

SALTLEAF

**COMMUNITY DEVELOPMENT
DISTRICT**

August 9, 2024

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

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

August 2, 2024

Board of Supervisors
Saltleaf Community Development District

Dear Board Members:

The Board of Supervisors of the Saltleaf Community Development District will hold a Regular Meeting on August 9, 2024 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-14, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025; Amending Resolution 2024-12 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Resolution 2024-15, Rescinding and Replacing Resolution 2024-06 in its Entirety; Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Lee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date
5. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
6. Acceptance of Unaudited Financial Statements as of June 30, 2024
7. Approval of June 14, 2024 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

ATTENDEES:

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

- NEXT MEETING DATE: September 13, 2024 at 3:00 PM [Adoption of FY25 Budget Hearing

○ QUORUM CHECK

SEAT 1	CRAIG KLINGENSMITH	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	SUSAN WATTS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	AJ STAMOULIS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	RAYMOND PIACENTE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	BRIAN SIMPER	☐	IN PERSON	☐	PHONE	☐	NO

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, 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: 229 774 8903

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AMENDING RESOLUTION 2024-12 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Saltleaf Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the Saltleaf Community Development District (“**District**”) was recently established by the Board of County Commissioners of Lee County, Florida, effective June 21, 2023; and

WHEREAS, on June 14, 2024, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2024-12, approving the proposed budget for Fiscal Year 2024/2025 and setting a public hearing on the proposed budget for August 9, 2024, at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928; and

WHEREAS, due to a request to delay this hearing, the District Manager reset the date of the public hearing to the 13th day of September, 2024, at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928 and the District Manager will cause the notice of the public hearing to be published in a newspaper of general circulation in Lee County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

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

1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager in resetting the date of the public hearing and in publishing the notice of public hearing are hereby ratified. Resolution 2024-12 is hereby amended to reflect that the public hearing is re-set on September 13, 2024 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

2. RESOLUTION 2024-12 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-12 continue in full force and effect.

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

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

PASSED AND ADOPTED this 9th day of August, 2024.

ATTEST:

**SALTLEAF COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Fiscal Year 2024/2025 Budget

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
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**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 03/31/2024	Projected through 09/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Landowner contribution	\$ 92,623	\$ 2,058	\$ 137,647	\$ 139,705	\$ 217,123
Total revenues	92,623	2,058	137,647	139,705	217,123
EXPENDITURES					
Professional & administrative					
Supervisors	-	431	431	862	-
Management/accounting/recording	44,000	12,000	32,000	44,000	44,000
Legal	25,000	47,230	10,000	57,230	25,000
Engineering	2,000	8,990	7,000	15,990	10,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	833	-	833	833	833
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	160	340	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	750	722	28	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	210	-	210	210
Conservation area maintenance	-	-	-	-	96,500
Conservation area bridges	-	-	-	-	20,000
Total professional & administrative	92,623	75,093	64,612	139,705	217,123
Total expenditures	92,623	75,093	64,612	139,705	217,123
Excess/(deficiency) of revenues over/(under) expenditures	-	(73,035)	73,035	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -	\$ -

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 44,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	833
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Conservation area maintenance	96,500
Intended to cover the cost of maintaining 25 +/- acres of first time high intensity maintenance Conservation Areas (4 events/ year) and 190 +/- acres of low intensity Conservation Areas (2 events/ year).	
Conservation area bridges	20,000
Intended to cover the cost of annual pressure washing and refinishing as well as inspection, hardware tightening and periodic Board replacement.	
Total expenditures	<u><u>\$217,123</u></u>

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Debt service					
Interest	-	-	-	-	1,832,847
Underwriter's discount	-	-	600,000	600,000	-
Cost of issuance	-	8,367	264,567	272,934	-
Total expenditures	-	8,367	864,567	872,934	1,832,847
Excess/(deficiency) of revenues over/(under) expenditures	-	(8,367)	(864,567)	(872,934)	(1,832,847)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	6,643,550	6,643,550	-
Original issue discount	-	-	(69,598)	(69,598)	-
Total other financing sources/(uses)	-	-	6,573,952	6,573,952	-
Net increase/(decrease) in fund balance	-	(8,367)	5,709,385	5,701,018	(1,832,847)
Fund balance:					
Beginning fund balance (unaudited)	-	-	(8,367)	-	5,701,018
Ending fund balance (projected)	\$ -	\$ (8,367)	\$ 5,701,018	\$ 5,701,018	3,868,171
Use of fund balance:					
Debt service reserve account balance (required)					(2,131,791)
Interest expense - November 1, 2025					(868,191)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 868,189</u>

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance	
04/11/24						
05/01/24			-	-	30,000,000.00	
11/01/24			964,656.25	964,656.25	30,000,000.00	CAPI
05/01/25	-		868,190.63	868,190.63	30,000,000.00	CAPI
11/01/25			868,190.63	868,190.63	30,000,000.00	CAPI
05/01/26	-		868,190.63	868,190.63	30,000,000.00	CAPI
11/01/26			868,190.63	868,190.63	29,595,000.00	
05/01/27	405,000.00	4.750%	868,190.63	1,273,190.63	29,595,000.00	
11/01/27			858,571.88	858,571.88	29,175,000.00	
05/01/28	420,000.00	4.750%	858,571.88	1,278,571.88	29,175,000.00	
11/01/28			848,596.88	848,596.88	28,730,000.00	
05/01/29	445,000.00	4.750%	848,596.88	1,293,596.88	28,730,000.00	
11/01/29			838,028.13	838,028.13	28,265,000.00	
05/01/30	465,000.00	4.750%	838,028.13	1,303,028.13	28,265,000.00	
11/01/30			826,984.38	826,984.38	27,780,000.00	
05/01/31	485,000.00	4.750%	826,984.38	1,311,984.38	27,780,000.00	
11/01/31			815,465.63	815,465.63	27,265,000.00	
05/01/32	515,000.00	5.625%	815,465.63	1,330,465.63	27,265,000.00	
11/01/32			800,981.25	800,981.25	26,720,000.00	
05/01/33	545,000.00	5.625%	800,981.25	1,345,981.25	26,720,000.00	
11/01/33			785,653.13	785,653.13	26,145,000.00	
05/01/34	575,000.00	5.625%	785,653.13	1,360,653.13	26,145,000.00	
11/01/34			769,481.25	769,481.25	25,540,000.00	
05/01/35	605,000.00	5.625%	769,481.25	1,374,481.25	25,540,000.00	
11/01/35			752,465.63	752,465.63	24,895,000.00	
05/01/36	645,000.00	5.625%	752,465.63	1,397,465.63	24,895,000.00	
11/01/36			734,325.00	734,325.00	24,215,000.00	
05/01/37	680,000.00	5.625%	734,325.00	1,414,325.00	24,215,000.00	
11/01/37			715,200.00	715,200.00	23,495,000.00	
05/01/38	720,000.00	5.625%	715,200.00	1,435,200.00	23,495,000.00	
11/01/38			694,950.00	694,950.00	22,735,000.00	
05/01/39	760,000.00	5.625%	694,950.00	1,454,950.00	22,735,000.00	
11/01/39			673,575.00	673,575.00	21,930,000.00	
05/01/40	805,000.00	5.625%	673,575.00	1,478,575.00	21,930,000.00	
11/01/40			650,934.38	650,934.38	21,080,000.00	
05/01/41	850,000.00	5.625%	650,934.38	1,500,934.38	21,080,000.00	
11/01/41			627,028.13	627,028.13	20,180,000.00	
05/01/42	900,000.00	5.625%	627,028.13	1,527,028.13	20,180,000.00	
11/01/42			601,715.63	601,715.63	19,225,000.00	
05/01/43	955,000.00	5.625%	601,715.63	1,556,715.63	19,225,000.00	
11/01/43			574,856.25	574,856.25	18,215,000.00	
05/01/44	1,010,000.00	5.625%	574,856.25	1,584,856.25	18,215,000.00	
11/01/44			546,450.00	546,450.00	17,145,000.00	
05/01/45	1,070,000.00	6.000%	546,450.00	1,616,450.00	17,145,000.00	
11/01/45			514,350.00	514,350.00	16,010,000.00	
05/01/46	1,135,000.00	6.000%	514,350.00	1,649,350.00	16,010,000.00	
11/01/46			480,300.00	480,300.00	14,805,000.00	
05/01/47	1,205,000.00	6.000%	480,300.00	1,685,300.00	14,805,000.00	
11/01/47			444,150.00	444,150.00	13,525,000.00	
05/01/48	1,280,000.00	6.000%	444,150.00	1,724,150.00	13,525,000.00	

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48			405,750.00	405,750.00	12,165,000.00
05/01/49	1,360,000.00	6.000%	405,750.00	1,765,750.00	12,165,000.00
11/01/49			364,950.00	364,950.00	10,725,000.00
05/01/50	1,440,000.00	6.000%	364,950.00	1,804,950.00	10,725,000.00
11/01/50			321,750.00	321,750.00	9,195,000.00
05/01/51	1,530,000.00	6.000%	321,750.00	1,851,750.00	9,195,000.00
11/01/51			275,850.00	275,850.00	7,570,000.00
05/01/52	1,625,000.00	6.000%	275,850.00	1,900,850.00	7,570,000.00
11/01/52			227,100.00	227,100.00	7,570,000.00
05/01/53	1,725,000.00	6.000%	227,100.00	1,952,100.00	5,845,000.00
11/01/53			175,350.00	175,350.00	5,845,000.00
05/01/54	1,835,000.00	6.000%	175,350.00	2,010,350.00	4,010,000.00
11/01/54			120,300.00	120,300.00	4,010,000.00
05/01/55	1,945,000.00	6.000%	120,300.00	2,065,300.00	2,065,000.00
11/01/55			61,950.00	61,950.00	2,065,000.00
05/01/56	2,065,000.00	6.000%	61,950.00	2,126,950.00	-
11/01/56			-	-	-
Total	30,000,000.00		38,319,734.50	68,319,734.50	

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll					
		FY 2025 O&M	FY 2025 DS	FY 2025 Total	FY 2024
Product/Parcel	Units	Assessment	Assessment	Assessment	Total
		per Unit	per Unit	per Unit	Assessment
					per Unit
Highrise Condo	704	\$ -	\$ -	\$ -	\$ -
Midrise Condo	264	-	-	-	-
Attached Villa	76	-	-	-	-
Commerical (per 1,000 sq ft)	25	-	-	-	-
Total	1,069				

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-15

[SECOND BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2024-06 IN ITS ENTIRETY; DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sattleaf Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, on March 8, 2024, the District previously adopted Resolution 2024-06 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

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

2. RESCINDMENT OF RESOLUTION 2024-06. Resolution 2024-06, adopted by the Board on November 13, 2023, is hereby rescinded in its entirety.

3. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

4. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

5. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 9th day of August, 2024.

ATTEST:

**SALTLEAF COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

.

DESCRIPTION

Parcel in
Sections 5, 6, 7 and 8, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of Government Lot 2, of said Section 7 run N01°34'27"W along the East line of said Government Lot 2 for 40.02 feet; thence run S89°43'05"E for 25.01 feet to an intersection with the East right of way line of Coconut Road as described in a County Commissioners Minutes Book 6, at Page 288, Lee County Records, and the POINT OF BEGINNING.

From said Point of Beginning run N01°34'27"W along said East line for 424.66 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run along said Northerly right of way line the following three (3) courses: S89°06'16"W for 288.98 feet; S89°09'28"W for 666.22 feet and S89°06'16"W for 247.49 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.49 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 511.94 feet; thence run N21°20'24"E for 260.38 feet; thence run N04°28'03"E for 270.90 feet; thence run N27°03'41"W for 168.94 feet to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 257.63 feet to an intersection with the Easterly line of lands described in a deed recorded in Instrument No. 2013000240450, Lee County Records; thence run along said Easterly line the following twenty-three (23) courses: N39°36'41"W for 105.41 feet; N09°02'32"E for 80.80 feet; N89°00'08"E for 230.82 feet; N13°37'57"E for 52.21 feet; N04°32'08"W for 50.65 feet; N05°12'32"W for 50.79 feet; N29°06'14"W for 59.23 feet; N03°26'02"E for 49.83 feet; N10°16'42"W for 51.40 feet; N11°13'24"E for 49.00 feet; N41°15'02"W for 70.64 feet; N21°13'24"W for 54.88 feet; N25°50'13"W for 21.40 feet; N09°20'00"E for 55.12 feet; N25°52'22"W for 51.13 feet; N24°52'17"W for 50.48 feet; N04°21'29"W for 50.65 feet; N11°27'49"E for 56.18 feet; N10°24'54"W for 50.55 feet; N28°04'28"W for 51.29 feet; N18°52'38"W for 49.96 feet;

N13°36'38"W for 49.89 feet and N02°48'29"W for 247.54 feet to an intersection with the North line of Government Lot 1, said Section 7; thence run S89°20'35"W along said North line for 1.00 feet to an intersection with the Westerly line of a Conservation Easement described in a deed recorded in Official Records Book 3627, at Page 2061, Lee County Records; thence run along said Westerly line the following twenty-two (22) courses: N46°11'03"W for 61.03 feet; N17°54'30"W for 56.94 feet; N20°31'47"W for 72.71 feet; N15°30'26"E for 84.12 feet; N02°32'45"E for 50.98 feet; N12°16'28"W for 49.94 feet; N35°06'58"W for 59.36 feet; N19°11'46"W for 52.20 feet; N14°29'27"W for 88.09 feet; N04°01'02"W for 63.86 feet; N10°27'59"W for 50.49 feet; N28°08'16"W for 55.46 feet; N31°44'44"W for 57.31 feet; N52°41'29"W for 78.10 feet; N18°08'21"W for 51.92 feet; N26°14'47"W for 54.63 feet; N02°29'49"W for 50.00 feet; N36°09'47"E for 64.03 feet; N13°48'24"W for 50.99 feet; N68°35'55"E for 154.32 feet; N20°14'29"W for 105.00 feet and N04°39'14"W for 104.21 feet to an intersection with the North line of Government Lot 4, said Section 6; thence run N89°14'26"E along said North line for 199.41 feet to an intersection with the Westerly line of lands described in a deed recorded in Official Records

Book 1762, at Page 4172, Lee County Records; thence run along the Westerly and Northerly line of said lands the following five (5) courses: N01°15'33"W for 775.71 feet; N45°44'29"E for 523.57 feet; S81°48'03"E for 600.65 feet; N01°16'23"W for 162.43 feet and N88°43'54"E for 349.45 feet to an intersection with the West line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N01°54'31"W along said West line for 92.62 feet to the Northwest Corner of said Southwest Quarter (SW-1/4); thence run N89°07'39"E along the North line of said Southwest Quarter (SW-1/4) for 364.44 feet to an intersection with the Easterly line of said Conservation Easement; thence run along said Easterly line the following fifty-one (51) courses: S17°17'04"E for 44.28 feet; S12°53'12"E for 275.03 feet; S10°01'41"E for 113.67 feet; S08°08'35"E for 91.06 feet; S17°08'47"E for 137.48 feet; S17°18'43"E for 88.19 feet; S18°09'28"E for 215.81 feet; S52°49'03"E for 117.72 feet; S36°00'58"E for 30.20 feet; S15°19'13"E for 189.16 feet; S13°46'49"E for 68.98 feet; S03°50'59"E for 149.01 feet; S06°56'04"E for 151.69 feet; S25°09'05"E for 139.30 feet; S00°26'00"E for 99.47 feet; S04°02'24"E for 83.95 feet; S10°33'02"E for 53.63 feet; S16°45'11"W for 81.09 feet; S13°24'20"W for 99.81 feet; S00°12'02"W for 111.16 feet; S00°52'33"E for 19.20 feet; S02°40'03"E for 62.35 feet; S04°22'37"W for 36.69 feet; S08°48'24"E for 66.07 feet; S01°31'20"E for 56.66 feet; S27°45'47"E for 36.77 feet; S01°53'49"E for 40.39 feet; S09°48'23"E for 43.89 feet; S25°36'11"W for 126.65 feet; S00°21'49"W for 70.76 feet; S03°40'54"E for 99.02 feet; S36°58'20"E for 65.66 feet; S35°27'44"E for 80.56 feet; S06°21'08"E for 64.02 feet; S05°15'21"W for 183.55 feet; S14°17'46"W for 86.23 feet; S15°45'25"W for 96.56 feet; S26°25'19"E for 48.98 feet; S02°20'03"E for 40.55 feet; S02°26'12"W for 65.00 feet; S08°45'28"W for 139.88 feet; S05°55'58"W for 214.01 feet; S10°55'48"W for 131.88 feet; S01°38'29"E for 165.82 feet; S17°59'48"W for 154.60 feet; S01°55'49"E for 270.39 feet; S12°47'40"E for 240.61 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 57,646.43 feet (delta 00°08'39") (chord bearing S12°49'15"E) (chord 145.00 feet) for 145.00 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the left of radius 133.52 feet (delta 11°06'42") (chord bearing S19°13'34"E) (chord 25.85 feet) for 25.89 feet; S34°59'52"W along a non-tangent line for 70.52 feet and S01°17'23"W for 139.46 feet to an intersection with the North line of the South 40 feet of the Northwest Quarter (NW 1/4) of said Section 8; thence run N89°43'05"W along said North line for 641.20 feet to the POINT OF BEGINNING. Containing 230.76 acres, more or less.

LESS AND EXCEPT a portion of those lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to the POINT OF BEGINNING.

From said Point of Beginning run along the Southerly line of said lands the following courses: N35°37'13"W for 153.86 feet and S58°57'13"W for 342.32 feet an intersection with the Westerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 1, as described in a deed recorded in Official Records Book 4033, at Page 3816, Lee County Records; thence run along said Westerly line the following courses: N31°02'47"W for 44.76 feet; N00°03'40"E for 125.64 feet; N13°25'10"W for 70.59 feet; N56°53'26"E for 107.37 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 182.00 feet (delta 20°03'07") (chord bearing N14°14'00"W) (chord 63.37 feet) for 63.69 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 266.00 feet (delta 20°49'18") (chord bearing N14°37'05"W) (chord 96.14 feet) for 96.67 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 966.00 feet (delta 10°36'14") (chord bearing N30°19'52"W) (chord 178.53 feet) for 178.78 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 214.00 feet

(delta 40°41'43") (chord bearing N15°17'07"W) (chord 148.82 feet) for 152.00 feet to a point of tangency; N05°03'45"E for 277.10 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 266.00 feet (delta 26°11'54") (chord bearing N08°02'12"W) (chord 120.57 feet) for 121.63 feet TO A POINT OF TANGENCY; thence run N21°08'09"W along said Westerly line and continuing along the Westerly and Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 4, as described in a deed recorded in Instrument Number 2023000146465, Lee County Records, for 101.90 feet to a point of curvature; thence run along the Westerly and Northerly line of said Phase 4 the following courses: Northerly along an arc of a curve to the right of radius 204.00 feet (delta 54°36'02") (chord bearing N06°09'52"E) (chord 187.13 feet) for 194.40 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 134.00 feet (delta 16°26'18") (chord bearing N41°41'02"E) (chord 38.31 feet) for 38.45 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 393.00 feet (delta 23°04'02") (chord bearing N61°26'12"E) (chord 157.15 feet) for 158.22 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 184.00 feet (delta 56°21'48") (chord bearing S78°50'53"E) (chord 173.79 feet) for 181.01 feet to a point of compound curvature and Southeasterly along an arc of a curve to the right of radius 434.00 feet (delta 17°15'08") (chord bearing S42°02'25"E) (chord 130.19 feet) for 130.68 feet to a point of tangency; thence run S33°24'51"E along the Northerly line of said Phase 4 and continuing along the Northerly line of said Phase 1 for 27.61 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 3, as described in a deed recorded in Instrument Number 2019000287737, Lee County Records; thence run along the Northerly line of said Phase 3 the following courses: N56°35'09"E for 14.27 feet; S66°02'09"E for 78.97 feet; N64°31'27"E for 128.50 feet; N22°32'45"W for 125.49 feet and N67°27'15"E for 13.11 feet to an intersection with the Easterly line of said lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records; thence run along the Easterly and Southerly line of said lands the following courses: S20°50'26"E for 152.26 feet; S25°28'33"E for 245.21 feet; S18°20'32"E for 130.83 feet; S27°46'07"W for 205.73 feet; S16°30'00"E for 265.70 feet; S54°23'52"E for 190.76 feet; S22°38'40"E for 87.71 feet; S71°46'53"W for 131.17 feet; S68°44'48"W for 363.26 feet; S21°12'13"E for 161.13 feet and S60°06'03"W for 62.68 feet to the POINT OF BEGINNING.
Containing 21.44 acres, more or less.

Containing a net area of 209.32 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear N01°34'27"W. (Grid/Ground Scale factor = 0.999945)

Digitally signed
by Scott A.
Wheeler, PSM
Date: 2023.09.27
'11:29:21 -04'00



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

SWJ/4

NWJ/4
SECTIONS
TOWNSHIP 47 SOUTH,
RANGE 25 EAST

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800

ct
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a

LB RAPTOR INVESTMENTS, LLC
08-47-25-00-00001.0030
(Inst. No. 2,020000311405, L.C.R.)
ri=75io25os(YJ
E=709721.65(X)
9.32 Ac. LESS AND EXCEPT

E=709794.39(X)
POINT OF COMMENCEMENT
-- C_QR_ GOV'T LOT 2 SEC. 7
N=750417.62 (Y)
E=709818.31 (X)

5
LBESTERO

INVESTMENTS, LLC
07-47-25-B2-U1635.2031
(Inst. No. 20180
00095423, L.C.R.)

GOVERNMENT LOT 2

N 1/2 S/J/2

LONDONBAY HOMES

889 1111R AVENUE NORTH
NAPLES, FLORIDA 34108-1805

PHONE (239) 592-1400
FAX (239) 592-1413

WWW.LONDONBAY.COM

APACHELOFLANIJJN

SECTIONS 5, 6, 7 AND 8
TOWNSHIP 47 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA

lf3/4.!!J

11,11,11111
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA

(O.R. 3627, PG. 2061, L.C.R.)

CONSERVATION EASEMENT
TO FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION
(INST. 2018000063543, L.C.R.)

KEY MAP

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.9999445 TO OBTAIN GROUND DISTANCES.
2. INST. No. - DENOTES INSTRUMENT
4. (P) - DENOTES PLAT.
5. P.B. - DENOTES PLAT BOOK.
6. PG. - DENOTES PAGE
7. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND BASED ON THE EAST LINE OF

THIS / gitrtQd!||' JJRVEY

Scott A. Wheeler,

Date: 2023.0: 2

11:29:37 -04'00

**SECTION 5
TOWNSHIP 47 SOUTH,
RANGE 25 EAST**

NUMBER, LEE COUNTY PUBLIC RECORDS. GOVERNMENT LOT 2 OF SECTION 5 TO BEAR N01°34'27"W.

3. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.

8. DESCRIPTION IS ATTACHED.

CONSERVATION EASEMENT TO S.F.W.M.D. (O.R. 3627, PG. 2061, L.C.R.)

RECORDS.

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AREA = 20

SCALE IN FEET

POINT OF COMMENCEMENT
SE COR. SEC. 6

SECTION LINE

SEE SHEET

GOVERNMENT LOT 1

**SECTION 7
TOWNSHIP 47 SOUTH,
RANGE 25 EAST**

LB RAPTOR INVESTMENTS, LLC
07-47-25-B2-00000.0010
(Inst. No. 2020000311405, L.C.R.)

LESS AND EXCEPT
POINT OF
BEGINNING
LESS AND EXCEPT

**SECTION 6
TOWNSHIP 47 SOUTH,
RANGE 25 EAST**

1/4-1/4 SECTION LINE
GOVERNMENT LOT 4

CONSERVATION EASEMENT TO S.F.W.M.D.

COCONUT ROAD

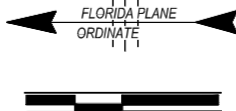
SKETCH TO
ACCOMPANY
DESCRIPTION

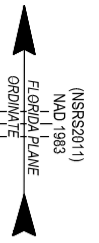
24102
7-47-25

40F6

(NSRS2011)
NAD 1983

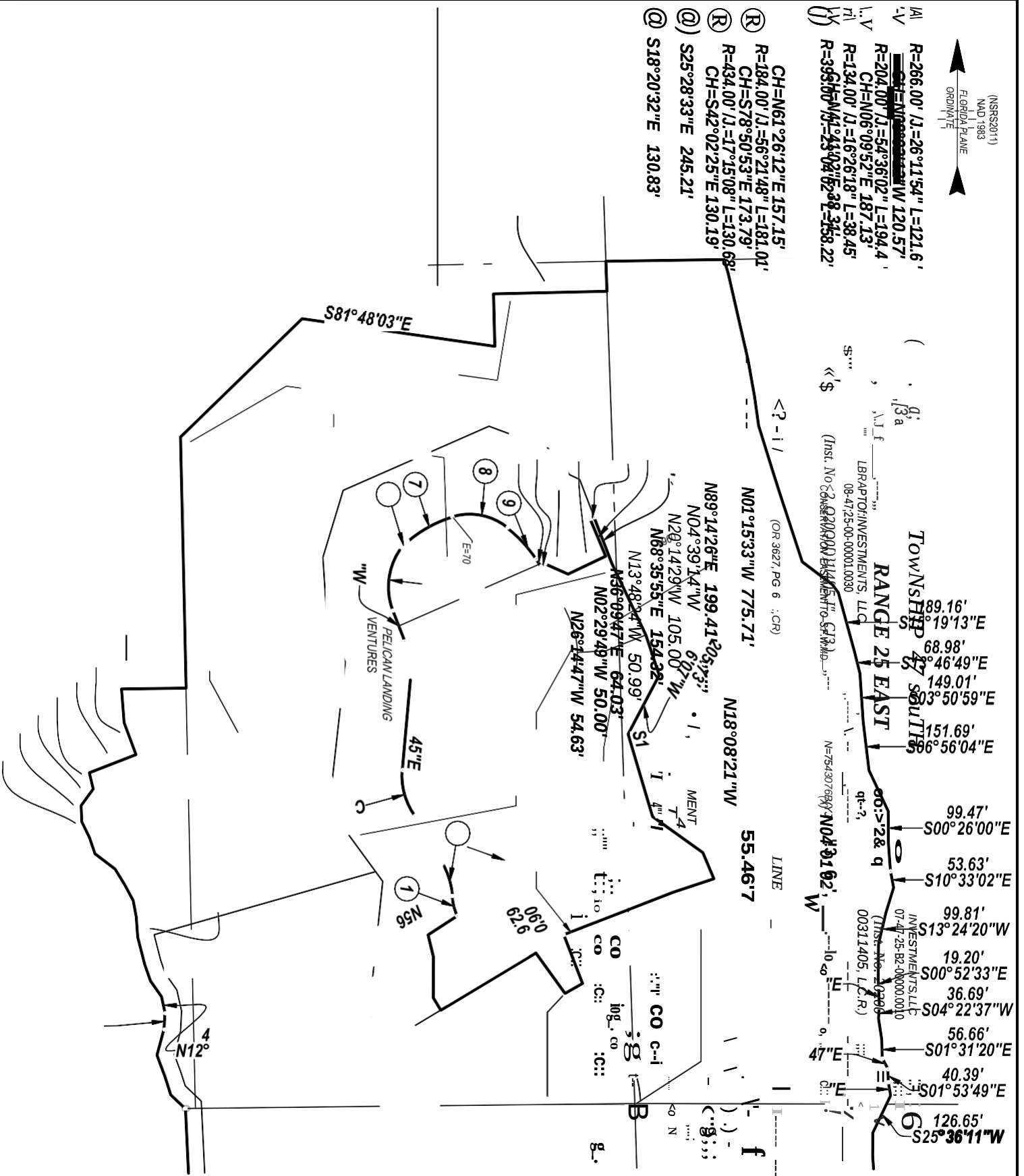
FLORIDA PLANE
ORDINATE





- ① R=266.00' / J=26°11'54" L=121.6'
- ② R=204.00' / J=56°36'02" L=194.4'
- ③ R=134.00' / J=16°26'18" L=38.45'
- ④ R=393.00' / J=44°02'02" L=158.22'

- ⑤ CH=N61°26'12"E 157.15'
- ⑥ R=184.00' / J=56°21'48" L=181.01'
- ⑦ CH=S78°50'53"E 173.79'
- ⑧ R=434.00' / J=17°15'08" L=130.68'
- ⑨ CH=S42°02'25"E 130.19'
- ⑩ S25°28'33"E 245.21'
- ⑪ S18°20'32"E 130.83'



TOGETHER WITH:

DESCRIPTION

Parcel in
Section 8, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Section 8, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 8 run S89°43'05"E along the South line of the Northwest Quarter (NW 1/4) of said Section 8 for 664.92 feet; thence run N00°16'55"E for 40.00 feet to an intersection with the North line of the South 40 feet of the Northwest Quarter (NW 1/4) of said Section 8, also being the Southeast corner of a Conservation Easement described in a deed recorded in Official Records Book 3627, at Page 2061, Lee County Records and the POINT OF BEGINNING.

From said Point of Beginning run along the Easterly line of said Conservation Easement the following courses: N01°17'23"E for 139.46 feet; N34°59'52"E for 70.52 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 133.52 feet (delta 11°06'42") (chord bearing N19°13'34"W) (chord 25.85 feet) for 25.89 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 57,646.43 feet (delta 00°08'39") (chord bearing N12°49'15"W) (chord 145.00 feet) for 145.00 feet; N12°47'40"W for 240.61 feet; N01°55'49"W for 270.39 feet and N17°59'48"E for 154.60 feet; thence run S73°31'32"E for 295.39 feet; thence run N88°32'17"E for 306.23 feet to an intersection with the East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) said Section 8; thence run S01°27'30"E along said East line for 942.22 to an intersection with said North line of the South 40 feet of the Northwest Quarter (NW 1/4) of Section 8; thence run N89°43'05"W along said North line for 601.65 feet to the POINT OF BEGINNING.

Containing 13.37 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the South line of the Northwest Quarter (NW 1/4) of Section 8 to bear S89°43'05"E. (Grid/Ground Scale factor = 0.999945)

Digitally signed
by Scott A
Wheeler
Date: 2024.06.10
'14:35:43 -04'00



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\24102 - Saltleaf CDD\SURVEY\DESCRIPTIONS\24102SKo4.doc

E 112 OF NW 1/4

N=751353.42(Y)
E=711037.16 (X)

N=750411.50 (Y)
E=711061.1

CI

0::

114-114 SECTION LINE

S01°27'30"E

942.22'

NWJ/4
SECTIONS
TOWNSHIP 47 SOUTH,
RANGE 25 EAST

LBRAPTOR INVESTMENTS, LLC
08-47-25-00-00001.0030
(INST. No. 2020000311405, L.C.R.)
(PARCEL2(RAPTORBA
AREA= 13.37 Ac.
W 112 OF NW 114

R=133.52' ti=11°06'42" L=25.89'
CH=N19°13'34"W 25.85'

R=57646.43' ti=D°08'39" L=145.00'

CH=N12°49'15"W 145.00'

N=751429.38(Y)
E=710447.77(X)

----- 1\$4.

N1jo5 i :--
'T:

270.39'

240,61
{40"W

N=750777.46(Y)

POINT

CONSERVATION
EASEMENT TO S.F.WM.D.

E=710462.40(X)

N=750414.47(Y)
E=710459.50 (X)

(OR. 3627, PG. 2061, L.C.R.)

NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.9999445 TO OBTAIN GROUND DISTANCES.
- P.B. - DENOTES PLAT BOOK.
- PG. - DENOTES PAGE
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND BASED ON THE SOUTH LINE OF

- INST. No. - DENOTES INSTRUMENT

THE SOUTHWEST QUARTER (SW 1/4)
NUMBER, LEE
COUNTY
PUBLIC

OF

SECTION 8 TO
BEAR

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"
E
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R
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C
O
R
D

S.
3. O.R. - DENOTES OFFICIAL RECORD
BOOK, LEE COUNTY PUBLIC

8. DESCRIPTION IS ATTACHED.

CO SYSTEM
(WEST ZONE)

by Scott A
Wheeler
Date: 28.24.06.10
'14:36:03 '04'00

SCOTT A. WHEELER (FOR THE FIRM) (B-5940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

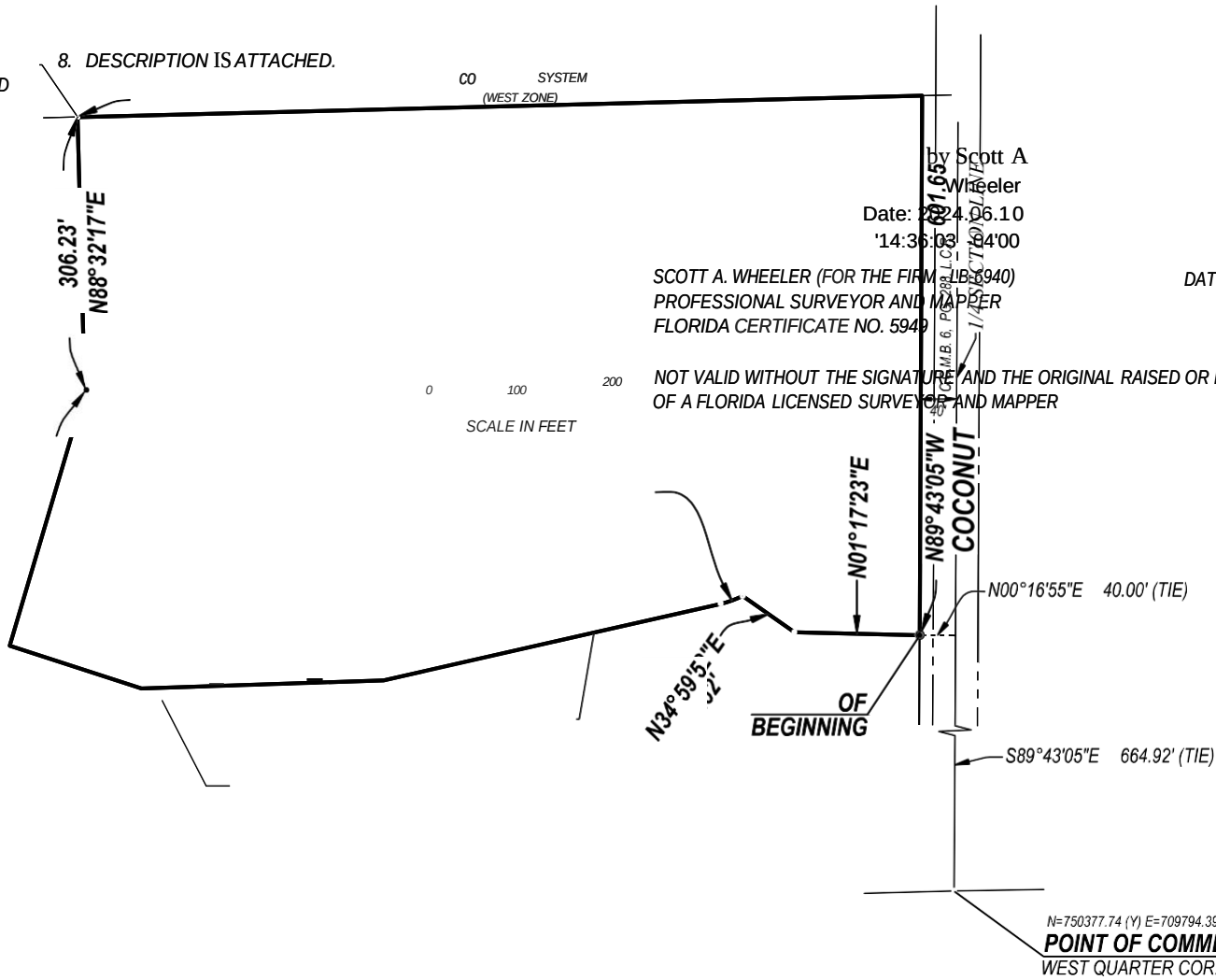
DATE SIGNED.

RECORDS.

4. (P) - DENOTES PLAT.

0 100 200
SCALE IN FEET

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



THIS IS NOT A SURVEY
Digitally signed

(NSRS2011)
NAD 1983

FLORIDA PLANE
ORDINATE 1



SKETCH TO
ACCOMPANY
DESCRIPTION

24102124218
8-47-25

20F2



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

N=750377.74 (Y) E=709794.39 (X)
POINT OF COMMENCEMENT
WEST QUARTER COR. SEC. 8

ALSO TOGETHER WITH: **DESCRIPTION**

Parcel in
Section 5, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Section 5, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 5 run N89°13'02"W along the South line of the Southeast Quarter (SE 1/4) of said Section 5 for 2,281.67 feet to an intersection with the Westerly line of a Conservation Easement described in a deed recorded in Official Records Book 3315, at Page 3528, Lee County Records; thence run along said Westerly line the following courses: N00°00'00"E for 41.66 feet; N51°34'06"E for 42.72 feet; N18°01'16"E for 568.77 feet; N05°50'43"W for 68.51 feet; N33°25'26"W for 90.60 feet; N72°52'27"W for 124.49 feet; N52°52'24"E for 173.01 feet; N37°07'36"W for 119.41 feet; S66°52'35"W for 608.18 feet; N24°02'18"W for 194.60 feet; N85°12'10"W for 267.90 feet; S59°33'07"W for 155.16 feet; S84°36'52"W for 281.34 feet; N00°00'00"E for 99.28 feet; N38°50'28"W for 72.49 feet; N89°51'40"W for 309.55 feet; N13°40'37"W for 773.33 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 175.00 feet (delta 12°21'32") (chord bearing N19°51'24"W) (chord 37.68 feet) for 37.75 feet to a point of tangency; N26°02'10"W for 164.84 feet; N00°52'24"W for 304.11 feet; N18°19'02"W for 282.88 feet and N00°53'31"W for 115.77 feet to an intersection with the North line of the Southwest Quarter (SW 1/4) said Section 5; thence run N89°07'39"E along said North line for 1,595.88 feet to the center of said Section 5; thence run N89°05'10"E along the North line of the Southeast Quarter (SE 1/4) said Section 5 for 1,086.24 feet to an intersection with the Easterly line of said Conservation Easement; thence run along said Easterly line the following courses: S00°53'31"E for 77.58 feet; S39°46'20"W for 154.50 feet; S00°53'31"E for 55.58 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 150.00 feet (delta 33°03'45") (chord bearing S17°25'24"E) (chord 85.36 feet) for 86.56 feet to a point of tangency; S33°57'16"E for 163.39 feet; S25°50'16"W for 267.09 feet; S13°57'57"W for 170.07 feet; S22°38'10"W for 196.83 feet; S32°37'21"W for 60.61 feet; S10°18'25"E for 47.71 feet; S57°22'39"E for 52.27 feet; N75°33'08"E for 49.72 feet and N32°37'21"E for 112.98 feet to an intersection with the Westerly line of a Conservation Easement described in a deed recorded in Official Records Book 3627, at Page 2061, Lee County Records; thence run along the Westerly, Northerly and Easterly line of said Conservation Easement the following courses: N04°30'56"W for 43.00 feet; N38°03'50"E for 49.17 feet; N45°15'18"E for 31.60 feet; N02°50'12"E for 48.65 feet; N80°42'08"E for 59.96 feet; S31°27'01"E for 73.19 feet; S07°02'24"E for 49.29 feet; S59°01'15"E for 95.30 feet; N69°30'43"E for 74.26 feet; S15°28'46"E for 153.74 feet; S10°14'59"E for 57.84 feet and S08°01'29"W for 193.82 feet to an intersection with the Northerly line of said Conservation Easement described in deed recorded in Official Records Book 3315, at Page 3528, Lee County Records;

thence run along said Northerly line the following courses: S10°49'43"E for 120.72 feet; S60°12'17"E for 68.95 feet; N70°25'09"E for 83.66 feet; S19°34'51"E for 103.04 feet; S56°48'47"E for 740.93 feet; N89°26'09"E for 97.79 feet; S36°34'35"E for 65.21 feet; N83°25'00"E for 67.87 feet; N25°27'55"E for 103.55 feet and N89°25'36"E for 219.97 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) said Section 5; thence run S00°35'20"E E along said East line for 678.80 feet to the POINT OF BEGINNING.

Containing 143.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the South line of the Southeast Quarter (SE 1/4) of Section 5 to bear N89°13'02"W. (Grid/Ground Scale factor = 0.999945)

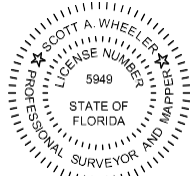
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by Scott A

Wheeler

Date: 2024.06.04

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Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

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NW 1/4 114 SECTION LINE

CENTER OF NE 114

N=755640.82 (Y)
E=710628.72

N=755665.12 (Y)
E=712224.41

SEC. 5

1086.24'
N89°05'10"E

N=755682.44 (Y)
E=713310.52

S00°53'31"E 77.58'
J/4 SECTION LINE

N89°07'39"E 1595.88'

N00°53'31"W 115.77'

S39°46'20"W 154.50'-----
S00°53'31"E 55.58'

N18°19'02"W 282.88' ^

N=755256.52 (Y)
9.42(X)

R=150.00' 1!=33°03'45" L=86.56'
CH=S17°25'24"E 85.36'
S33°57'16"E 163.39'

N=755349.10(Y)
9.31 (X)

: S25°50'16"W 267.09'----_,
S13°57'57"W 170.07'

s22°38'10
196.83'

CONSERVATION EASEMENT
TO FLORIDA FISH AND WILDLIFE

N00°52'24"W 304.11'

WRATHELL, HUNT AND
ASSOCIATES, LLC

2300 GLADES ROAD
SUITE 410W
BOCA RATON, FL 33431
PHONE (561) 571-0010
www.wrathells.com

18
71'

CONSERVATION
EASEMENT TO S.F.W.M.D.
R. 3627, PG. 2061, L.C.R.)
(SFWMD CONSERVATION
EASEMENT#2)

N72°52'27"W 124.49'
°25'26"W 90.60'

N05°50'43"W 68.51'
4.68(Y)

E=712776.47 (X)

SE 1/4
N18°01'16"E 568.77'

97.79'
N89°26'09"E
67.87'
N83°25'00

N=753663.19(Y)
41.53(X)

COURSE INFO

(j) S57°22'39
<I> N75°33'08
@ N32°37'21

© N04°30'56
® N38°03'50"E 49.17'
® N45°15'18"E 31.60'

2. INST. No. - DENOTES INSTRUMENT
NUMBER, LEE COUNTY PUBLIC

NOTES:

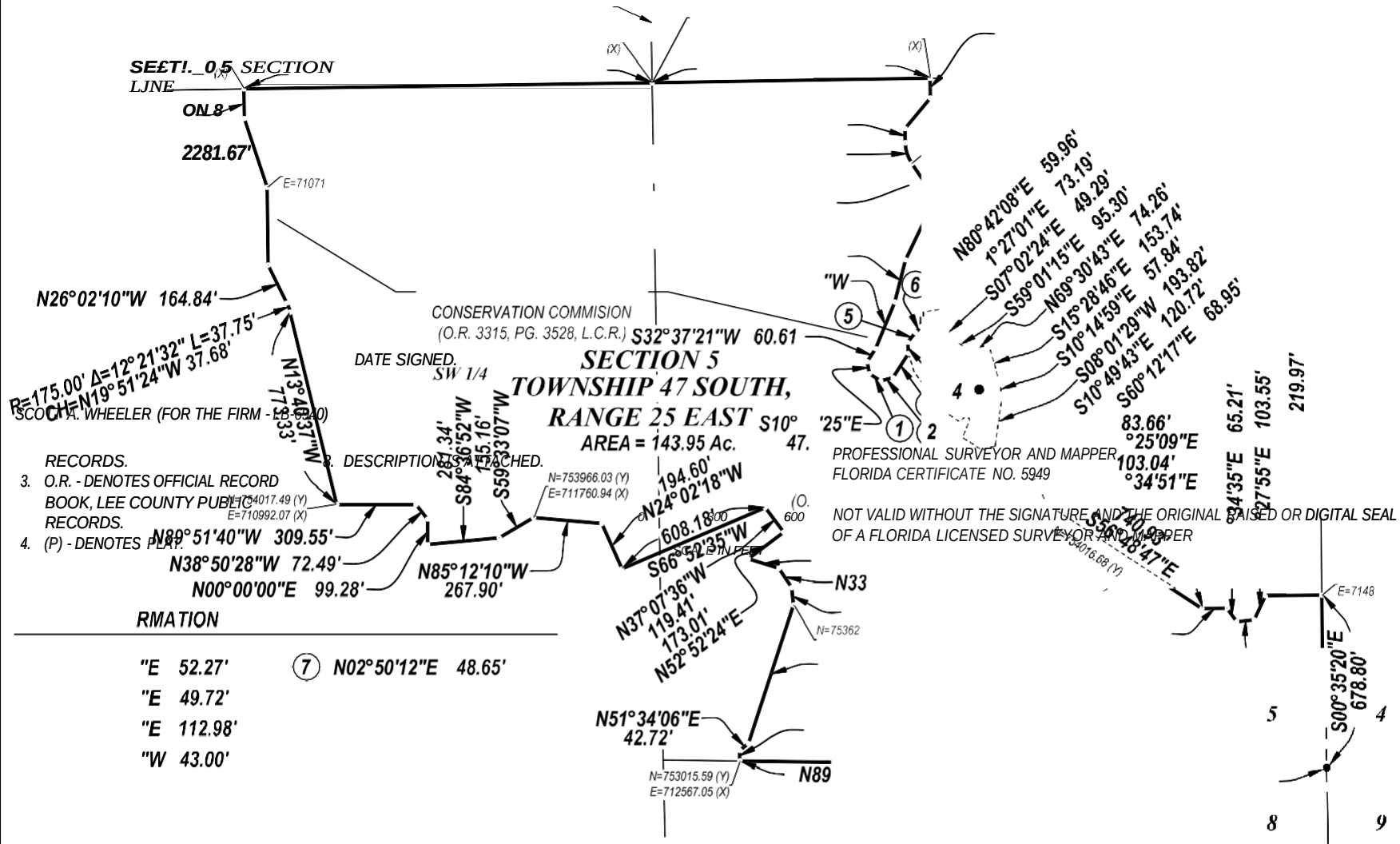
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.9999445 TO OBTAIN GROUND DISTANCES.

P.B. - DENOTES PLAT BOOK.
PG. - DENOTES PAGE
BEARINGS AND COORDINATES SHOWN ARE
STATE PLANE FLORIDA WEST ZONE
(NAD1983)(NSRS 2011) AND BASED ON THE
SOUTH LINE OF

N

LOCATION J024102DWGISURVEYINGSKETCH
PLOT DATE WED 5-29-2024 1:04PM

THE SOUTHEAST QUARTER (SE
1/4) OF SECTION 5 TO BEAR
N89°13'02"W.



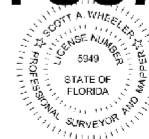
RMATION

"E 52.27'
 "E 49.72'
 "E 112.98'
 "W 43.00'

⑦ N02°50'12"E 48.65'

THIS IS NOT A SURVEY

Digitally signed by
 Scott A Wheeler
 Date: 2024.06.04
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SKETCH TO
 ACCOMPANY
 DESCRIPTION



LESS AND EXCEPT:

DESCRIPTION

Parcel in
Sections 5, 6 and 8, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Sections 5, 6 and 8, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 8 run S01°34'27"E along the West line of said Section 8 for 48.86 feet; thence run N88°25'33"E for 19.87 feet to an intersection with the Easterly line of Parcel 1 (ORD 14-10), as described in a deed recorded in Instrument Number 2020000311405, Lee County Records and the POINT OF BEGINNING.

From said Point of Beginning run along said Easterly line the following courses: Northerly along an arc of a curve to the left of radius 275.00 feet (delta 12°24'53") (chord bearing N05°59'23"E) (chord 59.47 feet) for 59.59 feet; S89°47'40"W along a non-tangent line for 11.43 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 330.00 feet (delta 32°22'48") (chord bearing N18°33'22"W) (chord 184.02 feet) for 186.50 feet to a point of tangency; N34°44'46"W for 155.79 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 258.00 feet (delta 13°32'33") (chord bearing N27°58'29"W) (chord 60.84 feet) for 60.98 feet to a point of tangency and N21°12'13"W for 4.51 feet to an intersection with the Easterly line of lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records; thence run along the Easterly and Northerly line of said lands the following courses: N21°12'13"W for 161.13 feet; N68°44'48"E for 363.26 feet; N71°46'53"E for 131.17 feet; N22°38'40"W for 87.71 feet; N54°23'52"W for 190.76 feet; N16°30'00"W for 265.70 feet; N27°46'07"E for 205.73 feet; N18°20'32"W for 130.83 feet; N25°28'33"W for 245.21 feet; N20°50'26"W for 276.35 feet; N64°24'50"W for 35.54 feet; N25°28'33"W for 76.93 feet; N69°40'02"W for 229.14 feet and S66°15'38"W for 50.55 feet; thence run N00°00'00"E for 195.52 feet to an intersection with the Southerly line of a Conservation Easement described in a deed recorded in Official Records Book 3627, at Page 2061, Lee County Records; thence run along the Southerly and Westerly line of said Conservation Easement the following courses: S83°24'39"E for 75.12 feet; N28°27'26"E for 66.04 feet; N79°11'08"E for 34.31 feet; N50°51'09"E for 70.75 feet; N39°08'51"W for 24.76 feet; N51°24'40"E for 55.31 feet; N84°18'40"E for 49.13 feet; N83°00'02"E for 65.92 feet; S22°02'31"E for 10.30 feet; S08°54'32"W for 39.69 feet; S04°27'45"E for 37.95 feet; S12°27'57"E for 55.38 feet; S37°50'30"E for 37.83 feet; S58°33'10"E for 43.66 feet; S75°51'40"E for 29.39 feet; S42°02'12"E for 61.03 feet; S75°25'20"E for 35.14 feet; S13°50'17"W for 0.91 feet; S23°09'37"W for 39.22 feet; S10°05'25"E for 53.53 feet; S25°18'36"E for 43.41 feet; S28°44'56"E for 54.89 feet; S39°50'14"E for 32.00 feet; S31°38'35"E for 104.79 feet; S31°18'16"E for 27.25 feet; S01°10'19"W for 60.61 feet; S15°30'43"E for 40.27 feet; S36°51'16"E for 38.68 feet; S36°07'48"E for 70.82 feet; S25°30'18"E for 60.61 feet; S38°32'03"E for 68.94 feet; S09°27'33"E for 72.99 feet; S15°41'39"E for 71.88 feet;

S15°24'59"E for 85.11 feet; S17°35'34"E for 148.39 feet; S43°18'53"E for 52.24 feet; S40°52'46"E for 52.74 feet; S15°10'34"E for 42.11 feet; S08°03'55"E for 73.24 feet; S26°42'49"E for 39.78 feet; S43°59'18"W for 29.50 feet; S32°31'45"W for 37.24 feet; S12°05'47"W for 73.55 feet; S13°23'32"E for 81.80 feet; S05°41'05"E for 38.55 feet; S40°24'17"W for 49.50 feet; S05°33'05"E for 69.85 feet; S26°38'56"W for 31.23 feet; S14°47'31"W for 56.72 feet; S03°14'18"W for 142.56 feet; S48°07'22"E for 31.59 feet; S07°42'33"W for 85.57 feet; S17°20'28"E for 62.86 feet; S24°34'24"E for 37.97 feet; S24°49'39"E for 78.92 feet; S27°10'06"W for 73.44 feet; S11°25'02"W for 59.41 feet and S34°38'14"E for 52.25 feet; thence run S88°25'38"W for 445.00 feet to the POINT OF BEGINNING.

Containing 21.56 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the West line of said Section 8 to bear S01°34'27"E. (Grid/Ground Scale factor = 0.999945)

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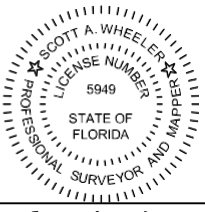
by Scott A
Wheeler

Date:

2024.06.04

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Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949



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SKETCH TO
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NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED OR DIGITAL
SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

5

Memorandum

To: Board of Supervisors

From: District Management

Date: August 9, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 4,248	\$ -	\$ -	\$ 4,248
Reserve	-	2,146,455	-	2,146,455
Capitalized interest	-	3,593,781	-	3,593,781
Construction	-	-	16,215,405	16,215,405
Cost of issuance	-	42,453	-	42,453
Due from Landowner	25,168	5,425	-	30,593
Due from general fund	-	4,831	-	4,831
Due from other governments	15	-	-	15
Undeposited funds	110,628	-	-	110,628
Total assets	<u>140,059</u>	<u>5,792,945</u>	<u>16,215,405</u>	<u>22,148,409</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 124,989	\$ 10,256	\$ -	\$ 135,245
Due to Landowner	4,500	10,256	-	14,756
Due to debt service fund	4,831	-	-	4,831
Accrued taxes payable	31	-	-	31
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>140,351</u>	<u>20,512</u>	<u>-</u>	<u>160,863</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	25,168	-	-	25,168
Total deferred inflows of resources	<u>25,168</u>	<u>-</u>	<u>-</u>	<u>25,168</u>
Fund balances:				
Restricted for:				
Debt service	-	5,772,433	-	5,772,433
Capital projects	-	-	16,215,405	16,215,405
Unassigned	(25,460)	-	-	(25,460)
Total fund balances	<u>(25,460)</u>	<u>5,772,433</u>	<u>16,215,405</u>	<u>21,962,378</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 140,059</u>	<u>\$ 5,792,945</u>	<u>\$16,215,405</u>	<u>\$ 22,148,409</u>

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 105,797	\$ 107,856	\$ 92,623	116%
Total revenues	<u>105,797</u>	<u>107,856</u>	<u>92,623</u>	116%
EXPENDITURES				
Professional & administrative				
Supervisor	215	646	-	N/A
Management/accounting/recording	4,000	24,000	44,000	55%
Legal	625	58,278	25,000	233%
Engineering	-	18,270	2,000	914%
Audit	-	-	4,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	250	833	30%
Trustee*	-	-	5,500	0%
Telephone	17	150	200	75%
Postage	62	239	500	48%
Printing & binding	42	375	500	75%
Legal advertising	-	4,373	1,750	250%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	143	656	750	87%
Office supplies	-	369		
Conservation area maintenance	20,500	20,500		
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	210	210	100%
Total expenditures	<u>25,687</u>	<u>133,316</u>	<u>92,623</u>	144%
 Excess/(deficiency) of revenues over/(under) expenditures	 80,110	 (25,460)	 -	
 Fund balances - beginning	 (105,570)	 -	 -	
Fund balances - ending	<u>\$ (25,460)</u>	<u>\$ (25,460)</u>	<u>\$ -</u>	

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 24,050	\$ 39,507
Total revenues	<u>24,050</u>	<u>39,507</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	239,331
Underwriter's discount	-	600,000
Total debt service	<u>-</u>	<u>839,331</u>
Total expenditures	<u>-</u>	<u>839,331</u>
Excess/(deficiency) of revenues over/(under) expenditures	24,050	(799,824)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,643,550
Original issue discount	-	(69,598)
Total other financing sources	<u>-</u>	<u>6,573,952</u>
Net change in fund balances	24,050	5,774,128
Fund balances - beginning	5,748,383	(1,695)
Fund balances - ending	<u><u>\$ 5,772,433</u></u>	<u><u>\$ 5,772,433</u></u>

**SALTLEAF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 68,267	\$ 117,217
Total revenues	<u>68,267</u>	<u>117,217</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>7,258,262</u>
Total expenditures	<u>-</u>	<u>7,258,262</u>
Excess/(deficiency) of revenues over/(under) expenditures	68,267	(7,141,045)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>23,356,450</u>
Total other financing sources/(uses)	<u>-</u>	<u>23,356,450</u>
Net change in fund balances	68,267	16,215,405
Fund balances - beginning	16,147,138	-
Fund balances - ending	<u>\$ 16,215,405</u>	<u>\$ 16,215,405</u>

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltleaf Community District held a Regular Meeting on June 14, 2024 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present were:

Susan Watts	Chair
Ray Piacente	Assistant Secretary
Brian Simper	Assistant Secretary
AJ Stamoulis	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Frank Savage	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:06 p.m.

Supervisors Watts, Simper, Stamoulis and Piacente were present. Supervisor Klingensmith was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-11, Ratifying, Confirming, and Approving the Sale of the Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All

District Staff Regarding The Sale And Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-11. Mr. Earlywine stated that this is a standard Resolution that ratifies everything that happened after the last meeting through the bond closing.

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, Resolution 2024-11, Ratifying, Confirming, and Approving the Sale of the Saltleaf Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding The Sale And Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-12, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2024-12. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This will be a Landowner/Developer-contribution budget.

Discussion ensued regarding Operation & Maintenance (O&M) expenses being budgeted.

Mr. Adams stated that, as a Landowner/Developer-contribution budget, the O&M expenses will be paid as they are incurred. The proposed Fiscal Year 2025 budget can be adjusted until it is adopted at the public hearing and it can be amended after adoption, if necessary.

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, Resolution 2024-12, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 9, 2024 at 3:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Earlywine presented Resolution 2024-13.

On MOTION by Ms. Watts and seconded by Mr. Stamoulis, with all in favor, Resolution 2024-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification Items

Mr. Earlywine presented the following:

- A. Letter Agreement for Acquisition of Work Product (LB Estero Bay Investments)
- B. Letter Agreement for Acquisition of Improvements, Bridge & Conservation Improvements (LB Raptor Investments)
- C. Letter Agreement for Acquisition of Work Product (Saltleaf Marina Investments)
- D. Letter Agreement for Acquisition of Work Product (London Bay Development)

- E. Letter Agreement for Acquisition of Improvements, Marina Phase I (Saltleaf Marina Investments)

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, the Letter Agreement with LB Estero Bay Investments for Acquisition of Work Product; Letter Agreement with LB Raptor Investments for Acquisition of Improvements, Bridge & Conservation Improvements; Letter Agreement with Saltleaf Marina Investments for Acquisition of Work Product; Letter Agreement with London Bay Development for Acquisition of Work Product; and Letter Agreement Saltleaf Marina Investments for Acquisition of Improvements, Marina Phase I, were ratified.

SEVENTH ORDER OF BUSINESS**Update: Market Study**

There was no update. This item will be removed from future agendas.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2024.

The financials were accepted.

NINTH ORDER OF BUSINESS**Approval of March 8, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Watts and seconded by Mr. Stamoulis, with all in favor, the March 8, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on the Boundary Amendment is underway.

- B. District Engineer (Interim): Barraco and Associates, Inc.

Mr. Savage stated that, like with District Counsel, work on the Boundary Amendment is underway.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: July 12, 2024 at 3:00 PM**

The next meeting will be held on July 12, 2024, unless cancelled.

Mr. Adams discussed registering with the Commission on Ethics so that Form 1 can be filed electronically. He noted that the four hours of ethics training must be completed by December 31, 2024

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Watts thanked Mr. Earlywine, Ms. Wilhelm and the team for their hard work.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Watts and seconded by Mr. Piacente, with all in favor, the meeting adjourned at 3:19 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

SALTLEAF

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2023	Public Hearings and Regular Meeting <i>(Adoption of FY23 & FY24 Budgets)</i>	3:00 PM
November 10, 2023 CANCELED	Regular Meeting	3:00 PM
December 8, 2023	Regular Meeting	3:00 PM
January 12, 2024 <i>rescheduled to January 26, 2024</i>	Regular Meeting	3:00 PM
January 26, 2024	Regular Meeting	3:00 PM
February 9, 2024 CANCELED	Regular Meeting	3:00 PM
March 8, 2024	Regular Meeting	3:00 PM
April 12, 2024 CANCELED	Regular Meeting	3:00 PM
May 10, 2024 CANCELED	Regular Meeting	3:00 PM
June 14, 2024	Regular Meeting	3:00 PM
July 12, 2024 CANCELED	Regular Meeting	3:00 PM
August 9, 2024	Regular Meeting	3:00 PM
September 13, 2024	Public Hearing & Regular Meeting	3:00 PM