



**DEL WEBB OAK CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
MARCH 13, 2023  
11:30 A.M.**

Special District Services, Inc.  
27499 Riverview Center Boulevard, #253  
Bonita Springs, FL 33134

[www.delwebboakcreekcdd.org](http://www.delwebboakcreekcdd.org)

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA**  
**DEL WEBB OAK CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
24311 Walden Center Drive, Suite 300  
Bonita Springs, FL 34134  
**REGULAR BOARD MEETING**  
March 13, 2023  
11:30 A.M.

A. Call to Order	
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D. Additions or Deletions to Agenda	
E. Comments from the Public for Items Not on the Agenda	
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4. Consider Approval of Uniform Collection Agreement between the District & Lee County Tax Collector.....	Page 33
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## Miscellaneous Notices

Published in The News-Press on March 3, 2023

### Location

Lee County, Florida

### Notice Text

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") for the Del Webb Oak Creek Community Development District ("District") will hold a Regular Board Meeting ("Meeting") on March 13, 2023, at 11:30 a.m. at the Offices of Pulte located at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 for the purpose of considering any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 ("District Manager's Office"), during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when Board Supervisors or District staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Michelle Krizen District Manager DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT [www.delwebboakcreekcdd.org](http://www.delwebboakcreekcdd.org) AD # 5608213 March 3, 2023

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 13, 2023**

**A. CALL TO ORDER**

The February 13, 2023, Regular Board Meeting of the Del Webb Oak Creek Community Development District (the “District”) was called to order at 11:30 a.m. at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on February 3, 2023, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Chairman	Scott Brooks	Present
Vice Chairperson	Laura Ray	Present
Supervisor	Naomi Robertson	Present
Supervisor	Patrick Butler	Present
Supervisor	Michael Hueniken	Present

Staff present included:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Alyssa Willson (via phone)	Kutak Rock
District Engineer	Carl Barraco (via phone)	Barraco and Associates, Inc.

Also present were Kate John of Kutak Rock (via phone); and Andrew Karmeris of Special District Services, Inc. (via phone).

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. December 12, 2022, Regular Board Meeting**

The minutes of the December 12, 2022, Regular Board Meeting were presented for consideration.

A **motion** was then made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the minutes of the December 12, 2022, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2023-01 – Adopting a Records Retention Policy Option 2**

Resolution No. 2023-01 was presented, entitled:

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Ms. Willson explained that this gives the District guidance on storing records and what records can be disposed.

A **motion** was made by Mr. Hueniken, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2023-01, as presented.

**2. Consider Resolution No. 2023-02 – Electing Officers**

Resolution No. 2023-02 was presented, entitled:

**RESOLUTION 2023-02**

**A RESOLUTION ELECTING THE OFFICERS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, COLLIER COUNTY, FLORIDA.**

A **motion** was made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously adopting Resolution No. 2023-02, electing the following Officers of the District:

- CH: Scott Brooks
- VC: Laura Ray
- AS: Naomi Robertson
- AS: Patrick Butler
- AS: Michael Hueniken
- AS/AT: Kathleen Meneely
- Treasurer/Secretary: Michelle Krizen

**3. Consider Resolution No. 2023-03 – Authorizing Electronic Approvals and Check Signers**

Resolution No. 2023-03 was presented, entitled:

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

Since there was an update to the Treasurer, this resolution allows for an update to those authorized to sign checks and include Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen and Scott Brooks.

A **motion** was made by Mr. Hueniken, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2023-03, as presented.

**4. Consider Resolution No. 2023-04 – Adopting a Supplemental Assessment Resolution**

Resolution No. 2023-04 was presented, entitled:

**RESOLUTION 2023-04**

**A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023; CONFIRMING THE DISTRICT’S PROVISION OF THE SERIES 2023 PROJECT AND ADOPTING A ENGINEER’S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2023 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2023 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

Mr. Kameris presented the report, noting the PAR amount was \$12,585,000. The maximum debt per unit is \$1,500 (40' GARDEN), \$1,600 (50' CLASSIC) and \$1,700 (65' ESTATE). A question arose regarding Section 3.3 of the Engineers Report that mentions an “onsite roadway.” This is a gated community, so no funds would be used for roads. It was clarified that the roadway was the one leading up to the community and no internal roadways would be funded. Ms. Willson confirmed and stated that the Disclosure of Public Financing would clarify this matter.

A motion was made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously adopting Resolution No. 2023-04, as presented.

### **5. Consider Amended and Restated Acquisition Agreement**

It was noted that an agreement was previously signed at the Organizational Meeting and this was updating the agreement to be consistent with the bond documents. Ms. Willson explained the purpose of the agreement was to preserve the ability to be repaid from conveyances.

A **motion** was made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously approving the Amended and Restated Acquisition Agreement, as presented.

### **6. Consider Selection of a District Engineer**

Mr. Barraco was on the phone to answer any questions regarding the proposal he sent to the Board. There were no questions.

A **motion** was made by Mr. Brooks, seconded by Mr. Hueniken and passed unanimously selecting Barraco and Associates, Inc. as the District's Engineer, as presented.

### **I. ADMINISTRATIVE MATTERS**

It was noted that the next meetings were scheduled for March 13, 2023, when the proposed budget and a Disclosure of Public Financing would be presented, and on July 10, 2023, when the final budget would be presented.

### **J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Brooks, seconded by Mr. Hueniken and passed unanimously adjourning the Regular Board Meeting at 11:44 a.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (2023 PROJECT); 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 DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (2023 PROJECT); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Del Webb Oak Creek Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2023 (2023 Project), in the par amount of \$12,585,000 (“Series 2023 Bonds”); and

**WHEREAS**, the District closed on the sale of the Series 2023 Bonds on March 8, 2023; and

**WHEREAS**, as prerequisites to the issuance of the Series 2023 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2023 Bonds.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The sale, issuance, and closing of the Series 2023 Bonds is in the best interests of the District.



**SECTION 2.** The issuance and sale of the Series 2023 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2023 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2023 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of March 2023.

ATTEST:

**DEL WEBB OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Del Webb Oak Creek Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

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**MASTER DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>**

**Del Webb Oak Creek Community Development District**

Scott Brooks  
Chairperson

Naomi Robertson  
Assistant Secretary

Laura Ray  
Vice Chairperson

Patrick Butler  
Assistant Secretary

Michael Hueniken  
Assistant Secretary

Special District Services, Inc.  
District Manager  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
(561) 630-4922

District records are on file at the offices of Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410, and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of March 13, 2023. For a current list of Board Members, please contact the District Manager's office.

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**DEL WEBB OAK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

The Del Webb Oak Creek Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well as maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Del Webb Oak Creek Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent, special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 22-15, enacted by the Board of County Commissioners of Lee County, Florida, which was effective on June 27, 2022. The District encompasses approximately 413.95 acres of land located entirely within the boundaries of Lee County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Lee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 413.95 acres, and located entirely within Lee County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A”. The public infrastructure necessary to support the District’s development program includes, but is not limited to, stormwater management and drainage systems and related earthwork, potable water distribution systems, reclaimed water distribution systems, sanitary sewer collection and conveyance systems, landscaping, irrigation, and hardscape improvements, off-site roadway improvements<sup>2</sup> and offsite utility improvements. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Engineer’s Report*, dated July 11, 2022, (the “Engineer’s Report”), which details all of the improvements currently contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On November 30, 2022, the Twentieth Judicial Circuit Court of the State of Florida, in and for Lee County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$38,560,000 in Special Assessment Bonds for infrastructure needs of the District.

**DRAINAGE AND SURFACE WATER MANAGEMENT SYSTEM**

Surface water management lakes will be excavated within the District as part of each phase. A total of ±82.45 acres of wet detention lakes is proposed. Material excavated from the lakes will be placed, compacted, and spread as part of District-funded infrastructure improvements. Any excess balance of excavated material will be placed on the future portions of the site, as this is considered to be the most cost-effective alternative for disposal of excavated material, given that the Lee County Land Development Code prohibits removal of excavated material from the project site without Lee County approval. The cost of utilizing excess soil from District excavation, including placing, grading and compacting, will be the responsibility of the developer.

Water management lakes will be excavated to at least the minimum size and depth requirements of the South Florida Water Management District (“SFWMD”).

The water management system will consist of excavated stormwater lakes, culverts, inlets, perimeter berms, and stormwater control structures in accordance with Environmental Resource Permit (“ERP”) No. 36-105316-P which is currently approved by the SFWMD. Stormwater runoff from the areas within the District will be routed to the surface water management system for water quality treatment and attenuation. Each basin will subsequently release treated stormwater through control structures which will discharge into the adjacent

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<sup>2</sup> Internal roadways behind the gate are not included within the scope of the Capital Improvement Plan and not owned or maintained by the District.

basins, existing preserve areas or directly into Daughtrey's Creek East Branch and Chapel Creek.

The surface water management system has been designed in accordance with SFWMD regulations. These regulations set minimum criteria for water quality treatment and flood protection. The surface water management areas are designed to attenuate the 25-year, 3-day rainfall event. Roadways at a minimum will be designed at or above the estimated 5-year, 1-day rainfall event stage or 2.0' above control elevation, whichever is greater.

Drainage improvements will also include environmental mitigation and/or restoration as required by the SFWMD.

## **ONSITE ROADWAYS**

Roadways within the District located outside of the gate will consist of two-lane undivided roadways. Roadways will serve the District in its entirety, including access entering and exiting the community via existing Bayshore Road. Roadways will be constructed within platted rights-of-way dedicated to the District for ownership, operation and maintenance. As required by state and federal law, the roadways owned or financed by the District will be open to the public.

Construction of the roadways will consist of stabilized subgrade, limerock, asphalt, signing and striping. Roadways will be designed in accordance with Lee County requirements, and will include landscaping, hardscaping, sidewalks, irrigation, master electrical and street lighting, and entrance features.

Landscaping and irrigation provided for the roadways, common areas, and entrance features will be owned and maintained by the District. Existing native vegetation will be preserved and incorporated into the landscape plan where possible, and will consist of sod, annual flowers, shrubs, groundcover, littoral plants and trees.

## **ONSITE UTILITIES**

The onsite utility portion of the Project funded by the District will consist of potable water, wastewater and irrigation/reuse infrastructure, which will be constructed within public rights-of-way or utility easements. These systems will be designed and constructed in accordance with Lee County Utilities ("LCU"), Florida Governmental Utility Authority ("FGUA"), and Florida Department of Environmental Protection ("FDEP") standards. The dedication of completed utilities by the District to LCU and FGUA will take place upon clearance for use of said utility systems by the applicable agency. LCU will act as the supplier of water to the water distribution systems. FGUA will act as the collector of the wastewater from the wastewater collection system.

The potable water facilities will include transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and parcels.

The wastewater facilities will include individual sewer services, gravity mains, force mains, and lift stations. The system will be designed with lift stations discharging sewage to master lift stations, which will pump to existing FGUA infrastructure.

The irrigation distribution facilities will consist of distribution mains, pumps and wells. It is anticipated the irrigation system will be funded by and subsequently owned and maintained by the District. However, should the District not fund the irrigation portion of the Project, it may be funded by the developer as a private system, owned and maintained by the homeowners association. No irrigation improvements located within any private property boundary will be financed by the District.

## **OFFSITE UTILITIES AND ROADWAY IMPROVEMENTS**

Offsite utility and roadway improvements are proposed as part of the improvements to be made outside the boundary of the District. These improvements will be required as part of the local and state development approvals for the Project.

Installation of offsite utilities associated with the potable water transmission mains are proposed within Florida Department of Transportation (“FDOT”) road rights-of-way to serve the District and improve the current LCU system. The dedication of completed offsite utilities by the District to LCU will take place upon clearance for use of said utility systems by the applicable agencies.

Offsite roadway improvements include, but are not limited to, turn lanes from existing Bayshore Road into the entrance of the Development and the District. Ownership and maintenance of all offsite roadway improvements will be the responsibility of the FDOT upon completion and certification.

### **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements may be financed by the District through the sale of special assessment bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Information regarding the maximum annual assessment levels for such bonds may be found in supplements to this Master Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Del Webb Oak Creek Community Development District as recorded over the property subject to the special assessment bonds and special assessments. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.



The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*. More information can be obtained from the Capital Improvement Plan on file with the District.

In addition to the special assessments described above, the District's Board of Supervisors may annually determine and calculate operations and maintenance assessments against all benefited lands in the District. These assessments may also be collected in the same manner as county ad valorem taxes.

### **Method of Collection**

The District's special and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Lee County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Del Webb Oak Creek Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Del Webb Oak Creek Community Development District, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 13th day of March 2023, and recorded in the Official Records of Lee County, Florida.

WITNESSES:

**DEL WEBB OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

\_\_\_\_\_  
Scott Brooks  
Chairperson, Board of Supervisors

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13th day of March 2023, by Scott Brooks as Chairperson of the Board of Supervisors of the Del Webb Oak Creek Community Development District.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## EXHIBIT A

**Barraco**  
and Associates, Inc.

www.barraco.net  
Civil Engineers, Land Surveyors and Planners

### DESCRIPTION

Parcel in  
Sections 17, 19 and 20, Township 43 South, Range 25 East  
Lee County, Florida

A tract or parcel of land lying in Sections 17, 19 and 20, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest corner said Section 17 run  $N00^{\circ}06'34''W$  along the West line of the Southwest Quarter (SW 1/4) of said Section 17 for 1,802.86 to an intersection with the Southwesterly line of the Seaboard Coast Line Railroad as described in Deed Book 17, Pages 248 and 249, Lee County Records; thence run  $S45^{\circ}46'33''E$  along said Southwesterly line for 4,463.79 feet to an intersection with the South line of the Northwest quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 20; thence run  $N89^{\circ}35'12''E$  along the South line of said Fraction for 14.23 feet to an intersection with the Westerly line of the Seaboard Coast Line Railroad, as described in Deed Book 12, Page 490, Lee County Records; thence run  $S45^{\circ}46'33''E$  along said Westerly line for 1,076.58 feet to the Northerly most corner of lands described in deed recorded in Instrument Number 2016000122654, Lee County Records; thence run along the Northerly and Westerly line of said lands the following Twenty (20) courses:  $S48^{\circ}02'19''W$  for 69.87 feet;  $S73^{\circ}42'23''W$  for 58.90 feet;  $S63^{\circ}11'42''W$  for 185.80 feet;  $S12^{\circ}27'53''E$  for 47.23 feet;  $S06^{\circ}44'59''E$  for 184.93 feet;  $S17^{\circ}33'46''E$  for 175.53 feet;  $S33^{\circ}08'01''E$  for 172.66 feet;  $S13^{\circ}10'35''E$  for 191.90 feet;  $S02^{\circ}58'19''E$  for 101.11 feet;  $S28^{\circ}41'23''E$  for 101.26 feet;  $S06^{\circ}56'00''E$  for 65.29 feet;  $S04^{\circ}34'47''E$  for 104.84 feet;  $S01^{\circ}27'18''E$  for 68.32 feet;  $S03^{\circ}53'00''W$  for 59.94 feet;  $S15^{\circ}47'36''E$  for 66.07 feet;  $S35^{\circ}27'33''E$  for 91.88 feet;  $S43^{\circ}34'35''E$  for 56.55 feet;  $S66^{\circ}01'27''E$  for 97.77 feet;  $S61^{\circ}09'48''E$  for 63.94 feet and  $S27^{\circ}45'14''E$  for 127.65 feet to an intersection with an Easterly line of lands described in Official Record Book 3718, Page 4367, Lee County Records; thence run  $S00^{\circ}14'42''W$  along said Easterly line for 123.18 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Bayshore Road (State Road No. 78) as shown on F.D.O.T. Right of Way Map, Section No. 12060-2535; thence run Southwesterly along an arc of curve to the left of radius 2,914.79 feet (delta  $44^{\circ}22'33''$ ) (chord bearing  $S68^{\circ}05'36''W$ ) (chord 2,201.51 feet) for 2,257.52 feet to an intersection with the Westerly line of lands described in Official Record Book 1833, Page 1188 Lee County Records; thence run  $N44^{\circ}05'41''W$  along said Westerly line for 2,874.75 feet to an intersection with South line of the Northwest Quarter (NW 1/4) of said Section 20; thence run  $S89^{\circ}35'46''W$  along the South line of said Fraction for 293.86 feet to the West Quarter corner of said Section 20; thence run  $S00^{\circ}10'14''E$  along the East line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19 for 1,335.96 feet to the Southeast corner of said Fraction; thence run  $S89^{\circ}02'55''W$  along the South line of said Fraction for 298.24 feet to an intersection with the centerline of Williams Road; thence run  $N43^{\circ}43'44''W$  along said centerline for 168.94 feet to a point of curvature; thence continuing along said

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Phone (239) 461-3170 • Fax (239) 461-3169

## DESCRIPTION (CONTINUED)

centerline run Northwesterly along the arc of said curve to the right of radius 3,125.43 feet (delta  $04^{\circ}17'59''$ ) (chord bearing  $N41^{\circ}34'45''W$ ) (chord 234.49 feet), for 234.55 feet to a point of tangency; thence continuing along said centerline run  $N39^{\circ}25'45''W$  for 1,190.43 feet to an intersection with the West line of said Fraction; thence run  $N00^{\circ}11'23''E$  along said West line for 101.73 feet to the Northwest corner of said Fraction; thence run  $N00^{\circ}32'23''E$  along the West line of the East Half (E 1/2) of the Northeast Quarter of said Section 19 for 2,652.91 feet to the Northwest corner of said Fraction; thence run  $N88^{\circ}20'13''E$  along the North line of the Northeast quarter (NE 1/4) of said Section 19 for 1,322.60 feet to the POINT OF BEGINNING.

Containing 446.37 acres, more or less.

## LESS AND EXCEPT THE FOLLOWING TWO PARCELS:

## PARCEL 1:

COMMENCING at the West Quarter corner of said Section 20 run  $N89^{\circ}35'46''E$  along the North line of the South Half (S 1/2) of said Section 20 for 2,714.09 feet; thence run  $S00^{\circ}24'14''E$  for 72.15 feet to the POINT OF BEGINNING.

From said Point of Beginning run  $S63^{\circ}48'34''E$  for 360.87 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 790.00 feet (delta  $78^{\circ}10'17''$ ) (chord bearing  $S24^{\circ}43'26''E$ ) (chord 996.16 feet) for 1,077.84 feet to a point of compound curvature; thence run Southwesterly along an arc of a curve to the right of radius 132.00 feet (delta  $23^{\circ}44'52''$ ) (chord bearing  $S26^{\circ}14'09''W$ ) (chord 54.32 feet) for 54.71 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 268.00 feet (delta  $20^{\circ}16'46''$ ) (chord bearing  $S27^{\circ}58'11''W$ ) (chord 94.36 feet) for 94.86 feet to a point of tangency; thence run  $S17^{\circ}49'48''W$  for 129.02 feet; thence run  $S19^{\circ}12'35''E$  for 35.00 feet to a point on a non-tangent curve and an intersection with the Northwesterly right of way line of Bayshore Road (State Road No. 78) (F.D.O.T. Right of Way Map, Section No. 12060-2535); thence run Southwesterly along said Northwesterly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta  $13^{\circ}37'06''$ ) (chord bearing  $S63^{\circ}53'00''W$ ) (chord 691.17 feet) for 692.80 feet; thence run  $N30^{\circ}15'33''W$  along a non-tangent line for 551.19 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 526.00 feet (delta  $56^{\circ}07'01''$ ) (chord bearing  $N02^{\circ}12'02''W$ ) (chord 494.83 feet) for 515.18 feet to a point of tangency; thence run  $N25^{\circ}51'28''E$  for 58.54 feet; thence run  $N19^{\circ}13'32''E$  for 420.02 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 40.00 feet (delta  $57^{\circ}30'05''$ ) (chord bearing  $N47^{\circ}58'35''E$ ) (chord 38.48 feet) for 40.14 feet to a point of tangency; thence run  $N76^{\circ}43'37''E$  for 19.29 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 30.00 feet (delta  $90^{\circ}37'10''$ ) (chord bearing  $N31^{\circ}25'02''E$ ) (chord 42.66 feet) for 47.45 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 167.50 feet (delta  $40^{\circ}04'59''$ ) (chord bearing  $N06^{\circ}08'56''E$ ) (chord 114.80 feet) for 117.18 feet to a point of tangency; thence run  $N26^{\circ}11'26''E$  for 62.12 feet to the POINT OF BEGINNING.

Containing 27.88 acres, more or less.

## PARCEL 2:

DESCRIPTION (CONTINUED)

COMMENCING at the East Quarter Corner of said Section 20 run S89°35'46"W along the North line of the Southeast Quarter (SE 1/4) of said Section 20 for 1311.01 feet; thence run S00°24'14"E for 960.20 feet to the Point of Beginning. From said Point of Beginning run S00°00'42"W for 65.82 feet; thence run S40°26'55"E for 197.36 feet; thence run S04°13'23"E for 101.10 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Bayshore Road (State Road No. 78) as shown on F.D.O.T. Right of Way Map, Section No. 12060-2535; thence run westerly along said Northerly right of way line and along an arc of a curve to the left of radius 2,914.79 feet (delta 11 °49'24") (chord bearing S79°51'55"W) (chord 600.42 feet) for 601.49 feet to a point of reverse curvature; thence leaving said Northerly right of way line run northwesterly along an arc of a curve to the right of radius 50.00 feet (delta 131 °24'24") (chord bearing N40°20'35"W) (chord 91.14 feet) for 114.67 feet to a point of reverse curvature; thence run northerly along an arc of a curve to the left of radius 850.00 feet (delta 24°37'18") (chord bearing N13°02'58"E) (chord 362.47 feet) for 365.27 feet; thence run S89°59'18"E along a non-tangent line for 432.74 feet to the Point of Beginning.

Containing 4.54 acres, more or less.

Containing a net area of 413.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of the Northeast quarter (NE 1/4) of said Section 19 to bear N88°20'13"E.

Digitally signed  
by Scott A.  
Wheeler, PSM  
Date:  
2022.03.09  
'13:33:22 -05'00



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

L:\23640 - Chapel Oak (Palto)\Surveying\Descriptions\Sketch\OVERALL LESS SAGE.COMM.doc

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Del Webb Oak Creek Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

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**FIRST SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>**

**Del Webb Oak Creek Community Development District**

Scott Brooks  
Chairperson

Naomi Robertson  
Assistant Secretary

Laura Ray  
Vice Chairperson

Patrick Butler  
Assistant Secretary

Michael Hueniken  
Assistant Secretary

Special District Services, Inc.  
District Manager  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
(561) 630-4922

District records are on file at the offices of Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410, and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of March 13, 2023. For a current list of Board Members, please contact the District Manager's office.

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**DEL WEBB OAK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

The Del Webb Oak Creek Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well as maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.



**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Del Webb Oak Creek Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent, special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 22-15, enacted by the Board of County Commissioners of Lee County, Florida, which was effective on June 27, 2022. The District encompasses approximately 413.95 acres of land located entirely within the boundaries of Lee County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Lee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 413.95 acres, and located entirely within Lee County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A”. The public infrastructure necessary to support the District’s development program includes, but is not limited to, stormwater management and drainage systems and related earthwork, potable water distribution systems, reclaimed water distribution systems, sanitary sewer collection and conveyance systems, landscaping, irrigation, and hardscape improvements, off-site roadway improvements<sup>2</sup> and offsite utility improvements. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Engineer’s Report*, dated July 11, 2022, (the “Engineer’s Report”), which details all of the improvements currently contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On November 30, 2022, the Twentieth Judicial Circuit Court of the State of Florida, in and for Lee County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$38,560,000 in Special Assessment Bonds for infrastructure needs of the District.

On March 8, 2023, the District issued \$12,585,000 Del Webb Oak Creek Community Development District Special Assessment Bonds, Series 2023 (2023 Project) (the “Series 2023 Bonds”) for the purpose of: (1) financing a portion of the costs associated with the acquisition, construction, installation and equipping the Series 2023 Project, a portion of the Capital Improvement Plan as described in the Engineer’s Report and generally described below; (2) funding the Series 2023 Reserve Account in an amount equal to the Series 2023 Reserve Account Requirement; (3) capitalizing a portion of the interest to accrue on the Series 2023 Bonds, and (4) paying certain costs associated with the issuance of the Series 2023 Bonds.

**DRAINAGE AND SURFACE WATER MANAGEMENT SYSTEM**

Surface water management lakes will be excavated within the District as part of each phase. A total of ±82.45 acres of wet detention lakes is proposed. Material excavated from the lakes will be placed, compacted, and spread as part of District-funded infrastructure improvements. Any excess balance of excavated material will be placed on the future portions of the site, as this is considered to be the most cost-effective alternative for disposal of excavated material, given that the Lee County Land Development Code prohibits removal of excavated material from the project site without Lee County approval. The cost of utilizing excess soil from District excavation, including placing, grading and compacting, will be the responsibility of the developer.

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<sup>2</sup> Internal roadways behind the gate are not included within the scope of the Capital Improvement Plan.

Water management lakes will be excavated to at least the minimum size and depth requirements of the South Florida Water Management District (“SFWMD”).

The water management system will consist of excavated stormwater lakes, culverts, inlets, perimeter berms, and stormwater control structures in accordance with Environmental Resource Permit (“ERP”) No. 36-105316-P which is currently approved by the SFWMD. Stormwater runoff from the areas within the District will be routed to the surface water management system for water quality treatment and attenuation. Each basin will subsequently release treated stormwater through control structures which will discharge into the adjacent basins, existing preserve areas or directly into Daughtrey’s Creek East Branch and Chapel Creek.

The surface water management system has been designed in accordance with SFWMD regulations. These regulations set minimum criteria for water quality treatment and flood protection. The surface water management areas are designed to attenuate the 25-year, 3-day rainfall event. Roadways at a minimum will be designed at or above the estimated 5-year, 1-day rainfall event stage or 2.0’ above control elevation, whichever is greater.

Drainage improvements will also include environmental mitigation and/or restoration as required by the SFWMD.

## **ONSITE ROADWAYS**

Roadways within the District located outside of the gate will consist of two-lane undivided roadways. Roadways will serve the District in its entirety, including access entering and exiting the community via existing Bayshore Road. Roadways will be constructed within platted rights-of-way dedicated to the District for ownership, operation and maintenance. As required by state and federal law, the roadways owned or financed by the District will be open to the public.

Construction of the roadways will consist of stabilized subgrade, limerock, asphalt, signing and striping. Roadways will be designed in accordance with Lee County requirements, and will include landscaping, hardscaping, sidewalks, irrigation, master electrical and street lighting, and entrance features.

Landscaping and irrigation provided for the roadways, common areas, and entrance features will be owned and maintained by the District. Existing native vegetation will be preserved and incorporated into the landscape plan where possible, and will consist of sod, annual flowers, shrubs, groundcover, littoral plants and trees.

## **ONSITE UTILITIES**

The onsite utility portion of the Project funded by the District will consist of potable water, wastewater and irrigation/reuse infrastructure, which will be constructed within public rights-of-way or utility easements. These systems will be designed and constructed in accordance with Lee County Utilities (“LCU”), Florida Governmental Utility Authority

("FGUA"), and Florida Department of Environmental Protection ("FDEP") standards. The dedication of completed utilities by the District to LCU and FGUA will take place upon clearance for use of said utility systems by the applicable agency. LCU will act as the supplier of water to the water distribution systems. FGUA will act as the collector of the wastewater from the wastewater collection system. Both utility franchises require respective water and sewer connection/capacity fees for all new utility services for allocation of existing treatment plant capacities.

The potable water facilities will include transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and parcels.

The wastewater facilities will include individual sewer services, gravity mains, force mains, and lift stations. The system will be designed with lift stations discharging sewage to master lift stations, which will pump to existing FGUA infrastructure.

The irrigation distribution facilities will consist of distribution mains, pumps and wells. It is anticipated the irrigation system will be funded by and subsequently owned and maintained by the District. However, should the District not fund the irrigation portion of the Project, it may be funded by the Developer as a private system, owned and maintained by the Homeowners Association. No irrigation improvements located within any private property boundary will be financed by the District.

## **OFFSITE UTILITIES AND ROADWAY IMPROVEMENTS**

Offsite utility and roadway improvements are proposed as part of the improvements to be made outside the boundary of the District. These improvements will be required as part of the local and state development approvals for the Project.

Installation of offsite utilities associated with the potable water transmission mains are proposed within Florida Department of Transportation ("FDOT") road rights-of-way to serve the District and improve the current LCU system. The dedication of completed offsite utilities by the District to LCU will take place upon clearance for use of said utility systems by the applicable agencies.

Offsite roadway improvements include, but are not limited to, turn lanes from existing Bayshore Road into the entrance of the Development and the District. Ownership and maintenance of all offsite roadway improvements will be the responsibility of the FDOT upon completion and certification.

### **Assessments, Fees and Charges**

The costs of acquisition or construction of the Series 2023 Project, a portion of the above-described Capital Improvement Plan, was financed by the District through the sale of its Series 2023 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation

of the District’s improvements. Specifically, the Series 2023 Assessments pay back the Series 2023 Bonds for the Series 2023 Project infrastructure. The Series 2023 Assessments were initially levied on the entirety of the gross acreage located within the District for a maximum annual Series 2023 Assessment of \$2,014.25 per unplatted acre. However, upon platting, the Series 2023 Assessments will be allocated to the first 522 single family units on a first platted, first assigned basis. Upon full allocation to the 522 units, the remaining unplatted acreage will not be encumbered by the Series 2023 Assessments. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Series 2023 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt assessment for each issuance of the Series 2023 Bonds per unit is as follows:

<b>Product Type</b>	<b>Maximum Annual Debt Assessment Per Unit</b>
40’ Garden	\$1,500.00
50’ Classic	\$1,600.00
65’ Estate	\$1,700.00

Note: The current listed maximum annual assessments level amounts include estimated county collection costs, which may fluctuate.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*. More information can be obtained from the Capital Improvement Plan on file with the District.

In addition to the Series 2023 Special Assessments described above, the District’s Board of Supervisors may annually determine and calculate operations and maintenance assessments to be levied against all benefited lands in the District. These assessments may also be collected in the same manner as county ad valorem taxes.

**Method of Collection**

The District’s special and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and will be collected by the Lee County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may

result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Del Webb Oak Creek Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Del Webb Oak Creek Community Development District, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 13th day of March 2023, and recorded in the Official Records of Lee County, Florida.

WITNESSES:

**DEL WEBB OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

\_\_\_\_\_  
Scott Brooks  
Chairperson, Board of Supervisors

\_\_\_\_\_  
\_\_\_\_\_  
[Print Name]

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13th day of March 2023, by Scott Brooks as Chairperson of the Board of Supervisors of the Del Webb Oak Creek Community Development District.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## EXHIBIT A

**Barraco**  
and Associates, Inc.

www.barraco.net  
Civil Engineers, Land Surveyors and Planners

### DESCRIPTION

Parcel in  
Sections 17, 19 and 20, Township 43 South, Range 25 East  
Lee County, Florida

A tract or parcel of land lying in Sections 17, 19 and 20, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest corner said Section 17 run  $N00^{\circ}06'34''W$  along the West line of the Southwest Quarter (SW 1/4) of said Section 17 for 1,802.86 to an intersection with the Southwesterly line of the Seaboard Coast Line Railroad as described in Deed Book 17, Pages 248 and 249, Lee County Records; thence run  $S45^{\circ}46'33''E$  along said Southwesterly line for 4,463.79 feet to an intersection with the South line of the Northwest quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 20; thence run  $N89^{\circ}35'12''E$  along the South line of said Fraction for 14.23 feet to an intersection with the Westerly line of the Seaboard Coast Line Railroad, as described in Deed Book 12, Page 490, Lee County Records; thence run  $S45^{\circ}46'33''E$  along said Westerly line for 1,076.58 feet to the Northerly most corner of lands described in deed recorded in Instrument Number 2016000122654, Lee County Records; thence run along the Northerly and Westerly line of said lands the following Twenty (20) courses:  $S48^{\circ}02'19''W$  for 69.87 feet;  $S73^{\circ}42'23''W$  for 58.90 feet;  $S63^{\circ}11'42''W$  for 185.80 feet;  $S12^{\circ}27'53''E$  for 47.23 feet;  $S06^{\circ}44'59''E$  for 184.93 feet;  $S17^{\circ}33'46''E$  for 175.53 feet;  $S33^{\circ}08'01''E$  for 172.66 feet;  $S13^{\circ}10'35''E$  for 191.90 feet;  $S02^{\circ}58'19''E$  for 101.11 feet;  $S28^{\circ}41'23''E$  for 101.26 feet;  $S06^{\circ}56'00''E$  for 65.29 feet;  $S04^{\circ}34'47''E$  for 104.84 feet;  $S01^{\circ}27'18''E$  for 68.32 feet;  $S03^{\circ}53'00''W$  for 59.94 feet;  $S15^{\circ}47'36''E$  for 66.07 feet;  $S35^{\circ}27'33''E$  for 91.88 feet;  $S43^{\circ}34'35''E$  for 56.55 feet;  $S66^{\circ}01'27''E$  for 97.77 feet;  $S61^{\circ}09'48''E$  for 63.94 feet and  $S27^{\circ}45'14''E$  for 127.65 feet to an intersection with an Easterly line of lands described in Official Record Book 3718, Page 4367, Lee County Records; thence run  $S00^{\circ}14'42''W$  along said Easterly line for 123.18 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Bayshore Road (State Road No. 78) as shown on F.D.O.T. Right of Way Map, Section No. 12060-2535; thence run Southwesterly along an arc of curve to the left of radius 2,914.79 feet (delta  $44^{\circ}22'33''$ ) (chord bearing  $S68^{\circ}05'36''W$ ) (chord 2,201.51 feet) for 2,257.52 feet to an intersection with the Westerly line of lands described in Official Record Book 1833, Page 1188 Lee County Records; thence run  $N44^{\circ}05'41''W$  along said Westerly line for 2,874.75 feet to an intersection with South line of the Northwest Quarter (NW 1/4) of said Section 20; thence run  $S89^{\circ}35'46''W$  along the South line of said Fraction for 293.86 feet to the West Quarter corner of said Section 20; thence run  $S00^{\circ}10'14''E$  along the East line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19 for 1,335.96 feet to the Southeast corner of said Fraction; thence run  $S89^{\circ}02'55''W$  along the South line of said Fraction for 298.24 feet to an intersection with the centerline of Williams Road; thence run  $N43^{\circ}43'44''W$  along said centerline for 168.94 feet to a point of curvature; thence continuing along said

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Phone (239) 461-3170 • Fax (239) 461-3169



## DESCRIPTION (CONTINUED)

centerline run Northwesterly along the arc of said curve to the right of radius 3,125.43 feet (delta  $04^{\circ}17'59''$ ) (chord bearing  $N41^{\circ}34'45''W$ ) (chord 234.49 feet), for 234.55 feet to a point of tangency; thence continuing along said centerline run  $N39^{\circ}25'45''W$  for 1,190.43 feet to an intersection with the West line of said Fraction; thence run  $N00^{\circ}11'23''E$  along said West line for 101.73 feet to the Northwest corner of said Fraction; thence run  $N00^{\circ}32'23''E$  along the West line of the East Half (E 1/2) of the Northeast Quarter of said Section 19 for 2,652.91 feet to the Northwest corner of said Fraction; thence run  $N88^{\circ}20'13''E$  along the North line of the Northeast quarter (NE 1/4) of said Section 19 for 1,322.60 feet to the POINT OF BEGINNING.

Containing 446.37 acres, more or less.

## LESS AND EXCEPT THE FOLLOWING TWO PARCELS:

## PARCEL 1:

COMMENCING at the West Quarter corner of said Section 20 run  $N89^{\circ}35'46''E$  along the North line of the South Half (S 1/2) of said Section 20 for 2,714.09 feet; thence run  $S00^{\circ}24'14''E$  for 72.15 feet to the POINT OF BEGINNING.

From said Point of Beginning run  $S63^{\circ}48'34''E$  for 360.87 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 790.00 feet (delta  $78^{\circ}10'17''$ ) (chord bearing  $S24^{\circ}43'26''E$ ) (chord 996.16 feet) for 1,077.84 feet to a point of compound curvature; thence run Southwesterly along an arc of a curve to the right of radius 132.00 feet (delta  $23^{\circ}44'52''$ ) (chord bearing  $S26^{\circ}14'09''W$ ) (chord 54.32 feet) for 54.71 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 268.00 feet (delta  $20^{\circ}16'46''$ ) (chord bearing  $S27^{\circ}58'11''W$ ) (chord 94.36 feet) for 94.86 feet to a point of tangency; thence run  $S17^{\circ}49'48''W$  for 129.02 feet; thence run  $S19^{\circ}12'35''E$  for 35.00 feet to a point on a non-tangent curve and an intersection with the Northwesterly right of way line of Bayshore Road (State Road No. 78) (F.D.O.T. Right of Way Map, Section No. 12060-2535); thence run Southwesterly along said Northwesterly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta  $13^{\circ}37'06''$ ) (chord bearing  $S63^{\circ}53'00''W$ ) (chord 691.17 feet) for 692.80 feet; thence run  $N30^{\circ}15'33''W$  along a non-tangent line for 551.19 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 526.00 feet (delta  $56^{\circ}07'01''$ ) (chord bearing  $N02^{\circ}12'02''W$ ) (chord 494.83 feet) for 515.18 feet to a point of tangency; thence run  $N25^{\circ}51'28''E$  for 58.54 feet; thence run  $N19^{\circ}13'32''E$  for 420.02 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 40.00 feet (delta  $57^{\circ}30'05''$ ) (chord bearing  $N47^{\circ}58'35''E$ ) (chord 38.48 feet) for 40.14 feet to a point of tangency; thence run  $N76^{\circ}43'37''E$  for 19.29 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 30.00 feet (delta  $90^{\circ}37'10''$ ) (chord bearing  $N31^{\circ}25'02''E$ ) (chord 42.66 feet) for 47.45 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 167.50 feet (delta  $40^{\circ}04'59''$ ) (chord bearing  $N06^{\circ}08'56''E$ ) (chord 114.80 feet) for 117.18 feet to a point of tangency; thence run  $N26^{\circ}11'26''E$  for 62.12 feet to the POINT OF BEGINNING.

Containing 27.88 acres, more or less.

## PARCEL 2:

DESCRIPTION (CONTINUED)

COMMENCING at the East Quarter Corner of said Section 20 run S89°35'46"W along the North line of the Southeast Quarter (SE 1/4) of said Section 20 for 1311.01 feet; thence run S00°24'14"E for 960.20 feet to the Point of Beginning. From said Point of Beginning run S00°00'42"W for 65.82 feet; thence run S40°26'55"E for 197.36 feet; thence run S04°13'23"E for 101.10 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Bayshore Road (State Road No. 78) as shown on F.D.O.T. Right of Way Map, Section No. 12060-2535; thence run westerly along said Northerly right of way line and along an arc of a curve to the left of radius 2,914.79 feet (delta 11 °49'24") (chord bearing S79°51'55"W) (chord 600.42 feet) for 601.49 feet to a point of reverse curvature; thence leaving said Northerly right of way line run northwesterly along an arc of a curve to the right of radius 50.00 feet (delta 131 °24'24") (chord bearing N40°20'35"W) (chord 91.14 feet) for 114.67 feet to a point of reverse curvature; thence run northerly along an arc of a curve to the left of radius 850.00 feet (delta 24°37'18") (chord bearing N13°02'58"E) (chord 362.47 feet) for 365.27 feet; thence run S89°59'18"E along a non-tangent line for 432.74 feet to the Point of Beginning.

Containing 4.54 acres, more or less.

Containing a net area of 413.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of the Northeast quarter (NE 1/4) of said Section 19 to bear N88°20'13"E.

Digitally signed  
by Scott A.  
Wheeler, PSM  
Date:  
2022.03.09  
'13:33:22 -05'00



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

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**UNIFORM COLLECTION AGREEMENT BETWEEN DEL WEBB OAK CREEK  
COMMUNITY DEVELOPMENT DISTRICT AND LEE COUNTY TAX COLLECTOR FOR  
COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS AGREEMENT made and entered into this 13<sup>th</sup> day of March, 2023, by and between Del Webb Oak Creek Community Development District ("Authority"), whose address is \_\_\_\_\_, \_\_\_\_\_, Florida 33\_\_\_\_, and the Office of the Lee County Tax Collector, by and through the Honorable R. Noelle Branning, Lee County Tax Collector, whose address is Lee County Tax Collector's Office, 2480 Thompson Street, Ft. Myers, Florida 33901 ("Tax Collector").

WHEREAS, The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the "Assessments", levied by Authority to include compensation by Authority to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; payment by Authority of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Authority, or his or her designee, pursuant to Section 197.3632(7), Florida Statutes, and reimbursement by Authority for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632(2), Florida Statutes.

Both parties mutually agree as follows:

1. The Authority shall meet all the requirements of Florida Statutes 197.3631 and 197.3632 and Florida Administrative Code ("FAC") Rule 12D-18 for the implementation of the Authority's non-ad valorem assessment billing.
2. Upon the performance by the Authority of its requirements in compliance with the above statutes and this Agreement, the Tax Collector agrees to implement the Authority's non-ad valorem assessments billing and collection.
3. The Authority further agrees that it shall provide to the Tax Collector compensation for the actual cost of collecting these non-ad valorem assessments as provided in Florida Statutes (F.S. Section 197.3632(8)(c)). Since the actual costs of collection cannot be precisely determined, the current estimated annual collection cost is \$ 1.84 per parcel and is subject to change based upon actual expenditures.
4. This Agreement shall be in effect for the tax year 2023 and subsequent years thereafter unless canceled by either the Authority or the Tax Collector by giving notice in writing to the other by January 10<sup>th</sup> of a tax year.
5. This Agreement may be modified by both parties in writing provided such modifications are agreed upon prior to any notice of termination.
6. This Agreement shall be changed, modified, or amended in writing as necessary to conform with any new statutory requirements when and if enacted into law.
7. Subject to the provisions and limitations of Florida Statute 768.28, the Authority shall indemnify and save harmless and defend the Tax Collector, its agents, servants, and employees from and against any and all claims, liability, losses, or causes of action which may arise from any misconduct, improper action, negligent act, or omission of the Authority, its servants, or employees in the

performance of services under this Agreement. The Authority acknowledges that the Tax Collector is entering this Agreement without any determination that the Authority is legally authorized or qualified to assess these non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes, determine the legality of the assessment, or determine the constitutionality of any lien resulting from nonpayment of the assessment.

8. Notice

All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person or sent by certified mail return receipt requested and addressed as follows.

If to the Authority:

Del Webb Oak Creek Community  
Development District  
Attn: ?  
Address  
Address

With a copy to XXX for "Authority":

Del Webb Oak Creek Community Development  
District  
Attn: ?  
Address  
Address

If to the Tax Collector:

Honorable R. Noelle Branning  
Lee County Tax Collector  
2480 Thompson Street  
Ft. Myers, Florida 33901

With a "copy to" for Tax Collector:

Brian Evans  
Chief Financial Officer  
Lee County Tax Collector  
2480 Thompson Street  
Ft. Myers, Florida 33901

IN WITNESS HEREOF, the parties have executed this Agreement by their respective duly authorized officers or representatives.

ATTEST:

DEL WEBB OAK CREEK CDD

\_\_\_\_\_  
Name: \_\_\_\_\_

BY: \_\_\_\_\_  
(Authorized Signature for Authority)

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

ATTEST:

LEE COUNTY TAX COLLECTOR

\_\_\_\_\_  
Name: \_\_\_\_\_

BY: \_\_\_\_\_  
R. Noelle Branning, Tax Collector

Date Signed: \_\_\_\_\_

Approved as to form and legal sufficiency:

Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_  
Luis Rivera, Esq. on behalf of  
Lee County Tax Collector

ATTACHMENT A

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION NO. 2022-28  
(August 29,2022)

## UNIFORM COLLECTION INTERLOCAL AGREEMENT

This Agreement, made and entered into this \_\_\_\_\_ day of February, 2023 (“Agreement”), by and between Del Webb Oak Creek Community Development District, (“Local Government”), and **Matthew Caldwell, Lee County Property Appraiser**, a constitutional officers of the State of Florida, whose address is 2480 Thompson Street, Fort Myers, Florida 33901-3074

1. Section 197.3632, Florida Statutes, authorizes non-ad valorem special assessments of Local Governments may be collected using the “Uniform Method” provided in that section. Pursuant to that opinion, the Property Appraiser and the Local Government shall enter into an agreement providing for reimbursement to the Property Appraiser of administration costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. Pursuant to section 197.3632(3)(b), the Property Appraiser agrees to provide in compatible electronic medium (1) the legal description of the property within the boundaries described by the resolution adopted by the Local Government, (2) the names and addresses of the owners of such property, and (3) the property identification numbers of such property contained in the ad valorem tax roll submitted to the Department of Revenue.
3. The parties herein agree that commencing with the 2023 assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to him by the Local Government.
4. This agreement shall continue from year to year unless cancelled by either party by giving written notice prior to January 1 of the year that the agreement shall stand terminated.
5. Local Government shall comply with all relevant requirements of Chapter 197, Florida Statutes, and all related Florida Administrative Code rules relating to, but not limited to, compliance with advertising and notices required for the use of the Uniform Method provided in 197.3632.
6. Local Government shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments and other information as requested from time to time by the Property Appraiser. The Property Appraiser shall, using the information provided by the Local Government, place the non ad valorem special assessments, as made from time to time and certified to him, on properties within the assessment district boundaries. The assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
7. The Property Appraiser shall be reimbursed for all necessary administrative costs incurred, including but not limited to the costs of personnel, forms, supplies, data processing, computer equipment, postage and programming. The parties agree the administrative costs shall be reimbursed at the rate of \$1 per parcel as identified by STRAP number for each year in which such assessments are placed on the tax rolls. Local Government shall pay Property Appraiser within forty five days of receipt of invoice from Property Appraiser.

8. If the actual costs of performing the services under this Agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under the Agreement.

9. The parties agree to consult and cooperate with one another as necessary for the efficient and timely delivery of the information to be provided in Paragraphs 2 and 6.

10. In performing the services provided in this agreement, the Property Appraiser shall not in any way, express or implied, directly or indirectly, be responsible for proposing, imposing, certifying or levying any non-ad valorem special assessment or determining whether any such any non-ad valorem special assessment is authorized, constitutional, legal or valid. Local Government is solely responsible to levy the assessments, certify its roll and to insure ~~they~~ all assessments are authorized, constitutional, legal and valid.

11. Local Government shall be responsible for all changes and adjustments to the non-ad valorem special assessments and will provide all such changes or adjustments to the Property Appraiser. All questions regarding any assessments will be handled by Local Government and Property Appraiser will refer all communications and questions regarding the assessments to Local Government.

12. To the extent permitted by law, Local Government shall indemnify, defend and hold harmless the Property Appraiser against any claims, judgments, expenses, liabilities and, including attorney's fees, arising from Local Government's actions or omissions regarding the imposition, levy, roll preparation and certification of the assessments.

13. Information provided by the Property Appraiser may contain information that is confidential and exempt from disclosure under Chapter 119, Fla. Stat., Florida's Public Records Law. Local Government shall familiarize its staff with the applicable statutory provisions and rules governing the Public Records Law and the applicable exemptions and provisions regarding confidentiality. Local Government shall comply with the Public Records Law and all applicable exemptions and provisions regarding confidentiality.

EXECUTED on the date first above written.

Del Webb Oak Creek Community  
Development District

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Matthew H Caldwell  
Lee County Property Appraiser

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**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Del Webb Oak Creek Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office,**” c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill

issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 10, 2023  
HOUR: 11:30 a.m.  
LOCATION: Offices of Pulte  
24311 Walden Center Drive, Suite 300  
Bonita Springs, Florida 34134

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 4, and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Lee County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF MARCH 2023.**

ATTEST:

**DEL WEBB OAK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**Exhibit A**

Proposed Budget

Del Webb Oak Creek  
Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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- III    DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV    ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
O&M (Operation & Maintenance) Assessments	205,802
Developer Contribution	0
Debt Assessments	868,542
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 1,074,584</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	36,000
Legal	29,000
Assessment Roll	5,000
Audit Fees	4,300
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	4,000
Miscellaneous	1,500
Postage	200
Office Supplies	1,500
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,100
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 96,425</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	3,000
Miscellaneous Maintenance	1,000
Preserve Maintenance	75,000
Lake Maintenance	20,000
<b>Total Maintenance Expenditures</b>	<b>\$ 99,000</b>
<b>Total O&amp;M Expenditures</b>	<b>\$ 195,425</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 879,159</b>
Bond Payments	(823,737)
<b>BALANCE</b>	<b>\$ 55,422</b>
County Appraiser & Tax Collector Fee	(12,967)
Discounts For Early Payments	(42,455)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M (Operation & Maintenance) Assessments	0	0	205,802	Expenditures Less Interest/.94
Developer Contribution	60,994	87,875	0	
Debt Assessments	0	0	868,542	Bond Payments/.94
Interest Income	2	0	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 60,996</b>	<b>\$ 87,875</b>	<b>\$ 1,074,584</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	6,000	36,000	36,000	\$3,000 X 12 Months
Legal	16,707	30,000	29,000	Fiscal Year 2022/2023 Expenditure As Of 1/31/23 Is \$9,945
Assessment Roll	0	0	5,000	As Per Contract
Audit Fees	0	0	4,300	
Arbitrage Rebate Fee	0	0	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	1,123	6,000	6,000	
Legal Advertisements	12,650	7,500	4,000	
Miscellaneous	59	1,500	1,500	
Postage	102	200	200	
Office Supplies	1,217	1,500	1,500	
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	500	3,000	3,000	\$250 X 12 Months
Trustee Fees	0	0	4,100	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	
<b>Total Administrative Expenditures</b>	<b>\$ 38,358</b>	<b>\$ 85,875</b>	<b>\$ 96,425</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	1,500	1,000	3,000	
Miscellaneous Maintenance	0	1,000	1,000	
Preserve Maintenance	0	0	75,000	
Lake Maintenance	0	0	20,000	
<b>Total Maintenance Expenditures</b>	<b>\$ 1,500</b>	<b>\$ 2,000</b>	<b>\$ 99,000</b>	
<b>Total O&amp;M Expenditures</b>	<b>\$ 39,858</b>	<b>\$ 87,875</b>	<b>\$ 195,425</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 21,138</b>	<b>\$ -</b>	<b>\$ 879,159</b>	
Bond Payments	0	0	(823,737)	2024 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 21,138</b>	<b>\$ -</b>	<b>\$ 55,422</b>	
County Appraiser & Tax Collector Fee	0	0	(12,967)	One Percent Of Total Assessment Roll + Per Parcel Collection Fee
Discounts For Early Payments	0	0	(42,455)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 21,138</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	100	Projected Interest For 2023/2024
NAV Tax Collection	0	0	823,737	Maximum Debt Service Collection
Developer Contribution	0	0	0	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 823,837</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	195,000	Principal Payment Due In 2024
Interest Payments	0	0	627,697	Interest Payment Due In 2024
Bond Redemption	0	-	1,140	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 823,837</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Capital Interest Set-up Through May 2023 - Developer To Be Direct Billed For November 2023 Interest Payment (\$315,859).

**Series 2023 Bond Information**

Original Par Amount = \$12,585,000      Annual Principal Payments Due = May 1st

Interest Rate = 4.125% - 5.25%      Annual Interest Payments Due = May 1st & November 1st

Issue Date = March 2023

Maturity Date = May 2053

Par Amount As Of 3/8/23 = \$12,585,000



**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
O & M For 40' Garden Unit	\$ -	\$ -	\$ 394.26
<u>Debt For 40' Garden Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,562.50</u>
<b>Total For 40' Garden Unit</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,956.76</b>
O & M For 50' Classic Unit	\$ -	\$ -	\$ 394.26
<u>Debt For 50' Classic Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,666.67</u>
<b>Total For 50' Classic Unit</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,060.93</b>
O & M For 65' Estate Unit	\$ -	\$ -	\$ 394.26
<u>Debt For 65' Estate Unit</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,770.83</u>
<b>Total For 65' Estate Unit</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,165.09</b>

\* Assessments Include the Following:

- 4% Discount for Early Payments
- County Tax Collector Fee
- County Property Appraiser Fee

Community Information:

40' Garden Units: 144  
 50' Classic Units: 248  
65' Estate Units: 130  
 Total: 522 Units