
- The panels once again are a rats nest of wires and old control system parts
- I would remove all that old stuff and replace with updated equipment
 - Basically everything gets removed
 - We install VFD drives for each feature pump
 - VFD's get installed in existing panels to keep them out of the weather
 - One time clock turns the system on
 - The VFD's run the program in a loop until fountain shuts down.
- The filtration system
 - Pump seems to be ok
 - Filtration system should run 24/7
 - This keeps the fountain clean
 - This keeps the chemical feed system working .
 - Sand filter needs:
 - New sand
 - New backwash filter valve
 - Hydraulic system was messed up some of it capped off
 - The system had leaks at the fountain we fixed during pressure testing
 - Needs all new flow valves
 - Of course all the pvc at the equipment will gets replaced



Job: Fiddlers creek Fountains

Report 09 2025

Aviamar Fountain (cont.)

The structure has fractures throughout, but it doesn't seem to be leaking too bad yet.

- I recommend first we get the system back up and running
- After everything is done we come back and seal the basin with liquid rubber.
- Than you have lighting to deal with as well

Oyster Harbor Fountain

The reason your jets don't shoot high is because the impellers in the pumps are bad Through years of high chlorine use and just their age, they are worn out

Vault Feature Pumps

I was able to get a camera in the pump via the air release plug and what I found was

- The impellers were half gone.
- This is why your jets shoot low
- Your spinning a pump that's not creating flow
 - This cost you more in electricity
 - This is burning up your motor
 - Ruining the bearings

Vac pac pumps

- You have three Pentair EQK pumps with three diferant HP
 - This is a huge problem
 - Thes pumps are all connected to the same discharge system
 - Each pump is fighting the other
 - Creating monster head pressure
 - My engineer would never let me do this
 - The smallest HP looses first
 - The 5 HP is burned up and has been since I started
 - The other two pumps run hot as the sun and sound like they are burning up
 - This should be one pump running this outer jet ring manifold



Job: Fiddlers creek Fountains

Report 09 2025

Oyster Harbor Fountain (cont.)

- You have three Pentair EQK 5 HP for the filtration
 - This is absolutely crazy
 - This pump pushes 500+ GPM
 - You filters can only handle 226 GPM together
 - Once again my engineer wouldn't allow this
 - You never over size a pump, for either pipe size filter size or jet size, disaster will strike at some point.
 - You have disaster now
 - **You have no filtration**
 - When we first started we pulled the filters out
 - Noticed they had been blown out
 - We installed new ones \$1,200.00
 - Within a day they were blown out again
 - Looking at the drawings the pump is supposed to be on a VFD drive and throttled down to 300 GPM
 - **A good engineer would never allow this. You don't design a system that will fail if the pump runs at full speed.**
 - I am sorry I didn't notice this issue before installing new filter cartridges, but I've never seen a system design that would allow this.
 - *At this point I am finding design issues everywhere due to the lack of knowledge regarding fountain design.*

Recommendation:

1. Replace outside ring of jets pumps with one inline centrifugal pump
2. Replace filter pump with lower GPM that won't blow out filtration system
3. Replace two vault pumps with inline centrifugal pumps



Job: Fiddlers creek Fountains

Report 09 2025

Oyster Harbor Fountain (cont.)

Please help me understand what happened to this fountain ?

When looking in the basin you see lines out of the floor capped off. These look to be original lines for the jets. What they should be. Why are they capped off ?

On the fountain basin floor you have the manifolds built and laid on the floor ? this is not typical though ive seen pool guys do this. Is this something done recently-say past ten years-or was this done when the fountain was built.

When I look at the drawing you provided the date is 2014, so was this the original build date with only the VAC PACs to be the equipment.

The drawings show nothing regarding the large vault feature pumps that run the center and mid ring of jets.

Note looking at the spec sheet on page 1. He has way under specified the GPM and TDH for the jets installed.

He calls out a 3" cascade jet shooting 14' with 136GPM and 56TDH

But in actuality it requires more like 300 GPM at 70 TDH

This is typical with all the jet specs.

Is this why there is another subterranean vault which looks like a WESCO Fountains vault

The specs call out fountain tech equipment. Which used to be owned by Fantastic fountains in tampa, who shut the company down like 15 years ago. Fountain Tech was sold to another guy, and than another guy of which neither know anything about fountains.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

13A



Job: Fiddlers creek Oyster Harbor Fountain
 To: Fiddlers Creek Community Development District #2
 Date: 10/14/2025

Oyster Harbor (recommend option 2)

Option 1

New filter Pump	Pentair intelliflo XF	\$4,375.00
New Cartridge Filters		\$1,300.00

Option 2

New filter Pump	Pentair intelliflo XF	\$4,375.00
New Sand Filter	TR140c	\$6,300.00

Option 3

New filter Pump	Replace Motor and seals	\$3,780.00
New Sand Filter	TR140c	\$6,300.00

Option 4

New filter Pump	Replace Motor and seals	\$3,780.00
New Cartridge Filters		\$1,300.00
VFD drive	TD400	\$3,260.00

Includes programming

This is not a exterior or washdown drive

Must be kept dry in existing Vac Pac

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

13B



Job: CDD 2
 Fiddlers Creek Aviamar Fountain
 Repair repower re plumb
 Quote #250920

To: Fiddlers Creek CDD #2

PUMPS

6 x 6 x 10g	Wilo Plad pump	800 GPM@50 TDH	20HP	\$17K	
Qty. 5					\$85,000

Valves GF noncorrosive butterfly

6"	Qty. 4	\$5,000
8"	Qty. 6	\$8,700

Flanges

6"	Qty. 18	\$3,420
8"	Qty. 12	\$2,520

Stainles Steel 5/8" Bolt kit

Pump Bolt Kit	Qty. 10	\$880
Valve bolt kit	Qty. 10	\$1,130

Flange gasket 6"	Qty. 10	\$480
------------------	---------	-------

VFD drives

Teco Westinghouse

E510-220-H3N4-U

20HP 380-480 exterior VFD ip65	\$6k	
Washdown exterior grade drive		
Qty. 5		\$35,000
VFD drives to be mounted on pump motors		

Electric whips W/watertight connectors

Qty. 6	\$1,800
--------	---------

Drain Grates 12x12 Stainless Steel

Stainless Steel, Type 304, 24 Gauge, 5/32" Round on 3/16" Staggered Centers, 63% Open Area

12 x 12 x 6 box drain grate cover

Qty. 8	\$1200	\$9,600
--------	--------	---------



Job: CDD 2
 Fiddlers Creek Aviamar Fountain
 Repair repower re plumb
 Quote #250920

PVC Supply see attached PVF Ind. quote \$10,642.87

Labor

Electric

Remove all panel equipment

Install in panels

- Disconnect breakers
 - Din Rail Mount
 - Din Rail Qty. 1 \$147
 - Separate breaker for each VFD Qty. 5 \$390
 - Separate breaker for lighting Qty. 1 \$65
- 24v DC lighting system
 - 110 – 24v DC led power supply Qty. 3 \$648
 - Contactor Qty. 1 \$54
 - *install 24V DC bulbs in fountain lights*
 - MR16 5w AC/DC Flood 6500k Qty. 48 \$1,440
 - Does not include J-Box work
- Start/Stop timeclock
 - Contactors to vfd drives Qty. 1 \$54
 - Continuity start system
- Panel Fans new Qty. 2 \$315
- New Wire runs from panel VFD's to Pumps
 - #10 AWG 460v three wire 1000 ft \$420
 - #10 AWG green ground wire 500 ft \$210
- Seal holes from removed equipment
- Paint panels Oil Base Rust Oleum hunters green

Repair/re-locate line under fountain

- Connect to 6 inch suction line
- Remove sumps
- Run 6" line through sump hole
- Concrete sump holes
- Seal with Liquid EPDM



Job: CDD 2

Fiddlers Creek Aviamar Fountain

Repair repower re plumb

Quote #250920

Build new jet manifold

- 6" supply line on basin floor
- 4" supply line on basin floor

Two jet manifolds

- 3" jet manifold
- 3" T's
- 3"-1.5" off set RB
- 1.5" threaded adaptors
- 1.5" ball valves

Cut and cap/plug leaky jet manifold lines

Seal liquid EPDM

Repair and divert smashed 2" line under fountain.

Install equipment pump system

- Remove existing manifolds
- Remove existing feature pump systems
- We are going to have to make access to the equipment are to remove old and bring in new pump systems
 - Expect 6' wide hedge area in back to be removed
 - Expect some minor damage to sod that may need replaced
- Build new feature suction manifold
- Connect feature pump discharge lines

Re-plumb filtration system

New 3 way filter valves

- 3 way filter valves
- 2 way ball valves

Remove filter sand

Install new Backwash filter valve

Install new gravel

Install new sand

Remove Concrete pedestals

Dig around pvc lines Raise to pump height

Paint all new PVC lines in fountain Black oil base enamel

Paint all PVC lines at equipment area hunters green oil base enamel



6615 Sable Ridge Ln
Naples FL. 34109
239-253-0444

Job: CDD 2
Fiddlers Creek Aviamar Fountain
Repair repower re plumb
Quote #250920

Materials Cost: \$167,915.87

Labor	Equipment plumbing	\$25,000
	Controle panel	\$6,000
	Fountain jets manifold	\$7,000
	Basin Repair	\$4,000
	Pump installation	\$10,000
	Programing	\$5,000
	Lighting repair and bulbs	\$1,440

Cost total:

\$226,355.87



This is the exact pump that will be going on your system. This is a 6x6x10g split coupled with Stainless steel impellers, and a Cataphoretic coating. You will have five of these

The VFD drives are washdown exterior drives, and will be mounted on the motor

This is a split coupled pump, if the motor needs repaired or replaced, there is a coupler that is taken off and the motor can be removed without pulling the actual pump apart. The seal kit sits on top of the valuta so if it needs repaired once again the pump doesn't need to be taken apart.

This is a vertical inline pump and since the motor is vertical you don't have to deal with the extensive ware on bearings, like you do end suction horizontal pumps. These pumps tend to run much quieter, and much cooler simply because they are vertically mounted motors.

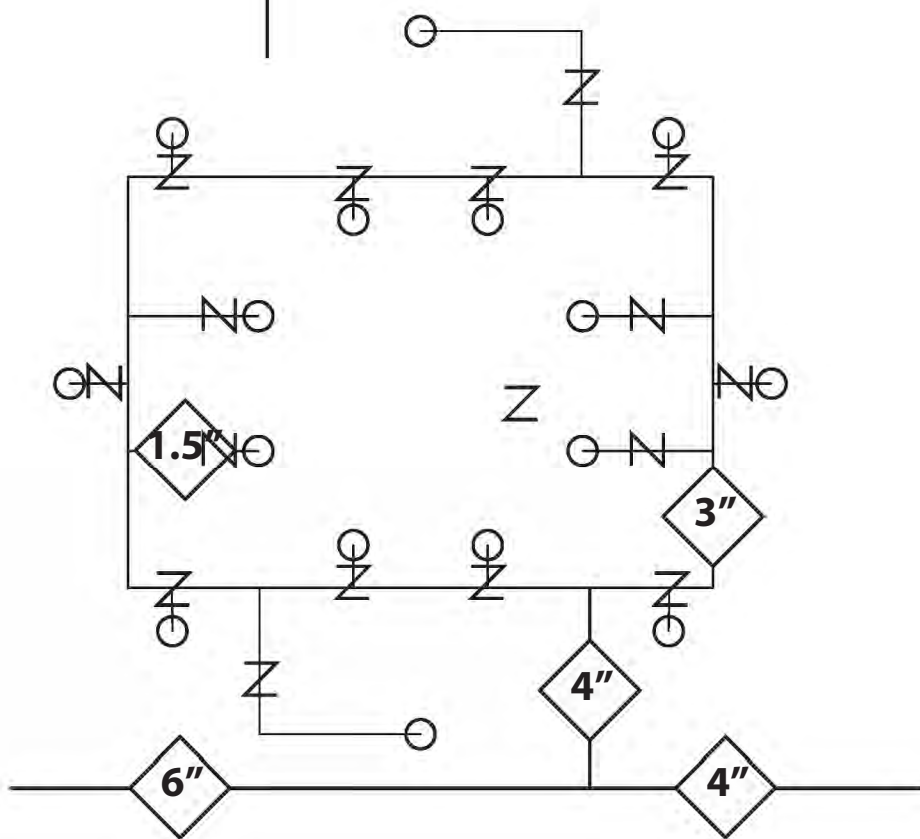
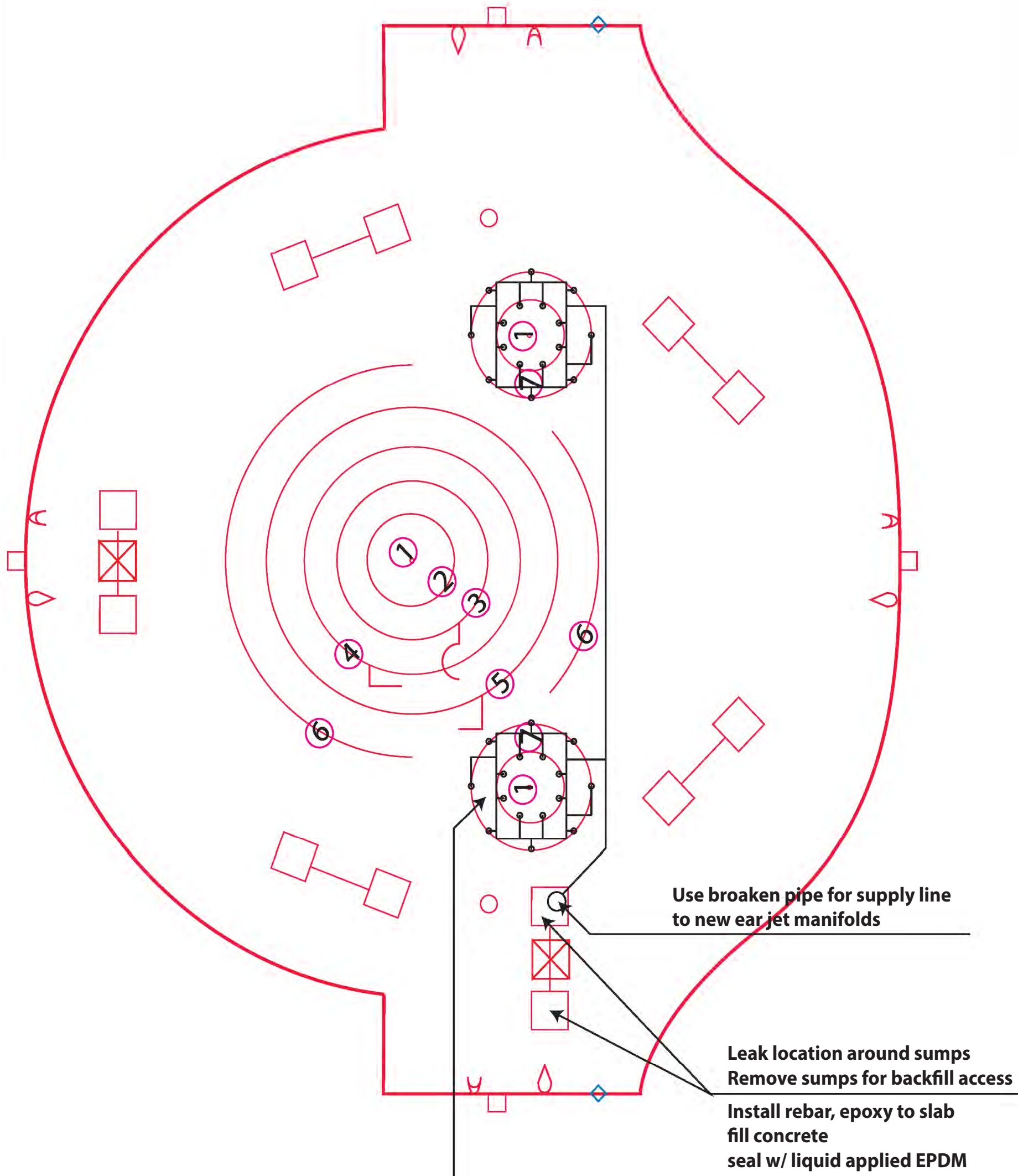
This is the pump system I recommend you put on all your fountains

This actual pump is going on a fountain repair remodel in Miami

Date:	
Drawn By: RLC	
Revised By:	
Job Number:	
Revision:	Date:

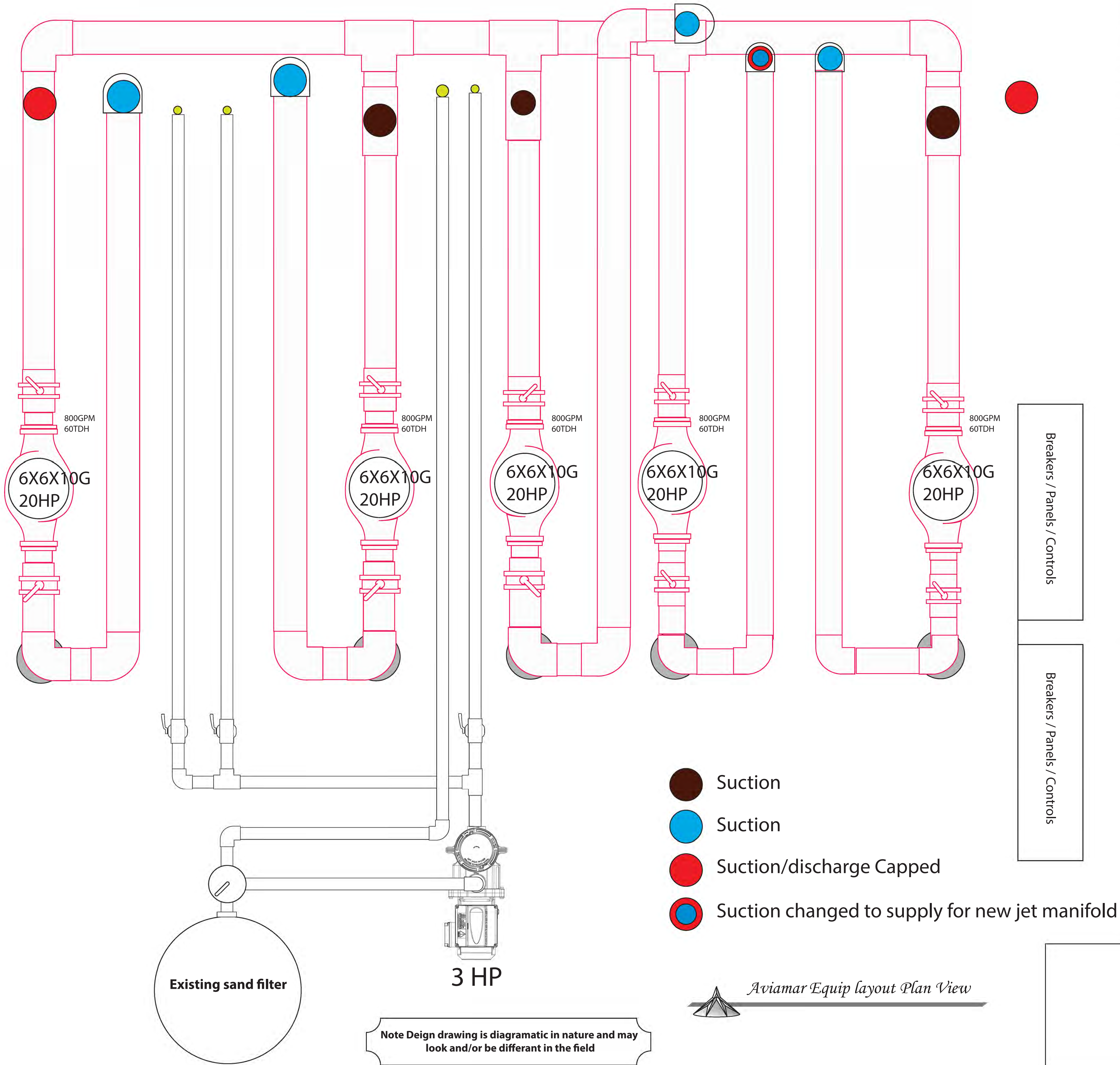
Aviamar Fountain EQ Layout

6615 Saddle Ridge Ln.
Naples FL 34109
239-253-0444





New jet layout Plan View



**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**UNAUDITED
FINANCIAL
STATEMENTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General	Debt Service Series 2004	Debt Service Series 2005	Debt Service Series 2014-1A	Debt Service Series 2014-1B	Debt Service Series 2014-2A	Debt Service Series 2014-2B	Debt Service Series 2014-3	Debt Service Series 2015A-1	Debt Service Series 2015A-2	Debt Service Series 2015B	Debt Service Series 2019	Capital Projects Series 2014-2	Capital Projects Series 2015A-1	Total Governmental Funds
ASSETS															
Cash	\$ 182,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,435
Synovus Bank - MMA	2,615,023	-	-	-	-	-	-	-	-	-	-	-	-	-	2,615,023
Investments															
Revenue A	-	164,914	267,268	323	-	625	-	127,974	338,346	112,116	-	800,401	-	-	1,811,967
Revenue B	-	-	-	-	267,846	-	271,238	-	-	-	-	-	-	-	539,084
Reserve A	-	50,668	50,669	-	-	-	-	101,337	109,963	36,722	-	152,005	-	-	501,364
Reserve B	-	-	-	-	126,671	-	126,671	-	-	-	-	-	-	-	253,342
Prepayment A	-	4,388	1,141	627	-	132	-	7,025	4,323	4,570	-	39,407	-	-	61,613
Prepayment B	-	-	-	-	5,363	-	24,041	-	-	-	-	-	-	-	29,404
Interest	-	5	7	-	16	-	17	-	-	-	-	-	-	-	45
Construction	-	-	-	-	-	-	-	-	1,215	-	-	-	2,855	306,176	310,246
Sinking	-	-	-	-	542	-	635	-	-	-	-	-	-	-	1,177
Optional redemption	-	-	-	-	-	-	-	82	-	-	-	-	-	-	82
COI	-	-	-	-	15	-	15	-	-	-	-	18	-	-	48
Accounts receivable	3,116	-	-	-	-	-	-	-	-	-	-	-	-	-	3,116
Total assets	<u>\$ 2,800,574</u>	<u>\$219,975</u>	<u>\$319,085</u>	<u>\$ 950</u>	<u>\$400,453</u>	<u>\$ 757</u>	<u>\$422,617</u>	<u>\$ 236,418</u>	<u>\$453,847</u>	<u>\$153,408</u>	<u>\$ -</u>	<u>\$ 991,831</u>	<u>\$ 2,855</u>	<u>\$306,176</u>	<u>\$ 6,308,946</u>
LIABILITIES AND FUND BALANCES															
Liabilities															
Accounts payable	\$ 83,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,495
Total liabilities	<u>83,495</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>83,495</u>
Fund balances:															
Restricted for:															
Debt service	-	219,975	319,085	950	400,453	757	422,617	236,418	453,847	153,408	-	991,831	-	-	3,199,341
Capital projects	-	-	-	-	-	-	-	-	-	-	-	-	2,855	306,176	309,031
Unassigned	2,717,079	-	-	-	-	-	-	-	-	-	-	-	-	-	2,717,079
Total fund balances	<u>2,717,079</u>	<u>219,975</u>	<u>319,085</u>	<u>950</u>	<u>400,453</u>	<u>757</u>	<u>422,617</u>	<u>236,418</u>	<u>453,847</u>	<u>153,408</u>	<u>-</u>	<u>991,831</u>	<u>2,855</u>	<u>306,176</u>	<u>6,225,451</u>
Total liabilities and fund balances	<u>\$ 2,800,574</u>	<u>\$219,975</u>	<u>\$319,085</u>	<u>\$ 950</u>	<u>\$400,453</u>	<u>\$ 757</u>	<u>\$422,617</u>	<u>\$ 236,418</u>	<u>\$453,847</u>	<u>\$153,408</u>	<u>\$ -</u>	<u>\$ 991,831</u>	<u>\$ 2,855</u>	<u>\$306,176</u>	<u>\$ 6,308,946</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 2,679,439	\$2,663,018	101%
Settlements - Solitude	-	6,750	-	N/A
Interest & miscellaneous	7,819	146,466	35,000	418%
Operating transfer in	-	44,415	-	N/A
Total revenues	<u>7,819</u>	<u>2,877,070</u>	<u>2,698,018</u>	107%
EXPENDITURES				
Administrative				
Supervisors	2,153	11,626	14,369	81%
Management	7,055	84,662	84,662	100%
Assessment roll preparation	1,875	22,500	22,500	100%
Audit	-	15,050	16,500	91%
Legal - general	3,542	30,352	25,000	121%
Legal - litigation	-	3,615	-	N/A
Engineering	840	15,053	75,000	20%
Telephone	30	359	359	100%
Postage	68	2,428	2,000	121%
Insurance	-	17,920	17,800	101%
Printing and binding	50	595	595	100%
Legal advertising	-	1,819	2,000	91%
Office supplies	-	217	750	29%
Annual district filing fee	-	175	175	100%
Trustee	-	31,640	31,500	100%
Arbitrage rebate calculation	-	2,000	8,000	25%
ADA website compliance	-	210	900	23%
Contingency	176	2,936	10,000	29%
Total administrative	<u>15,789</u>	<u>243,157</u>	<u>312,110</u>	78%
Field management				
Field management services	952	11,424	11,424	100%
Total field management	<u>952</u>	<u>11,424</u>	<u>11,424</u>	100%
Water management				
Other contractual	35,556	86,841	306,939	28%
Fountains	54,076	317,398	178,300	178%
Total water management	<u>89,632</u>	<u>404,239</u>	<u>485,239</u>	83%
Street lighting				
Contractual services	2,347	37,913	18,000	211%
Electricity	735	10,827	10,000	108%
Capital outlay	-	-	10,000	0%
Miscellaneous	-	11,692	17,500	67%
Total street lighting	<u>3,082</u>	<u>60,432</u>	<u>55,500</u>	109%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Landscaping				
Other contractual	177,806	932,011	960,000	97%
Improvements and renovations	880	48,221	50,000	96%
Contingencies	-	-	25,000	0%
Total landscaping	<u>178,686</u>	<u>980,232</u>	<u>1,035,000</u>	95%
Roadway maintenance				
Contractual services (street cleaning)	1,125	4,500	4,200	107%
Roadway maintenance	-	84,683	150,000	56%
Roadway capital outlay	22,360	599,155	750,000	80%
Total roadway services	<u>23,485</u>	<u>688,338</u>	<u>904,200</u>	76%
Irrigation				
Controller repairs & maintenance	53	633	200,000	0%
Other contractual-irrigation manager	-	57,192	57,000	100%
Supply system	14,444	273,705	912,825	30%
Total irrigation	<u>14,497</u>	<u>331,530</u>	<u>1,169,825</u>	28%
Other fees & charges				
Property appraiser	-	17,417	41,610	42%
Tax collector	-	53,839	55,480	97%
Total other fees & charges	<u>-</u>	<u>71,256</u>	<u>97,090</u>	73%
Total expenditures and other charges	<u>326,123</u>	<u>2,790,608</u>	<u>4,070,388</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	(318,304)	86,462	(1,372,370)	
Net change in fund balances	(318,304)	86,462	(1,372,370)	
Fund balances - beginning	3,035,383	2,630,617	2,656,924	
Fund balances - ending	<u>\$ 2,717,079</u>	<u>\$ 2,717,079</u>	<u>\$ 1,284,554</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2004
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 33,828	\$ 33,600	101%
Interest	729	9,287	-	N/A
Total revenues	729	43,115	33,600	128%
EXPENDITURES				
Debt service				
Principal	-	5,000	5,000	100%
Interest	-	13,837	13,838	100%
Total debt service	-	18,837	18,838	100%
Other fees & charges				
Property appraiser	-	-	525	0%
Tax collector	-	676	700	97%
Total other fees & charges	-	676	1,225	55%
Total expenditures	-	19,513	20,063	97%
Excess/(deficiency) of revenues over/(under) expenditures	729	23,602	13,537	
Net change in fund balances	729	23,602	13,537	
Fund balances - beginning	219,246	196,373	194,571	
Fund balances - ending	\$ 219,975	\$ 219,975	\$ 208,108	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2005
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 178,808	\$ 178,262	100%
Interest	1,057	12,772	-	N/A
Total revenues	1,057	191,580	178,262	107%
EXPENDITURES				
Debt service				
Principal	-	75,000	70,000	107%
Interest	-	92,100	92,100	100%
Total debt service	-	167,100	162,100	103%
Other fees & charges				
Property appraiser	-	-	2,785	0%
Tax collector	-	3,573	3,714	96%
Total other fees & charges	-	3,573	6,499	55%
Total expenditures	-	170,673	168,599	101%
Excess/(deficiency) of revenues over/(under) expenditures	1,057	20,907	9,663	
Net change in fund balances	1,057	20,907	9,663	
Fund balances - beginning	318,028	298,178	283,390	
Fund balances - ending	<u>\$ 319,085</u>	<u>\$ 319,085</u>	<u>\$ 293,053</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-1A
EXCHANGED SERIES 2004 AND BIFURCATED SERIES 2014-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 200,325	\$ 280,650	71%
Interest	3	349	-	N/A
Total revenues	<u>3</u>	<u>200,674</u>	<u>280,650</u>	72%
EXPENDITURES				
Debt service				
Principal	-	120,000	120,000	100%
Interest	-	160,650	160,650	100%
Total expenditures	<u>-</u>	<u>280,650</u>	<u>280,650</u>	100%
Net change in fund balances	3	(79,976)	-	
Fund balances - beginning	947	80,926	164,483	
Fund balances - ending	<u>\$ 950</u>	<u>\$ 950</u>	<u>\$ 164,483</u>	

On June 15, 2018, the District bifurcated the Series 2014-1 Bonds into two separate Bond Series- Series 2014-1 and Series 2014-1B. As a result of the bifurcation, the par amount of the Series 2014-1 Bonds is \$4,000,000; the par amount of the Series 2014-1B Bonds is \$3,815,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-1B
EXCHANGED SERIES 2004 AND BIFURCATED SERIES 2014-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 374,800	\$ 372,345	101%
Interest	1,326	17,415	-	N/A
Total revenues	<u>1,326</u>	<u>392,215</u>	<u>372,345</u>	105%
EXPENDITURES				
Debt service				
Principal	-	155,000	150,000	103%
Interest	-	205,538	205,538	100%
Total debt service	<u>-</u>	<u>360,538</u>	<u>355,538</u>	101%
Other fees & charges				
Property appraiser	-	-	5,818	0%
Tax collector	-	7,490	7,757	97%
Total other fees & charges	<u>-</u>	<u>7,490</u>	<u>13,575</u>	55%
Total expenditures	<u>-</u>	<u>368,028</u>	<u>369,113</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,326	24,187	3,232	
Net change in fund balances	1,326	24,187	3,232	
Fund balances - beginning	399,127	376,266	351,970	
Fund balances - ending	<u>\$ 400,453</u>	<u>\$ 400,453</u>	<u>\$ 355,202</u>	

On June 15, 2018, the District bifurcated the Series 2014-1 Bonds into two separate Bond Series- Series 2014-1 and Series 2014-1B. As a result of the bifurcation, the par amount of the Series 2014-1 Bonds is \$4,000,000; the par amount of the Series 2014-1B Bonds is \$3,815,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-2A
EXCHANGED SERIES 2005 AND BIFURCATED SERIES 2014-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 385,750	\$ 535,300	72%
Interest	2	686	-	N/A
Total revenues	<u>2</u>	<u>386,436</u>	<u>535,300</u>	72%
EXPENDITURES				
Debt service				
Principal	-	235,000	235,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	300,150	300,300	100%
Total expenditures	<u>-</u>	<u>540,150</u>	<u>535,300</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	2	(153,714)	-	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	2,524	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>2,524</u>	<u>-</u>	N/A
Net change in fund balances	2	(151,190)	-	
Fund balances - beginning	755	151,947	308,457	
Fund balances - ending	<u>\$ 757</u>	<u>\$ 757</u>	<u>\$ 308,457</u>	

On June 15, 2018, the District bifurcated the Series 2014-2 Bonds into two separate Bond Series- Series 2014-2 and Series 2014-2B. As a result of the bifurcation, the par amount of the Series 2014-2 Bonds is \$8,635,000; the par amount of the Series 2014-2B Bonds is \$4,835,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-2B
EXCHANGED SERIES 2005 AND BIFURCATED SERIES 2014-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 412,386	\$ 409,787	101%
Interest	1,333	37,853	-	N/A
Total revenues	<u>1,333</u>	<u>450,239</u>	<u>409,787</u>	110%
EXPENDITURES				
Debt service				
Principal	-	180,000	175,000	103%
Principal prepayment	-	20,000	-	N/A
Interest	-	225,300	225,900	100%
Total debt service	<u>-</u>	<u>425,300</u>	<u>400,900</u>	106%
Other fees & charges				
Property appraiser	-	-	6,403	0%
Tax collector	-	8,240	8,537	97%
Total other fees & charges	<u>-</u>	<u>8,240</u>	<u>14,940</u>	55%
Total expenditures	<u>-</u>	<u>433,540</u>	<u>415,840</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	1,333	16,699	(6,053)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(2,524)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(2,524)</u>	<u>-</u>	N/A
Net change in fund balances	1,333	14,175	(6,053)	
Fund balances - beginning	421,284	408,442	247,039	
Fund balances - ending	<u>\$ 422,617</u>	<u>\$ 422,617</u>	<u>\$ 240,986</u>	

On June 15, 2018, the District bifurcated the Series 2014-2 Bonds into two separate Bond Series- Series 2014-2 and Series 2014-2B. As a result of the bifurcation, the par amount of the Series 2014-2 Bonds is \$8,635,000; the par amount of the Series 2014-2B Bonds is \$4,835,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-3 (SERIES 2005)
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 176,660	\$ 175,530	101%
Assessment levy: off-roll	-	385,015	688,939	56%
Assessment prepayments	-	21,656	-	N/A
Miscellaneous	-	896	-	N/A
Interest	782	11,297	-	N/A
Total revenues	<u>782</u>	<u>595,524</u>	<u>864,469</u>	69%
EXPENDITURES				
Debt service				
Principal	-	335,000	310,000	108%
Interest	-	392,700	392,700	100%
Total debt service	<u>-</u>	<u>727,700</u>	<u>702,700</u>	104%
Other fees & charges				
Property appraiser	-	-	2,743	0%
Tax collector	-	3,530	3,657	97%
Total other fees & charges	<u>-</u>	<u>3,530</u>	<u>6,400</u>	55%
Total expenditures	<u>-</u>	<u>731,230</u>	<u>709,100</u>	103%
Net change in fund balances	782	(135,706)	155,369	
Fund balances - beginning	235,634	372,124	556,691	
Fund balances - ending	<u>\$ 236,416</u>	<u>\$ 236,418</u>	<u>\$ 712,060</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015A-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 222,839	\$ 221,559	101%
Interest	1,501	19,263	-	N/A
Total revenues	<u>1,501</u>	<u>242,102</u>	<u>221,559</u>	109%
EXPENDITURES				
Debt service				
Principal	-	70,000	65,000	108%
Principal prepayment	-	45,000	-	N/A
Interest	-	152,425	153,750	99%
Total debt service	<u>-</u>	<u>267,425</u>	<u>218,750</u>	122%
Other fees & charges				
Property appraiser	-	-	3,462	0%
Tax collector	-	4,453	4,616	96%
Total other fees & charges	<u>-</u>	<u>4,453</u>	<u>8,078</u>	55%
Total expenditures	<u>-</u>	<u>271,878</u>	<u>226,828</u>	120%
Net change in fund balances	1,501	(29,776)	(5,269)	
Fund balances - beginning	452,346	483,623	438,543	
Fund balances - ending	<u>\$ 453,847</u>	<u>\$ 453,847</u>	<u>\$ 433,274</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015A-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 74,637	\$ 73,981	101%
Interest	509	6,258	-	N/A
Total revenues	509	80,895	73,981	109%
EXPENDITURES				
Debt service				
Principal	-	30,000	30,000	100%
Principal prepayment	-	10,000	-	N/A
Interest	-	39,550	39,850	99%
Total debt service	-	79,550	69,850	114%
Other fees & charges				
Property appraiser	-	-	1,156	0%
Tax collector	-	1,491	1,541	97%
Total other fees & charges	-	1,491	2,697	55%
Total expenditures	-	81,041	72,547	112%
Excess/(deficiency) of revenues over/(under) expenditures	509	(146)	1,434	
Net change in fund balances	509	(146)	1,434	
Fund balances - beginning	152,899	153,554	134,648	
Fund balances - ending	\$ 153,408	\$ 153,408	\$ 136,082	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015B
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest	\$ -	\$ 518	\$ -	N/A
Total revenues	-	518	-	N/A
Debt service	-	-	-	
Total debt service	-	-	-	N/A
Excess/(deficiency) of revenues over/(under) expenditures	-	518	-	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(44,415)	-	N/A
Total other financing sources/(uses)	-	(44,415)	-	N/A
Net change in fund balances	-	(43,897)	-	
Fund balances - beginning	-	43,897	26,345	
Fund balances - ending	\$ -	\$ -	\$ 26,345	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 1,216,218	\$ 1,213,935	100%
Assessment prepayments	-	32,476	-	N/A
Interest	3,284	45,835	-	N/A
Total revenues	<u>3,284</u>	<u>1,294,529</u>	<u>1,213,935</u>	107%
EXPENDITURES				
Debt service				
Principal	-	725,000	720,000	101%
Principal prepayment	-	30,000	-	N/A
Interest	-	469,906	470,638	100%
Total debt service	<u>-</u>	<u>1,224,906</u>	<u>1,190,638</u>	103%
Other fees & charges				
Property appraiser	-	-	18,968	0%
Tax collector	-	24,303	25,290	96%
Total other fees & charges	<u>-</u>	<u>24,303</u>	<u>44,258</u>	55%
Total expenditures	<u>-</u>	<u>1,249,209</u>	<u>1,234,896</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	3,284	45,320	(20,961)	
Net change in fund balances	3,284	45,320	(20,961)	
Fund balances - beginning	988,547	946,511	728,343	
Fund balances - ending	<u>\$ 991,831</u>	<u>\$ 991,831</u>	<u>\$ 707,382</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND EXCHANGE 2014-2 (SERIES 2005)
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 9	\$ 362
Total revenues	<u>9</u>	<u>362</u>
EXPENDITURES		
Capital outlay	-	12,384
Total expenditures	<u>-</u>	<u>12,384</u>
Excess/(deficiency) of revenues over/(under) expenditures	9	(12,022)
Net change in fund balances	9	(12,022)
Fund balances - beginning	2,846	14,877
Fund balances - ending	<u>\$ 2,855</u>	<u>\$ 2,855</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 1,019	\$ 12,396
Total revenues	<u>1,019</u>	<u>12,396</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,019	12,396
Net change in fund balances	1,019	12,396
Fund balances - beginning	305,157	293,780
Fund balances - ending	<u><u>\$ 306,176</u></u>	<u><u>\$ 306,176</u></u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

MINUTES

DRAFT

MINUTES OF MEETING

FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2

The Board of Supervisors of the Fiddler’s Creek Community Development District #2 held a Regular Meeting on September 24, 2025 at 10:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present:

Elliot Miller	Chair
Linda Viegas	Vice Chair
John Nuzzo	Assistant Secretary
William Tomazin Jr.	Assistant Secretary
Scott Spitzer (via phone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
John Baker III	Hole Montes, a Bowman Company
Aaron Haak	Fiddler’s Creek Deputy General Counsel
Ryan Hennessey	Fiddler’s Creek Director of Community Services
Jody Benet	Fiddler’s Creek Irrigation Manager
Mike Barrow	GulfScapes Landscape Management (GulfScapes)
Robert Engler	Crystal Waterscapes
Maritza Stonebraker (via phone)	Berger, Toombs, Elam, Gaines & Frank
Michael Buck	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 10:00 a.m. Supervisors Miller, Viegas, Nuzzo and Tomazin were present. Supervisor Spitzer attended via telephone.

On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with all in favor, authorizing Mr. Spitzer’s attendance, and full participation, via telephone, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 minutes per speaker)

No public comment cards were submitted and no members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion: Reissuance of Annual Financial Report

• **Memorandum to the Board**

Mr. Miller stated that two memos, one dated today and another dated September 16, 2025 were received from the auditor, Berger, Toombs, Elam, Gaines and Frank (BTEGF). He had issues and questions on each. He asked if anyone from BTEGF was on the phone. Mr. Adams stated three representatives from the firm were on the phone.

Mr. Miller indicated that he takes exception to the statement in the memorandum stating, "It is in both our best interest and the Board's best interest for the Board to take full ownership of any additional changes." He does not understand why it is in the Board's best interest that the auditors deny responsibility. He also takes exception to the statement, "If any changes result in a material misstatement, our audit opinion will be modified to reflect that misstatement." Mr. Miller stated the Board would not make a material misstatement.

Mr. Tomazin believes that, from the auditor's view, it means if it were determined there is an adjustment needed that is material then they would revise their opinion.

Ms. Stonebraker confirmed that the statement means that, if the Board provided additional revisions, BTEGF would review the report and make sure the report is still in compliance with Generally Accepted Accounting Principles (GAAP), as the report currently is.

Mr. Miller asked for the modifications in the September 24, 2025 memo to be explained.

Ms. Viegas stated that she reviewed the revised audit included with the memo, line-by-line, and there were no changes. The modifications referred to in the memo were made to the prior revised draft and had already been reviewed at the previous meeting. Ms. Stonebraker stated that is correct; the current report is the same report that Ms. Viegas analyzed and will be considered the reissued report.

Mr. Tomazin stated he sent an email to the Board and Ms. Stonebraker with his proposed changes and asking if there is a deficiency in internal controls and he asked for a memo answering that question; in his opinion it is addressed tersely in the memo. Ms. Stonebraker stated that the memorandum noted that "The omission of the language in the previously issued report did not represent a departure from GAAP, nor did it affect the District's financial position, results of operations, or compliance with laws or regulations. Our independent auditor's opinion remains unmodified, and no changes have been made to the underlying financial statements." That being said, the original report was compliant with GAAP, and the additions that were made to enhance clarity and consistency, at the Board's request,

will be deemed the reissued report, which is still in compliance with GAAP and, therefore, BTEGF did not find judgment to be an internal control issue.

Mr. Tomazin disagreed with the fact that some of the disclosures he raised are compliant with GAAP. He thinks very specific provisions are prescribed in the accounting literature and he understands Ms. Stonebraker's view that the changes would not be viewed as material changes to the financial statements. In his opinion, the fact that disclosures were not included is in fact a deficiency in internal controls. Even though it might not be material to the financials he is concerned about what could have happened, and he expected that to be addressed. He voiced his opinion that, by default, it is a significant deficiency because the Board is discussing it. He stated he spoke with Ms. Stonebraker, but he has not heard from the District Management team and is concerned if internal controls are not identified and fixed. He wants to understand what controls are in place and why no deficiency exists. He asked if Mr. Adams is prepared to comment.

Mr. Adams stated he is not in a position to make any comment, but he will obtain a copy of the Internal Controls Policy. Mr. Miller asked if District Management reviews the draft audit. Mr. Adams replied affirmatively and stated the Controller, who was previously a governmental auditor, reviews the draft audits.

Discussion ensued regarding whether to accept the financial statements and whether to ask Mr. Pinder to call in.

- **Annual Financial Report FY2024 [Revised Draft]**

Mr. Tomazin stated he does not disagree with the financials presentation and asked if any report would need to be modified if there is a deficiency in internal controls. Ms. Stonebraker stated that one of the letters would be adjusted if a deficiency is added. Mr. Tomazin acknowledged that he does not understand the processes and internal controls of District Management but voiced his opinion that the changes to the financial statements indicate a deficiency that cannot be judged from the memo.

Mr. Miller asked Mr. Tomazin for his conclusion and recommendation regarding whether to accept the most recent revised draft report. Mr. Tomazin stated he cannot accept the audited financial report until he sees more details regarding the internal controls, the criteria for inclusion of data, and the reasoning regarding whether a deficiency exists.

107 Mr. Miller stated he trusts and relies on Mr. Tomazin's judgment due to his career in
108 auditing. Further explanation is needed. Mr. Tomazin stated he would like Mr. Pinder to attend
109 a meeting and address the internal controls.

110 Mr. Nuzzo, Ms. Viegas and Mr. Spitzer stated they would rely on Mr. Tomazin's
111 expertise and not accept the current report until Mr. Tomazin's perceived deficiencies are
112 explained.

113 Mr. Miller asked that Mr. Pinder attend the next meeting and asked if Ms. Stonebraker
114 would be available. Mr. Adams stated he must check with Mr. Pinder and will have him call in if
115 possible. Ms. Stonebraker stated she could call in.

116 Ms. Viegas stated she wants to add a few comments based on her interactions with Ms.
117 Stonebraker on her issues. She noted that Ms. Stonebraker was not the audit director in charge
118 at the beginning of this audit; she became involved in May, when the original director retired.

119 Ms. Viegas stated some of the financials the Board received were not complete. For
120 example, one of the amortization schedules for the bonds was cut off in the approved budget
121 resulting in different totals from the audit. She stated that she and Ms. Stonebraker "agreed to
122 disagree" on some of the other verbiage. Ms. Stonebraker did agree to review several
123 suggestions Ms. Viegas made for the next audit, including giving more detail of the reasons for
124 differences in year-to-year comparisons, and additional footnotes for clarifications regarding
125 types of balances. Ms. Viegas stated that Ms. Stonebraker did not produce the letters that
126 stated the auditors met with the Board; no such meetings took place. Ms. Viegas stated she was
127 very disappointed that BTEGF did not offer a discount since they did not fulfill their promise to
128 submit the audit in a timely manner; the audit was not received until June 30, 2025, the date
129 when it was supposed to be approved and submitted to the State.

130 Mr. Tomazin discussed a note on Page 6 of the audit relating to a change in
131 understanding regarding the decrease in current assets and increase in restricted assets that
132 went from \$1 million to \$3 million. He spoke with Ms. Stonebraker, who stated there was a
133 change in understanding between the previous auditor and BTEGF. Mr. Tomazin asked Ms.
134 Stonebraker to recall the explanation she gave. Mr. Miller asked what the assets refer to
135 because all the CDD has is cash.

136 Ms. Stonebraker stated that the previous auditor reported certain investments as
137 current assets and BTEGF reports them as non-current assets, as seen on Page 10.

Ms. Viegas explained that the assets are invested in the Federated Hermes Treasury Obligations Fund, as shown on Page 24, that was questioned in a previous meeting.

The approval of the revised draft of the Annual Financial Report FY2024 was deferred until the next meeting.

A. Consideration of Resolution 2025-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

This item was deferred.

FOURTH ORDER OF BUSINESS

**Update: Superior Waterway Services, Inc.
Treatment Report**

The August 2025 Lake Treatment Report was included for informational purposes.

Ms. Viegas voiced her opinion that the report looks good, and it appears everything is under control.

FIFTH ORDER OF BUSINESS

**Health, Safety and Environment Report
(Ryan Hennessey)**

Mr. Hennessey presented the PowerPoint and reported the following:

➤ Concerns related to irrigation and pressure washing, etc., can be emailed to Irrigation@Fiddlerscreek.com and Pressurewashing@Fiddlerscreek.com for staff response.

➤ Tree Canopy Trimming: Juniper is continuing with the second round of trimming the fruited and date palms throughout CDD #2. Crews are currently in Oyster Harbor and Mussorie.

A. Irrigation and Pressure Washing Efforts

➤ Precipitation Data: In August 2025, the average rainfall was 9.41". Last August it was 15.06".

➤ Irrigation Projected Usage: In August, the villages had four rain holds and the common areas had six. Total water usage in August 2024 was 41,528,061 gallons and August 2025 usage was 43,801,660 gallons.

➤ Pump Station Usage: Pump Station #1 is still working in a supportive role until it is fixed.

➤ Irrigation Report: There were a few communication failures last month due to lightning strikes, but they did not result in any money being charged to CDD #2.

It was noted that in August there was a 5" variance in the amount of rain received at the golf course and in Veneta.

➤ Pressure Washing: Crews completed work on Village curb drains off Fiddler's Creek Parkway and Championship, Fiddler's Creek front monuments, Marsh Cove, and signs and benches at the Aviamar front entrance. Crews are working in Veneta and Runaway now. The map was updated.

Mr. Miller asked why communication failures happen so frequently. Mr. Benet stated it is because the equipment is 25 years old; there are a lot of power outages, and the system is very sensitive.

Ms. Viegas asked if Mr. Benet has a new assistant, as she saw someone driving around with him. Mr. Benet replied affirmatively and noted he will not be here much longer.

B. Security and Safety Update

Mr. Hennessey reported the following:

➤ Gate Access Control: Both phone numbers are operational. Community Patrol's phone number is 239-231-9878, which should be called for assistance with security matters. In an emergency, 911 should be called first, followed by Community Patrol. The automated gatehouse number is 239-529-4139, which should be called to add vendors or visitors to the list. Information can also be emailed to safety@fiddlerscreek.com.

➤ Occupancy Report: Overall average weekly occupancy in August was 897 compared to 913 in July, a slight decrease.

➤ Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week. There are two patrols per shift, generally one patrol in CDD #1 and one in CDD #2.

➤ Gatehouse Activity: Total gatehouse entries for all three gates decreased from 39,716 in July to 38,407 in August.

➤ Incidents: Open garage doors, medical calls, and residential complaints were most common, similarly as the previous month. There were 13 medical calls in August.

➤ Speed Detection and Enforcement: The portable speed detection device was in use in two locations, Marsh Cove and Sandpiper Drive. Mr. Hennessey stated that last month speeding was reported in the locations; extra patrols were also added. First-time offenders accounted for 10 of 11 violations; they received written warnings. One repeat offender was referred to the Fining Committee.

➤ Per the Collier County Sheriff's Office (CCSO), there were 63 extra patrols in August, 13 medical calls, ten accidental calls to 911 (hang-ups), nine alarm calls, and two hazardous incidents related to suspected gas leaks.

Mr. Spitzer asked if Mr. Hennessey could provide more than just a month-over-month comparison and add year comparisons. Mr. Hennessey asked for which specific reports. Mr. Spitzer thinks speeding violations and incident reports would be helpful in evaluating trends. Mr. Hennessey will include the information in the next report.

SIXTH ORDER OF BUSINESS

Discussion: Wall Bordering Museo Circle

Mr. Baker stated the inspector walked the wall with GulfScapes. Multiple sections of the fence will need to be replaced in ten to 12 areas. Proposals will be requested for GulfScapes to remove and replace landscaping to access the wall, and for the wall repairs; he hopes to present the proposals at the next meeting.

Ms. Viegas asked about the vegetation proposal as an option rather than replacing the wall sections. Mr. Baker will request two proposals, one with the wall repaired and replacement vegetation, and one with wall removal and vegetation added. He will work with Mr. Barrow.

Mr. Tomazin asked if the school behind the CDD's wall has a fence. Mr. Barrow stated the school has a fence, and there is a canal behind the wall. The area has very heavy vegetation.

SEVENTH ORDER OF BUSINESS

Developer's Report/Update

Mr. Haak reported the following:

➤ Work continues at The Club & Spa area. A large part of the new parking lot is available for use. Work continues on the pickleball courts and tennis pavilion.

➤ Work on the main campus and Gator Grille continues. New signs were put out informing people that they could be arrested if they go into those areas. People are still entering the areas.

➤ The schedule remains as previously stated. Completion is due by the end of October or early November.

➤ The area off Runaway Lane is completed.

➤ Work continues on Building 13 in Dorado.

Mr. Miller asked when the Dorado pool will be built, as he believes it would help sales. Mr. Haak stated construction is a phased process. The pool will be completed in the future per the Developer's plan.

Ms. Viegas asked if the summary report from the Irrigation Consultant was reviewed and what are the next steps. Mr. Haak stated the report was received and noted there was a corporate change; the company was acquired by another company. They are working that out.

Ms. Viegas asked if the timing of the project changed. Mr. Haak stated it has not.

EIGHTH ORDER OF BUSINESS

Engineer's Report/Update: Bowman Company

In Mr. Cole's absence, Mr. Baker reported the following:

➤ Nothing has changed with the traffic signal.

Ms. Viegas asked about the costs to date as requested by Mr. Nuzzo and reflected in the meeting minutes. Mr. Cole was supposed give a report to Mr. Baker to present. Mr. Baker stated Mr. Cole hopes to have the report done by October 10, 2025.

Mr. Nuzzo asked when the traffic signal would be totally operational. Mr. Baker stated the projected completion date for the signal is the end of October 2025; his firm is not the Engineer for the project and can only provide updates based on the information received.

➤ The fair share calculation for 7-ELEVEN was approved by the County. Mr. Cole will prepare a summary of the costs when he returns.

➤ Mr. Baker has been working on the Pump House #1 replacement documents. He received Mr. Pires' comments. Metro PSI's technical comments should be received by the end of the week. He hopes for a pre-bid meeting in October.

➤ The stones around yard drains on Quilcene Lane in Oyster Harbor were installed. He is working with GulfScapes to address resident complaints. The system is working but the drain grates get clogged with debris. Staff is working to ensure that inlets work until debris can be removed.

➤ Campanile drainage: MRI completed its work. He is working to find out where they dumped the material they removed and how much they got. MRI submitted a proposal to do ROV testing for blockage further down the drain.

➤ Mr. Baker has been talking with Mr. Benet and sent some emails to MRI regarding the second irrigation loop discussed at the last meeting. He had nothing more to report on the irrigation items.

NINTH ORDER OF BUSINESS**Continued Discussion: Existing Sign Inserts**

Ms. Viegas reminded the Board that Mr. Baker distributed a map and proposal from Lykins-SignTek at the last meeting to obtain new street signs or replace faded ones. She visited every location and looked at the service proposed for each. The report in the agenda book includes photos of the signs she is questioning, along with her comments. She asked Mr. Baker to explain the criteria that were used in determining what signs need to be replaced and what new signs need to be added.

Mr. Baker stated they look at the sign structure to see if it is damaged or deteriorating, if the sign inserts show fading or wear, and if the signs still have reflectivity.

Referring to the agenda, Ms. Viegas discussed the photos and report she provided and stated she conducted her review of the signs during the day so she cannot address reflectivity.

➤ The first location was at Museo Circle and Campanile. There are three 3-way signs under stop signs. One was completely faded. The other two were not as bad. The cost to replace the signs is \$210 each.

➤ The second location is Chiasso Court. The recommendation is to add a street sign for Campanile on the street post. Ms. Viegas stated she went all around Campanile Circle, and every other street sign for a street off Campanile has a Campanile sign. She asked how this one was missed, and who initially installed them. The Board did not think the Campanile Circle sign needed to be added. The cost is \$525. The sign should be deleted from the list.

➤ The third location is Carmini Court for replacement of a 25 MPH (miles per hour) insert. Ms. Viegas noted it does not look like the other signs; it looks like a different font as if someone had painted in the numbers. The cost to replace the sign is \$295. The consensus was to replace the sign.

➤ The fourth location was Carmini Court and Campanile. The recommendation is to replace the stop sign insert for \$275. Ms. Viegas stated she did not see anything wrong with the sign. Staff recommended replacing the sign due to limited visibility.

➤ The fifth location was Mussorie Court to replace the stop sign insert. Ms. Viegas stated it looked like paint dripped on it but, the sign looked fine otherwise. The cost is \$275. Staff recommended replacing the sign rather than trying to remove dried paint.

➤ The sixth location was on Serenity Court. The recommendation is to replace the divided highway sign with a yellow diamond sign for a cost of \$310. Ms. Viegas thought it looked fine but a little dirty. She questioned the need for a yellow diamond since all the other divided highway signs are black and white and a rectangle. Mr. Baker will revisit the sign with the inspector. While he believes the insert should be replaced, the yellow diamond might not be necessary.

➤ The seventh location is at Serenity Court at Aviamar Circle. It is for replacement of a 25 MPH sign insert. The cost is \$295. Ms. Viegas stated the line around the sign had a few sections peeled off. Mr. Baker will revisit the sign and advise.

➤ The eighth location is a 15 MPH sign on Aviamar Circle across from Marengo Court. Ms. Viegas thinks the sign looks fine. The cost is \$295 to replace the insert.

➤ The ninth location is a right bend arrow sign at Amaranda Court and Aviamar Circle. The recommendation is to straighten the pole at a cost of \$130. Ms. Viegas stated it is a temporary sign and is barely leaning. With the heavy rains the ground gets soft, and it leans. Since it is a temporary sign there is no concrete and none should be added since it is temporary until construction in Aviamar is complete.

➤ The tenth location is at each corner of the intersection of Sandpiper Drive and the entrance to the Aviamar community, and the intersection of Sandpiper Drive and the entrance to the Oyster Harbor community. There are six stop signs in total. Four are 4-way signs, one is an All Way sign, and one is a standard stop sign. The recommendation is to make them all "All Way" signs at \$365 each. Ms. Viegas asked why not change the one All Way sign to 4-way since the others all look fine. Mrs. Adams thought Lykins told her at one point that 4-way was no longer used. Mr. Baker will follow up.

➤ The last location is on Oyster Harbor Boulevard to replace Pavement Ends and 500 FT inserts with yellow diamond signage. Ms. Viegas asked Mr. Haak if construction would be continuing down Oyster Harbor Boulevard, making the sign obsolete at some point.

Referring to a map, Mr. Haak advised that construction will continue but he does not have a timeline. The cost is \$310. Ms. Viegas voiced her opinion that there is no reason to replace the inserts or change to a yellow diamond shape since the sign is temporary.

Ms. Viegas asked Mr. Baker to have his technician review the locations she raised to see if the ones that look fine in the daylight may have reflectivity issues to determine if they need to be changed.

On MOTION by Ms. Viegas and seconded by Mr. Tomazin, with all in favor, directing the District Engineer to review the issues raised and provide an opinion; and elimination of the \$525 Campanile sign, \$130 straightening of the temporary right bend arrow sign, and \$310 Pavement Ends and 500 FT inserts on Oyster Harbor Boulevard signage, were approved.

TENTH ORDER OF BUSINESS**Discussion: Irrigation Action Items**

Ms. Viegas stated she compared the new list to the old list. Items 7, 8 and 9 are new. 7 and 8 state they are resolved. A note was also added to Item 6 stating there was an in-person meeting on August 6, 2025 with Nick and Mr. Baker and two representatives from QE USA. Ms. Viegas noted that Mr. Cole's updates provided the last time the list was reviewed were not included.

Mr. Baker stated he had no additional updates.

The list will be reviewed at the next meeting.

ELEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Viegas asked if the report referenced in Goal 2.1 was provided in the past year and voiced her belief that Mr. Cole submitted one in previous years. Ms. Viegas stated the report she is recalling covered every section for which the District Engineer is responsible.

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

Mr. Adams stated that the document is designed to satisfy the legislative requirements. He will ask Mr. Cole, as the District Engineer, to opine on the infrastructure and related systems to satisfy the goal. Mr. Cole did a sidewalk review and is in the community monthly.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Tomazin stated the new, recently adopted Rules of Procedure are not on the website. Mr. Adams stated there is a certain list of documents that must be posted on the website. The Rules of Procedure are not required to be posted; therefore, Goal 1.3 is achieved.

Mr. Pires stated that, while they are not required to be posted on the CDD website, he suggested posting them as they were revised, and as long as the mandatory items are posted, the criteria were met.

Mr. Tomazin asked Mr. Adams to provide the Statute that states that this is not required to be posted. Mr. Pires noted that unfortunately, the details are scattered throughout the Statutes. Mr. Adams will forward the list of required documents to the Board and to Mr. Pires.

Mr. Tomazin voiced his opinion that Goal 3.3 was not achieved because the audit has not been accepted. Mr. Adams noted that the audit was transmitted to the State, and an updated version might be transmitted. Mr. Miller suggested the wording of the goal be changed to "approval is under consideration."

On MOTION by Mr. Miller and seconded by Mr. Nuzzo, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, as amended, was approved.

The following change was made to the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards:

Goal 1.3: Insert "required" after "other"

Mr. Tomazin expressed his personal opinion that these are silly goals if they are written so that the CDD meets them every time. It was noted that Goal 1.1 says that a minimum of two meetings will be held per year and suggested that the number be increased. Mr. Adams agreed with the futility of this mandated exercise and stated the bill that created this requirement was to be reconsidered but it was not addressed during this Legislative Session.

On MOTION by Mr. Miller and seconded by Mr. Nuzzo, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, as amended, was approved.

TWELFTH ORDER OF BUSINESS

**Update/ Fountains: Crystal WaterScapes
(Robert Engler)**

Mrs. Adams stated that, in addition to the report in the agenda, she emailed additional information to the Board for review.

400 Mr. Engler stated work on the Veneta fountain structure is complete and the fountain is
401 back on. One pump is still not working.

402 Mr. Engler asked if the irrigation was ever turned off in that area. Mr. Barrow stated the
403 irrigation was not shut off, but it may not have gone on because there was a lot of rain. . Mr.
404 Engler stated that the fountain stopped leaking, and he is unsure if it was because the irrigation
405 did not go on.

406 Mr. Engler stated the water that was coming out of the holes in the Veneta fountain
407 stopped. They made a well point, a way within the structure for the water to go if it leaks again.

408 Mr. Miller expressed concern about the Aviamar and Veneta proposals. Mr. Engler
409 stated, while the fountains are old and there were questionable repairs, the Veneta fountain is
410 not in terrible shape. He noted that one pump is not working, but it works beautifully even
411 though one layer is not functional.

412 The Veneta lighting proposal had two options. One for about \$50,000 to replace all the
413 lights and add additional lights that would make it extremely bright. The Board agreed that level
414 is not necessary.

415 Mr. Miller asked if the Veneta lighting proposal can be deferred since the lights are
416 working now. Mr. Engler replied affirmatively. The Board agreed to defer the Veneta lighting
417 proposal.

418 Ms. Viegas asked for the location of the referenced equipment area where the pieces of
419 saved tile are stored. Mr. Engler and Mrs. Adams stated it is behind the hedge.

420 It was noted that the other Veneta lighting option is \$23,000 with less lights, utilizing
421 what is present, electric supply wise.

422 Ms. Viegas noted that, if the proposal is revisited, she would like more detail in the
423 breakdown, especially the number of labor hours rather than lump sums, and an explanation of
424 why the quantity of lights does not match the number of new PVC black cord seals in one of the
425 sections. She stated this request for more detail breaking out lump sum numbers applies to all
426 his proposals.

427 The Board and Staff discussed the Aviamar fountain proposal for \$207,000.

428 Mr. Engler stated it should actually be more than that, but, because he is doing so much
429 work here and will be providing maintenance on all the fountains, the CDD is getting a break on
430 the price. Mr. Engler discussed the antiquated equipment and stated the fountain is supposed

to have dancing water features. The proposal will bring the fountain back to how it is supposed to be.

Mr. Engler discussed structural issues and hydraulic leak issues with the Aviamar fountain. He stated his crew dug under the fountain until they got one-third of the way across the fountain. There was a huge gap between the dirt and the bottom of the fountain. There was a hole where the sumps were. Water was coming through, which typically happens when plastic is connected to concrete. The plastic PVC pipe is cracked all the way up into the concrete. They could not find the pipe that goes to the two side sections of the fountain which Mr. Engler refers to as the "Mickey ears." The pipe goes 10' deep. One old suction line is capped because it has a big crack. He can make a way for the water to get to the manifolds, remove the sumps that leak, and get the side sections to work.

Discussion ensued regarding the problems in the fountain, the proposal recommendations, etc.

Mr. Miller asked if there are any alternatives to the costs in the proposals, noting that, while the costs seem reasonable, it is a very large expenditure. Mr. Engler stated that there is no alternative repair he can suggest. Ms. Viegas stated that the CDD has nothing with which to compare this proposal and asked District Management if this must be bid due to the cost.

Mr. Spitzer would like another quote. Since there are structural issues, he asked for the cost to demolish this fountain and build a completely new fountain. He expressed concern about the contract documents that only give a one-year warranty.

Mrs. Adams stated the contract she sent Mr. Spitzer is not for this proposal. It was provided as an example only, since it has not been approved; there is no contract for it yet.

With regard to structural issues, Mr. Engler stated, if it is concrete it is going to crack. There are cracks in every fountain in the CDD. He will guarantee there will be more cracks but that does not mean it is a structural failure and needs to start from scratch.

Ms. Viegas asked if obtaining additional proposals is required. Mr. Pires discussed the considerations and stated this would be considered construction, not maintenance, which does not have to be bid until \$400,000. In his opinion, the CDD is not legally required to bid this work. Ms. Viegas raised the issue because she thought replacing materials and not constructing a new fountain would be considered maintenance. Mr. Adams stated it would be considered capital outlay.

462 Mr. Miller asked how long the project would take. Mr. Engler stated it would take three
463 to four weeks to get the new pumps. He can start on the rest of the work next week. He stated
464 that five pumps run the system; a good bit of equipment was removed, and all five pumps need
465 to be replaced.

466 Mr. Tomazin asked if the District Engineer can meet with Mr. Engler to understand the
467 proposal and provide an engineer's viewpoint.

468 Mr. Pires stated a book of photos of what is there and what Mr. Engler has found,
469 including all the construction defects, detailed plans and specifications, engineer drawings, and
470 information regarding permit fees, is needed so the Board knows exactly what it is getting.

471 Mr. Engler stated he does the drawings and has an engineer that can do the
472 specifications. He stated the hole would need to be filled at this time and noted that laborers
473 and engineers do not work for free; these items would add another \$10,000 to the cost. Ms.
474 Viegas stated the hole does not need to be filled in to add additional cost. She asked Mr.
475 Hennessey if he could put more protection around the area in addition to the caution tape. Mr.
476 Hennessey said he would add cones.

477 Ms. Viegas asked for the quote to be more detailed. She noted areas in the proposal
478 that need further clarification and voiced her opinion that there are too many lump sums. She
479 asked for the proposal to specify how many hours, the hourly rate, etc. She asked for
480 assurances that the proposal cost is a hard cost that cannot be exceeded. She noted that the
481 proposal states a 6' hedge will be removed and sod might need to be replaced. She asked Mr.
482 Barrow to get involved and determine how much the additional cost would be. She asked how
483 long it would take to complete all the work if the proposal is approved. Mr. Engler estimated
484 two months.

485 Mr. Pires wants a detailed report with warranty information outlined; he will work with
486 Mr. Engler on this.

487 Mr. Nuzzo asked about the Oyster Harbor fountain report. Mr. Engler stated the
488 fountain was built by a swimming pool Engineer who did not know what he was doing. He did
489 not understand flow rates, he undersized on pumps and flow rates, which is why there are
490 issues.

491 Ms. Viegas asked if anything else needs to be done right now since the Oyster Harbor
492 fountain is working. Mr. Engler stated the Oyster Harbor fountain needs a filtration system.

Mrs. Adams asked Mr. Engler to provide a proposal for the Oyster Harbor fountain filtration system.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of August 31, 2025**

Ms. Viegas distributed the transaction detail report for Capital Outlay-Traffic Signal and the Bowman Invoice that was processed in the August financials in the agenda book. She wanted to make clear the issue she has raised in past meetings since it continues to occur. The Bowman invoice was \$13,515.15. It was all charged to the traffic signal. She believes only \$7,097.40 should have been charged to the traffic signal and the remaining \$6,417.75 should have been charged to General Services, which includes projects split with CDD #1. She added that this is the reason the Engineering line item is only 19% of the budget year to date. It has not been getting charged for months because the Bowman invoices have all been charged to the traffic signal. She reiterated that every Bowman invoice needs to be reviewed since the traffic signal project started.

Ms. Viegas noted that the Bowman invoices are supposed to be broken into two tasks: one for the traffic signal and one for general services. On the invoice she passed out there were traffic signal items in the general services sub task. She thinks there are errors on Bowman's part and on District Management's part that need to be corrected.

Mr. Miller asked for the current interest rate the CDD gets from Synovus. Mr. Adams stated it is still 3.6%.

Mr. Miller asked what the "Due from FCC Aviamar" line item on the Balance Sheet is for and what the Accounts Receivable are. Ms. Viegas stated the same numbers have been on the Balance Sheet for months. Mrs. Adams stated she asked about the FCC Aviamar amount. Mr. Adams stated the Accounts Receivable reflects outstanding amounts due.

Mr. Miller asked what the miscellaneous revenue in the "interest and miscellaneous" line item refers to. Ms. Viegas stated she requested the transaction detail, and it is the \$50,000 payment from Halvorsen. Mr. Adams noted that the remainder in the line item represents interest from Synovus Bank.

Mr. Miller asked about Field Management Services. Mr. Adams stated it is oversight of the projects in the field. It is their expense.

Mr. Tomazin stated it appears the audit was paid for. Ms. Viegas stated it was paid with no discount. They were paid the contracted amount, which is disappointing.

Mr. Tomazin questioned the irrigation supply system. Mr. Adams stated it refers to the pump stations; the delta is due to project delays. He suggested the Controller comment on the internal controls related to classification of expenditures and stated, while he is grateful that Ms. Viegas performs this function, it should be a Management responsibility.

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of August 27, 2025 Public Hearing and Regular Meeting Minutes**

The following changes were made:

Line 80: Delete "/" after "founding"

Line 111: Change "thinks" to "confirmed"

Ms. Viegas asked when the Board would receive the copy of the fees for the refinancings with FMS bonds, as noted on Lines 213 and 214. Mr. Adams stated they should have them by the next meeting.

On MOTION by Mr. Tomazin and seconded by Mr. Miller, with all in favor, the August 27, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

FIFTEENTH ORDER OF BUSINESS**Action/Agenda or Completed Items**

Ms. Viegas reviewed the list.

Items 5, 7, 9, 12, 13 and 19, 21, 22, 24 were completed.

Item 5 was completed. Mr. Adams stated he distributed the requested memo to the Board.

Item 18: No discount was received. This item will remain on the list.

Item 19 was completed. Mr. Adams distributed information on the Hermes fund to the Board.

Item 20: Mr. Haak refused to send an e-blast so item should be deleted.

Item 21 should be Mrs. not Mr. Item is completed but review of all Bowman invoices is still required.

Item 26: The amount will need to be changed once items Ms. Viegas raised are deleted and Mr. Baker presents the other items reviewed. A proposal will be submitted at a future meeting.

SIXTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Woodward, Pires and Lombardo, P.A.**

Mr. Miller asked to defer the Sunshine Law presentation and to have it as a separate item earlier on the next agenda. Mr. Pires agreed.

Regarding Amaranda and the irrigation line installed on CDD property without CDD approval, Mr. Pires discussed the Easement Use Agreement with Pulte and Amaranda. He is working on itemizing his costs. They are cooperating and seem agreeable to pay the costs.

Regarding the Veneta and Aviamar fountains, after reading the most recent reports, Mr. Pires needs to speak with Mr. Engler regarding work done by Architectural Fountains, who is the only contractor they could go after.

Mr. Haak stated that he has listened to Mr. Engler offer his opinions and references to the original designs of the fountains and the Developer and has not responded as this is not the forum for debate. He believes those opinions are not accepted or shared by the Developer and Staff. If the time comes where there is such an opinion, Mr. Pires knows the process. Mr. Miller noted that Mr. Haak is not waiving any rights.

- **Sunshine Law, Public Records refresher**

This item was deferred.

Ms. Viegas asked Mr. Pires to remind the Board about the required ethics training we need to take by when, and how to access it next month. She also asked him to remind the Board about Form 1 and when that needs to be completed and how.

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

Mr. Adams reminded the Board that \$250,000 is included in the budget for fountain repairs. Mr. Miller and the Board stated they know but did not expect to spend it all before the fiscal year begins.

Ms. Viegas asked Mrs. Adams if she followed up with Delta Fountains to help review the fountains and give their opinion of what needs to be done. Mrs. Adams stated she spoke with

them, and they do not recommend bringing in another engineer. She noted that the owners live in Marco Island.

Mr. Tomazin suggested an email to inform the Village Presidents and Aviamar residents regarding the fountain project. Mrs. Adams stated The Foundation has an email list.

- **NEXT MEETING DATE: October 22, 2025 at 10:00 AM**

- **QUORUM CHECK**

A quorum check was not done.

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

The Operations Report was included for informational purposes.

SEVENTEENTH ORDER OF BUSINESS

Supervisors' Comments

There were no Supervisors' comments.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Tomazin and seconded by Mr. Miller, with all in favor, the meeting adjourned at 12:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

614
615
616
617
618

Secretary/Assistant Secretary

Chair/Vice Chair

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**ACTION/AGENDA
ITEMS**

FIDDLER'S CREEK CDD #2

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA Or BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.25.21	BOTH	Staff: Assessment Increases: Each year, include Mailed & Public Notices as an agenda item for Board review & editing before mailing.	X			
2	05.31.23	BOTH	Auditor: Provide DRAFT AUDIT for early review in 2025. 04.23.25: Email DRAFT AUDIT to Board as soon as it is ready 05.28.25: Tell auditor Board upset Audit not provided early. Need draft ASAP for review & for June agenda.	X			
3	01.24.24	ACTION	Staff: Email all Agreements/Contracts to BOS 1 week before meeting.	X			
4	06.26.24	BOTH	Mr. Adams: Revisit Refinancing of Bonds in mid-2025. 06.25.25: Request proposals for refinancing three eligible bonds.	X			
5	01.22.25	ACTION	Mr. Cole: Follow up on traffic signal funds from 7-ELEVEN developer. Bowman is planner for rezoning those projects, not the Engineer that designed them or did the FDPs. Follow up to send Developers the updated amounts to contribute.	X			
6	01.22.25	BOTH	Mr. Pires: Send warning letter to Pulte & Amaranda of need for CDD consent for repairs. Send letter to Aqua-Matics of what needs to be done: Amaranda & Pulte unauthorized pipeline. Mr. Pires: Easement agrmt necessary. Per Aqua-Matics, work was done but will do what CDD needs. 3/26/25: Mr. Pires: Send another letter. Put on April Agenda. 04.23.25: Mr. Pires: Send docs to Pulte & Associations directly. 05.28.25: Mr. Pires: Prepare & send Esmt Use Agmt to Assn. w/a stmt of expense for Mr. Cole's and Pires' exp to be paid by Pulte or the Assn.	X			
7	03.26.25	ACTION	Mr. Cole: Follow up w/ Laurie Beard re: County wants 7-ELEVEN pmt. 04.23.25: Mr. Cole: Send confirmation email to Ms. Beard. 05.28.25: Mr. Pires: Contact Mike Sawyer. 06.25.25: Per Mr. Cole, Mr. Sawyer requested more info to approve the calculations.	X			
8	03.26.25	ACTION	Mr. Pires/Mrs. Adams: Analyze possible claim against Veneta fountain vendors. 05.28.25: Mr. Pires: Decide if Architectural Fountains is liable for poor maintenance. 06.25.25: Mr. Pires: Present pros/cons memo & cost benefit analysis of claim against previous vendor. Mrs. Adams: Schedule call with Mr. Pires, Mrs. Adams & Mr. Engler.	X			
9	04.23.25	ACTION	Mr. Cole: When confirmation of Mr. Trebilcock's numbers is received from County, send annual reminder letter from Bowman to Greenway and cc County regarding its fair share contribution.	X			
10	05.28.25	ACTION	Staff: Notify Board in advance of emergency expenditures.	X			

FIDDLER'S CREEK CDD #2

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA Or BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
11	06.25.25	ACTION	Staff: Upon receipt, email BOS of payments from Developers, etc.	X			
12	06.25.25	ACTION	Mr. Cole: Address drainage issues on Campanile Circle w/MRI.	X	X		
13	07.23.25	ACTION	Mrs. Adams: Ask Auditor for discount as audit not provided within critical time constraints. Send audio file to Auditor. 09.24.25: Invoice paid; no discount received.	X	X		
14	08.27.25	ACTION	Mr. Adams: Ask Mr. Wrathell to attend a future meeting via Zoom.	X			
15	08.27.25	ACTION	Mr. Cole/Mr. Baker: Inspect wall along Museo Circle. Present proposal. 09.24.25: Request 2 proposals, one w/wall repaired and replacement vegetation, and one w/wall removed and vegetation added.	X			
16	08.27.25	ACTION	Mrs. Adams: Hold Lykins \$6,140 quote to replace faded street sign inserts until Florida Painters proposal is approved. 09.24.25: Obtain revised quote to reflect deletions and items reviewed by Mr. Baker	X			
17	09.24.25	ACTION	Mr. Adams: Provide Mr. Tomazin with the Internal Controls Policy.			X	
18	09.24.25	ACTION	Mr. Adams: Ask Mr. Pinder to call in to the next Board mtg.	X			
19	09.24.25	ACTION	Mr. Hennessey: Include year-over-year speeding violations & incident reports in monthly report.	X			
20	09.24.25	ACTION	Mr. Adams: Email BOS & Mr. Pires a list of documents Statutorily required to be posted on CDD website.	X			
21	09.24.25	ACTION	Pires/Engler: Develop detailed report w/ warranty info outlined.	X			
22	09.24.25	ACTION	Mr. Engler: Provide proposal for the Oyster Harbor fountain.	X			
23	09.24.25	ACTION	Staff: Review every Bowman invoice since traffic signal project started to determine what line items were charged.	X			
24							
25							

FIDDLER'S CREEK CDD #2

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA Or BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	07.24.24	ACTION	Mr. Cole: Check sidewalks & valley gutters for repairs for sidewalk upheavals from trees, mark trip hazards. Review Campanile and Aviamar for marked sidewalks not addressed. ONGOING: Ensure all identified hazards are addressed.			X	07.23.25
2	09.25.24	ACTION	Mr. Adams: Provide memo of the process or procedure to certify the assessment roll and the Fair and Reasonable definition.			X	09.24.25
3	01.22.25	ACTION	Mr. Adams: Check on other "Due To" and "Due From" amounts on the Balance Sheet for months for other Bonds. 04.23.25: Check on \$1,974 to be transferred by Trustee.			X	09.24.25
4	02.26.25	BOTH	Mr. Cole: Send list of Lykins temp signs on temp posts to be replaced, to Mr. Haak regarding Foundation responsibility to replace them. 05.28.25: Mr. Haak agreed to put signs in 3 missing locations. Board must decide whether to budget for more signs. 06.25.25: Submit proposal for permanent signs with location map for Board review.			X	09.24.25
5	04.23.25	ACTION	Mr. Pires: Send letters to Amador residents re: Clusia they planted on CDD property. (Added back to List) 05.28.25: Mr. Pires has revised GulfScapes proposal. Will not charge new owners; will be told that Clusia will be removed; previous owner liable for costs. 06.25.25: Will be done in mid-July. Letters to the residents will be sent this week.			X	09.24.25
6	04.23.25	ACTION	Mr. Adams: Keep checking for receipt of the check from Halvorsen. 06.25.25: No deposit slip is posted to the system yet.			X	09.24.25
7	07.23.25	ACTION	Mr. Adams: Get info on Hermes fund. Is it ICS accounts & is each one is fully insured.			X	09.24.25
8	07.23.25	ACTION	Mr. Haak: Send an e-blast advising residents not to go out the doors in front of Sports Desk; all areas are cordoned off for their protection.			DELETED	09.24.25
9	07.23.25	ACTION	Mrs. Adams: Provide requested transaction detail & 3 Bowman invoices charged to Roadway Services Capital Outlay Traffic Signal.			X	09.24.25
10	07.23.25	ACTION	Mrs. Adams: Coordinate e-blast of BOS vacancy.			X	09.24.25
11	08.27.25	ACTION	Mr. Buck: Send as-built drawings from Collier County to Mrs. Adams.			X	09.24.25
12							
13							

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**STAFF
REPORTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**STAFF
REPORTS
A**

LIMITED EASEMENT AND RIGHT OF WAY USE AGREEMENT

This LIMITED EASEMENT AND RIGHT OF WAY USE AGREEMENT ("Agreement") is made as of this ____ day of _____, 2025 by and between Amaranda Village Association, Inc., a Florida Not For Profit corporation, with an address of 4670 Cardinal way, Ste. 302, Naples, FL, 34112 ("User") and Fiddler's Creek Community Development District #2, a Florida community development district established pursuant to Ch. 190, Florida Statutes ("District").

WHEREAS, by virtue of the plat of Fiddler's Creek Phase 5 Aviamar, recorded in Plat Book 48, Pages 86-93, Public Records, Collier County, Florida, various easements have been dedicated to the District as referenced in the Plat Dedications, including that certain Roadway Tract identified as Tract "A-1", dedicated to the District as a District Road Right-of-Way ("Tract A-1") and Lake Tract L-85-D for drainage and stormwater management purposes ("Tract L-85-D"); and,

WHEREAS, by virtue of that certain Special Warranty Deed recorded at Official records Book 4948, Page 1839, Public Records, Collier County, Florida, the District is the fee simple title holder of the Tract "A-1"; and,

WHEREAS, by virtue of the plat of Amaranda at Fiddler's Creek, recorded in Plat Book 63, Pages 37-41, Public Records, Collier County, Florida, various easements have been dedicated to the District as referenced in the Plat Dedications including a non-exclusive public utility easement ("P.U.E."); and

WHEREAS, User has previously, without the prior concern or approval of the District, constructed and installed a three inch (3") diameter irrigation water line approximately 480 feet in length, with a six inch (6") PVC Sleeve approximately 100 feet in length (the "Encroachment") under and in portions of Tract A-1, Tract L-85-D and the P.U.E., as described and identified in the areas depicted on the attached **Exhibit "A"** (the "Encroachment Area"); and,

WHEREAS, the District has no present objection to the Encroachment within the Encroachment Area, provided that User agrees to and abides strictly by the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises, the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, User hereby agrees as follows:

1. The above recitals are true and correct and are incorporated herein.
2. User agrees to waive any claim of damage to the Encroachment arising out of the District's use, ownership, operation of Tract A-1, Tract L-85-D, the P.U.E, and the Encroachment Area, including construction, reconstruction, maintenance activities within Tract A-1, Tract L-85-D, the P.U.E, and the Encroachment Area, whether such damage is intentional or unintentional.
3. The District agrees that until otherwise notified, User may continue the use of Encroachment within the Encroachment Area, however, the District retains the right, in its sole discretion, to demand by written demand that the Encroachment be removed from Tract A-1, Tract L-85-D, the P.U.E, and the Encroachment Area, which User shall do at their sole cost and expense within a time frame outlined in such demand.
4. No other construction or installation shall take place in said Encroachment Area.
5. User for itself its grantees, successors and assigns that hereby releases, indemnifies and holds the District harmless from and against any and all obligations, claims, liabilities, losses, costs, expenses and/or fees (including reasonable attorney's fees and court costs) including personal injury or property damage arising out of the use of the Encroachment Area by the User, its respective contractors, agents, employees or invitees at any time while the Encroachment remains within the Encroachment Area. Further, User, for itself, its grantees, successors and assigns agree(s) to release and hold the District harmless from and against any and all obligations, claims, liabilities, expenses and/or fees (including reasonable attorney's fees and court costs) including personal injury or property damage arising out of the use of Tract A-1, Tract L-85-D, the P.U.E, and the Encroachment Area by the District, including but not limited to, damage which may occur to the Encroachment during the normal operation, maintenance, construction, reconstruction, repair and/or replacement, as applicable, of Tract A-1, Tract L-85-D, the P.U.E, and the Encroachment Area and/or the Encroachment and/or the infrastructure, which may now or in the future be located within the Tract A-1, Tract L-85-D, the P.U.E, or the Encroachment Area.
6. This Agreement shall be recorded at the User's expense in the Official Records of Collier County, Florida, and shall be a covenant running with the land and shall be binding upon the heirs, personal representatives, grantees, assigns and successors.

IN WITNESS WHEREOF, the parties hereto have executed this LIMITED EASEMENT AND RIGHT OF WAY USE AGREEMENT as of the date first above written.

WITNESSES:

USER: AMARANDA VILLAGE ASSOCIATION
INC.

(Signature)
Print Name:_____

Printed Name: _____

(Signature)
Print Name:_____

Printed Name: _____

STATE OF _____
COUNTY OF _____

The foregoing Agreement was acknowledged before me, by means of () physical presence or () online notarization, of this ____ day of _____, 202_, by _____ who is () personally known to me or () has produced _____ as identification.

Notary Public/State of Florida

Name: _____
My Commission expires: _____

ATTEST

(Signature)

Print Name: _____

Secy/Asst. Secy

FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT #2

By: _____

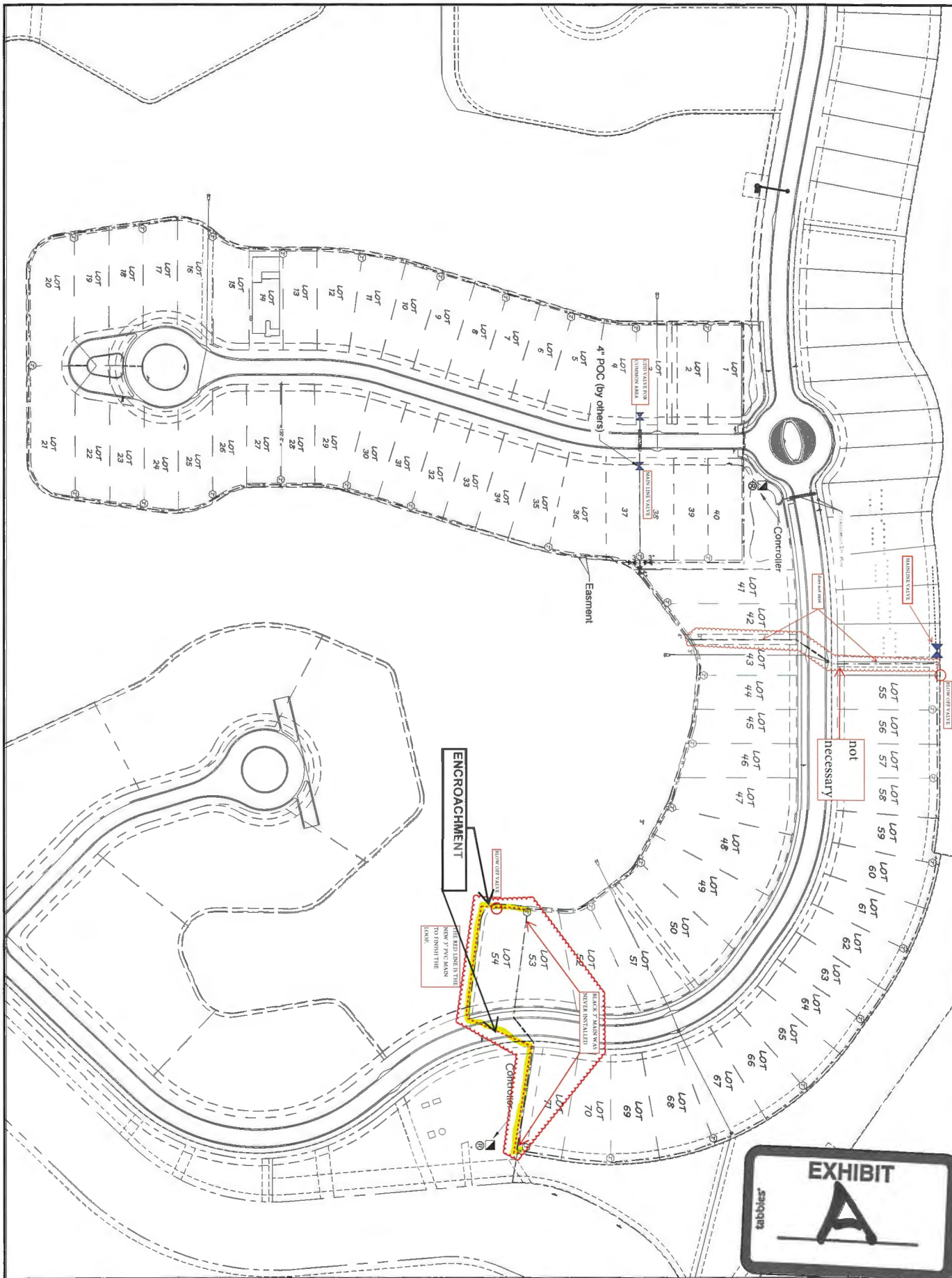
STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing Agreement was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, of this ____ day of _____, 202_, by _____, as _____ of the Fiddler's Creek Community Development District #2 who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public/State of Florida

Name: _____

My Commission expires: _____

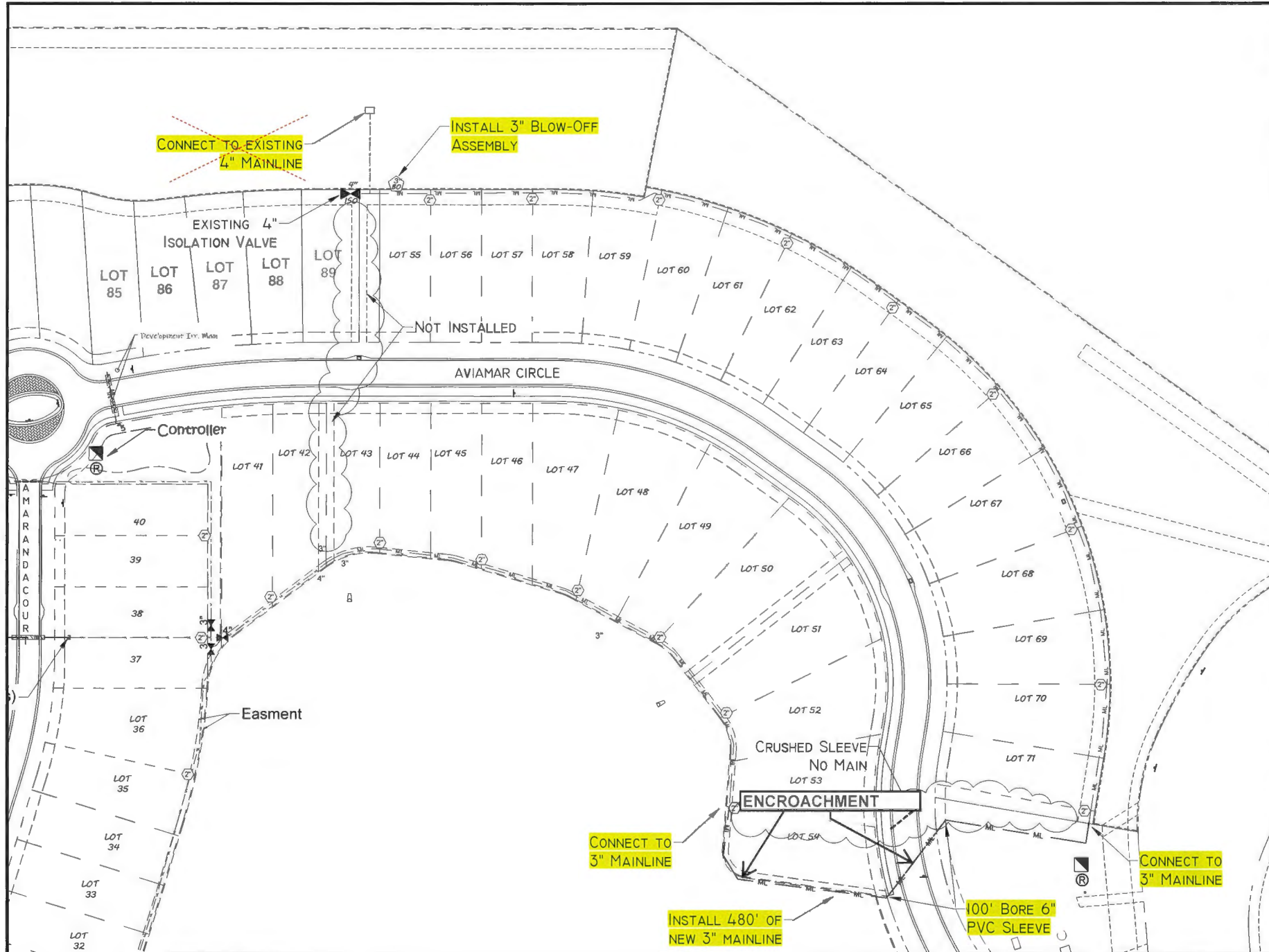


Fiddlers Creek - Amaranda Pulte Homes Irrigation Mainline Plan



No.	Revisions	Date
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Fiddlers Creek - Amaranda Pulte Homes Irrigation Mainline Plan



No.	Revisions/Changes	Date
1	Complete mobile map	8.18.20

Notes	
Drawn By	JSP
Checked By	

Project	PH	Sheet	I-1
Date	10-11-17	Drawing Name	
Scale	1"=50'	By	SG-Fiddlers/Amaranda



STAFF REPORT

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT COMMUNITY DEVELOPMENT
DEPARTMENT

HEARING DATE: OCTOBER 16, 2025

SUBJECT: PUDZ-PL20220002061; GREENWAY FRITCHEY RPUD
(Companion to GMPA-PL20220002063)

PROPERTY OWNERS/AGENTS:

Owners:

Greenway Fritchey Land, LLC
7742 Alico Road
Fort Myers, FL 33912

Habitat for Humanity of Collier County, Inc.
11145 Tamiami Trail East
Naples, FL 34113

Agents:

Robert J. Mulhere, FAICP, Senior Vice-President
Jeremie Chastain, AICP, Lead Planner
Bowman
950 Encore Way
Naples, FL 34110

Richard D. Yovanovich, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

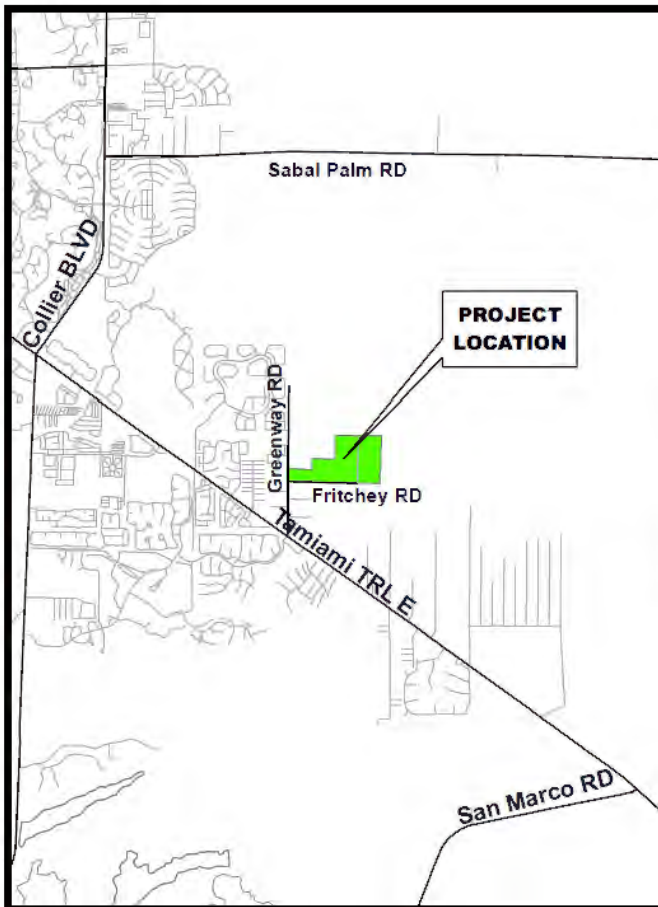
REQUESTED ACTION:

The petitioner requests that the Collier County Planning Commission consider rezoning +227.09 acres from a Rural Agricultural (A) Zoning District within the Rural Fringe Mixed Use District Overlay-Receiving Lands to a Residential Planned Unit Development (RPUD) Zoning District within the Rural Fringe Mixed Use District Overlay-Receiving Lands for the project to be known as the Greenway Fritchey RPUD to allow development of up to 1,299 residential dwelling units, with affordable housing; providing for repeal of Resolution No. 87-177, a provisional use for aquaculture.

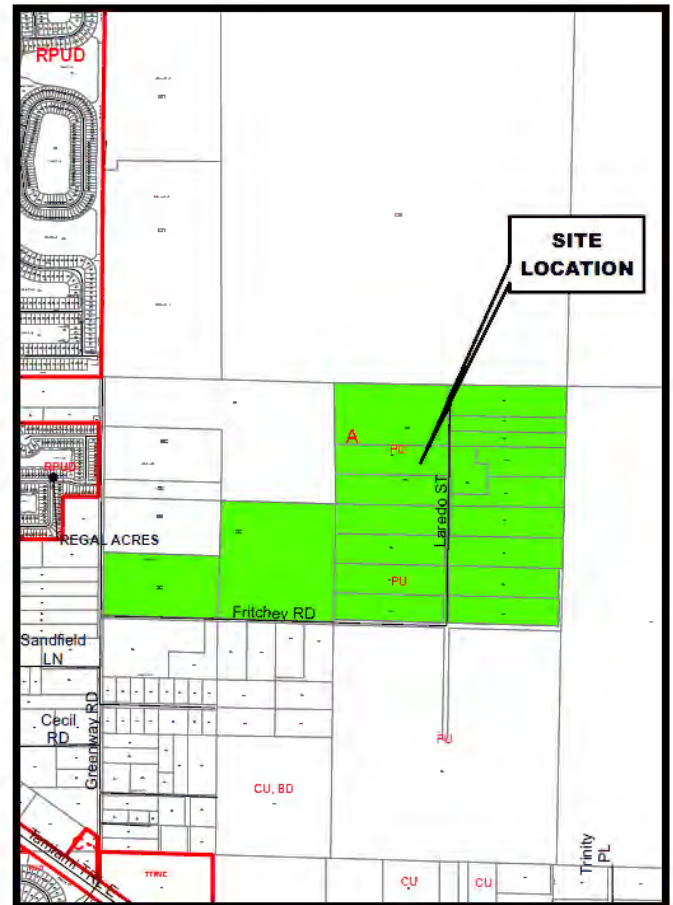
A companion Growth Management Plan Amendment is requested (GMPA-PL20220002063) to create a new overlay, Greenway-Fritchey Residential Overlay, to allow a maximum of 1,299 residential units with 260 for-sale affordable units (20 percent) reserved for individuals earning at or below 80 percent of the Area Median Income (AMI) on approximately 227.09 acres. The petition also proposes an amendment to the countywide Future Land Use Map (FLUM) and the creation of a new map ("Greenway-Fritchey Residential Overlay") in the FLUM series of the FLUE to identify the newly created Overlay.

GEOGRAPHIC LOCATION:

The property is located at the northeastern intersection of Greenway Road and Fritchey Road, in Section 7, Township 51 South, Range 27 East, Collier County, Florida. (See location map below)



Location Map



Zoning Map

Petition Number: PL20220002061

PURPOSE/DESCRIPTION OF PROJECT:

The site is located at the northeastern corner of the intersection of Greenway Road and Fritchey Road, approximately a mile north of the intersection of Tamiami Trail East and Greenway Road, and is comprised of 19 parcels. This site is currently used for agricultural purposes and a single-family dwelling.

The maximum number of units allowed on the site, as per the current A/RFMUO-Receiving Lands, is one unit per 5 acres, which equates to 46 units. RFMU receiving lands are those lands within the RFMU district that have been identified as being most appropriate for development and to which residential development units may be transferred from RFMU sending lands. Based on the evaluation of available data, RFMU receiving lands have a lesser degree of environmental or listed species habitat

value than RFMU sending lands and generally have been disturbed through development or previous or existing agricultural operations. The petitioner seeks 1,253 additional units than currently allowed, which can only be approved if the companion GMP Amendment is approved to create a site-specific Future Land Use designation for the site.

Current Zoning	Allowed Density/Units	Proposed Zoning	Proposed Density/Units
A/RFMUO-Receiving Lands	1 unit per 5 acres 46 units	RPUD	5.72 units per acre 1,299 units

The proposed rezoning to Residential Planned Unit Development (RPUD) is intended to allow development of the site with up to 1,299 dwelling units, which calculates to a density of ± 5.72 units per acre. An affordable housing commitment is proposed that 260 units on Tract R2 will be sold to households whose initial certified incomes are up to and including 80% of the Area Median Income (AMI) for Collier County.

The PUD Master Plan depicts the majority of the site (121.16 acres as Tract R1) for single and multi-family dwellings, (92.34 acres as Tract R2) for single and multi-family dwellings, and a 13.59-acre tract (Tract P) for preserve. One access point is depicted from Greenway Road into Tract R1, and another access point is depicted from Fritchey Road into Tract R1. There is a potential interconnect between Tract R1 and Tract R2 for bicycles and pedestrians at the south side of the property near Fritchey Road. Another interconnect for bicycles and pedestrians is proposed toward the western side of the PUD near Greenway Road. For Tract R2, there is an access point located on Fritchey Road, as well as an interconnect for bicycles and pedestrians along the eastern perimeter of the property. A Collier Area Transit (CAT) bus stop is proposed at the corner of Greenway Road and Fritchey Road. The petitioner's affordable housing commitment indicates that these units will be located on Tract R2 and constructed as single-family detached, single-family attached, multifamily (townhomes), or a combination thereof. Native vegetation preserves totaling 13.59 acres are proposed toward the western side of Tract R1.

The proposed maximum building height is 35 feet zoned / 42 feet actual for single-family detached, townhomes, two-family, and single-family zero-lot-line structures. The proposed maximum building height is 60 feet, zoned / 62 feet actual, for multifamily dwellings. Clubhouse/recreation buildings are proposed at a maximum height of 35 feet, zoned / 47 feet actual.

Nine deviations from the Land Development Code (LDC) are proposed:

1. To allow dead-end streets designed with a hammerhead or Y configuration;
2. To reduce the right-of-way width for local streets from 60 feet to 50 feet;
3. To allow Type B buffer plantings within an area a minimum of 10 feet in width when a community facility in a PUD abuts a residential unit;
4. To allow a wall 8 feet in height;
5. To allow on-premises directional signs a setback of five feet from a roadway or platted easement;
6. To allow a single sidewalk six feet in width on only one side of the street, and no sidewalks along alleys within Tract 2;

7. To allow for a minimum lot area of 1,680 square feet and a minimum lot width of 28 feet for single-family development in;
8. To allow for a minimum side yard of 5 feet and a minimum rear yard of 10 feet for single-family development;
9. To allow for a minimum front yard of 20 feet, a minimum rear yard of 15 feet, and a minimum side yard of 5 feet for multi-family development.

CONCURRENT PETITIONS AT THE SUBJECT PROPERTY:

In addition to the companion GMPA-PL20220002063, a Vacation of Road Right-of-Way (AVROW) – PL20240001248 has been submitted to vacate and clear title to a bisecting roadway known as Laredo Street.

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses, zoning classifications, and maximum approved densities for properties surrounding the proposed Greenway Fritchey RPUD, which is currently used for agricultural uses and one single-family home with a zoning designation of A/RFMUO- Receiving Lands

North: Developed with agricultural uses, with a current zoning designation of A/RFMUO- Receiving Lands

East: Developed with agricultural uses, with a current zoning designation of A/RFMUO- Receiving Lands

South: Fritchey Road (local road), then developed with agricultural uses and single-family residential, with a current zoning designation of A/RFMUO- Receiving Lands

West: Greenway Road, then developed with single family residential and to the north developed with mobile homes, with a current zoning designation of Agriculture (A), to the north of the mobile homes is developed with single family homes with a current zoning designation of Regal Acres RPUD (5 DU/AC), which is approved for two-family dwellings and single-family dwellings for a total of 300 units



Source: Bowman

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is designated Agricultural/Rural, Rural Fringe Mixed Use District (RFMUD)/Receiving Lands, and is located within the Coastal High Hazard Area (CHHA), as depicted on the Future Land Use Map (FLUM) of the Collier County Growth Management Plan. The proposed request is to allow up to a maximum of 1,299 residential units (5.72 DU/AC), including 260 for-sale affordable housing units dedicated to households earning at or below 80% of the Area Median Income (AMI) for Collier County.

RFMUD/Receiving Lands provide transitional areas between lands designated Urban, Estates, Agricultural/Rural, and Conservation. Generally, Receiving Lands have lesser environmental and listed species habitat values than other lands (Sending and Neutral Lands) within the RFMUD due to prior development and/or agricultural activities. Receiving Lands have been identified as being the most appropriate lands for development and allow for a mixture of urban and rural levels of service. The RFMUD provides measures to preserve existing natural resources, retain the rural, pastoral, or park-like appearance along arterial roads, and protect private property rights. Incentives such as the Transfer of Development Rights (TDR) process, clustered development, density bonus incentives, and provisions for central water and sewer service have been established to direct development into Receiving Lands and away from Sending Lands.

The CHHA is the geographical area lying below the elevation of the Category 1 storm surge line, as per the Southwest Florida Regional Planning Council's Hurricane Evacuation Study. Increased density and expenditure of public infrastructure are discouraged in this area.

Relevant to this petition, the RFMUD Receiving Lands allow the development of affordable housing projects at a maximum density of 12.2 dwelling units per acre, subject to Section 2.06.00 of the Land Development Code (LDC). These requirements include, but are not limited to: affordable housing units must be intermixed with, and not segregated from, the market-rate dwelling units in the development; and the square footage, construction, and design of the affordable housing units shall be the same as those of the market-rate dwelling units. Additionally, the FLUE provides that within one year of adopting the affordable housing provision allowing increased density of up to 12.2 dwelling units per acre (DU/A), the County will initiate an LDC amendment to establish appropriate criteria for affordable housing projects within Receiving Lands, such as design standards, development standards, and locational criteria.

The implementing LDC regulations noted above are currently in draft form and will be presented to the Development Services Advisory Committee later this year. In the absence of the adopted regulations, staff find the proposed development and design standards to be reasonable. However, an amendment to the GMP is needed to increase density on the property. A companion GMP amendment petition (PL20220002063) has been submitted to establish a new residential overlay on the subject property that will allow the uses and density proposed in the RPUD. The PUD rezoning may only be deemed consistent with the FLUE if the companion GMPA is approved and goes into effect, and if the uses and intensities in the PUD align with those in the GMPA.

Transportation Element: In evaluating the Greenway-Fritchey development staff reviewed the applicant's Traffic Impact Statement (TIS) dated July 5, 2024, for consistency using the 2024 Annual Update and Inventory Report (AUIR). The Transportation Planning staff has reviewed the petition and recommends the following:

Policy 5.1 of the Transportation Element of the GMP states:

“The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five year AUIR planning period, unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occur:

- a. For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*
- b. For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*
- c. For all other links, the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*

Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways."

Staff findings: Staff evaluated the PUD document and the TIS dated July 5, 2024, and found that the scenario presents an accurate trip generation calculation, a reasonable trip distribution on the surrounding network, and reflects a reasonable development potential for the proposed RPUD. The PUD document establishes a total trip cap commitment for a net external maximum of ±861 peak-hour, two-way trips. According to TIS, the project impacts the following County roadways:

Roadway/ Link #	Link Location	P.M. Peak Hour Peak Direction Service Volume/Peak Direction	Projected PM Peak Hr./Peak Direction Project Traffic ¹	2024 AUIR LOS	2024 AUIR Remaining Capacity
Collier Boulevard/37. 0	Manatee Rd. to Mainsail Dr.	2,200/North	45/North	D ⁽²⁾	239
US-41 Tamiami Trail East/93.0	Rattlesnake Hammock Rd. to Triangle Blvd	3,000/East	103/East	D ⁽³⁾	248
US-41 Tamiami Trail East/94.0	Triangle Blvd. to Collier Blvd.	3,000/East	149/East	C	1187
US-41 Tamiami Trail East/95.1	Collier Blvd. to Joseph Ln.	3,100/East	368/East	B	1,651
US-41 Tamiami Trail East/95.2	Joseph Ln. to Greenway Rd.	2,000/East	404/East	C	734
US-41 Tamiami Trail East/95.3	Greenway Rd. to San Marco Dr.	1,075/East	38/East	B	616

1.Source for P.M. Peak Hour/Peak Direction Project Traffic is July 5, 2024, Traffic Impact Statement provided by the petitioner. 2.This is an expected deficiency by trip bank not caused by this development and is the jurisdiction and responsibility of FDOT. Also see key points regarding Florida Statue 163.3180 below. 3. This is an expected deficiency by trip bank not caused by this development. Also see key points regarding Florida Statue 163.3180 below.

Florida Statute 163.3180: Key points of applicability.

- Must allow an applicant to enter into a binding agreement to pay or construct their proportionate fair share. Consistency and operational fair share mitigation attachments are consistent with this requirement.
- Facilities determined to be deficient with existing, committed, and vested trips plus projected background traffic from any source other than the development shall be removed from the proportionate share calculation.
- The improvement necessary to correct this type of deficiency is the funding responsibility of the maintaining entity.
- Applicant must receive credit for the anticipated road impact fees. The consistency fair share attachment is consistent with this requirement.
- The applicant calculated their proportionate share and it does **not** exceed the impact fees anticipated to be collected. The consistency fair share attachment is consistent with this requirement.

Additionally, there is a companion Developer Agreement that addresses additional road, ROW, and CAT Transit stop improvements.

Policy 7.1 of the Transportation Element of the GMP states:

“Collier County shall apply the standards and criteria of the Access Management Policy as adopted by Resolution and as may be amended to ensure the protection of the arterial and collector system’s capacity and integrity.”

Staff findings: The staff recommends approval of the proposed access points shown on the master plan for this petition; however, nothing in this development order will vest the developer with anything more than a right-in/right-out at those locations. Directional and full median openings may be contemplated at the time of the Site Development Plan or Plat and Plan, or when/if future expansion of the roadways occurs.

Staff Recommendation: Based on this information, staff find the application consistent with Policy 5.1 of the Transportation Element. The Transportation Planning staff finds this petition consistent with the GMP and recommends approval.

Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site consists of 33 acres of native vegetation. A minimum of 13.2 acres of native vegetation is required to be placed under preservation and dedicated to Collier County.

GMP Conclusion: The proposed PUD is inconsistent with the GMP, unless the Board approves the companion GMPA concurrently with the PUD, and the uses and intensities align.

STAFF ANALYSIS: Staff has completed a comprehensive evaluation of this land use petition, including the criteria upon which a recommendation must be based, specifically noted in LDC Section 10.02.13.B.5, Planning Commission Recommendation (referred to as the “PUD Findings”), and Section 10.02.08.F, *Nature of Requirements of Planning Commission Report* (referred to as “Rezone Findings”), which establish the legal basis to support the CCPC’s recommendation. An evaluation relative to these subsections is discussed below, under the heading “Zoning Services Analysis.”

Environmental Review: Environmental Planning staff have reviewed the petition to address environmental concerns. The property boundary includes 227.09 acres located within the Rural Fringe Mixed Use Overlay (Receiving). A portion of the property has been historically cleared and used for agricultural use since the early 1970s; the remainder of the property is primarily impacted forested wetlands. The minimum preserve requirement is 13.2 acres (40% of 33 acres of native vegetation); however, the applicant will preserve 13.59 acres.

The Florida Fish and Wildlife Conservation Commission provided a letter of technical assistance dated August 1, 2025, in response to the transmittal of the Collier County Comprehensive Plan Amendment, Greenway Fritchey, GMPA PL2022002063. The technical assistance letter references listed species found onsite indicates that the subject property has the potential to contain various listed species. The technical assistance letter states there were no objections to the growth management plan amendment. In response to the FWCC letter, the applicant has provided a listed species management plan to address the comments and recommendations presented by FWCC. The list species management plan must be incorporated as part of the SDP/PPL approval process. An Off-Site Mitigation area has been provided as mitigation for proposed impacts. The Off-Site Mitigation Area contains 126.12 acres of forested/herbaceous upland and wetlands located adjacent to Picayune Strand State Forest. The Off-Site Mitigation Area will save sensitive habitat and provide connectivity to protected state lands.

The environmental data indicates the proposed project is in an area that has the potential to contain a variety of protected animal species. The listed species observed onsite were two Little Blue Herons (*Egretta caerulea*) and two American Alligators (*Alligator mississippiensis*). These species are transient; therefore, follow-up evaluations will need to occur to ensure appropriate protection. The proposed project is located within the FWS consultation area for Bonneted Bats (*Eumops floridanus*); however, no evidence was found indicating Bonneted Bats were utilizing the trees existing on-site. The property contains potential habitat for caracaras (*Caracara cheriway*); however, no caracaras were observed on-site. However, an off-site caracara nest is located approximately 300 feet south of the subject property. Construction activities within 1,500 meters (4,920 feet) will require an additional evaluation in conjunction with consultation with the US Federal Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWCC) regarding guidelines and permitting requirements prior to any construction activity.

The Environmental Data indicates the property is located inside the Secondary Panther Zone for Florida Panther (*Felis concolor coryi*). FWCC provided a letter of technical assistance relating to the Florida Panther, which states that the project design should include impediments to deter wildlife movements into residential areas, and the future residents should be provided with information to minimize human-panther conflicts. This information will be included in the required listed species management and reviewed during the SDP/PPL review. There were no direct observations of panthers on-site; however, panther tracks were observed on-site. Telemetry data indicates Florida panthers have been documented within and around the boundary of the proposed project. The most recent telemetry recorded was from Florida Panther 193 on June 5, 2019. Consultation with U.S. Fish & Wildlife Service (FWS) to obtain panther mitigation will be required.

The Florida Fish and Wildlife Conservation Commission (FWC) wildlife data indicates the presence of Black bear (*Ursus americanus floridanus*) in the area. A black bear management plan must be included in PPL or SDP review. Additionally, the property contains potential habitat for the Eastern indigo snake (*Drymarchon corais couperi*). Consultation with the US Federal Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWCC) regarding guidelines and permitting requirements will be required before construction. Finally, Wild pine air plants

(*Tillandsia balbisiana*), Florida butterfly orchids (*Encyclia tampensis*), and Twisted air plants (*Tillandsia flexuosa*), listed as ‘Less Rare Plants,’ have been observed on the property and will be protected by LDC Section 3.04.03.

Prior to approval of the first development order, a second protected species survey of the subject property will be required to ensure construction activity will not impact listed species. The second listed species survey will primarily focus on avian species; however, all listed species will be evaluated for their presence in and adjacent to the subject property.

Transportation Review: The Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC. Transportation Planning Staff recommends approval of the proposed Greenway Fritchey PUDZ.

Utilities Review: The project is located within the regional potable water service area and the south wastewater service area of the Collier County Water-Sewer District (CCWSD). Water and wastewater services are available via existing infrastructure within the adjacent right-of-way. Sufficient water and wastewater treatment capacities are available.

Developer commitments are listed in “EXHIBIT F” of the RPUD document under the “UTILITIES” section. Any improvements to the CCWSD’s water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance.

Landscape Review: The applicant is seeking 1 deviation regarding landscape requirements. See Deviation Discussion. The buffers labeled on the Master Plan are in accordance with the Land Development Code.

Affordable Housing Review: Housing Policy & Economic Development Division staff have provided the following comments:

The Greenway-Fritchey PUD is proposed to be developed as a residential community to include up to 1,299 units at a density of 5.72 units per acre. The development proposes to include 20% of the residential units (260 units) as For-Sale affordable housing, restricted to households with incomes below 80% of the Area Median Income (AMI).

For reference, the 2025 Florida Housing Finance Corporation Income is:

2025 Collier County Income Limits for Affordable Housing

2025	Percentage Area Median Income	Category Name	Income Limit by Number of People in Unit		
			1	2	4
Collier County Median Household Income \$113,600	30%	Extremely Low	\$ 23,880	\$ 27,270	\$ 34,080
	50%	Very Low	\$ 39,800	\$ 45,450	\$ 56,800
	60%	n/a	\$ 47,760	\$ 54,540	\$ 68,160
	80%	Low	\$ 63,680	\$ 72,720	\$ 90,880
	100%	Median	\$ 79,600	\$ 90,900	\$ 113,600
	120%	Moderate	\$ 95,520	\$ 109,080	\$ 136,320
	140%	Gap	\$ 111,440	\$ 127,260	\$ 159,040

Source: HUD 2025 Median Income; Florida Housing Finance Corp. Income and Rent Limits

A Restrictive Covenant will be recorded on the affordable for-sale units, requiring them to be initially and subsequently sold to qualifying households for a period of 30 years from the Certificate of Occupancy of each unit.

The need for affordable housing units is great in Collier County, as the University of Florida Shimberg Center for Housing reports that there are currently 51,368 cost-burdened households in Collier County, with 25,687 of those spending more than 50% of their monthly income on housing expenses.

The current Median home sales price in Collier County is \$575,000 (single-family homes: \$670,000, condos: \$422,500). Prices in Naples have increased 75% from pre-COVID prices. 48% of sales are cash deals. Source: NABOR Market Report, July 2025

The Shimberg Center also reports that the average observed rent for apartments in Collier County has risen sharply, doubling over the past ten years to \$3,234 (2024).

Approval of this development will assist Collier County in addressing the continued need for affordable housing.

Stormwater Management Review: According to the current FEMA FIRM, this site is located in approximate flood zone AE 7.0. Any future building Finished Floor Elevations (FFE) shall be FEMA Base Flood Elevation (BFE) plus 1 foot or the 100-year 3-day stormwater design flood elevation, whichever is highest.

The site is currently covered by a SFWMD Environmental Resource Permit (ERP) #11-112655-P. The project drainage system is proposed as two sub-basins, both of which discharge into the north roadside swale of Fritchey Road, which runs west and ultimately enters the Greenway Road roadside swale, located along the west boundary of the property. The Greenway Road roadside swale system flows south towards US-41 roadside canal. The project's allowable discharge is limited to the Henderson Creek-Belle Meade Basin South maximum rate of 0.04 cfs/acre, which is notably one of the most restrictive discharge rates in Collier County.

The proposed project does not contribute stormwater to, or accept offsite runoff from, adjacent properties to the north, east, and west of the site. It is not expected that development of this project will generate hydrologic impacts to the adjacent surrounding properties.

In addition, site development approval (SDP /PPL) will be required from Collier County, to ensure that local development standards are maintained and that proposed stormwater system(s) are designed consistent with relevant LDC and County Ordinances for water quality and water quantity, during both the interim construction phase and final implementation.

Zoning Services Review: Zoning Division staff has evaluated the proposed uses related to intensity and compatibility. The density of the proposed development is 5.72 units per acre (1,299 units on 227.09 acres), which exceeds the allowable density of one unit per 5 acres and can only be achieved if the companion GMP Amendment (PL20220002063) is approved.

To the north and east of the subject property is developed with agricultural uses. To the west are mobile homes and single-family residential areas. To the south are single-family homes and agricultural uses. Below is a summary chart of the nearby zoning districts.

Zoning District	Future Land Use designation	Density
North: A/RFMUO- Receiving Lands	Rural Fringe Mixed Use District - Receiving	1 dwelling unit per 5 acres
East: A/RFMUO- Receiving Lands	Rural Fringe Mixed Use District - Receiving	1 dwelling unit per 5 acres
South: Fritchey Road then A/RFMUO- Receiving Lands	Rural Fringe Mixed Use District - Receiving	1 dwelling unit per 5 acres
West: Greenway Road, then Agriculture (A), then to the north is zoned Regal Acres RPUD (5 DU/AC)	Urban Residential Subdistrict	Agriculture (A) - 1 dwelling unit per 5 acres Regal Acres RPUD - 5 dwelling units per acre
Proposed Greenway Fritchey RPUD	Proposed Greenway – Fritchey Residential Overlay	5.72 dwelling units per acre

Per LDC Section 4.07.02.E. governing PUDs, *dimensional standards within any tract or increment of the proposed PUD shall conform to the minimum dimensional and other standards of the zoning district to which it most closely resembles in type, density, and intensity of use. Where there is uncertainty, the more restrictive standards shall apply.* As such, the zoning district that most closely resembles the development standards for the Greenway Fritchey RPUD is the Regal Acres RPUD located to the west. It is important to note that the Regal Acres RPUD was approved with an affordable housing component that was managed by Habitat for Humanity of Collier County, Inc. Standards for the Regal Acres RPUD are compared below to the proposed standards for the Greenway Fritchey RPUD per the Development Standards Table in Exhibit B of the draft Ordinance (Attachment A). Below is a summary chart of the nearby zoning districts and their development standards with comparison to Greenway Fritchey RPUD.

	A/RFMUO – Receiving Lands Standards LDC Sec. 2.03.08.A.2.a.4.a (Existing development not utilizing clustering)	Agriculture (A) Standards LDC Sec. 4.02.01	Regal Acres RPUD	Proposed Greenway Fritchey RPUD
Min. Lot Area	5 Acres	217,800 s.f.	- Single family detached and zero lot line 1,600 s.f. - Two-Family 3,750 s.f.	- Single family 1,680 s.f. to 1 AC max - Townhouse 1,100 s.f. per unit - Two-Family/Single-family zero lot line 1,680 s.f. per unit - Multi-Family 1 AC
Min. Lot Width	165'	165'	- Single family detached and zero lot line 32' - Two-Family 35'	- Single family 28' - Townhouse 18' - Two-Family/Single family zero lot line 27' - Multi-Family 150'
Min. Floor Area	- n/a	n/a	- Single family detached and zero lot line 1,000 s.f. - Two-Family 1,050 s.f.	- Single family 1000 s.f. - Townhouse 1000 s.f. - Two-Family/Single family zero lot line 1000 s.f. - Multi-Family 550 s.f./DU
Min. Front Yard	50'	50'	- Single family detached and zero lot line 12' - Two-Family 25'	- Single family 20' - Townhouse 20' - Two-Family/Single family zero lot line 20' - Multi-Family 20'
Min. Side Yard	30'	30'	- Single family detached and zero lot line 5'/ZLL 0' ft and 10'	- Single family 5' - Townhouse 0' or 5' - Two-Family/Single

			- Two-Family 7.5'	family zero lot line 0' or 5' - Multi-Family 10'
Min. Rear Yard	50'	50'	- Single family detached and zero lot line 5' or 20' along an alley - Two-Family 20'	- Single family 10' - Townhouse 5' from edge of pavement - Two-Family/Single family zero lot line 5' from edge of pavement - Multi-Family 10'
Maximum Height	35'	35'	- Single family detached and zero lot line 35' zoned/40' ft actual - Two-Family zoned 35'/35' actual	- Single family 35' zoned/42' actual - Townhouse 35' zoned/42' actual - Two-Family/Single family zero lot line 35' zoned/42' actual - Multi-Family 60' zoned/62' actual

In addition to the setbacks illustrated in the above table, Greenway Fritchey RPUD will provide a 25ft setback from Greenway Road and Fritchey Road for single family detached, townhome, and two-family and single family zero lot line. For multifamily and recreation buildings a 30 ft setback will be provided from these roads. The proposed heights have a zoned height of 35 feet and an actual building height of 42 feet. The multi-family dwellings will have a zoned height of 60 feet and an actual height of 62 feet. As illustrated in the PUD Master Plan, a 10-foot-wide Type A Buffer is proposed along the northern perimeter of the PUD and a 20-foot-wide Type D Buffer or 10-foot-wide Type A Buffer is proposed along the eastern perimeter. A 20-foot-wide Type D Buffer is proposed along Fritchey Greenway Roads. The LDC requires 50% open space for affordable housing projects. Because the agent is seeking the density bonus through the companion GMPA, the provision that the affordable units be throughout the development doesn't apply and this qualifies as an affordable with 260 units set aside. As such, the 50% open space requirement does apply with Greenway Fritchey. The master plan illustrates the open space at 60% and therefore does comply with the LDC requirements at 136.25 acres. The landscaping buffers, open space, and preserves will provide natural transitions around and within the RPUD. The development standards will provide adequate setbacks, limitations on height, and buffers to ensure compatibility with adjacent land uses.

PUD FINDINGS:

LDC Section 10.02.13.B.5 states that, "In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan's compliance with the following criteria in addition to the findings in LDC Section 10.02.08."

1. ***The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.***

Water and wastewater mains are available along Greenway Road. There are adequate water and wastewater treatment capacities to serve the project.

Any improvements to the CCWSD's water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance. The project is covered under an existing SFWMD ERP, and stormwater outflows are restricted to the County's allowable discharge rate for Henderson Creek-Belle Meade Basin South (0.04 cfs/acre), notably one of the most restrictive discharge rates in Collier County. Ultimately, the stormwater drainage from the project is conveyed in the roadside swale system of Fritchey and Greenway roads, consistent with the drainage patterns that currently exist for this site. In addition, the full details of any proposed stormwater system will also be evaluated during the County's site development permit process.

2. ***Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.***

The County Attorney's Office reviewed documents submitted with the application and demonstrate unified control.

3. ***Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the [GMP].***

Comprehensive Planning staff finds that the proposed PUD will only be consistent with the GMP upon adoption of the companion GMPA-PL20220002063.

4. ***The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.***

As described in the *Staff Analysis* section of this staff report subsection *Landscape Review*, staff is of the opinion that the proposed project will be compatible with the surrounding area. The Master Plan proposes the appropriate perimeter landscape buffers.

5. ***The adequacy of usable open space areas in existence and as proposed to serve the development.***

The petitioner proposes 60% of the total area of the site as open space. The LDC requires 50% for affordable housing projects. Because the applicant is seeking the density bonus through the GMPA, the provision that the affordable units be throughout the development doesn't apply, and this qualifies as an affordable with 260 units set aside. And with a commitment to provide 60% open space, the development complies with the open space requirement.

6. ***The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.***

The roadway infrastructure is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the first development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. The development must comply with all other applicable concurrency management regulations when development approvals, including but not limited to any plats and or site development plans, are sought.

Water and wastewater mains are available along Greenway Road. There are adequate water and wastewater treatment capacities to serve the project.

Any improvements to the CCWSD's water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance.

7. ***The ability of the subject property and of surrounding areas to accommodate expansion.***

Water and wastewater mains are available along Greenway Road. There are adequate water and wastewater treatment capacities to serve the project.

Any improvements to the CCWSD's water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance.

8. ***Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on a determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.***

Nine deviations are requested from the LDC in connection with this request to rezone to RPUD. See the deviations section of the staff report beginning on page 19.

REZONE FINDINGS:

LDC Subsection 10.02.08 F. states, "When pertaining to the rezoning of land, the report and recommendations to the planning commission to the Board of County Commissioners...shall show that the planning commission has studied and considered the proposed change in relation to the following when applicable."

1. ***Whether the proposed change will be consistent with the goals, objectives, & policies of the Future Land Use Map and the elements of the GMP.***

The proposed PUD is inconsistent with the GMP, unless the Board approves the companion GMPA first or concurrently with the PUD, and the uses and intensities align.

2. ***The existing land use pattern.***

The surrounding land uses are described in the Surrounding Land Use and Zoning section on page 4 of this staff report.

3. ***The possible creation of an isolated district unrelated to adjacent and nearby districts.***

This rezoning will not create an isolated district unrelated to adjacent and nearby districts.

4. ***Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.***

As shown on the zoning map included at the beginning of this report, the existing district boundaries are logically drawn. The proposed PUD zoning boundaries follow the property ownership boundaries. The zoning map on page 2 of the staff report illustrates the perimeter of the outer boundary of the subject parcel.

5. ***Whether changed or changing conditions make the passage of the proposed rezoning necessary.***

The proposed change is not necessary, but is being requested in compliance with the LDC provisions to seek such changes. The petitioner believes the rezoning is necessary for the purpose of constructing a residential development.

6. ***Whether the proposed change will adversely influence living conditions in the neighborhood.***

The neighborhood and living conditions are characterized by the rural and natural lands in the vicinity of the site. The proposed development is more intense than the nearby residential areas to the west and agricultural areas to the north, east, and south. The proposed change will not adversely influence living conditions in the neighborhood. The development standards proposed ensure compatibility with neighboring properties.

7. ***Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.***

The roadway infrastructure has adequate capacity to serve the proposed project at this time, as outlined above, i.e., GMP consistent at the time of rezoning, as evaluated as part of the GMP Transportation Element consistency review. Operational impacts will be addressed at the time of the first development order (SDP or Plat). Additionally, the project's development must comply with all other applicable concurrency management regulations when development approvals are sought.

8. ***Whether the proposed change will create a drainage problem.***

The site is currently covered by a SFWMD Environmental Resource Permit (ERP) #11-112655-P. Project discharge is into the north roadside swale of Fritchey Road, ultimately entering the Greenway Road roadside swale and flowing south towards US-41 roadside canal.

Project allowable discharge is limited to the Henderson Creek-Belle Meade Basin South maximum rate of 0.04 cfs/acre.

In addition, site development approval (SDP / PPL) will be required from Collier County, to ensure that local development standards are maintained and that proposed stormwater system(s) are designed consistent with relevant LDC and County Ordinances for water quality and water quantity, during both the interim construction phase and final implementation.

9. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

It is not anticipated that this RPUD will reduce light or air to the adjacent areas.

10. *Whether the proposed change will adversely affect property values in the adjacent area.*

Transition from an agricultural zoning designation to a residential planned unit development designation, which allows for the development of 1,299 dwelling units, typically has the effect of increasing property values.

11. *Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.*

The proposed change will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

12. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare.*

If the proposed development complies with the GMP, then that constitutes a public policy statement supporting zoning actions when they are consistent with said Comprehensive Plan. Should approval of the proposed GMP Amendment be granted, the proposed change would not constitute a grant of special privilege. Consistency with the FLUE is determined to be a public welfare relationship because actions consistent with the County's comprehensive plan are in the public interest.

13. *Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.*

The property is currently in use in accordance with the existing zoning.

14. *Whether the change suggested is out of scale with the needs of the neighborhood or the County.*

The proposed development is more intense than the A/RFMUO Receiving Lands to the north, east, and south, which have agricultural uses, and the residential areas to the west. As illustrated in the PUD Master Plan, a 10-foot-wide Type A Buffer is proposed along the northern perimeter of the PUD, and a 20-foot-wide Type D Buffer or a 10-foot-wide Type A Buffer is proposed along the eastern perimeter. A 20-foot-wide Type D Buffer is proposed along Fritchey Greenway Roads. These buffers should mitigate any adverse conditions and

provide natural transitions from the adjacent properties. The proposed project layout consists of a suburban style PUD, typical of the County's urban designated future land use areas.

15. ***Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.***

The petition was reviewed for compliance with the GMP and the LDC. Staff does not review other sites in conjunction with a specific petition.

16. ***The physical characteristics of the property and the degree of site alteration, which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.***

Any development anticipated by the PUD Document would require considerable site alteration, and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the SDP and/or platting processes, and again later as part of the building permit process.

17. ***The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.***

The development will have to meet all applicable criteria set forth in the LDC regarding Adequate Public Facilities. The project must also be consistent with all applicable goals and objectives of the GMP regarding adequate public facilities. This petition has been reviewed by county staff that are responsible for jurisdictional elements of the GMP as part of the rezoning process, and staff have concluded that the developer has provided appropriate commitments so that the impacts to the Level of Service (LOS) will be minimized.

18. ***Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.***

To be determined by the Board during its advertised public hearing.

DEVIATION DISCUSSION

The petitioner seeks nine deviations from the requirements of the LDC. The deviations are directly extracted from PUD Exhibit E. The petitioner's rationale and staff analysis/ recommendation are outlined below.

Proposed Deviation # 1: (Dead-End Streets)

"Deviation #1 (Street System Requirements) requests relief from LDC Section 6.06.01.J., Street System Requirements, which prohibits dead-end streets except when designed as a cul-de-sac, to instead allow for dead-end streets designed with a hammerhead or Y configuration."

Petitioner's Justification: Only a small number of lots will be accessed from the internal dead-end roadways, and a full cul-de-sac is not necessary in order to provide safe access to these lots or to protect public health, safety, and welfare. The project must still comply with the Fire Code and provide sufficient turnarounds for the turn radius of emergency vehicles.

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation # 2: (Right-of-Way Width)

“Deviation #2 (Street System Requirements) requests relief from LDC Section 6.06.01.N., “Street System Requirements”, which requires a minimum right-of-way width of 60 feet to instead allow a width of 50 feet for internal private roadways within the Greenway Fritchey RPUD. See Exhibit C for cross-sections.”

Petitioner’s Justification: *This deviation has been granted for many projects where the roads will remain private. There is adequate width in a 50-foot right-of-way for a private, local road to provide a sufficient cross-section to accommodate all necessary utilities, a sidewalk, and travel lanes while maintaining public safety.*

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #3: (Type B Buffer)

“Deviation #3 (Buffer Requirements) requests relief from LDC Section 4.06.02.C.2, “Types of buffers”, which requires a 15-foot-wide Type B buffer when a community facility in a PUD abuts a residential unit to instead allow Type B buffer plantings within an area a minimum of 10 feet in width.”

Petitioner’s Justification: *Clubhouse locations will be identified on the subdivision plat for the project, and potential purchases of lots adjacent will be aware of the clubhouse and amenity center use. A 10-foot width provides sufficient space for the required plantings.*

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #4: (Fences/Wall Height)

“Deviation #4 (Wall Height) requests relief from LDC Section 5.03.02.C, “Fences and Walls, Excluding Sound Walls”, which limits the heights of fences or walls in residential components of PUDs to 6 feet, to instead allow a wall 8 feet in height.”

Petitioner’s Justification: *The applicant proposes an eight-foot wall to provide additional buffering, both visual and auditory. The wall will be constructed to all other standards as required by code, i.e. to*

present a finished side to the adjoining lot, to be located no less than six feet from the PUD boundary, and to place all required vegetative plantings and irrigation on the external side of the wall such that 50 percent of the wall is screened within one year of the installation of the vegetative material.

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #5: (On-Premises Directional Signs)

“Deviation #5 (Signs) requests relief from LDC Section 5.06.02.B.5.a., “On premise directional signs”, which allows on-premises directional signs be set back a minimum of 10 feet from the edge of roadway, paved surface, or back of curb, to instead allow a setback of five feet from a roadway or platted easement. This deviation does not apply to County owned roads.”

Petitioner’s Justification: *This deviation will allow flexibility in locating directional signs to ensure they are clearly visible to the traveling public while maintaining public safety.*

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #6: (Sidewalks)

“Deviation #6 (Sidewalks, Bike Lane and Pathway Requirements) requests relief from LDC Section 6.06.02.A.1., “Sidewalks, Bike Lane and Pathway Requirements”, which requires sidewalks on both sides of a local street, to instead allow a single sidewalk six feet in width on only one side of the street, and no sidewalks along alleys within Tract R2. See Exhibit C for Internal Streets and Alleys Cross-Sections.”

Petitioner’s Justification: *Tract R2 will be the location for the proposed Habitat for Humanity affordable housing units. The proposed roads are private, low speed, and internal to the site. A sidewalk on one side will still provide sufficient pedestrian facilities while maintaining public safety; and the proposed width of six feet will still allow two pedestrians to walk abreast. This right-of-way layout, utilizing a single, five-foot sidewalk, is used within Habitat for Humanity developments throughout Collier County and will allow Habitat for Humanity to reduce permitting costs via the ability to reuse right-of-way cross-sections and site plans as the basis for this project.*

Where the proposed development utilizes alleys, they will be providing vehicular access to garages located at the rear of the building, making sidewalks unnecessary. This type of layout is typically found in “new urbanist” style developments, as it provides residential buildings with a walkable frontage: usable, open areas that act as a social space. Additionally, the proposed alleys will be one way, with a ±15’ wide travel lane and ±26’ wide in total to accommodate gutters, and short ±6.50’ long driveways. The reduced traffic and width, and driveways will provide traffic calming and allow for a safe environment for any potential pedestrians without the use of sidewalks.

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #7A: (Minimum Lot Area)

“Deviation #7A (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)i.a), “Clustered development”, which requires a minimum lot area of 4,500 square feet and a minimum interior lot width of 40 feet for single-family development, to instead allow for a minimum lot area of 1,680 square feet and a minimum lot width of 28 feet for single-family development.”

Petitioner’s Justification: *In order to ensure affordability, Habitat for Humanity homes are typically smaller, thus requiring smaller lots. Additionally, this deviation will allow for the market rate units to adjust to the demands of the housing market and better fulfill the Collier County housing needs, such as providing a mixture of housing types. If approved, this deviation will result in a more clustered development pattern than what is required by code. The smaller lot sizes will allow for the maximization of open space in conjunction with the required preservation area, while limiting infrastructure costs, which will result in a more attractive development and cost-savings that will aid in the development of quality, affordable housing portion of the proposed RPUD.*

Staff Analysis and Recommendation: Similar development standards were approved with Vincent Acres RPUD, with a minimum lot area of 1,680 s.f. and a minimum lot width of 28 ft for single-family detached, attached, and single-family zero lot line. Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #7B: (Minimum Yard Requirements)

“Deviation #7B (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.a) “Minimum yard requirements”, which requires a minimum side yard of 6 feet and a minimum rear yard of 15 feet for single-family development, to instead allow for a minimum side yard of 5 feet and a minimum rear yard of 10 feet for single-family development.”

Petitioner’s Justification: *In order to ensure affordability, Habitat for Humanity homes are typically smaller, thus requiring smaller lots. Additionally, this deviation will allow for the market rate units to adjust to the demands of the housing market and better fulfill the Collier County housing needs, such as providing a mixture of housing types. If approved, this deviation will result in a more clustered development pattern than what is required by code. The smaller lot sizes will allow for the maximization of open space in conjunction with the required preservation area, while limiting infrastructure costs, which will result in a more attractive development and cost-savings that will aid in the development of quality, affordable housing portion of the proposed RPUD.*

Staff Analysis and Recommendation: More stringent development standards were approved with

Vincent Acres RPUD, with a minimum side yard of 5 ft for single-family detached and 0 feet or 10 feet for single-family attached/single-family zero lot line. For rear yards, Vincent Acres RPUD was approved with a minimum rear yard of 5 ft from the edge of pavement for single-family detached, attached, and single-family zero lot line. Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #7C: (Minimum Yard Requirements)

“Deviation #7C (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.b) “Minimum yard requirements”, which requires a minimum front yard of 30 feet, a minimum rear yard of 30 feet, and a minimum side yard of one-half the building height or 15 feet for multi-family development, to instead allow for a minimum front yard of 20 feet, a minimum rear yard of 15 feet, and a minimum side yard of 5 feet for multi-family development. This deviation excludes lots that abut an arterial or collector roadway.”

***Petitioner’s Justification:** In order to ensure affordability, Habitat for Humanity homes are typically smaller, thus requiring smaller lots. Additionally, this deviation will allow for the market rate units to adjust to the demands of the housing market and better fulfill the Collier County housing needs, such as providing a mixture of housing types. If approved, this deviation will result in a more clustered development pattern than what is required by code. The smaller lot sizes will allow for the maximization of open space in conjunction with the required preservation area, while limiting infrastructure costs, which will result in a more attractive development and cost-savings that will aid in the development of quality, affordable housing portion of the proposed RPUD.*

***Staff Analysis and Recommendation:** More stringent development standards were approved with Vincent Acres RPUD, with a minimum front yard of 12 feet, the side yard at 0 feet or 5 feet, and the rear yard of 5 feet from the edge of pavement for townhouses. Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”*

DECEMBER 5, 2022, NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a NIM on December 5, 2022, at the Rookery Bay National Estuarine Research Reserve, the Auditorium, located at 300 Tower Road, Naples, FL. The meeting commenced at approximately 5:30 p.m. and ended at 6:45 p.m. Seventeen members of the public attended. Bob Mulhere, the agent, conducted the meeting, introducing the consultant team and staff, and then gave a PowerPoint presentation. The presentation consisted of an overview of the proposed RPUD rezoning application and the companion GMPA. Following the agent’s presentation, the meeting was opened to attendees to make comments and ask the consultant team questions regarding the proposed development. The concerns discussed included traffic, density, affordable housing units, notification of the NIM and public hearing process, native species on the site, and the design and price range of the proposed market-rate units. No commitments were made. A copy of the NIM Summary, NIM advertising, and sign-in sheet are included in Attachment B.

APRIL 14, 2025, NEIGHBORHOOD INFORMATION MEETING (NIM):

Because the petition exceeded the first anniversary of the first NIM, the second NIM was scheduled. The applicant conducted a second NIM on April 14, 2025, at the Rookery Bay National Estuarine Research Reserve, the Auditorium, located at 300 Tower Road, Naples, FL. The meeting commenced at approximately 5:30 p.m. and ended at 5:44 p.m. Three members of the public attended. Jeremie Chastain, the agent, conducted the meeting with introductions of the consultant team and staff, and gave a PowerPoint presentation. The presentation consisted of an overview of the proposed RPUD rezoning application and the companion GMPA. Following the agent's presentation, the meeting was opened to attendees to make comments and ask the consultant team questions regarding the proposed development. The concerns discussed were the location of the wall and sidewalks around the perimeter of the project and access points. No commitments were made. A copy of the NIM Summary, NIM advertising, and sign-in sheets are included in Attachment B.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) REVIEW

This project does not require an Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances. Environmental Services staff recommends **approval** of the proposed petition with the following conditions:

1. Before issuance of the first SDP and/or PPL, a follow-up listed species survey observation is required prior to any construction activities.
2. A listed species management plan is required for the management of the Florida panther (*Puma concolor coryi*), Black bear (*Ursus americanus floridanus*), caracara (*Caracara cheriway*), and all other listed species.
3. Applicant shall provide a 6-foot fence or wall along the boundaries of the project to discourage large mammals from entering the proposed development.

COUNTY ATTORNEY'S OFFICE REVIEW:

This Staff Report was reviewed by the County Attorney's office on September 19, 2025.

RECOMMENDATION:

Staff recommends that the Collier County Planning Commission (CCPC) forward Petition PUDZ-PL20220002061, Greenway Fritchey RPUD PUDZ, to the Board of County Commissioners (BCC) with a recommendation of approval, subject to approval of the companion GMP Amendment and subject to the following conditions:

1. Before issuance of the first SDP and/or PPL, a follow-up listed species survey observation is required prior to any construction activities.
2. A listed species management plan is required for the management of the Florida panther (*Puma concolor coryi*), Black bear (*Ursus americanus floridanus*), caracara (*Caracara cheriway*), and all other listed species.
3. Applicant shall provide a 6-foot fence or wall along the boundaries of the project to discourage

large mammals from entering the proposed development.

Attachments:

- A. Draft Ordinance
- B. Application/Backup Materials

ORDINANCE NO. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RURAL AGRICULTURAL (A) ZONING DISTRICT WITHIN THE RURAL FRINGE MIXED USE DISTRICT OVERLAY-RECEIVING LANDS TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT WITHIN THE RURAL FRINGE MIXED USE DISTRICT OVERLAY-RECEIVING LANDS FOR THE PROJECT TO BE KNOWN AS THE GREENWAY FRITCHEY RPUD TO ALLOW DEVELOPMENT OF UP TO 1,299 RESIDENTIAL DWELLING UNITS WITH AFFORDABLE HOUSING; PROVIDING FOR REPEAL OF RESOLUTION NO. 87-177, A PROVISIONAL USE FOR AQUACULTURE; AND BY PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY CONSISTING OF 227.09± ACRES IS LOCATED ON THE NORTHEASTERN INTERSECTION OF GREENWAY ROAD AND FRITCHEY ROAD IN SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA. [PL20220002061]

WHEREAS, Robert J. Mulhere, FAICP, of Bowman Consulting, and Richard D. Yovanovich, Esq of Coleman, Yovanovich & Koester PA representing Greenway Fritchey Land, LLC and Habitat for Humanity of Collier County, Inc., collectively, the “Developer”, petitioned the Board of County Commissioners of Collier County, Florida, to change the zoning classification of the herein described real property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE:

The zoning classification of the herein described real property located in Section 7, Township 51 South, Range 27 East, Collier County, Florida, is changed from Rural Agricultural (A) Zoning District within the Rural Fringe Mixed Use Overlay-Receiving Lands to a Residential Planned Unit Development (RPUD) within the Rural Fringe Mixed Use Overlay-

**EXHIBIT A
GREENWAY FRITCHEY RPUD**

PERMITTED USES

1. MAXIMUM DWELLING UNITS

- A. The maximum number of dwelling units shall be one thousand two hundred ninety-nine (1,299) (5.72 dwelling units per acre).

2. RESIDENTIAL/TRACT R1

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

A. Principal Uses:

1. Single-family detached dwellings;
2. Single-family attached dwellings;
3. Two-family and single-family zero lot line dwellings;
4. Townhouses;
5. Multi-family dwelling units;
6. A recreational building or clubhouse, with typical accessory recreational facilities shall be permitted which serves the residents and their guests.
7. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) or the Hearing Examiner (HEX), as applicable, by the process outlined in the Land Development Code (LDC).

B. Accessory Uses:

1. Accessory uses and structures customarily associated with principal residential uses permitted in this RPUD, including recreational facilities, such as a clubhouse, gazebos, and swimming pools, for residents and guests;

2. Neighborhood recreation areas for residents and their guests: swimming pools; parks, which may include seating areas, benches, and shade structures.
3. Model homes, sales centers, and temporary uses are permitted in accordance with LDC Section 5.04.00, Temporary uses and structures.
4. Entry gates and gatehouses.
5. Stormwater management treatment facilities, conveyance facilities and structures, such as berms, swales, and outfall structures.
6. Temporary construction and administrative offices for the developer and developer's authorized contractors and consultants, including necessary access ways, parking areas, and related uses, subject to the procedures for a temporary use permit provided in LDC Section 5.04.01.

3. RESIDENTIAL/TRACT R2

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

A. Principal Uses:

1. Single-family detached dwellings;
2. Single-family attached dwellings;
3. Two-family and single-family zero lot line dwellings;
4. Townhouses;
5. Multi-family dwelling units;
6. A recreational building or clubhouse, with typical accessory recreational facilities shall be permitted which serves the residents and their guests.
7. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) or the Hearing Examiner (HEX), as applicable, by the process outlined in the Land Development Code (LDC).

B. Accessory Uses:

1. Accessory uses and structures customarily associated with principal residential uses permitted in this RPUD, including recreational facilities, such as a clubhouse, gazebos, and swimming pools, for residents and guests;
2. Neighborhood recreation areas for residents and their guests: swimming pools; parks, which may include seating areas, benches, and shade structures.
3. Model homes, sales centers, and temporary uses are permitted in accordance with LDC Section 5.04.00, Temporary uses and structures.
4. Entry gates and gatehouses.
5. Stormwater management treatment facilities, conveyance facilities and structures, such as berms, swales, and outfall structures.
6. Temporary construction and administrative offices for the developer and developer's authorized contractors and consultants, including necessary access ways, parking areas, and related uses, subject to the procedures for a temporary use permit provided in LDC Section 5.04.01.

4. PRESERVE/TRACT P

No building or structure, or part thereof, shall be erected, altered, or used, or land used, in whole or in part, for other than the following:

A. Principal Uses:

1. Preservation of native habitat.

B. Accessory Uses:

1. Passive recreational uses;
2. Stormwater management structures and facilities;
3. Pervious and impervious pathways and boardwalks, consistent with the LDC;
4. Benches for seating; and

5. Conservation-related and recreational activities as allowed by the LDC.

EXHIBIT B GREENWAY FRITCHEY RPUD

The table below sets forth the development standards for land uses within the Greenway Fritchey RPUD. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the Site Development Plan or Subdivision Plat.

PERIMETER RPUD SETBACK: The perimeter RPUD setback shall be, at a minimum, equal to the required width of perimeter landscape buffers, but no less than 10 feet.

DEVELOPMENT STANDARDS TABLE TRACT R1 & R2

DEVELOPMENT STANDARDS	SINGLE-FAMILY DETACHED	TOWNHOME	TWO-FAMILY & SINGLE-FAMILY ZERO LOT LINE	MULTI-FAMILY DWELLINGS	CLUBHOUSE/ RECREATION BUILDINGS
Principal Structures					
MIN. LOT AREA	1,680 S.F. 1 AC MAX.	1,100 S.F. PER UNIT	1,680 S.F. PER UNIT	1 Ac.	N/A
MIN. LOT WIDTH	28 ft.	18 ft.	27 ft.	150 ft.	N/A
MIN. FLOOR AREA	1,000 S.F.	1,000 S.F.	1,000 S.F.	550 S.F./DU	N/A
MIN. SETBACK FROM GREENWAY RD.	25 ft.	25 ft.	25 ft.	30 ft.	30 ft.
MIN. SETBACK FROM FRITCHEY RD.	25 ft.	25 ft.	25 ft.	30 ft.	30 ft.
MIN. FRONT YARD	20 ft. ¹	20 ft. ¹	20 ft. ¹	20 ft.	20 ft.
MIN. SIDE YARD	5 ft. ²	0 ft. or 5 ft. ²	0 ft. or 5 ft. ²	10 ft. ⁶	5 ft.
MIN. REAR YARD	10 ft. ³	5 ft. from edge of pavement ³	0 ft. or 5 ft. from edge of pavement ³	10 ft.	15 ft.
MIN. LAKE SETBACK ^{4, 5}	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
MIN. PRESERVE SETBACK	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
MIN. DISTANCE BETWEEN STRUCTURES	10 ft.	10 ft.	10 ft.	10 ft. ⁶	10 ft.
MAX. HEIGHT ZONED	35 ft. NTE 2 STORIES	35 ft. NTE 2 STORIES	35 ft. NTE 2 STORIES	60 ft. NTE 4 STORIES	35 ft. NTE 2 STORIES
MAX. HEIGHT ACTUAL	42 ft.	42 ft.	42 ft.	62 ft.	47 ft.
Accessory Structures					
MIN. SETBACK FROM GREENWAY RD.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MIN. SETBACK FROM FRITCHEY RD.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MIN. FRONT YARD	SPS	SPS	SPS	SPS	SPS
MIN. SIDE YARD	SPS	SPS	SPS	SPS	SPS
MIN. REAR YARD	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
MIN. LAKE SETBACK	SPS	SPS	SPS	SPS	SPS
MIN. PRESERVE SETBACK	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
MAX. HEIGHT ZONED	SPS	SPS	SPS	25 ft.	25 ft.
MAX. HEIGHT ACTUAL	SPS	SPS	SPS	32 ft.	32 ft.

SPS = same as principal structures; NTE = not to exceed; S.F. = square feet; BH = building height; N/A = not applicable

Footnotes:

- ¹ Corner lots shall provide one (1) front yard setback within the yard that contains the driveway/vehicular access to the dwelling unit. The secondary front yard that does not contain the driveway/vehicular access to the dwelling unit shall provide a minimum 10-foot setback measured from the right-of-way and will have no overhang into the utility easement if there are any buildings adjacent to that secondary front yard setback.
- ² 5 ft. minimum side setbacks for single-family attached, two-family and single-family zero lot line must be accompanied by another 5' minimum side setback on adjoining lot to achieve minimum 10 ft. separation.
- ³ Garages may be accessed from the rear of the property and will be required to provide a minimum 2-foot setback to the alley access easement.
- ⁴ Measured to the lake maintenance easement.
- ⁵ 0' principal and accessory setbacks are permitted from the lake maintenance easements and landscape buffer easements, which will be separate platted tracts on the PPL or separately labeled easements on the SDP.
There shall be no setback restrictions to the installation of fencing to create private yards between principal structures.
- ⁶ The minimum side yard and distance between structures shall be increased to a minimum of 15 ft. for buildings three stories in height; and shall be increased to a minimum of 20 ft. for buildings four or more stories in height.

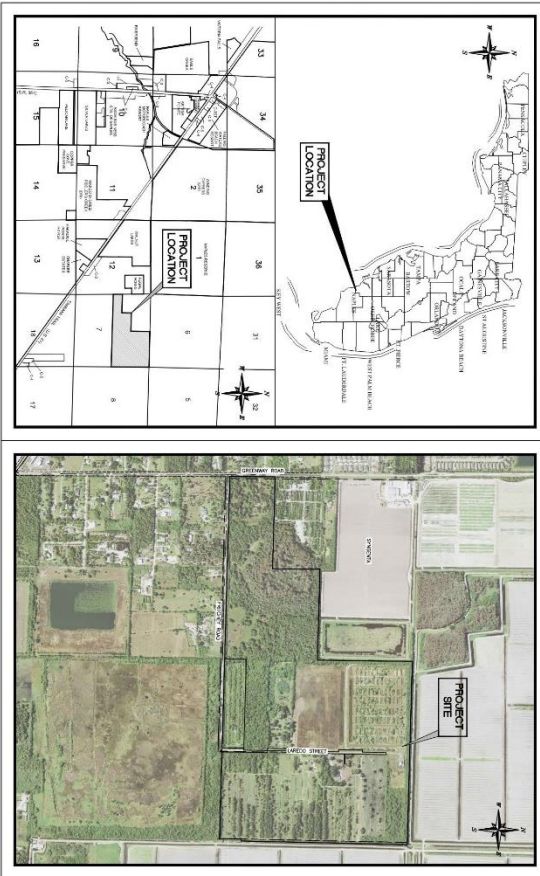
NO.	DATE	PERSON	APPROVED
1	1/1/2018	REMOVED THE COUNTY COMMENTS, 3/6/18 (C.D. PA. 2012)	MMO
2	8/1/2018	REMOVED THE COUNTY COMMENTS	MMO
3	8/1/2018	REMOVED THE COUNTY COMMENTS	MMO
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(A) DECEASED AFRICAN LAND TRUST ASSOCIATION THE COMPANY FILE NO. 114401, COMPANY DATE MAY 16, 2012, AT 1:00 PM)

PARCELS 1,
THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC 04 T. 12N R. 10E S. 15E
11, 2004, 1994, 21, 2001, COALBURN COUNTY, KANSAS, LESS 10 AC. (SEE SEC 10 FOR ROADWAY RIGHTS).

PREPARED FOR:

GREENWAY FRITCHEY LAND, LLC.
7742 ALICO RD
FT. MYERS, FLORIDA 33912



SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	EXHIBIT C: CONCEPTUAL MASTER PLAN
3	DEVIATIONS
4	CROSS SECTIONS
5	EXISTING FUTURE ROAD CROSS SECTIONS
6	TYPICAL LOT DETAILS

[illegible]

DEVIATION 1 (STREET SYSTEM REQUIREMENTS), REQUESTS RELIEF FROM LDC SECTION 6.06.01., STREET SYSTEM REQUIREMENTS, WHICH PROHIBITS DEAD-END STREETS EXCEPT WHEN DESIGNED AS A CUL-DE-SAC, TO INSTEAD ALLOW FOR DEAD-END STREETS DESIGNED WITH A HAMMERHEAD OR Y CONFIGURATION.

DEVIATION 2 (STREET SYSTEM REQUIREMENTS) REQUESTS RELIEF FROM LDC SECTION 6.06.01.N, "STREET SYSTEM REQUIREMENTS", WHICH REQUIRES A MINIMUM RIGHT-OF-WAY WIDTH OF 60 FEET TO INSTEAD ALLOW A WIDTH OF 50 FEET FOR INTERNAL PRIVATE ROADWAYS WITHIN THE GREENWAY FRITCHEY RUUD. SEE EXHIBIT C FOR CROSS-SECTIONS.

DEVIATION 3 (BUFFER REQUIREMENTS) REQUESTS RELIEF FROM LDC SECTION 4.06.02.C.2, "TYPES OF BUFFERS", WHICH REQUIRES A 15-FOOT-WIDE TYPE B BUFFER WHEN A COMMUNITY FACILITY IN A PUD ABUTS A RESIDENTIAL UNIT TO INSTEAD ALLOW TYPE B BUFFER PLANTINGS WITHIN AN AREA A MINIMUM OF 10 FEET IN WIDTH.

DEVIATION 4 (WALL HEIGHT) REQUESTS RELIEF FROM IDC SECTION 5.03.02.C, "FENCES AND WALLS, EXCLUDING SOUND WALLS", WHICH LIMITS THE HEIGHTS OF FENCES OR WALLS IN RESIDENTIAL COMPONENTS OF PUDS TO 6 FEET, TO INSTEAD ALLOW A WALL 8 FEET IN HEIGHT.

DEVIATION 5 (SIGNS) REQUESTS RELIEF FROM LDC SECTION 5.06.02.B.5.A., "ON PREMISE DIRECTIONAL SIGNS", WHICH ALLOWS ON-PREMISES DIRECTIONAL SIGNS BE SET BACK A MINIMUM OF 10 FEET FROM THE EDGE OF ROADWAY, PAVED SURFACE, OR BACK OF CURB, TO INSTEAD ALLOW A SETBACK OF FIVE FEET FROM A ROADWAY OR PLATTED EASEMENT. THIS DEVIATION DOES NOT APPLY TO COUNTY OWNED ROADS.

DEVIATION 6 (SIDEWALKS, BIKE LANE AND PATHWAY REQUIREMENTS) REQUESTORS RELIEF FROM LDC SECTION 6.06.02.A.1. "SIDEWALKS, BIKE LAND AND PATHWAY REQUIREMENTS", WHICH REQUIRES SIDEWALKS ON BOTH SIDES OF A LOCAL STREET, TO INSTEAD ALLOW A SINGLE SIDEWALK SIX FEET IN WIDTH ON ONLY ONE SIDE OF THE STREET, AND NO SIDEWALKS ALONG ALLEYS WITHIN TRACT R2 IN THE LOCATIONS DEPICTED ON THE MASTER PLAN.

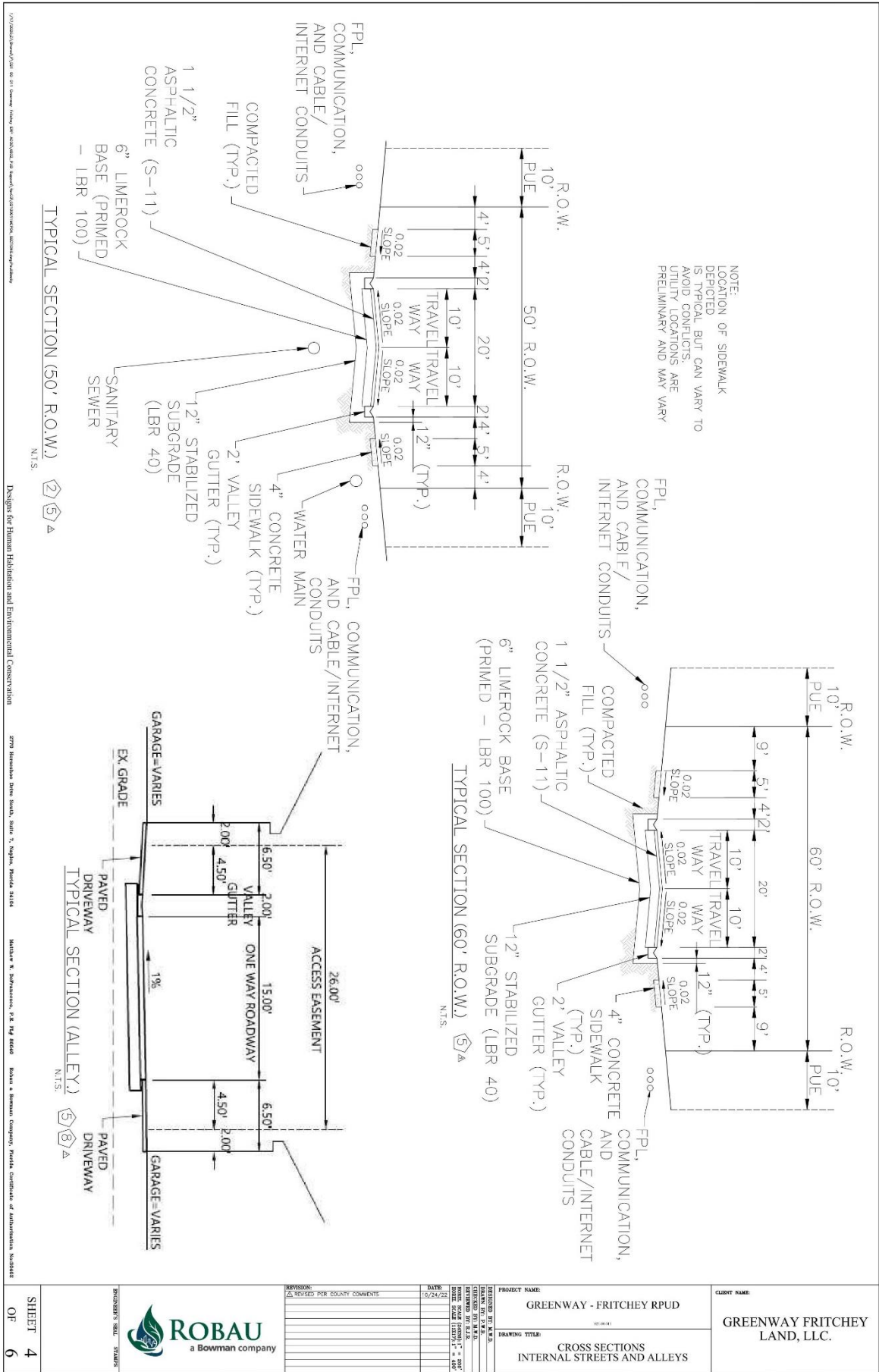
DEVIATION 7A (CLUSTERED DEVELOPMENT) REQUESTS RELIEF FROM I.D.C. SECTION 2.03.08.A.2.A(4)(B)(A), "CLUSTERED DEVELOPMENT", WHICH REQUIRES A MINIMUM LOT AREA OF 4,500 SQUARE FEET AND A MINIMUM INTERIOR LOT WIDTH OF 40 FEET FOR SINGLE-FAMILY DEVELOPMENT. TO INSTEAD ALLOW FOR A MINIMUM LOT AREA OF 1,680 SQUARE FEET AND A MINIMUM LOT WIDTH OF 28 FEET FOR SINGLE-FAMILY DEVELOPMENT.

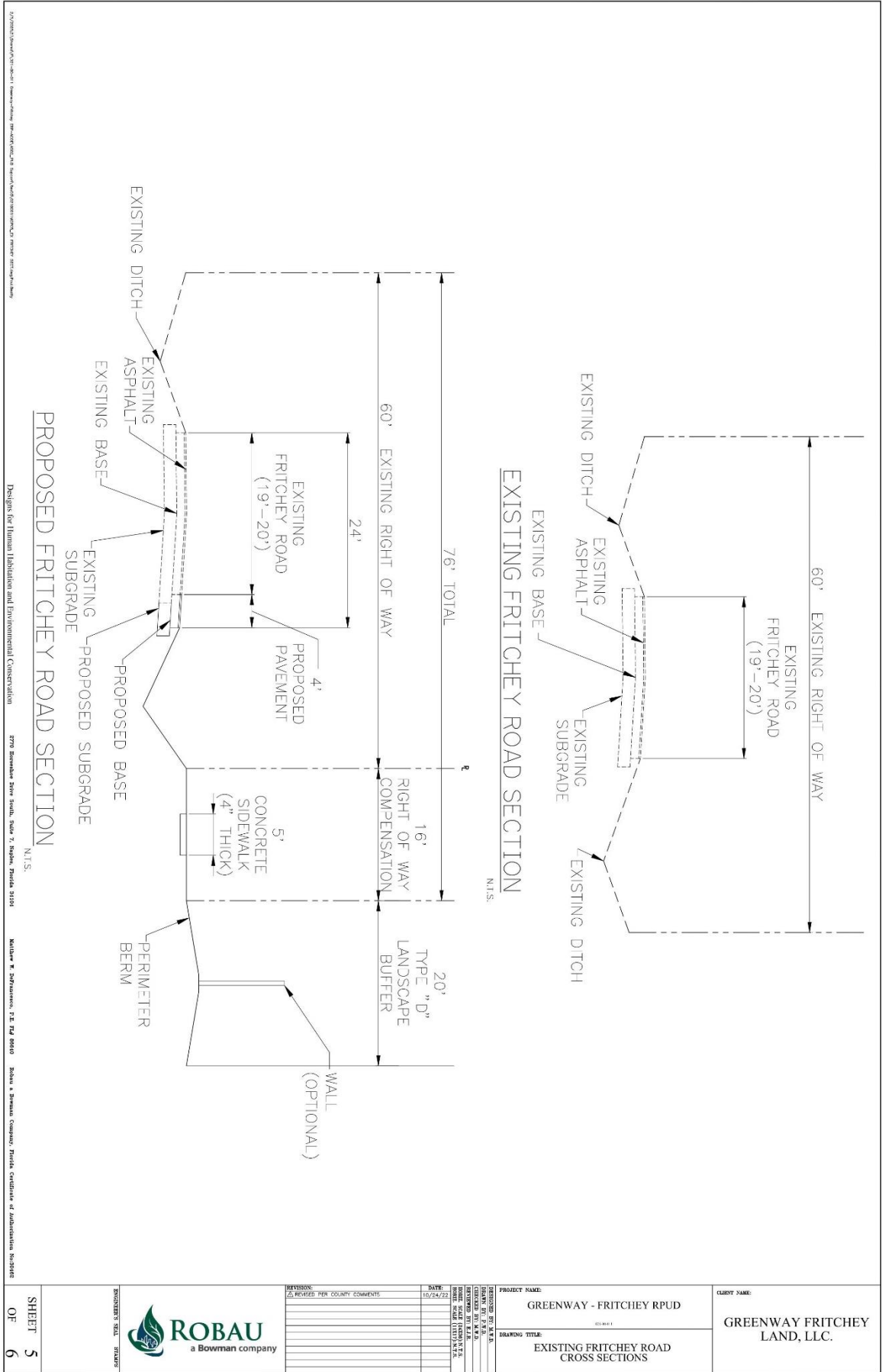
DEVIATION 7B (CLUSTERED DEVELOPMENT) REQUESTS RELIEF FROM IADC SECTION 2.03.08.A.2(a)(4)(II)(A) "MINIMUM YARD REQUIREMENTS", WHICH REQUIRES A MINIMUM SIDE YARD OF 6 FEET AND A MINIMUM REAR YARD OF 15 FEET FOR SINGLE-FAMILY DEVELOPMENT. TO INSTEAD ALLOW FOR A MINIMUM SIDE YARD OF 5 FEET AND A MINIMUM REAR YARD OF 10 FEET FOR SINGLE-FAMILY DEVELOPMENT.

DEVIATION 7C (CLUSTERED DEVELOPMENT) REQUESTS RELIEF FROM ILC SECTION 2.03.08.A.2(A)(4)(B) "MINIMUM YARD REQUIREMENTS", WHICH REQUIRES A MINIMUM FRONT YARD OF 30 FEET, A MINIMUM REAR YARD OF 30 FEET, AND A MINIMUM SIDE YARD OF ONE-HALF THE BUILDING HEIGHT OR 15 FEET, FOR MULTI-FAMILY DEVELOPMENT. TO INSTEAD ALLOW FOR A MINIMUM FEET FOR MULTI-FAMILY DEVELOPMENT, TO INSTEAD ALLOW FOR A MINIMUM FRONT YARD OF 20 FEET, A MINIMUM REAR YARD OF 15 FEET, AND A MINIMUM SIDE YARD OF 5 FEET FOR MULTI-FAMILY DEVELOPMENT. THIS DEVIATION EXCLUDES LOTS THAT ABOUT AN ARTERIAL OR COLLECTOR ROADWAY.

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Q:\FL-NAPL-HM\HMDATA-NP2\2022\2022036\WP\PUDZ\Post 3rd Resubmittal - Sent to Staff (10-7-2025)\Greenway Fritchey RPUD Document (PL-20220002061) (10-7-2025).docx







**EXHIBIT D
GREENWAY FRITCHEY RPUD**

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, RUN SOUTH 00°59'06" WEST 692.65 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE POINT OF BEGINNING; THENCE SOUTH 80°21'12" EAST 327.00 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00°59'06" WEST 200.00 FEET; THENCE SOUTH 88°21'12" EAST 140.00 FEET; THENCE SOUTH 00°59'06" WEST 362.35 FEET; THENCE NORTH 88°21'12" WEST 467.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°59'06" EAST 562.35 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 5:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST

1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, RUN SOUTH 0°59'06" WEST 692.65 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; THENCE SOUTH 88°21'12" EAST 327.00 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 0°59'06" WEST 200.00 FEET; THENCE SOUTH 88°21'12" EAST 140.00 FEET; THENCE SOUTH 0°59'06" WEST 362.35 FEET; THENCE NORTH 88°21'12" WEST 467.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 0°59'06" EAST 562.35 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, LYING AND BEING IN COLLIER COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE EAST, LESS THE SOUTHERNMOST 30 FEET.

AND

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY FLORIDA, LESS THE EASTERLY 30 FEET FOR ROAD RIGHT OF WAY AND THE SOUTHERLY 30 FEET FOR ROAD RIGHT OF WAY, CONTAINING IN ALL 10 ACRES MORE OR LESS.

AND,

(AS DESCRIBED IN AMERICAN LAND TITLE ASSOCIATION TITLE COMMITMENT FILE NO.: 1144058, COMMITMENT DATE: SEPTEMBER 05, 2021 AT 11:00 PM):

PARCEL 6:

PARCEL B SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 30 FEET THEREOF AND LESS THE WEST 30 FEET THEREOF, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 7:

PARCEL A SOUTH 1/2 OF THE NORTHWEST 1/4, LESS THE SOUTH 1/2 OF GOVERNMENT LOT 2 AND LESS THE NORTH 1/2 OF GOVERNMENT LOT 2 AND LESS THE SOUTH 30 FEET THEREOF, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 8:

SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 9:

NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 10:

NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 11:

NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

CONTAINING A TOTAL AREA OF APPROXIMATELY 227.09 ACRES

EXHIBIT E
GREENWAY FRITCHEY RPUD

LIST OF DEVIATIONS

1. **Deviation 1** (Street System Requirements) requests relief from LDC Section 6.06.01.J., Street System Requirements, which prohibits dead-end streets except when designed as a cul-de-sac, to instead allow for dead-end streets designed with a hammerhead or Y configuration.
 2. **Deviation 2** (Street System Requirements) requests relief from LDC Section 6.06.01.N., “Street System Requirements”, which requires a minimum right-of-way width of 60 feet to instead allow a width of 50 feet for internal private roadways within the Greenway Fritchey RPUD. See Exhibit C for cross-sections.
 3. **Deviation 3** (Buffer Requirements) requests relief from LDC Section 4.06.02.C.2, “Types of buffers”, which requires a 15-foot-wide Type B buffer when a community facility in a PUD abuts a residential unit to instead allow Type B buffer plantings within an area a minimum of 10 feet in width.
 4. **Deviation 4** (Wall Height) requests relief from LDC Section 5.03.02.C, “Fences and Walls, Excluding Sound Walls”, which limits the heights of fences or walls in residential components of PUDs to 6 feet, to instead allow a wall 8 feet in height.
 5. **Deviation 5** (Signs) requests relief from LDC Section 5.06.02.B.5.a., “On premise directional signs”, which allows on-premises directional signs be set back a minimum of 10 feet from the edge of roadway, paved surface, or back of curb, to instead allow a setback of five feet from a roadway or platted easement. This deviation does not apply to County owned roads.
 6. **Deviation 6** (Sidewalks, Bike Lane and Pathway Requirements) requests relief from LDC Section 6.06.02.A.1., “Sidewalks, Bike Land and Pathway Requirements”, which requires sidewalks on both sides of a local street, to instead allow a single sidewalk six feet in width on only one side of the street, and no sidewalks along alleys within Tract R2. See Exhibit C for Internal Streets and Alleys Cross-Sections.
 7. **Deviation 7A** (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)i.a), “Clustered development”, which requires a minimum lot area of 4,500 square feet and a minimum interior lot width of 40 feet for single-family development, to instead allow for a minimum lot area of 1,680 square feet and a minimum lot width of 28 feet for single-family development.
- Deviation 7B** (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.a) “Minimum yard requirements”, which requires a minimum side yard of 6 feet and a minimum rear yard of 15 feet for single-family development, to instead

allow for a minimum side yard of 5 feet and a minimum rear yard of 10 feet for single-family development.

Deviation 7C (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.b) “Minimum yard requirements”, which requires a minimum front yard of 30 feet, a minimum rear yard of 30 feet, and a minimum side yard of one-half the building height or 15 feet for multi-family development, to instead allow for a minimum front yard of 20 feet, a minimum rear yard of 15 feet, and a minimum side yard of 5 feet for multi-family development. This deviation excludes lots that abut an arterial or collector roadway.

EXHIBIT F
GREENWAY FRITCHEY RPUD

LIST OF DEVELOPER COMMITMENTS

The purpose of this section is to set forth the development commitments for the development of this project.

1. GENERAL

- A. Two entities (hereinafter the Managing Entities) shall be responsible for RPUD monitoring until close-out of the RPUD, and these entities shall also be responsible for satisfying all RPUD commitments until close-out of the RPUD. At the time of this RPUD approval, the Managing Entities are Greenway Fritchey Land, LLC (Tract R1) and Habitat for Humanity of Collier County, Inc (Tract R2). Should either Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document, to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become a Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to the County that includes an acknowledgement of the commitments required by the RPUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity will not be relieved of its responsibility under this Section. When the RPUD is closed out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of RPUD commitments.
- B. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. (Section 125.022, FS)
- C. All other applicable state or federal permits must be obtained before commencement of the development.

2. TRANSPORTATION

- A. The maximum total daily trip generation for the RPUD shall not exceed 861 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.
- B. All other transportation related commitments are set forth in a companion Developer Agreement (DCA). The DCA provides that prior to the issuance of 1,000th certificate of Occupancy (CO) for the RPUD, the Developer at its sole cost and expense, will

design, permit and construct operational improvements at the intersection of U.S. 41 and Greenway Road as described in the DCA. No CO's may be issued after the 1,000th CO if the intersection improvements are not completed and accepted by the County.

3. ENVIRONMENTAL

- A. There is ±33 acres of existing native vegetation within the subject property. The minimum required native preservation is ±13.20 acres (40% of ±33 acres of existing native vegetation). The Master Plan preserves ±13.59 acres of native vegetation on site within Tract P.
- B. Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC Sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC Section 3.05.07. In order to meet the requirements of a Type 'A' buffer perimeter boundaries of the RPUD; a 6-foot-wide landscape buffer located outside of the preserve will be reserved. In the event that the preserve does not meet buffer requirements after removal of exotics and supplemental planting within the preserve, plantings will be provided by Owner in the 6' wide reservation to meet the buffer requirements. The type, size, and number of such plantings, if necessary, will be determined at time of initial SDP or plat and included on the landscape plans for the SDP or plat.
- C. A listed species management plan will be provided for the project at the time of development approval. The management plan will address how listed species will be protected, including the listed plant species observed within the development footprint and proposed preserve areas.

4. AFFORDABLE HOUSING

- A. Two-hundred sixty (260) units will be sold to households whose initial certified incomes are up to an including 80% of the Area Median Income (AMI) for Collier County.
- B. All 260 income-restricted units will be on Tract R2. The income-restricted units will be constructed as single family detached, single family attached, multifamily (townhomes), or a combination thereof.
- C. These units will be committed for a period of 30 years from the date of the issuance of the certificate of occupancy and sold to households that qualify for the designated income thresholds.
- D. Households shall occupy the property as their primary residence as evidenced by maintenance of homestead exemption.

- E. Prior to the initial sale of any of the affordable set-aside units, the owner and developer will record a restrictive covenant in the public records of Collier County identifying the affordable set-aside units and the income threshold pertaining to each unit. The covenant will state that each unit will be initially sold and subsequently sold to qualifying households for a period of 30 years from the issuance of the Certificate of Occupancy for each unit. The covenant will also state that at least 30 days prior to the initial sale or subsequent sale of any unit, the County's Community and Human Services Division, or its designee, will be notified in writing and provided documents for income verification and certification on forms acceptable to Collier County. The closing on the sale may occur after the County, or its designee, confirms that the household qualifies for the designated income thresholds.
- F. Income verification and certification may take the form of the most recent year's filed income tax return for each occupant who had filed and will occupy the affordable housing unit. Income verification and certification for households or household members who had not filed the most recent year's tax return may be based on written verification to verify all regular sources of income to the household member. The written verification shall include, at a minimum, the purpose of the verification, a statement to release information, employer verification of gross annual income or rate of pay, number of hours worked, frequency of pay, bonuses, tips, and commissions and a signature block with the date of verification. The verification shall be valid for up to 90 days prior to occupancy. Upon expiration of the 90-day period, the information may be verbally updated from the original sources for an additional 30 days, provided it has been documented by the person preparing the original verification. After this time, a new verification form must be completed.
 - a. As part of the annual PUD monitoring report, the developer will include an annual report that provides the progress and monitoring of occupancy of the income-restricted units in a format approved by the Collier County Community and Human Services Division. The developer agrees to annual on-site monitoring by the County, or its designee.
- G. By way of example, the 2024 Florida Housing Finance Corporation Income Limits are:

2024 Collier County Income Limits for Affordable Housing

2024			Income Limit by Number of People in Unit		
	Percentage Area Median Income	Category Name	1	2	4
Collier County Median Household Income \$104,300	30%	Extremely Low	\$ 21,930	\$ 25,050	\$ 31,290
	50%	Very Low	\$ 36,550	\$ 41,750	\$ 52,150
	60%	n/a	\$ 43,860	\$ 50,100	\$ 62,580
	80%	Low	\$ 58,480	\$ 66,800	\$ 83,440
	100%	Median	\$ 73,100	\$ 83,500	\$ 104,300
	120%	Moderate	\$ 87,720	\$ 100,200	\$ 125,160
	140%	Gap	\$ 102,340	\$ 116,900	\$ 146,020

Source: HUD 2024 Median Income; Florida Housing Finance Corp. Income Limits

5. UTILITIES

- A. At the time of application for subdivision Plans and Plat (PPL) and/or Site Development Plan (SDP) approval, as the case may be, offsite improvements and/or upgrades to the wastewater collection/transmission system may be required by County to adequately handle the total estimated peak hour flow from the project. Whether or not such improvements are necessary, and if so, the exact nature of such improvements and/or upgrades shall be determined by County Manager or designee during PPL or SDP review. Such improvement and/or upgrades as may be necessary shall be permitted and installed at the developer's expense and may be required to be in place prior to issuance of a certificate of occupancy for any portion or phase of the development that triggers the need for such improvements and/or upgrades.

- B. At the time of application for subdivision Plans and Plat (PPL) and/or Site Development Plan (SDP) approval, as the case may be, offsite improvements and/or upgrades to the water distribution/transmission system may be required by County to adequately handle the total estimated peak hour flow to the project. Whether or not such improvements are necessary, and if so, the exact nature of such improvements and/or upgrades shall be determined by County Manager or designee during PPL or SDP review. Such improvement and/or upgrades as may be necessary shall be permitted and installed at the developer's expense and may be required to be in place prior to issuance of a certificate of occupancy for any portion or phase of the development that triggers the need for such improvements and/or upgrades.

6. WILDFIRE PREVENTION AND MITIGATION

- A. Project Structural Design and Materials

1. Roofs shall be constructed using Class A asphalt/fiberglass shingles, sheet metal, terra cotta tile, and concrete.
2. Soffits shall be made of non-combustible material or (minimum) ½-inch nominal wood sheathing.
3. No window opening shall exceed 40 square feet and double-paned glass, or tempered glass shall be utilized.

B. Location/Defensible Space

1. A minimum 30 feet of “Defensible Area” shall be maintained around principal structures. The Defensible Area may include yards, green space, required landscape buffers, sidewalks, driveways or roadways, and customary accessory uses and structures such as decks, lanais, and so forth. Defensible area shall not be construed to mean a separation between structures.
2. Within this Defensible Area:
 - i. Vegetation shall be thinned and maintained to eliminate vegetated or “ladder fuels” and tree crowns shall be a minimum of 10 feet apart.
 - ii. Trees will be maintained to keep branches 6 to 10 feet from the ground.
 - iii. Trees will be maintained at a maximum canopy spread of 20’ at maturity, in order to prevent roof overhang.
 - iv. The less-flammable trees and shrubs listed below shall be utilized within the defensible area. Other trees and shrubs not listed below may be utilized if approved by Collier County and the Florida Fire Service, Florida Forest Service, Department of Agriculture and Consumer Services.

Trees

Ash	Magnolia	Sago/King Sage Palm	Sweet Acacia
Citrus	Maple	Pecan	Silver Button
Crape Myrtle	Redbud	Willow	Tabebuia
Dogwood	Sycamore	Pygmy Date Palm	Gumbo-Limbo
Jacaranda	Viburnum	Red Mulberry	Red Bay
Loquat	Alexander Palm	Winged Elm	Green Button
Oaks	Sweet Gum	Catalpa	Mahogany
Pindo Palm	Persimmon	Satan Leaf	Hawthorne
Black Cherry	Queen Palm	Pigeon Plum	Elm
Sparkleberry	Sea Grape		

Shrubs

Agave	Philodendron	Century Plant
Aloe	Pittosporum	Coontie

Azalea	Red Yucca	Anise
Viburnum	Beauty Berry	Indian Hawthorne
Hydrangea	Pyracantha	Oakleaf Hydrangea
Oleander	Camellia	

v. Lava stone, gravel or other non-flammable materials shall be used in planting beds within 5 feet of a structure.

3. The managing entity shall be responsible to ensure these requirements are met.

7. EMERGENCY MANAGEMENT

A. Prior to the issuance of the first residential certificate of occupancy, the property owner shall provide a one-time developer's contribution of one (1) 45 KW (or higher) towable, diesel, rental-grade generator to Collier County specification to the Collier County Bureau of Emergency Management.

8. OTHER

A. Excavation setbacks are subject to the minimum requirements of Sec. 22-112(1) of the Code of Ordinances. Reduction of the required minimum setback is subject to an exception review and approval in accordance with Section 22-112(1).

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**STAFF
REPORTS
B**

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2025	Regular Meeting	10:00 AM
November 5, 2025*	Regular Meeting	10:00 AM
December 10, 2025**	Regular Meeting	10:00 AM
January 28, 2026	Regular Meeting	10:00 AM
February 25, 2026	Regular Meeting	10:00 AM
March 25, 2026	Regular Meeting	10:00 AM
April 22, 2026	Regular Meeting	10:00 AM
May 27, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	10:00 AM
June 24, 2026	Regular Meeting	10:00 AM
July 22, 2026	Regular Meeting	10:00 AM
August 26, 2026	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	10:00 AM
September 23, 2026	Regular Meeting	10:00 AM

Exceptions

*November meeting date is three (3) weeks earlier to accommodate Thanksgiving holiday.

**December meeting date is two (2) weeks earlier to accommodate Christmas holiday.