



**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 14, 2025
11:30 A.M.**

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

www.terrenocdd.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
April 14, 2025
11:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 10, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Discussion of Bond Funds.....Page 5
- H. New Business
 - 1. Lake Bank Report.....Page 6
 - 2. Consider Approval of Engineers Report.....Page 16
 - 3. Consider Approval Boundary Amendment.....Page 35
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

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 April 14, 2025, at 11:30 a.m. in 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 Managers 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 Managers 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 Managers 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.

Meetings may be cancelled from time to time without advertised notice.

Michelle Krizen

District Manager

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.delwebboakcreekcdd.org

4/4/25

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 10, 2025**

A. CALL TO ORDER

The March 10, 2025, 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 28, 2025, 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	Kimberly Morton	Absent

Staff present included:

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

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 no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 10, 2025, Regular Board Meeting

The minutes of the February 10, 2025, Regular Board Meeting were presented for consideration.

It was noted that Mr. Butler was present by phone at the meeting and Item H-2 should read that the conveyance is the District and then to the end user.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously approving the minutes of the February 10, 2025, Regular Board Meeting, as amended.

G. OLD BUSINESS

1. Update on Deed from Land Bank for the Conservation Area Tracts

The deed has been received from the land bank and the corrective deed has been submitted for recording.

2. Update on Assignment of Easements from HOA for Three Plats

Ms. Willson is still awaiting comments.

3. Update on Conservation Area Conveyance and Letter Agreement

Pulte and Collier Environmental have signed the conveyance and letter agreement and is ready for execution by the Chair. It was noted that the document is consistent with the documents previously presented to the Board.

H. NEW BUSINESS

1. Consider Preliminary Updated Engineer's Report

The amended and restated report will replace the original Engineer's Report and will incorporate the Theta Parcel and update the scope of the Capital Report. This item was tabled at this time.

2. Consider Supplemental Acquisition Agreement

This item was tabled at this time.

3. Lake Bank Report

Mr. Savage that the report had been completed and the information was being processed. Mr. Savage is reviewing photos and comments from the inspectors. A full report is expected to the District Manager by the end of the month for distribution. A discussion ensued regarding expediting any necessary repairs.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously authorizing Mr. Butler to work with District staff to coordinate repairs for a not to exceed price of \$20,000.

I. ADMINISTRATIVE MATTERS

The timing for bond issuance will need to be approximately August in order to coincide with the sale of the homes in the next bond issuance. To complete the proposed budget for fiscal year 2025/2026, SDS will need to have an updated Engineer's Report and methodology to include the Theta Parcel and projections for the next series of bonds. Statutorily, the Board needs to approve a proposed budget prior to June 15 and approve the final budget by September 1st.

A discussion ensued regarding requisition timelines to have the 2023 Series Bonds exhausted prior to a new issuance of bonds. Mr. Savage will draft an anticipated timeline to indicate when projects are

expected to be completed for bond reimbursement. Ms. Robertson directed staff to use the Engineer's Report as guidance and present options for reimbursement to the Board.

The next meeting is scheduled for April 14, 2025, at which time the agenda will include the Lake Bank Report, the Engineer's Report, a Boundary Amendment and possibly an updated methodology.

J. ATTORNEY UPDATES

Ms. Willson advised the Board to review the irrigation permits and work with District staff regarding the details of the District owning the lakes and the HOA using the water for irrigation. There was a consensus of the Board that Pat Butler will be the Board contact for this project.

During the meeting some comments were received regarding the HOA Assignment of Easement.

A **motion** was made by Mr. Brooks, seconded by Ms. Morton and passed unanimously authorizing the Chair to execute the HOA Assignment of Easement.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Morton, seconded by Ms. Ray and passed unanimously adjourning the Regular Board Meeting at 12:12 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

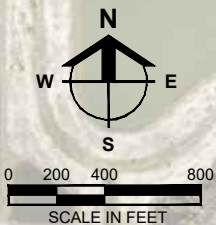
Del Webb Oak Creek Community Development District
Master Requisition Matrix Forecast

Date	Description				SWM/ Drainage/ Environmental	Roadway	Potable Water Distribution	Wastewater Collection	Irrigation Distribution	Professional Consultant Fees	Total
*	Original Order of Magnitude Construction Cost Estimate by Improvement Category (per Engineer's Report dated August 22, 2022)				\$ 8,111,000.00	\$ 3,766,000.00	\$ 2,250,000.00	\$ 5,069,000.00	\$ 1,264,000.00	\$ 2,046,000.00	\$ 22,506,000.00
*	Amended and Restated Opinion of Probable Construction Cost Estimate by Improvement Category (per draft A&R Engineer's Report - pending board adoption) - includes pending expanded boundary area				\$ 12,468,000.00	\$ 508,000.00	\$ 5,003,000.00	\$ 8,756,000.00	\$ -	\$ 1,871,450.00	\$ 28,606,450.00
6/22/2023	Pay Requisition No. 1	Kutak Rock LLP and Pulte Group, Inc.	Earthwork, Storm Sewer, Roadway Improvements and Professional Fees	Processed	\$ 4,722,934.75	\$ 307,856.55	\$ -	\$ -	\$ -	\$ -	\$ 5,030,791.30
8/21/2023	Pay Requisition No. 2	Kutak Rock LLP	Professional Fees	Processed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,946.00	\$ 4,946.00
6/6/2024	Pay Requisition No. 3	Pulte Home Company, LLC	Phase 2B, 2D Potable and Wastewater Improvements	Processed	\$ -	\$ -	\$ 408,289.50	\$ 601,794.90	\$ -	\$ -	\$ 1,010,084.40
8/9/2024	Pay Requisition No. 4	Pulte Home Company, LLC	Phase 2A Potable and Wastewater Improvements	Processed	\$ -	\$ -	\$ 218,191.50	\$ 289,121.40	\$ -	\$ -	\$ 507,312.90
8/26/2024	Pay Requisition No. 5	Kutak Rock LLP	Professional Fees	Processed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,392.10	\$ 17,392.10
12/12/2024	Pay Requisition No. 6	Pulte Home Company, LLC	Phase 2C Potable Water and Wastewater (less lift station) Improvements	Processed	\$ -	\$ -	\$ 422,064.00	\$ 694,840.05	\$ -	\$ -	\$ 1,116,904.05
1/29/2025	Pay Requisition No. 7	Kutak Rock LLP	Professional Fees	Processed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,989.30	\$ 3,989.30
2/19/2025	Pay Requisition No. 8	Pulte Home Company, LLC	Phase 2C Lift Station	Processed	\$ -	\$ -	\$ -	\$ 225,000.00	\$ -	\$ -	\$ 225,000.00
3/18/2025	Pay Requisition No. 9	Pulte Home Company, LLC	Phase 2 Potable Water and Wastewater Impact Fees	Processed	\$ -	\$ -	\$ 714,934.48	\$ 870,263.41	\$ -	\$ -	\$ 1,585,197.89
3/13/2025	Pay Requisition No. 10	Kutak Rock LLP	Professional Fees	Processed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662.50	\$ 662.50
Ready	Pay Requisition No. 11	Pulte Home Company, LLC	Phase 1 Potable Water and Wastewater Impact Fees	Ready	\$ -	\$ -	\$ 600,195.18	\$ 738,262.50	\$ -	\$ -	\$ 1,338,457.68
Ready	Pay Requisition No. 12	Pulte Home Company, LLC	Phase 4 Potable Water and Wastewater Impact Fees (First 50% LCU + 100% FGUA)	Ready	\$ -	\$ -	\$ 326,262.09	\$ 770,840.86	\$ -	\$ -	\$ 1,097,102.95
Preparing	Pay Requisition No. 13	Pulte Home Company, LLC	Phase 2 Storm Sewer	Preparing	\$ 707,496.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 707,496.82
Preparing	Pay Requisition No. 14	Pulte Home Company, LLC	Environmental (Mitigation, Restoration, Enhancement and Monitoring)	Preparing	\$ 1,300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000.00
Preparing	Pay Requisition No. 15	Pulte Home Company, LLC	Professional Services (Engineering, Surveying, Environmental, Legal) - Batch 1	Preparing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000.00	\$ 750,000.00
DRAFT	Pay Requisition No. 16	Pulte Home Company, LLC	Phase 2 Final Retainage (Storm, Potable and Wastewater)	DRAFT	\$ -	\$ -	\$ 116,505.00	\$ 201,195.15	\$ -	\$ -	\$ 317,700.15
DRAFT	Pay Requisition No. 17	Pulte Home Company, LLC	Phase 3 Potable Water and Wastewater Impact Fees	DRAFT	\$ -	\$ -	\$ 392,922.23	\$ 473,012.15	\$ -	\$ -	\$ 865,934.38
DRAFT	Pay Requisition No. 18	Pulte Home Company, LLC	Phase 3 Storm Sewer and Earthwork	DRAFT	\$ 1,602,117.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,602,117.10
DRAFT	Pay Requisition No. 19	Pulte Home Company, LLC	Phase 3 Potable Water Improvements	DRAFT	\$ -	\$ -	\$ 506,120.40	\$ -	\$ -	\$ -	\$ 506,120.40
DRAFT	Pay Requisition No. 20	Pulte Home Company, LLC	Phase 3 Wastewater Improvements	DRAFT	\$ -	\$ -	\$ -	\$ 625,428.45	\$ -	\$ -	\$ 625,428.45
DRAFT	Pay Requisition No. 21	Pulte Home Company, LLC	Professional Services (Engineering, Surveying, Environmental, Legal) - Batch 2	DRAFT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000.00	\$ 375,000.00
DRAFT	Pay Requisition No. 22	Pulte Home Company, LLC	Phase 4 Potable Water Impact Fees (Final 50% LCU only)	DRAFT	\$ -	\$ -	\$ 326,262.09	\$ -	\$ -	\$ -	\$ 326,262.09
DRAFT	Pay Requisition No. 23	Pulte Home Company, LLC	Phase 3 Retainage	DRAFT	\$ 160,211.71	\$ -	\$ 50,612.04	\$ 62,542.85	\$ -	\$ -	\$ 273,366.60
DRAFT	Pay Requisition No. 24	Pulte Home Company, LLC	Phase 4 Storm Sewer	DRAFT	\$ 935,134.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935,134.20
DRAFT	Pay Requisition No. 25	Pulte Home Company, LLC	Phase 4 Potable Water Improvements	DRAFT	\$ -	\$ -	\$ 891,711.00	\$ -	\$ -	\$ -	\$ 891,711.00
DRAFT	Pay Requisition No. 26	Pulte Home Company, LLC	Phase 4 Wastewater Improvements	DRAFT	\$ -	\$ -	\$ -	\$ 1,466,316.00	\$ -	\$ -	\$ 1,466,316.00
DRAFT	Pay Requisition No. 27	Pulte Home Company, LLC	Professional Services (Engineering, Surveying, Environmental, Legal) - Batch 3	DRAFT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000.00	\$ 375,000.00
DRAFT	Pay Requisition No. 28	Pulte Home Company, LLC	Phase 4 Retainage	DRAFT	\$ 103,903.80	\$ -	\$ 99,079.00	\$ 162,924.00	\$ -	\$ -	\$ 365,906.80
Total (Processed and Ready)					\$ 4,722,934.75	\$ 307,856.55	\$ 2,689,936.75	\$ 4,190,123.12	\$ -	\$ 26,989.90	\$ 11,937,841.07
Total (Preparing and Draft)					\$ 4,808,863.63	\$ -	\$ 2,383,211.76	\$ 2,991,418.60	\$ -	\$ 1,500,000.00	\$ 11,683,493.99
Grand Total					\$ 9,531,798.38	\$ 307,856.55	\$ 5,073,148.51	\$ 7,181,541.72	\$ -	\$ 1,526,989.90	\$ 23,621,335.06

\$ 11,520,494.36 Initial Bond Offering

\$ 8,387,350.00 Anticipated Future Bond Offering

\$ 19,907,844.36 Total Estimated Bonds



LEGEND:

LINEAR EROSION

- ±5" - 8" LINEAR EROSION

- +9" LINEAR EROSION

LOCALIZED EROSION

±4" - 11" DEPTH

±12"-18" DEPTH

+19" DEPTH

LAKE BANK EROSION					
LAKE #	LOCALIZED EROSION (EA.)			LINEAR EROSION (L.F.)	
	±4"-11" DEPTH	±12"-18" DEPTH	+19" DEPTH	±5'-8" DEPTH	+9" DEPTH
1	1	-	-	200'	208'
2	-	-	1	804'	-
3	-	1	-	22'	-
4A	-	1	-	854'	1,011'
4B	6	1	2	41'	13'
5B	-	-	-	77'	-
7	7	-	1	148'	-
8A	-	-	-	21'	44'
8B	-	-	-	35'	16'
9	-	-	1	-	335'
TOTAL	14	3	5	2,202'	1,628'

Barraco
and Associates, Inc.

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FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR



PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134

PHONE (239) 498-7711
FAX (239) 498-7707

WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

DEL WEBB
OAK CREEK

LEE COUNTY, FLORIDA

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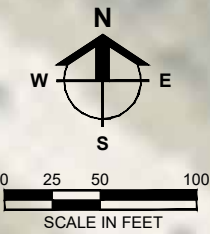
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PLOT BY	BRYCE ROCHA

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

LAKE BANK
MAINTENANCE
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER



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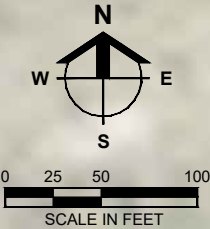
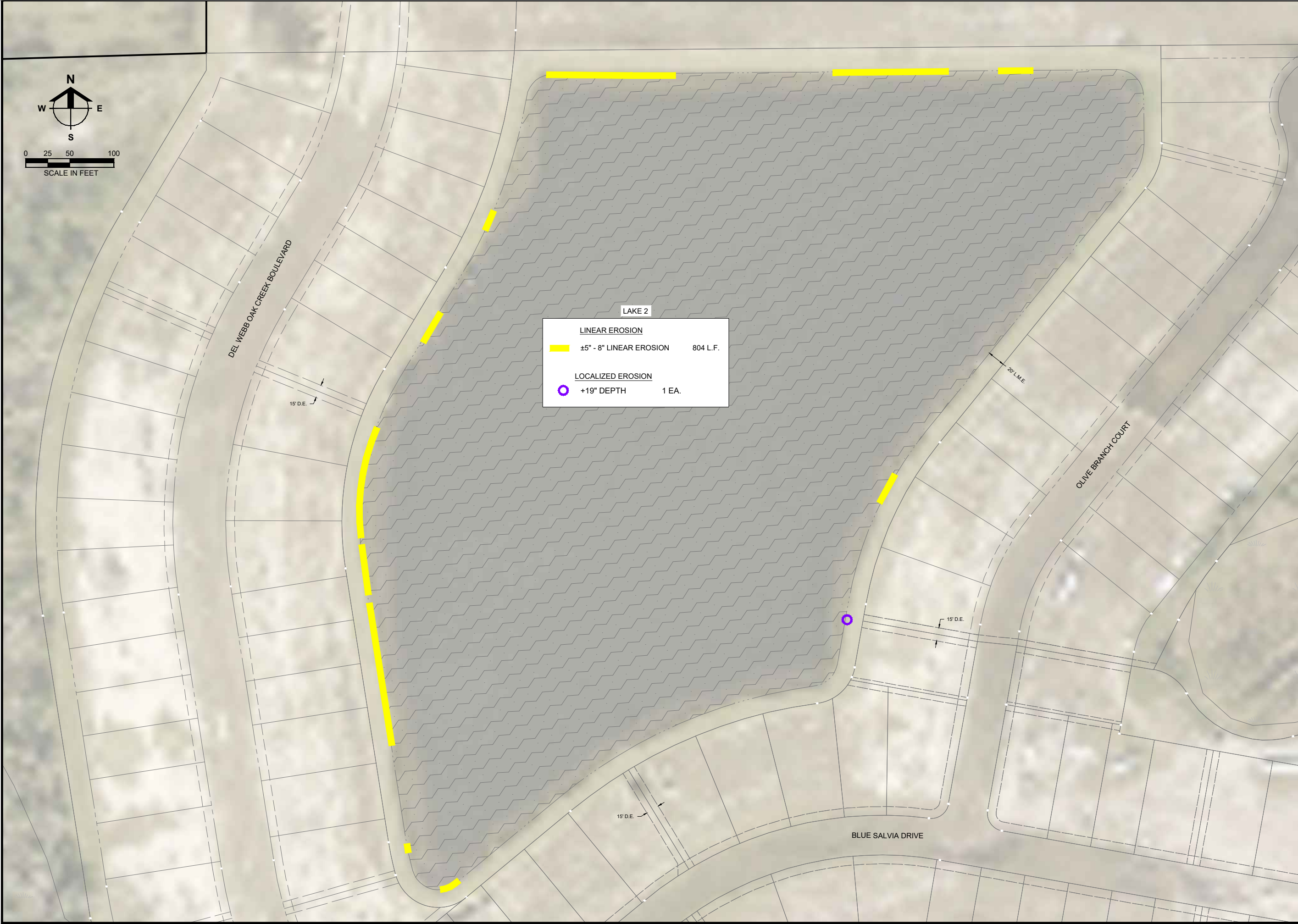
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MAINTENANCE
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
23668	1.1



LAKE 2

LINEAR EROSION

±5" - 8" LINEAR EROSION

804 L.F.

LOCALIZED EROSION

+19" DEPTH

1 EA.

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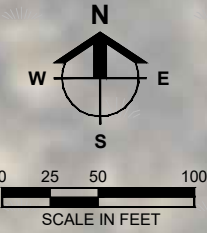
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PLAN REVISIONS	

LAKE BANK
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EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
23668	1.2

Page 8



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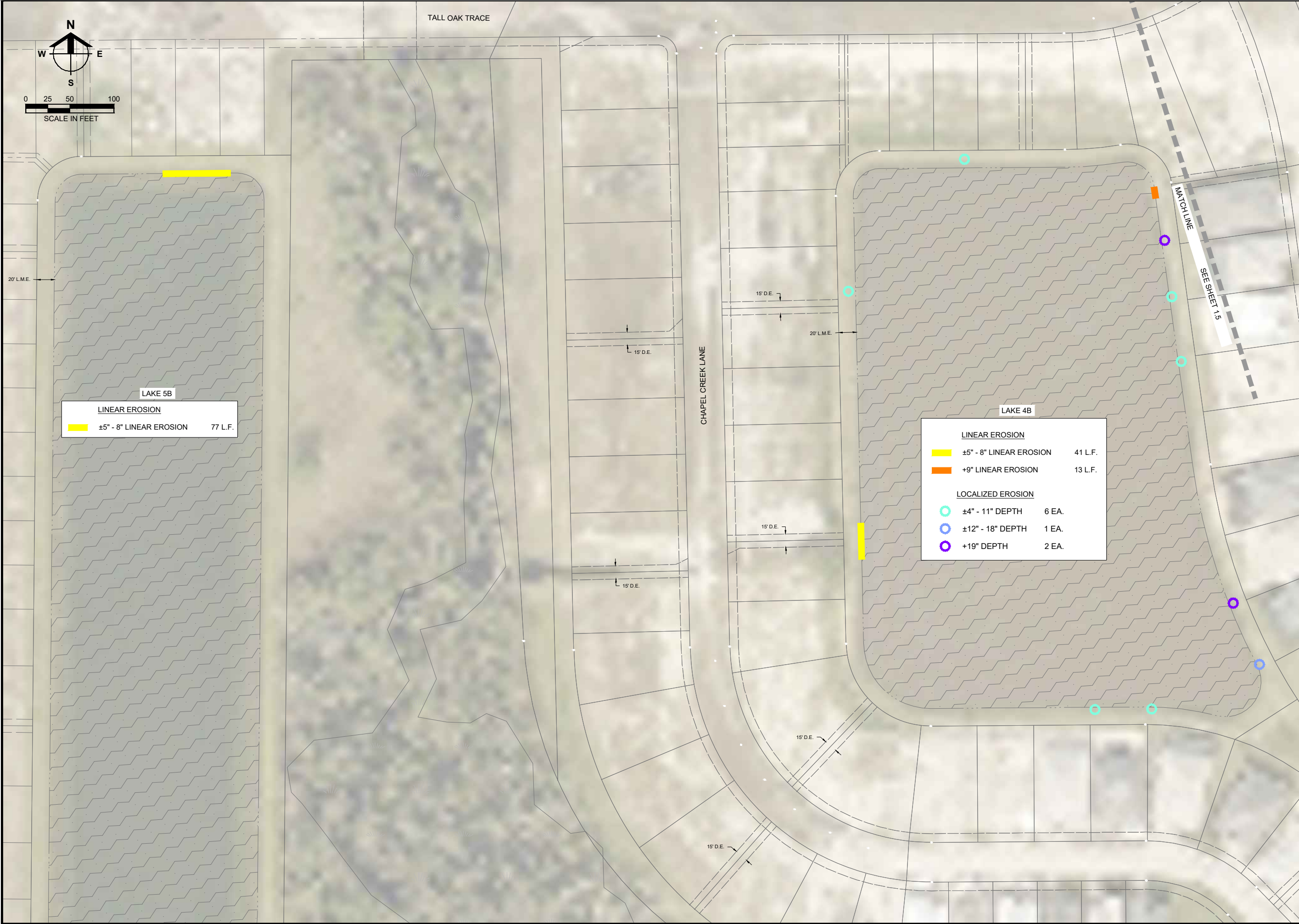
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LAKE BANK
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PROJECT / FILE NO.	SHEET NUMBER
23668 Page 9	1.3



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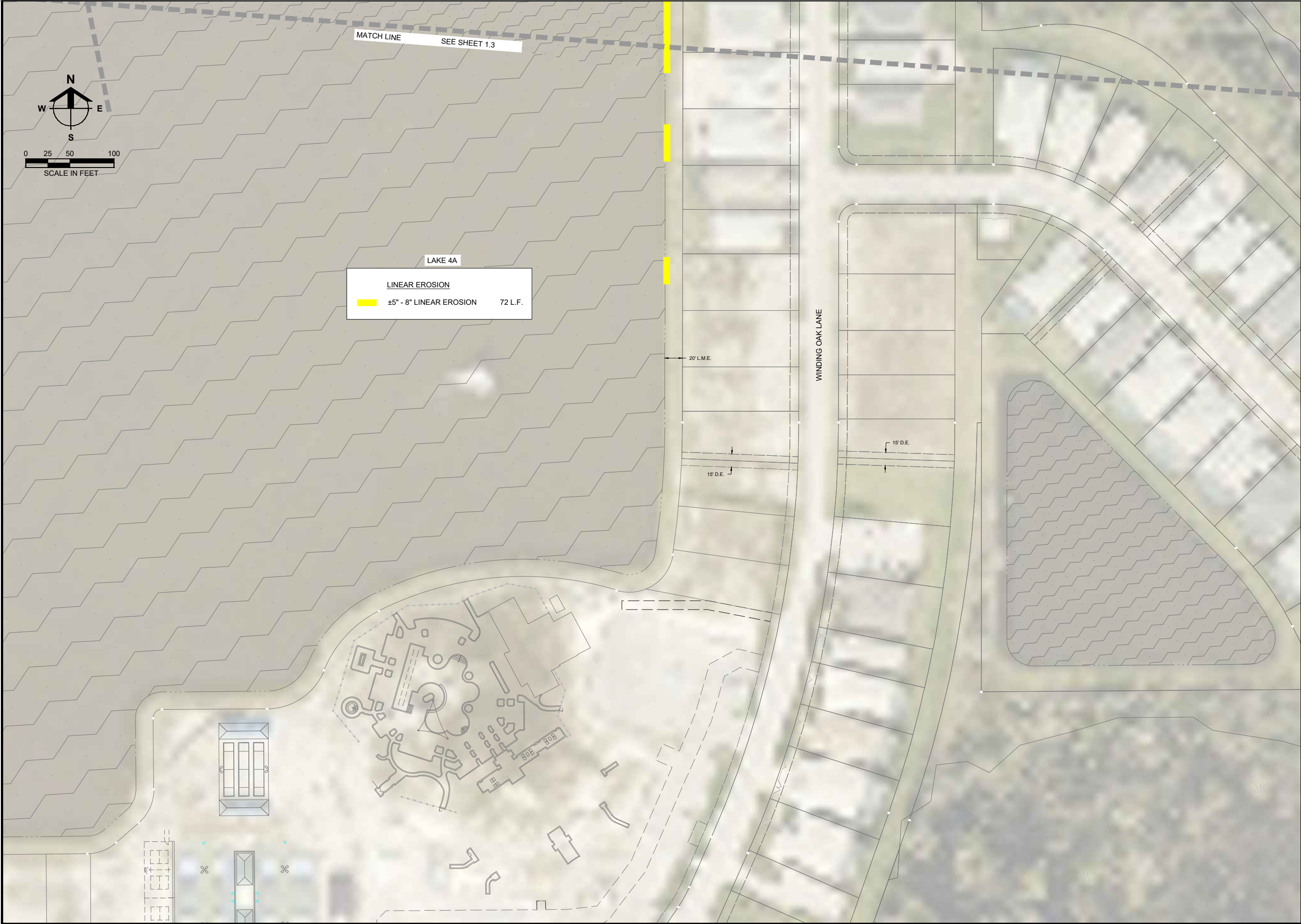
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**LAKE BANK
MAINTENANCE
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
23668	1.4



LAKE 4A

LINEAR EROSION

±5" - 8" LINEAR EROSION 72 L.F.

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FILE NAME: 23668 LAKEBANKMAINTEXH.DWG

LOCATION J:\23668\DWG\EXHIBITS\

PLOT DATE WED. 4-2-2025 - 4:00 PM

PLOT BY BRYCE ROCHA

CROSS REFERENCED DRAWINGS

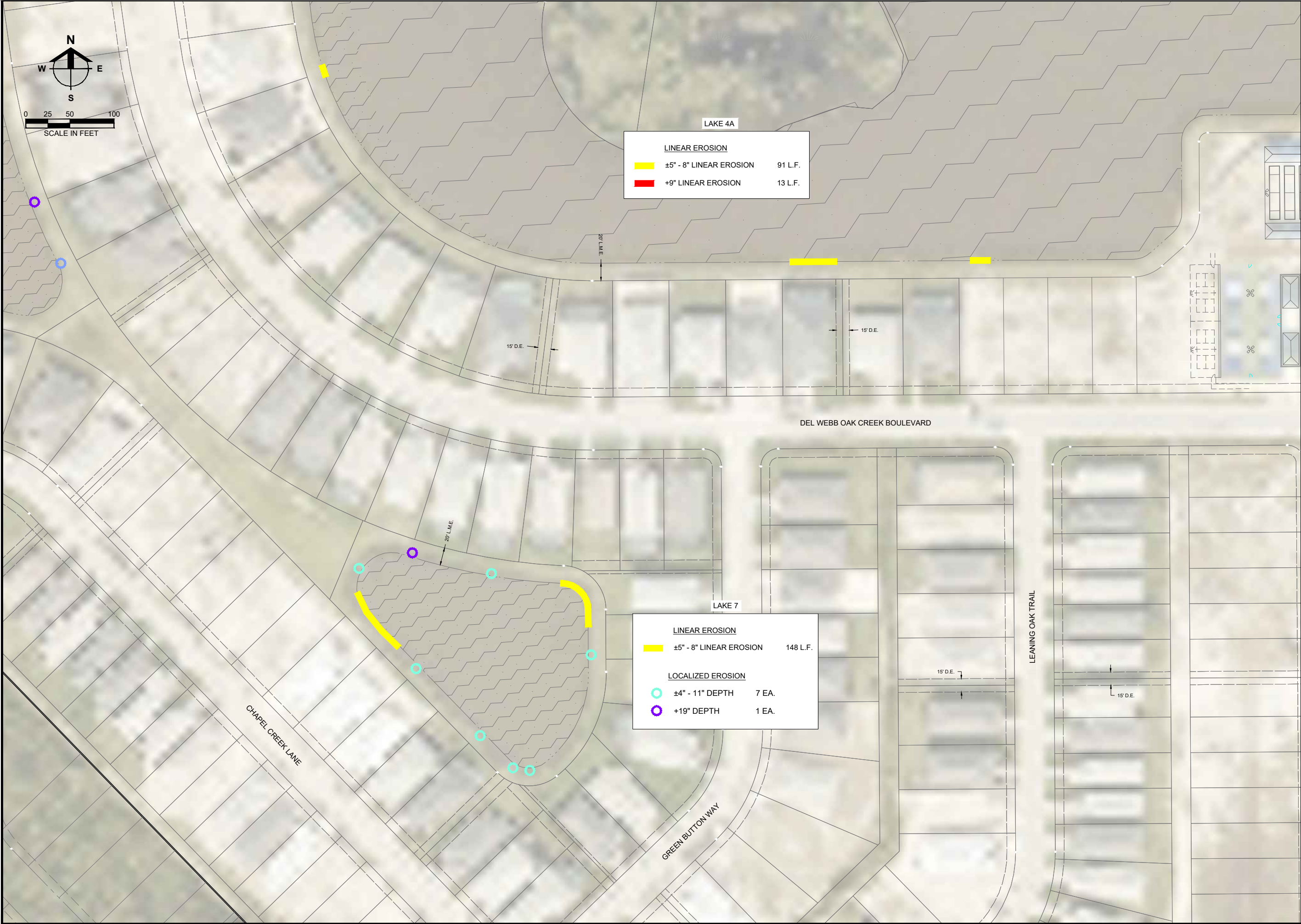
PLAN REVISIONS

LAKE BANK
MAINTENANCE
EXHIBIT

PROJECT / FILE NO. 23668

SHEET NUMBER 1.6

Page 12



LAKE 4A

LINEAR EROSION

±5" - 8" LINEAR EROSION

91 L.F.

+9" LINEAR EROSION

13 L.F.

LAKE 7

LINEAR EROSION

±5" - 8" LINEAR EROSION

148 L.F.

LOCALIZED EROSION

±4" - 11" DEPTH

7 EA.

+19" DEPTH

1 EA.

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Pulte

Homeworks

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134

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PROJECT DESCRIPTION

DEL WEBB
OAK CREEK

LEE COUNTY, FLORIDA

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PLOT BY

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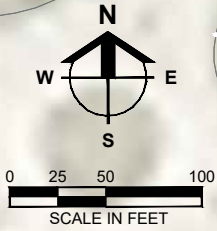
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PROJECT / FILE NO.

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SHEET NUMBER

1.7



LINEAR EROSION		
	±5" - 8" LINEAR EROSION	35 L.F.
	±9" LINEAR EROSION	16 L.F.

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LEE COUNTY, FLORIDA

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PLOT BY	BRYCE ROCHA

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LAKE BANK
MAINTENANCE
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PROJECT / FILE NO.	SHEET NUMBER
23668	1.8

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PROJECT DESCRIPTION

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PLOT BY	BRYCE ROCHA

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

LAKE BANK
MAINTENANCE
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
23668	1.9

23668
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**AMENDED AND RESTATED
ENGINEER'S REPORT**

FOR

**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

APRIL 14, 2025

PREPARED BY

Barraco
and Associates, Inc.

**2271 McGregor Boulevard
Suite 100
Fort Myers, Florida 33901**

Carl A. Barraco, P.E.
Florida Registration No. 38536
Florida Certificate of Authorization #7995
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

I. INTRODUCTION

1.1 Purpose and Scope

This Amended and Restated Engineer's Report (this "Report") has been prepared to assist the Del Webb Oak Creek Community Development District (herein, the "District") with the financing, construction and acquisition of public infrastructure improvements (herein, the "Project") to be undertaken to support the development of Oak Creek (herein, the "Development"). The District is wholly located within the geographical area of the Development, however portions of the Development fall outside of the District boundary.

This District's Board of Supervisors (herein, the "BOS") originally adopted an Engineer's Report on or around August 22, 2022 (herein, the "Original Report"), which outlined the public improvements intended to be undertaken by the District. The Original Report is being amended and restated in its entirety by this Report to incorporate additional lands that have subsequently been adopted into the boundary of the District.

This Report presents a description of the infrastructure components of the amended and restated Project, as well as updated cost estimates for completing these improvements. The financing of a portion of the Project is expected to be in the form of one or more series of special assessment bonds and/or bond anticipation notes to be issued by the District (herein, the "Bonds"). It is intended that any portion of the Project not financed with the Bonds will be constructed and conveyed to the District by Pulte Home Company, LLC (herein, the "Developer"), or the Developer will provide sufficient funds to the District to complete the remaining portions of the Project.

1.2 Description of the Oak Creek Development

The Development, as described in the Original Report as a ± 446.37 -acre proposed age-restricted fee-simple residential and age-restricted rental community west of Interstate 75 and north of Bayshore Road (State Road 78) within unincorporated Lee County, Florida, is amended and restated herein this Report to include an additional ± 56.80 acres of lands adjacent to the original Development boundary (herein, the "Theta Parcel"), thus totaling ± 503.17 acres. Similarly, ± 53.30 -acres of lands within the Theta Parcel (herein, the "Expansion Parcel") have been or will be incorporated into the District boundary. Therefore, the District boundary as described in the Original Report as ± 413.95 acres, is amended and restated herein to include the ± 53.30 acres of lands associated with the Expansion Parcel, thus totaling ± 467.25 acres. It should be noted that the difference between the Development and District boundaries is specific to a ± 27.88 -acre age-restricted rental community, as well as ± 4.54 -acre and ± 3.50 -acre commercial developments within the Development boundary, but outside of the District boundary. These lands are excluded from the District and are not considered in this Report. This Report is amended and

restated to specifically incorporate those additional lands included within the aforementioned boundary amendment. A General Location Exhibit depicting the existing and expanded District boundary is provided as **Exhibit A**.

In the Original Report, the Development was comprised of two zoning designations. The inclusion of the Theta Parcel required additional zoning actions; this Report is amended and restated to provide current zoning designations. **Table 1** is amended and restated to provide a summary of the current allowable and proposed project densities and a Zoning Map depicting the various zoning designations and information specific to the Development is provided as **Exhibit B**.

Per the Original Report, a description of the two zoning resolutions is as follows;

- Chapel Creek is zoned Residential Planned Development (“RPD”)/ Commercial Planned Development (“CPD”). The zoning resolution was approved by the Lee County Board of County Commissioners (the BOCC) on November 25, 2008. The RPD/CPD zoning allows for the development of 625 dwelling units consisting of a maximum of 170 single-family units, 60 townhouse units, 395 multiple-family and/or assisted living facility (“ALF”) equivalency units, and a maximum 60,000 square feet of commercial uses with a maximum of 30,000 square feet of retail space.
- Oak Creek is zoned RPD which was approved by the BOCC on October 17, 2005. The RPD allows for the development of 1,120 dwelling units, which includes single-family and townhouse multi-family units.

As amended and restated herein this Report, the zoning was updated via Administrative Amendment ADD2021-00214 to incorporate the Theta Parcel into the overall Development, allowing for within those lands a maximum of 45,000 square feet of commercial and a minimum of 30,000 square feet of commercial, as well as a maximum residential density of 176 dwelling units, limited to a maximum of the following types of dwelling units:

- a) 72 single-family units and 104 townhome, multi-family units or ALF equivalent units pursuant to the LDC; or
- b) 138 single-family units.

The Project, as described in the Original Report, anticipated District improvements would be constructed in four phases over an approximate 8-year buildout, estimated to be completed in 2030. The current phasing and buildout estimates remain unchanged for the purpose of this Report. As of the date of this amended and restated Report, Phases 1 and 2 of the infrastructure are generally complete, with Phases 3 and 4 in various stages of active design,

permitting, construction and/or certification. The current Phasing Plan depicting specific to the Development is provided as **Exhibit C**.

The Development as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the amended and restated Project, as described herein, refers to sufficient public infrastructure (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned Development in the District, which (subject to true-up determinations) may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations to the plans, and the District expressly reserves the right to do so.

TABLE 1 –PROJECT DENSITY		
	Total Development	District
Max Allowable Use	1,921 Residential Units	1,737 Residential Units
Projected Proposed Use	1,125 Residential Units	941 Residential Units
Total Acreage	±503.17 ac	±467.25 ac

Exhibit A. General Location Exhibit



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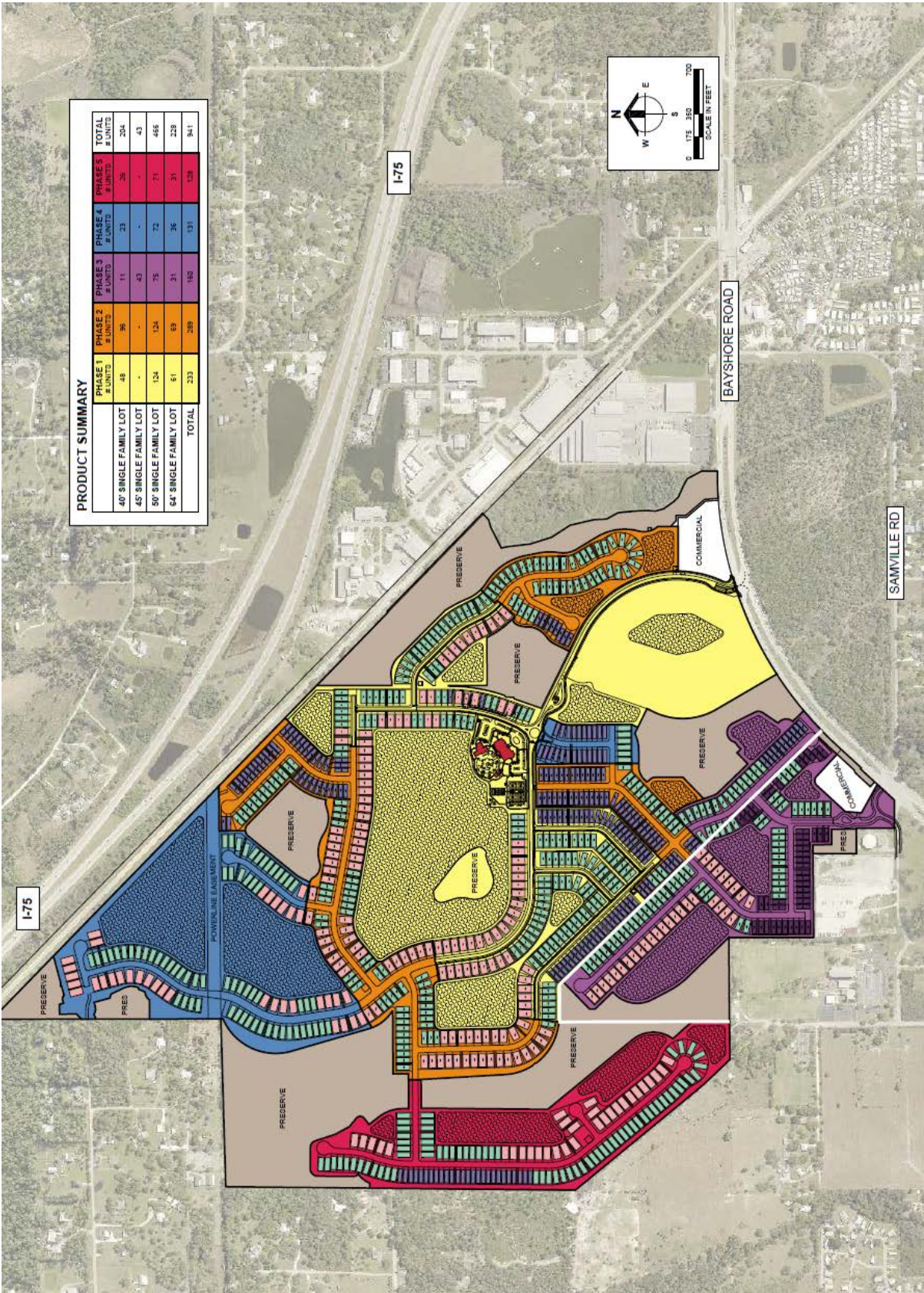
DEL WEBB OAK CREEK CDD
GENERAL LOCATION EXHIBIT
DECEMBER 12, 2024

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Exhibit B. Zoning Map



Exhibit C. Development Phasing Plan



1.3 The Del Webb Oak Creek Community Development District

As described in the Original Report, the District was established by and operates in accordance with Ordinance No. 22-15 (herein, the “Establishing Ordinance”), which was adopted by the Lee County Board of County Commissioners on June 21, 2022. The District, as originally established, consists of ±413.95 acres and is located within Sections 17, 19 and 20, Township 43 South, Range 25 East. As previously stated herein this Report, the District is being expanded to include the ±53.30 acres of lands associated with the Expansion Parcel, thus totaling ±467.25 acres. This Report is amended and restated such that it assumes the referenced boundary amendment will occur in the reasonable course of business as a separate ordinance, that will be incorporated with the Establishing Ordinance.

The District has been established by and operates in accordance with the Establishing Ordinances and pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the Development within the jurisdiction of the District. The District will also possess the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy taxes, assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the public improvements. The District is governed by a Board of Supervisors, which by law will consist of five (5) board members.

Management of the District shall be performed on a contractual basis by a company specializing in special district management, currently Special District Services, Inc. The District Manager oversees the operation and maintenance of the District, as supervised by the Board of Supervisors of the District.

1.4 Report Assumptions

In the preparation of this Report, Barraco and Associates, Inc. relied upon information provided by others, including the Developer. While Barraco and Associates, Inc. has not independently verified the information provided by other sources, there is no apparent reason to believe the information provided by others is not valid for the purposes of this Report.

II. DEVELOPMENT BOUNDARY

2.1 Property Boundary

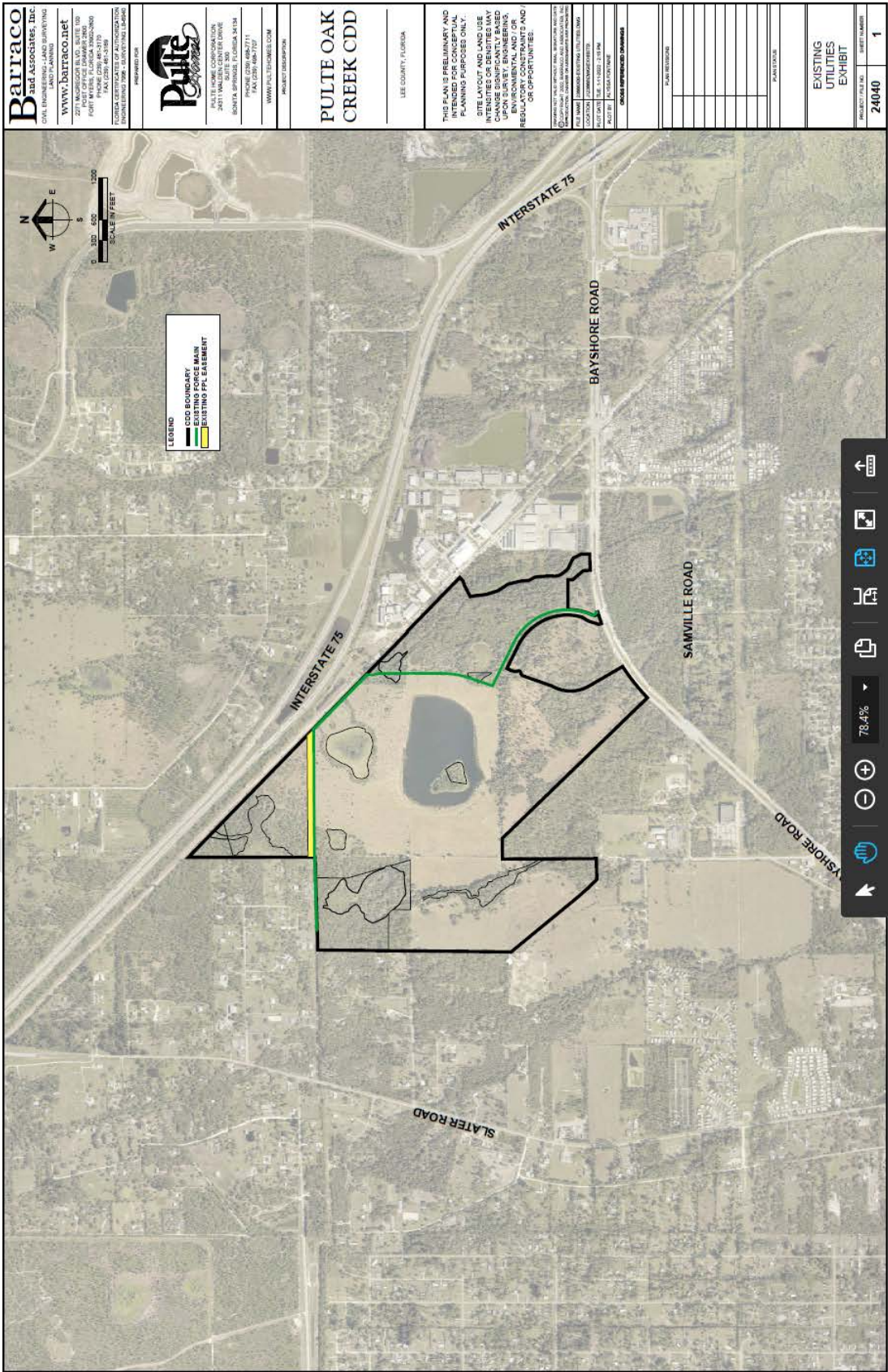
The Development, as amended and restated within this Report, is ±503.17 acres and is located within Sections 17, 19 and 20, Township 43 South, Range 25 East. The subject property has existing development in close proximity on all sides. To the east of the subject property are industrial and commercially zoned properties, as well as Interstate 75. To the west are areas of platted and developed residential neighborhoods. Adjacent to the subject property to the south is development consisting of the Bayshore Elementary School, a religious facility Bayshore Road, and to the north are platted residential and agricultural lots.

2.2 Existing Infrastructure

As of the date of this amended and restated Report, the Development is under active construction and has significant existing infrastructure that is currently operational or under construction. These updates are provided herein this amended and restated Report in Sections 3.2 – 3.5 below and are not restated in this section.

In addition to the above referenced infrastructure associated with constructed portions of the Development, and as described in the Original Report, there exists prior infrastructure within the boundary of the District, including a 16" sanitary sewer force main owned and maintained by the Florida Governmental Utility Authority ("FGUA"), as well as power transmission lines owned and maintained by Florida Power and Light ("FP&L"). A map depicting the approximate location of the existing infrastructure prior to development is provided in the Original Report and is re-provided as **Exhibit D** below.

Exhibit D. Existing Infrastructure (from Original Report)



III. PROPOSED PROJECT

3.1 Proposed District Infrastructure

The District's Project for public infrastructure improvements (construction and/or acquisition) within and/or outside the District is expected to include, but is not limited to the following:

- Drainage and Surface Water Management System
- Roadways, Landscaping and Hardscaping
- Potable Water and Wastewater Utilities
- Professional Services and Fees

The improvement categories outlined above are generally consistent with those described by the Original Report and no additional improvement categories are considered within this Amended and Restated Report. Section 3 of this Report outlines the Project in its entirety following the expansion of the District as described throughout this Report.

Additionally, the improvements described in this Report represent the present intentions of the Developer, and the District, subject to applicable local general purpose government land development codes. The implementation of any improvements discussed in this Report requires the final approval by many regulatory and permitting agencies including local, state and federal agencies. Subsequently, the actual improvements may vary from the capital improvements described in this Report. The cost estimate of the Project contained in this Report has been prepared by Barraco and Associates, Inc., based upon available information, including preliminary designs, as well as current economic conditions. The actual cost will vary depending on the final engineering design, permitting, construction and approvals, as well as economic conditions at the time of construction. The following sections describe the elements which are part of the District's Project.

3.2 Drainage and Surface Water Management System

As amended and restated herein, the drainage and surface water management system will consist of excavated stormwater dry and wet detention areas, culverts, inlets, perimeter berms, and stormwater control structures spanning various basins wholly within the expanded boundary of the Development. A total of ±82.45 acres of wet detention lakes is proposed. Approximately 80% of the surface water management system for the Project is constructed as of the date of this Report. As stated in the Original Report, 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. The surface water management lakes will be excavated to at least the minimum size and depth requirements of the South Florida Water Management District (“SFWMD”) and in accordance with approved Environmental Resource Permit (“ERP”) No. 36-105316-P. The current ERP may require future modification to accommodate the final design for those original and additional lands associated with the boundary expansion that is the subject of this amended and restated Report, and this Report assumes such permit modification(s), if needed, are considered obtainable in due course.

A sediment and erosion control plan will be prepared and implemented with all construction. Sediment and erosion control includes slope and outfall protection, such as synthetic bales, staked silt fences and floating turbidity barriers. A National Pollutant Discharge Elimination System (NPDES) permit must be obtained for construction activities, including a Stormwater Pollution Prevention Plan.

The District will establish conservation and mitigation areas in order to offset impacts associated with the Development as required by the SFWMD ERP. These lands will be cleared of exotic vegetation, enhanced and monitored by the District. As of the date of this Report, the conservation and mitigation area restoration is generally completed and monitoring is ongoing, with the final duration determined by permit conditions; upon final acceptance of all restoration and monitoring activities by SFWMD, these lands will continue to be maintained by the District in perpetuity thereafter.

The District shall be the responsible entity for the ongoing operation and maintenance of the master surface water management system described herein. These improvements shall either fall within real property deeded to the District, or for those improvements within real property not owned by the District, the necessary easement dedications shall be prepared and recorded in favor of the District. Any portions of the drainage and surface water management system within the boundaries of the District that are not contained within the real property conveyed to the District, nor within the dedications as outlined above, shall not be the responsibility of the District, and unless otherwise dedicated, shall be the presumed responsibility of the owner(s) of the real property wherein those improvements were constructed. These improvements are explicitly excluded from the scope of the Project and shall be funded by others.

3.3 Roadways, Landscaping and Hardscaping

As stated in the Original Report, roadways within the District 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. As amended and restated in this Report, the roadway system within the District and Development will have both public and private components, with the District funding, owning and maintaining the public components only. The

public portion, which constitutes the internal driveway connections to the Development from existing Bayshore Road, shall be constructed within platted rights-of-way dedicated to the District for ownership, operation and maintenance. Additional roadway throughout the Development and District, will be private and are fully outside the scope of this Project. As required by state and federal law, all District funded roadways will be open to the public.

Additional paved areas within the boundary of the District shall not be the responsibility of the District, and unless otherwise dedicated, shall be the presumed responsibility of the owner(s) of the real property wherein those improvements were constructed. These improvements are explicitly excluded from the scope of the Project and shall be funded by others.

Construction of the roadways may consist of stabilized subgrade, limerock, brick pavers, asphalt (initial lift and final lift), signing and striping. Roadways shall be designed in accordance with Lee County requirements, and may include landscaping, hardscaping, sidewalks, irrigation, master electrical, street lighting, entrance features and other incidentals. These improvements are included within the scope of the District's Project and are fundable by the District to the extent they are publicly owned and maintained, either by the District or by a separate public entity. Accordingly, any landscaping, hardscaping and monument features as described herein to be funded by the District will be wholly located within real property conveyed to the District, within a public right-of-way, or within recorded easements dedicated in favor of the District and directly adjacent to public property. Any landscaping, hardscaping and/or monument features within the boundary of the District that are not contained within the real property conveyed to the District, nor within the dedications as outlined above, shall not be the responsibility of the District and are excluded from the scope of the District's Project.

In addition to the foregoing, offsite roadway improvements, which may include, but are not limited to, turn lanes from existing Bayshore Road into the entrance of the Development, are included within the District's Project. The ownership and maintenance of all offsite roadway improvements will be the responsibility of the FDOT upon completion and certification.

3.4 Potable Water and Wastewater Utilities

Consistent with the Original Report, the potable water and wastewater improvements will be funded by the District, 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 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. Approximately 70% of the potable water and wastewater facilities for the Project are constructed as of the date of this

Report. The system will be designed with lift stations discharging sewage to master lift stations, which will pump to existing FGUA infrastructure.

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. To the extent the Developer pays the connection fees on behalf of the District, these fees are considered a reimbursable item by the District; this Report is amended and restated to reflect these costs within the

It is noted the Original Report contemplates two options for the irrigation distribution system: (1) as a public utility, to be funded within the District's Project, and subsequently owned and maintained by the District, or (2) as a private system, to be excluded from the District's Project and funded by the Developer, and subsequently owned and maintained by a homeowners association. This Report is amended and restated herein to identify the irrigation distribution system for the Development as a private utility which is explicitly excluded from the scope of the District's Project.

3.5 Professional Services and Fees

The scope of the District's Project also includes various professional services and fees, to the extent they are required for those District improvements described herein. These may include, but are not limited to, the following:

- (i) legal fees, appraisal fees, insurances and bonds;
- (ii) engineering (e.g. civil, electrical, geotechnical, traffic, etc.) and surveying fees, consultant (e.g. irrigation, environmental, landscape, hardscape, sustainability, etc.) costs and fees, including, environmental monitoring and mitigation fees;
- (iii) permitting, plan review and impact fees; and,
- (iv) development/construction management services fees for Project items that are required for the design, permitting, construction, testing, inspection, certification and maintenance acceptance of the public improvements.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

4.1 Summary of Costs

A summary of the estimated costs of those public improvements comprising the Project as described in Section 3 of this Report, is set forth in **Table 2**. The estimates shown do not include the financing, operation, maintenance services, nor bond issuance costs, necessary to finance and maintain the District infrastructure. A similar table, previously provided in the Original Report, is updated herein this Report to include the estimated cost of construction all those prior public improvements, as well as those amended and/or additional public improvements associated with the expanded area. The estimated cost of construction is presented in 2025 dollars.

All estimates within this Amended and Restated Report are provided with a 10% contingency factor as a provision for changes from the date of this Report until the time of Project completion. This is reduced from the 20% contingency factor in the Original Report, as there are fewer unknowns given the overall progress of construction as outlined in Section 3 of this Report. Note the Original Report includes an additional 20% “Material Increase and Market Volatility Factor” to consider unexpected and unpredictable material cost increases which is not considered in this Report. Also note these costs do not include the value of any real property that may be associated with the possible acquisition of interests in certain lands relating to the infrastructure described in this Report.

Section 3 of this Report described the proposed public infrastructure comprising the Project, of which a portion will be funded by Bonds. For the purpose of the cost estimates presented in this section, the table follows those categories established in Section 3 which contain groupings and associated costs of the various items described therein.

Table 2: Order of Magnitude Construction Cost Estimate	
Improvement Category	Estimated Cost
Drainage and Surface Water Management System	\$ 12,468,000
Roadways, Landscaping and Hardscaping	\$ 508,000
Potable Water Distribution System	\$ 5,003,000
Wastewater Collection and Transmission System	\$ 8,756,000
Sub-Total	\$ 26,735,000
Professional Consultant Fees	\$ 1,871,450
Total	\$ 28,606,450
10% Contingency	\$ 2,860,645
Grand Total	\$ 31,467,095

4.2 Ownership, Operation and Maintenance of Project

The parties responsible for the ownership, financing, operation and maintenance of the components of the District's Project as outlined in this Report are identified below in **Table 3**. The "Financing Entity" is the entity responsible for funding and constructing each infrastructure component. Upon completion of construction and final certification, the infrastructure component will then be turned over to the "Operation & Maintenance Entity."

Table 3: Ownership, Operation and Maintenance Responsibilities			
Proposed Infrastructure Improvements	Ownership	Financing Entity	Operation & Maintenance Entity
Surface Water Management System/ Drainage/ Environmental	DWCDD	DWCDD	DWCDD
Roadways, Landscaping and Hardscaping - Onsite (Public Only)	DWCDD	DWCDD	DWCDD
Roadways, Landscaping and Hardscaping - Offsite (Public Only)	FDOT	DWCDD	FDOT
Potable Water Distribution System	LCU	DWCDD	LCU
Wastewater Collection and Transmission System	FGUA	DWCDD	FGUA
DWCDD = Del Webb Oak Creek Community Development District FGUA = Florida Governmental Utility Authority LCU = Lee County Utilities FDOT = Florida Department of Transportation			

4.3 Permits

State and local permits and approvals are required prior to the construction of infrastructure, which are outlined in **Table 4**. A similar table, previously provided in the Original Report, is updated herein to indicate additional permits obtained through the subsequent course of business. Additional permits and permit modifications are considered a part of the normal design and permitting process and may be applied for at the time the improvement is undertaken.

All permits known to be required for the construction of the infrastructure components of the Project, as previously described in Section 3 herein, are either in effect or considered obtainable within the normal course of construction plan development and permitting.

TABLE 4– PERMITTING MATRIX					
Agency	Permit	Permit No.	Issued	Expiration	Status
Lee County	Zoning Resolution	TBD	TBD	TBD	Approved
Army Corps of Engineers	Dredge and Fill	SAJ-2003-12543	8/24/2019	8/14/2024	Approved
South Florida Water Management District (SWFWMD)	Environmental Resource Permit (ERP) Modification	36-105316-P	9/28/2021	9/28/2026	Approved
SWFWMD	Water Use Permit (Dewatering)	36-09524-W	10/12/2021	10/12/2024	Approved
SWFWMD	Water Use Permit (Irrigation)	36-06390-W	10/13/2021	10/13/2026	Approved
Lee County (Offsite Roadway)	Limited Review Development Order	TBD	TBD	TBD	TBD
Florida Governmental Utility Authority (FGUA)	Sewer Transmission System	TBD	TBD	TBD	TBD
Lee County	Development Order	DOS2021-00010	9/10/2021	9/10/2027	Approved
Lee County	Vegetation Permit	VEG2021-00490	10/13/2021	10/13/2022	Approved
Florida Department of Environmental Protection (FDEP)	NPDES NOI	TBD	TBD	TBD	TBD
FDEP	Sewer Transmission	TBD	TBD	TBD	TBD

Florida Department of Health (FDOH)	Water Distribution	TBD	TBD	TBD	TBD
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DRAFT

V. CONCLUSION

5.1 Summary

The District, as amended and restated herein, shall be comprised of ± 467.25 acres wholly within an overall ± 503.17 acre Development. Per the Original Report, the District was established on June 21, 2022 for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the Development within the jurisdiction of the District. The District possesses the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements. Such improvements include drainage and surface water management system, onsite roadways, onsite utilities, offsite utility and roadway improvements, and professional services and fees, as described throughout Section 3 of this Report.

The Project will be designed in accordance with current governmental regulations and requirements and will serve its intended function so long as the construction is in substantial compliance with the construction plans approved by the appropriate jurisdiction/agency.

Furthermore, it is our opinion that:

- The estimated cost of the Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and will not be greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- The Project is feasible to construct, there are no known technical reasons existing at this time that would prevent the implementation of the Project, and it is reasonable to assume that all necessary regulatory approvals may be obtained in due course; and,
- The assessable property within the District will receive a special benefit from the Project that is at least equal to such costs.

DESCRIPTION

Parcel in
Section 20, Township 43 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Section 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 West Quarter corner of said Section 20 run N89°35'46"E along the North line of the Southwest Quarter (SW 1/4) of said Section 20 for 293.86 feet; thence run S44°05'41"E for 2,874.75 feet to a point on a non-tangent curve and intersection with the Northwestern 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 along said Northwestern right of way line the following courses: Southwesterly along an arc of a curve to the left of radius 2,914.79 feet (delta 03°14'50") (chord bearing S44°16'54"W) (chord 165.18 feet) for 165.20 feet to a point of tangency and S42°39'29"W for 49.66 feet; thence run N47°20'31"W for 288.69 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 50.00 feet (delta 90°00'00") (chord bearing S87°39'29"W) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S42°39'29"W for 305.74 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 62.00 feet (delta 43°34'27") (chord bearing S26°36'31"W) (chord 46.02 feet) for 47.15 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 82.00 feet (delta 48°27'22") (chord bearing S24°10'03"W) (chord 67.30 feet) for 69.35 feet to a point of tangency; thence run S00°03'38"E for 53.50 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 70.00 feet (delta 43°41'16") (chord bearing S21°54'16"E) (chord 52.09 feet) for 53.37 feet to a point of tangency; thence run S43°44'54"E for 10.09 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 30.00 feet (delta 70°31'44") (chord bearing S79°00'46"E) (chord 34.64 feet) for 36.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 150.00 feet (delta 66°56'07") (chord bearing S80°48'34"E) (chord 165.44 feet) for 175.24 feet to a point of tangency; thence run S47°20'31"E for 28.72 feet to an intersection with said Northwestern right of way line of Bayshore Road; thence run S42°39'29"W along said Northwestern right of way line for 164.10 feet to an intersection with the North right of way line of Samville Road, also being the North line of the South 25 feet of said Southwest Quarter (SW 1/4) of Section 20; thence run S89°34'56"W along said North right of way line for 213.42 feet to an intersection with the East line of the West 200 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°03'38"W along said East line for 300.01 feet to an intersection with the North line of the South 325 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North line for 200.00 feet to an intersection with the West line of said Southeast Quarter

DESCRIPTION (CONTINUED)

(SE 1/4) of the Southwest Quarter (SW 1/4) of Section 20; thence run N00°03'38"W along said West line for 342.91 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run S89°35'07"W along the North line of said Fraction for 660.33 feet to an intersection with the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°06'56"W along said East line for 667.95 feet to the Northeast corner of said Fraction; thence run S89°35'19"W along the North line of said Fraction for 660.97 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°10'14"W along said West line for 1,335.96 feet to the POINT OF BEGINNING.
Containing 53.30 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 Southwest Quarter (SW 1/4) of said Section 20 to bear N89°35'46"E

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

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DESCRIPTION

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

A tract or parcel of land being ALL of the record plat "DEL WEBB OAK CREEK" recorded in Instrument No. 2022000137258, LESS AND EXCEPT LOT "A" and LOT "B" thereof, and ALL of the record plat "DEL WEBB OAK CREEK PHASE 1A" recorded in Instrument No. 2023000360804 and ALL of the record plat "DEL WEBB OAK CREEK PHASE 2" recorded in Instrument No. 2024000135431, all in the Public Records of Lee Florida, and lands lying in Section 20, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel lying in Sections 17, 19 and 20, Township 43 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17 run N00°06'34"W along the West line of the Southwest Quarter (SW 1/4) of said Section 17 for 1,802.86 feet 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°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°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°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°02'19"W for 69.87 feet; S73°42'23"W for 58.90 feet; S63°11'42"W for 185.80 feet; S12°27'53"E for 47.23 feet; S06°44'59"E for 184.93 feet; S17°33'46"E for 175.53 feet; S33°08'01"E for 172.66 feet; S13°10'35"E for 191.90 feet; S02°58'19"E for 101.11 feet; S28°41'23"E for 101.26 feet; S06°56'00"E for 65.29 feet; S04°34'47"E for 104.84 feet; S01°27'18"E for 68.32 feet; S03°53'00"W for 59.94 feet; S15°47'36"E for 66.07 feet; S35°27'33"E for 91.88 feet; S43°34'35"E for 56.55 feet; S66°01'27"E for 97.77 feet; S61°09'48"E for 63.94 feet and S27°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°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 Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta 04°30'15") (chord bearing S88°01'44"W) (chord 229.08 feet) for 229.14 feet to an intersection with the Easterly line of said LOT "B"; thence run along the Easterly, Northerly and Westerly line of said LOT "B" the following courses: N04°13'23"W along a radial line for 101.10 feet; N40°26'55"W for 197.36 feet; N00°00'42"E for 65.82 feet; N89°59'18"W for 432.74 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 850.00 feet (delta 24°37'18") (chord bearing S13°02'58"W) (chord 362.47 feet) for 365.27 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the left of radius 50.00 feet (delta 131°24'24") (chord bearing S40°20'35"E) (chord 91.14 feet) for 114.67 feet to a point of cusp and an intersection with said Northerly right of way line; thence run Westerly along said Northerly right of way line along an arc of a curve to the left of radius 2,914.79 feet (delta 03°15'39") (chord bearing S72°19'23"W) (chord 165.87 feet) for 165.89 feet to an intersection with the Easterly line of said LOT "A"; thence run

DESCRIPTION (CONTINUED)

along the Easterly, Northerly and Westerly line of said LOT "A" the following courses: N19°12'35"W for 35.00 feet; N17°49'48"E for 129.02 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 268.00 feet (delta 20°16'46") (chord bearing N27°58'11"E) (chord 94.36 feet) for 94.86 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 132.00 feet (delta 23°44'52") (chord bearing N26°14'09"E) (chord 54.32 feet) for 54.71 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 790.00 feet (delta 78°10'17") (chord bearing N24°43'26"W) (chord 996.16 feet) for 1,077.84 feet to a point of tangency; N63°48'34"W for 360.87 feet; S26°11'26"W for 62.12 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 167.50 feet (delta 40°04'59") (chord bearing S06°08'56"W) (chord 114.80 feet) for 117.18 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 30.00 feet (delta 90°37'10") (chord bearing S31°25'02"W) (chord 42.66 feet) for 47.45 feet to a point of tangency; S76°43'37"W for 19.29 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 40.00 feet (delta 57°30'05") (chord bearing S47°58'35"W) (chord 38.48 feet) for 40.14 feet to a point of tangency; S19°13'32"W for 420.02 feet; S25°51'28"W for 58.54 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 526.00 feet (delta 56°07'01") (chord bearing S02°12'02"E) (chord 494.83 feet) for 515.18 feet to a point of tangency and S30°15'33"E for 551.19 feet to a point on a non-tangent curve and an intersection with the Northwesterly line right of way line of said Bayshore Road (State Road No. 78); thence run along said Northwesterly right of way line the following courses: Southwesterly along an arc of a curve to the left of radius 2,914.79 feet (delta 14°24'58") (chord bearing S49°51'58"W) (chord 731.46 feet) for 733.39 feet to a point of tangency and S42°39'29"W for 49.66 feet; thence run N47°20'31"W for 288.69 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 50.00 feet (delta 90°00'00") (chord bearing S87°39'29"W) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S42°39'29"W for 305.74 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 62.00 feet (delta 43°34'27") (chord bearing S26°36'31"W) (chord 46.02 feet) for 47.15 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 82.00 feet (delta 48°27'22") (chord bearing S24°10'03"W) (chord 67.30 feet) for 69.35 feet to a point of tangency; thence run S00°03'38"E for 53.50 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 70.00 feet (delta 43°41'16") (chord bearing S21°54'16"E) (chord 52.09 feet) for 53.37 feet to a point of tangency; thence run S43°44'54"E for 10.09 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 30.00 feet (delta 70°31'44") (chord bearing S79°00'46"E) (chord 34.64 feet) for 36.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 150.00 feet (delta 66°56'07") (chord bearing S80°48'34"E) (chord 165.44 feet) for 175.24 feet to a point of tangency; thence run S47°20'31"E for 28.72 feet to an intersection with said Northwesterly right of way line of Bayshore Road; thence run S42°39'29"W along said Northwesterly right of way line for 164.10 feet to an intersection with the North right of way line of Samville Road, also being the North line of the South 25 feet of said Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North right of way line for 213.42 feet to an intersection with the East line of the West 200 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°03'38"W along said East line for 300.01 feet to an intersection with the North line of the South 325 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run S89°34'56"W along said North line for 200.00 feet to an

DESCRIPTION (CONTINUED)

intersection with the West line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°03'38"W along said West line for 342.91 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 20; thence run S89°35'07"W along the North line of said Fraction for 660.33 feet to an intersection with the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section 20; thence run N00°06'56"W along said East line for 667.95 feet to the Northeast corner of said Fraction; thence run S89°35'19"W along the North line of said Fraction for 660.97 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run S89°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°43'44"W along said centerline for 168.94 feet to a point of curvature; thence continuing along said centerline run Northwesterly along the arc of said curve to the right of radius 3,125.43 feet (delta 04°17'59") (chord bearing N41°34'45"W) (chord 234.49 feet), for 234.55 feet to a point of tangency; thence continuing along said centerline run N39°25'45"W for 1,190.43 feet to an intersection with the West line of said Fraction; thence run N00°11'23"E along said West line for 101.73 feet to the Northwest corner of said Fraction; thence run N00°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°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 467.25 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.

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

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THIS IS NOT A SURVEY

KEY MAP

SECTION 17 TOWNSHIP 43 SOUTH, RANGE 25 EAST

SW 1/4

(D.B. 17, PG. 248 & 249, L.C.R.)

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

DATE SIGNED:

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

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999441 TO OBTAIN GRID DISTANCES.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
10. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19 TO BEAR N88°20'13"E.
10. DESCRIPTION IS ATTACHED.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**SPECIAL
DISTRICT
SERVICES,
INC.**

PROJECT DESCRIPTION

**A PARCEL OF LAND IN
SECTIONS 17, 19 & 20,
TOWNSHIP 43 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA**

PROJECT SURVEYOR



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

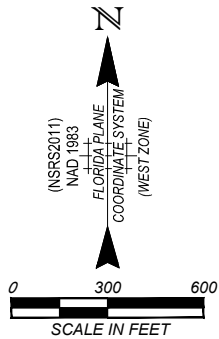
FILE NAME	23668CDD02.DWG
LAYOUT	4
LOCATION	J:\23668D\DWGS\SURVEYING\CD02
PLOT DATE	FRI 12-6-2024 - 10:01 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-06-2024
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

**SKETCH TO
ACCOMPANY
DESCRIPTION**

PROJECT / FILE NO.	SHEET NUMBER
23668/24127	4 OF 7



SE 1/4

SECTION LINE

N=871416.45 (Y)
E=707665.88 (X)

SECTION 18
1802.86'

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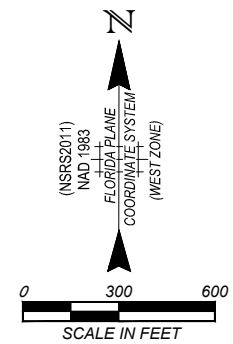
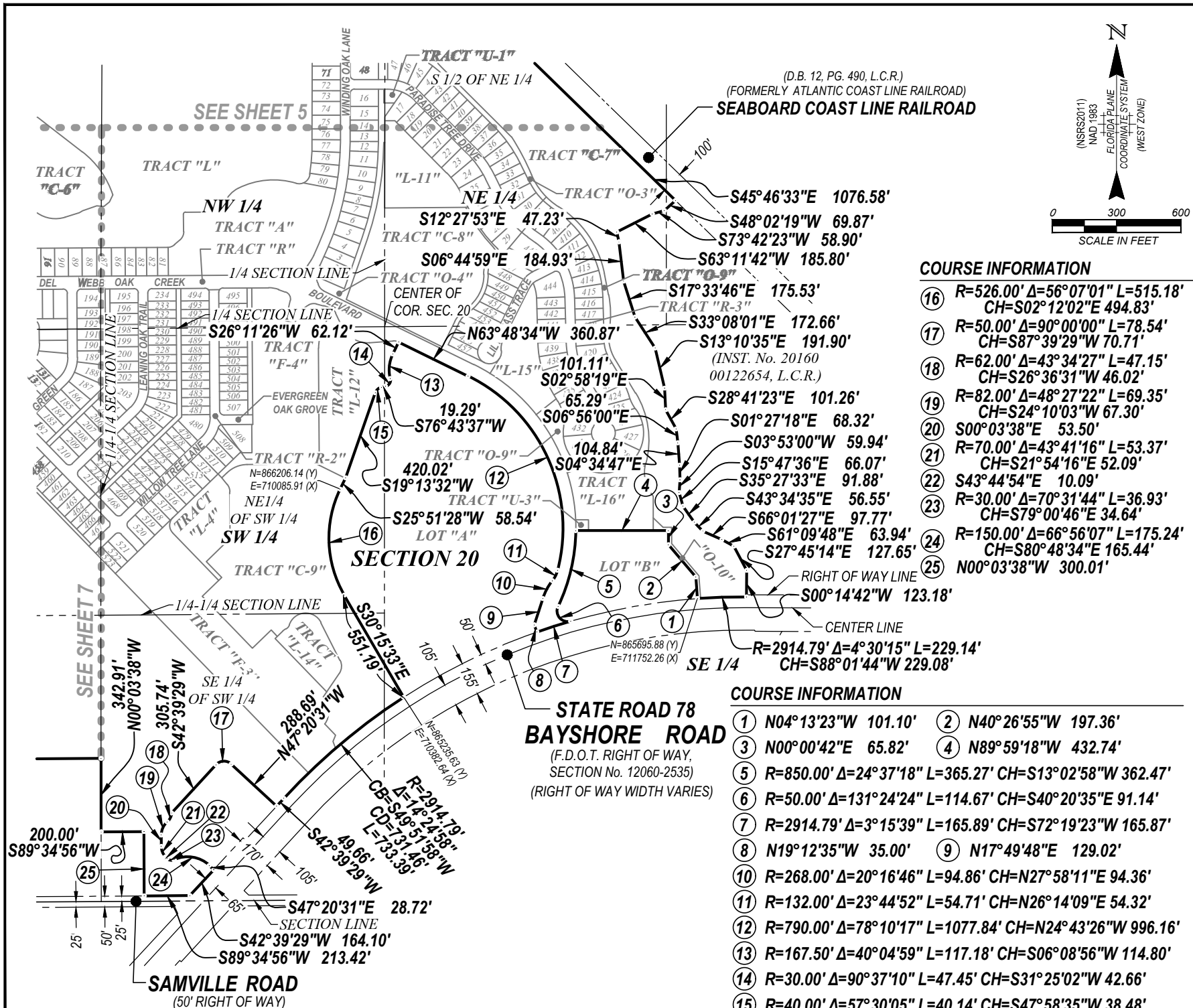
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COURSE INFORMATION

- ① R=526.00' Δ=56°07'01" L=515.18'
CH=S02°12'02"E 494.83'
- ② R=50.00' Δ=90°00'00" L=78.54'
CH=S87°39'29"W 70.71'
- ③ R=62.00' Δ=43°34'27" L=47.15'
CH=S26°36'31"W 46.02'
- ④ R=82.00' Δ=48°27'22" L=69.35'
CH=S24°10'03"W 67.30'
- ⑤ R=70.00' Δ=43°41'16" L=53.37'
CH=S21°54'16"E 52.09'
- ⑥ R=82.00' Δ=48°27'22" L=69.35'
CH=S24°10'03"W 67.30'
- ⑦ R=30.00' Δ=70°31'44" L=36.93'
CH=S79°00'46"E 34.64'
- ⑧ R=150.00' Δ=66°56'07" L=175.24'
CH=S80°48'34"E 165.44'
- ⑨ N00°03'38"W 300.01'

COURSE INFORMATION

- ① N04°13'23"W 101.10'
- ② N40°26'55"W 197.36'
- ③ N00°00'42"E 65.82'
- ④ N89°59'18"W 432.74'
- ⑤ R=850.00' Δ=24°37'18" L=365.27' CH=S13°02'58"W 362.47'
- ⑥ R=50.00' Δ=131°24'24" L=114.67' CH=S40°20'35"E 91.14'
- ⑦ R=2914.79' Δ=3°15'39" L=165.89' CH=S72°19'23"W 165.87'
- ⑧ N19°12'35"W 35.00'
- ⑨ N17°49'48"E 129.02'
- ⑩ R=268.00' Δ=20°16'46" L=94.86' CH=N27°58'11"E 94.36'
- ⑪ R=132.00' Δ=23°44'52" L=54.71' CH=N26°14'09"E 54.32'
- ⑫ R=790.00' Δ=78°10'17" L=1077.84' CH=N24°43'26"W 996.16'
- ⑬ R=167.50' Δ=40°04'59" L=117.18' CH=S06°08'56"W 114.80'
- ⑭ R=30.00' Δ=90°37'10" L=47.45' CH=S31°25'02"W 42.66'
- ⑮ R=40.00' Δ=57°30'05" L=40.14' CH=S47°58'35"W 38.48'

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3170
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

**SPECIAL
DISTRICT
SERVICES,
INC.**

PROJECT DESCRIPTION

**A PARCEL OF LAND IN
SECTIONS 17, 19 & 20,
TOWNSHIP 43 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA**

PROJECT SURVEYOR

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

FILE NAME: 23868CDD02.DWG
LAYOUT: 5
LOCATION: J:\23868CDD02\SURVEYING\CD02
PLOT DATE: FRI 12-6-2024 - 10:02 AM
PLOT BY: PETER OLSEN

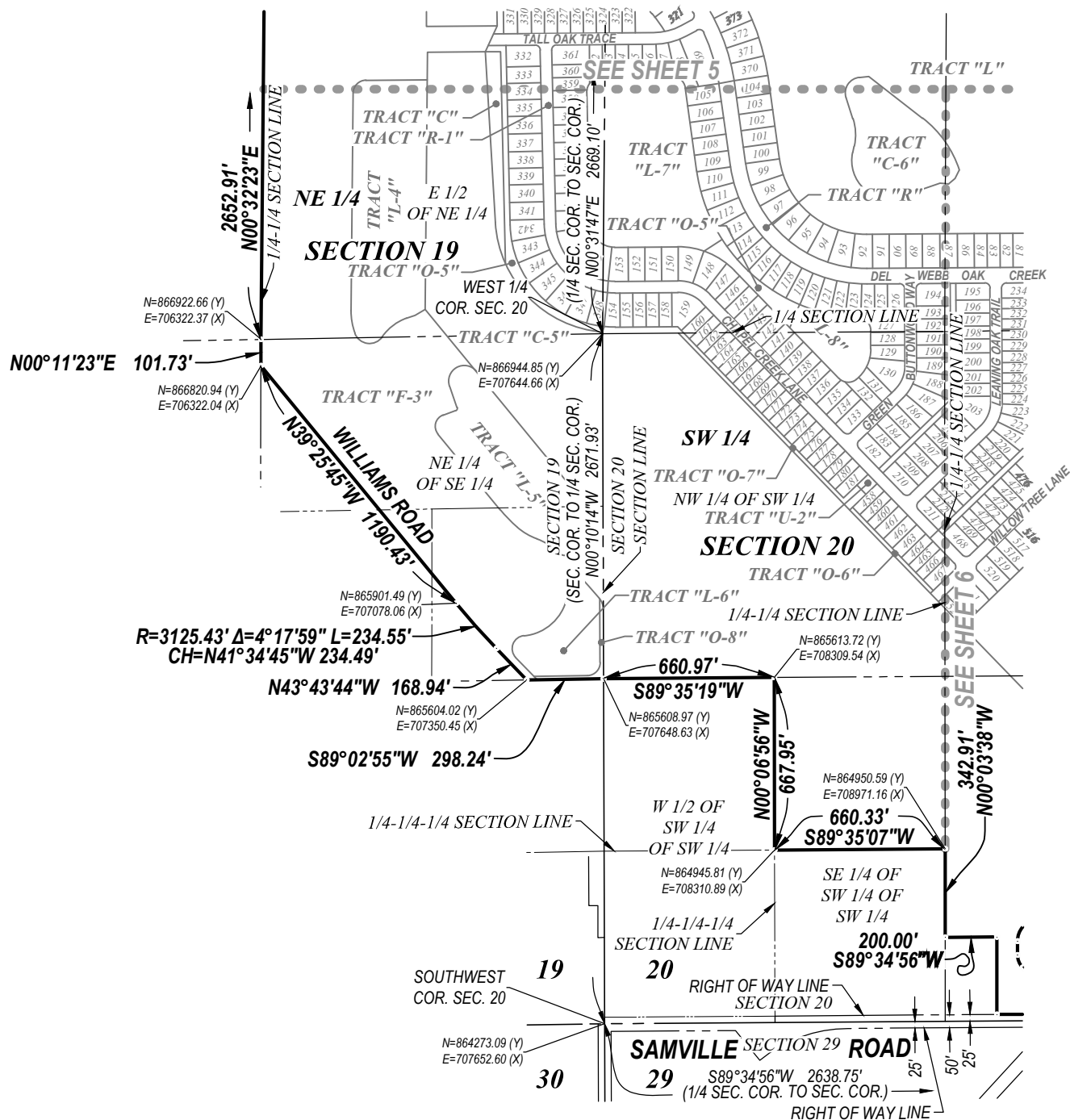
DRAWING DATA
SURVEY DATE: 12-06-2024
DRAWN BY: P. OLSEN
CHECKED BY:
SCALE: 1"=600'
FIELD BOOK:

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO: 23868/24127
SHEET NUMBER: 6 OF 7





Kevin Ruane
District One

March 26, 2025

Via E-Mail only

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Alyssa C. Willson
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, FL 32301
Alyssa.Willson@KutakRock.com

Re: Del Webb Oak Creek Development District Amendment
UCD2025-00001

Dear Ms. Willson:

Lee County has reviewed the petition to amend the boundary of the Del Webb Oak Creek Community Development District, adding 53.30 acres to the existing 413.95 acres of the district, in accordance with Sections 190.046 and 190.005, Florida Statutes, which was submitted on February 27, 2025. With the proposed addition to the Del Webb Oak Creek Community Development District, the CDD will encompass a total of 467.25 acres. The proposed addition was identified as a future expansion area in the original application, UCD2022-00003; however, additional information is required to proceed.

SUFFICIENCY CHECKLIST Del Webb Oak Creek Community Development District Amendment

STATUTORY REQUIREMENTS

Property Size: **467.25 ± acres** (with expansion)
Jurisdictional Authority: **Lee County**

Under §190.046(1)(h), Fla. Stat., after the establishment of a Community Development District, a person may petition the county to amend the boundaries of the district to include a previously identified parcel that was a proposed addition to the district before its establishment. The county may not charge a filing fee for this petition. The petition must include:

- a. A legal description by metes and bounds of the parcel to be added;
Included but INSUFFICIENT – The legal description is not signed and sealed by the Surveyor.
- b. A new legal description by metes and bounds of the district;
Included but INSUFFICIENT – The legal description is not signed and sealed by the surveyor.
- c. Written consent of all owners of the parcel to be added;
Included but INSUFFICIENT – There is a notarized consent to the amendment from Pulte Home Company, LLC., who is the sole owner of the property dated February 13, 2025. This exhibit needs to be clearly labeled as Exhibit 6 for the new application, and duplicates of this form need to be removed.

- d. A map of the district including the parcel to be added;
Included and SUFFICIENT – The Del Webb Oak Creek CDD General Location Exhibit, dated December 12, 2024, depicts the existing and proposed addition.
- e. A description of the development proposed on the additional parcel; and
Included and SUFFICIENT – The applicant has specified the District is expected to “finance, construct, reconstruction, equip and install improvements and facilities to benefit the lands within the District, including the Expansion Parcel, over an estimated eight year period, which began in 2021.” The parcel that is being included in the addition already has MPD zoning (Z-10-002), approved in 2010 and amended in 2021 (ADD2021-00214).
- f. A copy of the original petition identifying the parcel to be added.
Included but INSUFFICIENT – It appears as though the original petition was included, but the cover page of the original petition states that it is the “Amended and Restated Petition to Establish Del Webb Oak Creek Community Development District.” It is unclear whether this is the original petition or a revision of the original. Revise this exhibit to be clearly labeled as Exhibit 5, the original petition (UCD2022-00003).

In addition to the above findings, §190.046(1)(h), Fla. Stat., requires the County to conduct “the hearing required under §190.005(2)(b).” Section 190.005(2)(b) requires the public hearing to be conducted by the Board “in accordance with the requirements and procedures of paragraph (1)(d).” Paragraph (1)(d) requires the hearing “to include oral and written comments on the petition pertinent to the factors specified in paragraph (e).” The factors to be considered are:

- 1. Whether all statements contained within the petition have been found to be true and correct.
INSUFFICIENT – Provide a statement within the signed Petition that all statements contained within the Petition are true and correct, consistent with what was included in the original petition materials.
- 2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
INSUFFICIENT – The applicant did not provide any evidence regarding the consistency of the request with local and state comprehensive planning, except for what was included in the original petition. The new petition needs to verify the appropriateness of the expansion under current conditions.
- 3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
INSUFFICIENT – The applicant did not provide any evidence on whether the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community, except for what was included in the original petition. The new petition needs to verify the appropriateness of the expansion under current conditions.
- 4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
INSUFFICIENT – The applicant did not provide any evidence regarding whether the district is the best alternative available for delivering community development services and facilities to the area, except for what was included in the original petition. The new petition needs to verify the appropriateness of the expansion under current conditions.

5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
INSUFFICIENT – The applicant did not provide any evidence regarding whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities, except for what was included in the original petition. The new petition needs to verify the appropriateness of the expansion under current conditions.
6. Whether the area that will be served by the district is amenable to separate special-district government.
SUFFICIENT – The applicant included a joinder and consent form from the sole property owner acknowledging their agreement with the special-district government.

A final planning staff analysis and recommendation will be forthcoming upon receiving the additional information identified in the letter. Please do not hesitate to contact me if you have any questions.

Respectfully,
Lee County DCD Planning Section



Kate Burgess, AICP, Principal Planner
Community Development, Planning Section

Cc: Brandon Dunn, Manager, Planning Section
Michael Jacob, Deputy County Attorney