

**MINUTES OF MEETING  
PARKLANDS LEE  
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the Parklands Lee Community Development District's Board of Supervisors was held on **Thursday, February 9, 2017 at 1:15 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

**Present and constituting a quorum were:**

Robert Schwartz	Vice Chair
Dwayne Radel	Assistant Secretary
Elliott Erickson	Assistant Secretary
Harvey Fontaine	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Resident	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:18 p.m., and noted, for the record, that Supervisors Schwartz, Radel, Erickson and Fontaine were present, in person. Supervisor Rupp was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Acceptance  
and Ownership of Sorrento Lake**

Mr. Adams stated that repairs to the Sorrento lake bank were underway and presented photos. The edge was removed and an area was graded, to smooth out runoff and erosion that occurred, over the last few years, during construction. When Mr. Jim Ratz, Vice President of Acquisition of D.R. Horton, Inc., (D.R. Horton), indicated that the repairs were not legally required, Mr. Adams explained that turnover to the residents would occur at the end of March

and the District had a history of large water level decreases during the dry season. Lake bank repairs were made in the rest of Palmira as aquatic plant roots would not adhere, on the upper parts of the shelf, because the root zones were dry for too long. Mr. Ratz understood and committed to adding 3' to 4' of bahia sod below the control elevation. As of this morning, residents were pleased with the activity.

Mr. Adams stated that the District had an engineer's certification that the pond was certified complete, which was accepted by the South Florida Water Management District (SFWMD); therefore, the lake would transition from the construction phase to the operating phase. Ownership of the lake tract was deeded to the District. There were irrigation facilities in the pond and water was added to the pond, from a well system, and withdrawn for Sorrento's irrigation. Usage did not exceed 100,000 gallons per day; therefore, a Consumptive Use Permit (CUP) was not required. Sorrento would need access to the pond to operate and maintain its irrigation facilities and continue to use it as an irrigation holding pond. Additional language was added to the deed, indicating that D.R. Horton was reserving the use of the pond, as an irrigation holding pond, to the Sorrento Master Association, Inc., and giving them "right of ingress, egress, maintenance, repair and replacement of irrigation equipment", as reserved by the Grantor. Conveyance to the Association would occur on March 31.

In response to a question, Mr. Adams stated that the bahia sod installation, below the control elevation, and the floritam replacement, on top of the bank, toward the parking area, would be completed at the same time, within the next few weeks. Sod availability was an issue. D.R. Horton would adjust the sprinklers, in the beginning, for coverage and Mr. Maclin confirmed that the Association would accept responsibility for maintaining the turf, no matter how far down the bank the sod was planted.

Mr. Fontaine asked who would own and maintain the fountain. Mr. Adams stated that Sorrento owned the fountain.

Discussion ensued regarding grading and drainage.

Regarding maintenance, Mr. Adams stated that the Sorrento lake was newly built and the entire perimeter was recently raked off and regraded. The pond would be added to the bid schedule, for lake maintenance. Additional costs would be minimal. Due to recent service issues with the current provider, as far as responsiveness and not meeting the requirements in the scope of services, lake maintenance proposals would be presented at the next meeting,

Discussion ensued regarding changes in chemical usage for water withdrawal. Irrigation holding ponds would be identified.

A Board Member asked if the vast amount of area construction would impact the lakes. Mr. Adams stated that the cone of impact was small.

**On MOTION by Mr. Fontaine and seconded by Mr. Erickson, with all in favor, acceptance and ownership of the Sorrento Lake and Lake Tract, subject to the easement, which was included in the Special Warranty Deed, and authorizing the finalization of additional paperwork required to transfer from the operational phase to the maintenance phase, with the South Florida Water Management District, were approved.**

▪ **Continued Discussion: Access to Orphan Parcel**

Referring to a map, Mr. Adams recalled that, when the Benecia Boulevard right-of-way (ROW) was transferred and sold to Terracap Management, Inc., (Terracap), there was discussion about one entry into Sorrento and that the second entry would be for emergency access. D.R. Horton's development order (DO), with the City of Bonita Springs, was approved, with the stipulation that one entrance would be for emergency access only. At the time, it was anticipated that the parcel would be Phase 2 of the project but that did not materialize. The parcel is owned by Palms of Palmira, LLC and it may be purchased by D.R. Horton. Currently, the parcel had no easement rights of access over any of the roads in Sorrento; however, several public roads would provide access. Mr. Adams pointed out potential access points on the map. Sorrento's Declarations and Covenants specifically contain language indicating the need for the Association to continue to maintain the emergency access point to the satisfaction of the CDD. If the Association failed to do so, the CDD would maintain it and bill the Association. Any changes would require City approval and the community would have any opportunity to fight it. Mr. Fontaine recalled that the CDD's support of the DO was based on there being no access point to Phase 2, from Benecia. Mr. Adams stated that was anticipated but not the case, unless the property was sold to D.R. Horton. Mr. Fontaine recalled that the CDD accepted \$20,000 less to protect the parcel from a second entrance. Mr. Adams stated that there was currently no protection. Mr. Adams showed two potential access points.

Mr. Adams stated that the parcel was not part of the original DO for Sorrento; therefore, a Public Hearing must be held and the community would have an opportunity to voice their opinion about future development.

In response to a comment, Mr. Adams stated that the parcel was part of the CDD. Debt service assessments were levied, which helped pay for the infrastructure that supports the development, and operation and maintenance (O&M) fees were paid since inception, without receiving any benefit. The parcel lies within the Parklands Districts that serve the Palmira community.

Mr. Erickson understood that, if D.R. Horton purchased the property and added it to Sorrento, access would not be through Benecia Boulevard. Mr. Adams stated that D.R. Horton would be bound by the current DO, which showed an access through Sorrento. If D.R. Horton did not purchase the property, a different developer would not be bound by the current DO.

Discussion ensued regarding potential commercial development.

Mr. Schwartz would discuss the issue with the Parklands West CDD.

It was noted that, if D.R. Horton did not purchase the property, the Association could obtain it for a bargain price, if the HOA wanted to develop it.

**FOURTH ORDER OF BUSINESS**

**NEXT MEETING DATE: May 11, 2017  
at 1:15 P.M.**

Mr. Adams stated that the next meeting will be held on May 11, 2017 at 1:15 p.m., at this location.

**FIFTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

There being no audience comments or Supervisors' requests, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Erickson and seconded by Mr. Schwartz,  
with all in favor, the meeting adjourned at 2:10 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair