



Pelican Preserve Advisory Committee

Thursday, December 11, 2025 - 2:00 PM

Boardroom

13240 Griffin Drive, Fort Myers, FL. 33913

Click on the below link to listen to the meeting:

<https://www.youtube.com/@GSCDD/streams>

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC COMMENT**
5. **APPROVAL OF MINUTES**
 - A. [August 28, 2025 Safety and Security Subcommittee Minutes](#)
 - B. [September 10, 2025 Ponds Subcommittee Meeting Minutes](#)
 - C. [September 25, 2025 Safety and Security Subcommittee Meeting Minutes](#)
 - D. [October 13, 2025 Ponds Subcommittee Meeting Minutes](#)
 - E. [October 23, 2025 Landscape Subcommittee Meeting Minutes](#)
 - F. [October 23, 2025 Safety and Security Subcommittee Meeting Minutes](#)
6. **FINANCIAL REPORT**
 - A. [District Financial Report](#)
 - B. [Mr. Hedges Financial Report](#)
7. **SUBCOMMITTEE UPDATE(S)**
 - A. [Ponds Update](#)
8. **ITEMS FOR DISCUSSION**
 - A. [Communications Review](#)
 - B. [Landscape Architectural Design for Front Entrance Monuments](#)
 - C. [Update on Sale of Parcels at Treeline & Colonial](#)
 - D. [Ponds Subcommittee New Member Recommendation](#)
 - E. [Approval of Consolidated Pond Standards for Gateway Services CDD and Pelican Preserve](#)
9. **STAFF UPDATE**
10. **MEMBER ITEMS AND REPORT**
11. **SET NEXT MEETING AGENDA**

Next scheduled meeting: January 8, 2026 @ 2:00 p.m.
12. **ADJOURNMENT**

August 28, 2025 Safety and Security Subcommittee Minutes

1. **Requested Motion:**

Meeting Date: December 11, 2025

Review and approve the portion of the August 28, 2025 meeting minutes where there was participation by Mr. Hedges and Mr. Mantenfel.

2. **Agenda:**

3. **Requirement/Purpose:**

4. **Submitter of Information:**

APPROVAL OF MINUTES

Approval of Minutes

Georgia Johnson

Attachments:

1. [PPAC-Safety&Sec Minutes 8.28.25.pdf](#)

7. **Staff Recommendations:**

Approve the August 28, 2025 Safety & Security Subcommittee Minutes

Minutes of the Pelican Preserve Safety and Security Subcommittee Meeting
Thursday, August 28, 2025 at 11:00 a.m.

DRAFT

Chair: Jennifer Nisenoff
Committee Members: Ted Crawford
Jay Gann
Rich Glover
JP Morabito
Staff: Paul Flores, Public Works Director
Guests: Ed Hedges, Liaison, PPAC
Marty Mantenfel, PPAC

1. CALL TO ORDER

The meeting was called to order at 11:00 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Five subcommittee members were physically present, and a quorum was established.

4. PUBLIC COMMENT

Mr. Hedges reported at the last Community Association Workshop a gentleman was complaining about how dirty the boulevard sidewalks were.

Discussion ensued on a policy for sidewalks and pavers – GSCDD would be responsible for the common area pavers and sidewalks, for the neighborhoods if it were a safety issue they could submit a ticket otherwise the neighborhoods were responsible for cleaning. Direction is needed on frequency of cleaning common areas.

5. APPROVAL OF THE MINUTES

A. May 22, 2025 Safety & Security Subcommittee Meeting Minutes

B. June 26, 2025 Safety & Security Subcommittee Meeting Minutes

On MOTION by Mr. Crawford seconded by Mr. Glover with all in favor the minutes of the May 25, 2025 meeting was approved.
5-0

On MOTION by Ms. Nisenoff seconded by Mr. Glover with all in favor the minutes of the June 26, 2025 meeting was approved.
5-0

42 **6. FINANCIAL REPORT**

43 Mr. Flores noted there are two months of financial reports.

44 Mr. Hedges addressed the individual entries and monthly/annual fees for contracts.

45 Mr. Flores will see if it is possible to pull just the IQ entries.

46 **7. PROJECT STATUS**

47

48 **8. ITEMS FOR DISCUSSION**

49 **A. Subcommittee Membership**

50 Ms. Nisenoff noted applications were received for Mr. Edward Chodkowski and Mr. Lin
51 Zimmerman.

52

53 On MOTION by Mr. Glover seconded by Mr. Morabito with all
54 in favor the appointment of Mr. Lin Zimmerman to the Safety
55 and Security Subcommittee was approved. 5-0

56

57 **B. Update Camera System at Gatehouse**

58 Ms. Nisenoff noted this is the same item as last month.

59 Mr. Flores reported the item has become somewhat critical due to the data requiring storage
60 for public record purposes.

61 Discussion ensued regarding compliance.

62 Ms. LeRoy addressed the existing camera system with regard to issues with blind spots,
63 quality and recording device storage noting a requirement for 30 days minimum of storage.

64 Discussion returned to the requirement for the 30-day storage – law and/or statute– Ms.
65 LeRoy noted she will try to provide the information today.

66

67 Mr. Glover MOVED to approve upgrading the camera system
68 and Mr. Morabito seconded the motion.

69 Discussion ensued on the importance of a camera for license plates for both lanes.

70

71 On VOICE vote with all in favor the motion was approved. 5-0

72

73 **C. Access Control Amendment – Alt Vehicle & Wage Percentage Increase**

74 Ms. Nisenoff noted at the last meeting they approved the wage increase. They need to
75 discuss the alternate vehicle.

Mr. Flores reported when they went to implement the change they noticed a small mathematical error, and this has been factored into the agenda item. The second item is the alternative vehicle.

Ms. Nisenoff addressed the security contract with regard to an increase in minimum wage. Discussion ensued concerning the alternative vehicle with Mr. Flores noting it was implemented a while ago and invoiced monthly. This would ratify those changes that were previously approved.

On MOTION by Ms. Nisenoff seconded by Mr. Glover with all in favor the 1.53% increase on wages for a \$4,954 annual increase and the use of the car for a \$6,852 annual increase (overall increase of \$11,806 or 3.55%) was ratified. 5-0

Ms. LeRoy clarified that the records requirement is for the minimum 30-day storage is reporting to the state per the attorney and GSL-1.

D. Tetra Tech Task Authorization 2025-13: Road Resurfacing

Discussion ensued on what is different between this road and the other roads that did not require this. Mr. Flores noted his understanding is because of the dollar amount of the project.

On MOTION by Mr. Gann seconded by Mr. Morabito with all in favor the Tetra Teck Task Authorization 2025-13 not to exceed \$55,837 for design, plans, bidding assistance and limited construction phase services and authorizing the District Manager to take appropriate action was approved. 5-0

E. TrafficCloud Subscription Renewal and PremierCare Warranty for Two Shield 12 Radar Signs

On MOTION by Mr. Glover seconded by Mr. Gann with all in favor the TrafficCloud Subscription Renewal and PremierCare Warranty for Two Shield 12 Radar Signs were approved. 5-0

F. Replacement of Street Sign(s) Proposal

Discussion ensued on the street signs not up to Pelican Preserve aesthetic.

On MOTION by Mr. Glover seconded by Mr. Morabito with all in favor replacement of street signs was approved. 5-0

G. Installation of Thermoplastic Pavement Marks for the Speed Hump on Veneto Drive

Mr. Flores noted this is to paint the marking on the speed hump.

Ms. Nisenoff stated the original work did not meet the specs of what they agreed to have them do. The triangular shape on the hump was to have a blackout line.

Discussion followed on the challenges of painting concrete.

This item was removed; no further action was needed.

H. Sidewalk Flume Installations – Direction of Program

Ms. Nisenoff addressed the flumes noting it should be sidewalk drainage issues. There are areas in Prato where the sidewalks are not draining properly. They need to find the root cause of the watering standing problem.

Mr. Morabito reported that after a rainstorm and taking pictures of standing water in eight places. Out of the eight, six were done, and he did not see any place where it did not work. He is upset that people who call are automatically approved for a flume. It should not be approved without the consent of this Subcommittee or something being brought before them. It is costing a lot of money. It needs to be brought back to the table, and someone needs to go out and investigate and have discussions on whether or not it needs to be done. He addressed areas in Prato where the sidewalks have mud standing on the sidewalks. He is willing to go back after the next rainstorm and assess again any areas he thinks need done. It is a safety issue where the mud and slipperiness is at.

Ms. Nisenoff noted she agrees they need to take a step back and investigate. There might be other solutions than flumes.

Mr. Gann addressed sidewalks being built too low. They need to review sidewalks behind the resurfacing.

Mr. Glover asked how many sidewalks are going to be disrupted by the installation of light poles.

It noted they should not be since they will be working light pole to light pole and between the curb and sidewalk.

Discussion ensued on the bubblers installed by Lennar and that they need to be extended to the trough to fix the yards. This would be at the cost of the homeowner.

On MOTION by Mr. Morabito seconded by Mr. Glover with all in favor any standing water issues should come through SeeClickFix to the District and they should work with a representative of the Subcommittee to determine that this is an appropriate solution to the problem. If it belongs to GSCDD and we will do the flume or if we think it is a resident issue, they should do it, or if it should go before the Subcommittee was approved. 5-0

9. MEMBER ITEMS AND REPORT

Mr. Glover addressed monitors on the boulevard being full-time. He would like to have two more units. Ms. Nisenoff requested he put together a plan.

Mr. Flores addressed golf crossing LED lights. The lights are non-reflective and not MUTCD compliant.

On MOTION by Mr. Morabito seconded by Mr. Crawford with all in favor replacing golf crossing lights with LED was approved. 5-0

Mr. Flores addressed the wooden posts that hold the mirrors in the preserve area and that they should be the standard decorative posts. Does the Subcommittee want the wooden posts replaced with the standard posts. The consensus of the Subcommittee is the wooden posts match the aesthetic of the preserve.

Mr. Flores addressed street signs and installation must be done by a licensed engineer or a certified transportation planner.

Mr. Morabito addressed the RV park and inquired who is in charge of it. Mr. Flores noted it is KW Property Management.

10. SET NEXT MEETING AGENDA & ATTENDANCE

The next meeting is September 25, 2025 at 11 a.m.

11. ADJOURNMENT

There being no other items to discuss, the meeting adjourned 12:41 p.m.

Safety & Security

Adopted _____ with/without changes. Motion by _____
(DATE)

Vote: _____ Signature _____

Safety and Security Subcommittee Meeting
August 28, 2025

186 **PPAC**

187

188 Adopted _____ with/without changes. Motion by _____

189 (DATE)

190 Vote: _____ Signature _____

191 • End of document

September 10, 2025 Ponds Subcommittee Meeting Minutes

1. **Requested Motion:**

Meeting Date: December 11, 2025

Review and approve the portion of the September 10, 2025 meeting minutes where there was participation by Ms. Hall and Mr. Mantenfel.

2. **Agenda:**

APPROVAL OF MINUTES

3. **Requirement/Purpose:**

Approval of Minutes

4. **Submitter of Information:**

Georgia Johnson

Attachments:

1. [9.10.25 Ponds Minutes.pdf](#)

7. **Staff Recommendations:**

Approve the September 10, 2025 Ponds Subcommittee meeting minutes.

Draft

Minutes of the Pelican Preserve Ponds Subcommittee Meeting
Wednesday, September 10, 2025 9:00 a.m.

Chair: Doug Zanter
Vice Chair: Jim Latham
Lynn Apelgren
Peter Audette
Louis Lemaire

Staff Members: Paul Flores, Public Works Director
Stephanie McLean, Stormwater Specialist

Audience Members: Bob Geppert, BOS
Carole Pankau, BOS
Peggy Hall, PPAC Liaison
Marty Mantenfel, PPAC

The following is a summary of the discussions and actions taken at the meeting.

1. CALL TO ORDER

Mr. Zanter called the meeting to order.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Five subcommittee members were in attendance, and a quorum was established.

4. PUBLIC COMMENT

Mr. Mantenfel asked if they are changing the colors on the bridges, are they going to match the colors on the monuments. He inquired if they have engaged the community on the colors. Additionally, are they painting below the water line and will they be dropping the pond level to do that.

Mr. Zanter noted there are a lot of questions; there is no plan.

A resident (Joe) asked how this got to the Ponds Subcommittee and if this is in the Ponds Subcommittee budget.

Mr. Zanter noted it is probably in no one's budget.

5. APPROVAL OF MINUTES

A. Minutes of the June 10, 2025 Ponds Subcommittee Meeting

B. Minutes of the June 26, 2025 Ponds Subcommittee Meeting

On MOTION by Mr. Latham seconded by Mr. Audette with all in favor the minutes of the June 10, 2025 and June 26, 2025 meetings were approved. 5-0

6. FINANCIAL REPORT

Mr. Zanter noted it looks as though they overspent by \$139,000 last year. They did two bank restorations and PPAC had approved them being able to do both, though they only had budget for one. PPAC approved an additional \$200,000 that did not show on the budget.

Mr. Flores noted they are reviewing three months of financials May, June and July.

7. ITEMS FOR DISCUSSION

A. Tetra Tech Task Authorization 2025-14 – Pelican Point 43 Design

Mr. Latham noted this is for the bank restoration and will be the fourth pond. They are trying to prioritize the ponds that border along the street and higher visibility. This is a large pond between Carena Cir. and Giulia Dr and is over the budget for the ITQ process and will be funded over two years. This will be a formal bid process and Tetra Tech is working on engineering to go out to bid.

Mr. Zanter reported \$600,000 has been approved at PPAC and \$300,000 will be paid back next year by the Ponds Subcommittee.

On MOTION by Mr. Latham seconded by Mr. Audette with all in favor Tetra Tech Task Authorization 2025-14 – Pelican Point 43 Design in an amount not to exceed \$18,060 was approved. 5-0

B. Invitation to Quote (ITQ) – Staff Gauges

Discussion ensued on staff gauges with it being noted you still have to manually look at the pond using the staff gauge to calibrate the data logger to be able to read it from a computer.

Mr. Flores reported the District was working on a staff gauge project. There are 17 in total, five of which are in Pelican Preserve and there was a request for four additional, the purpose of this is to add the four additional staff gauges to the five they were planning and moving forward.

Of the 17 they are working, nine need surveys for a benchmark, and the surveys are running about \$4,000 each.

A question was raised about how often the staff gauges are read and who reads them. Mr. Zanter responded that the Pond Subcommittee checks water levels during hurricanes. Mr. Latham noted before the discussion with Gateway it was curiosity. These were locations picked along a roadway for easy access. With the cost he would take it off the table.

Discussion ensued on water levels, measurements and data usage.

Mr. Latham noted since the staff gauges are needed to validate the data loggers, he would recommend taking off the ones being added in for his curiosity and proceed with the ones for the data loggers.

Discussion continued on the data collected, reporting and data usage. There are five in Pelican Preserve and Weir 2 and 3 are the critical reporting points.

On MOTION by Mr. Latham seconded by Mr. Audette with Mr. Zanter voting nay to proceed with the five staff gauges, was approved. 4-1

C. Discussion on Painting Pelican Preserve Blvd Bridge and Flow Way Structures

Mr. Zanter noted as a start they need to determine what the Ponds Subcommittee is responsible for and develop a plan working with Mr. Mantenfel.

Mr. Flores reported this item was brought to the Safety and Security Subcommittee and they were unable to address the matter because of the agenda. The Subcommittee recommended that this item should be on Ponds and not under Safety and Security and that is why the agenda is being brought forward. The District is looking at pressure washing all but the two flow way structures and the bridge.

Discussion continued on responsibility of infrastructure.

D. Professional Services Agreement for GIS Services

Mr. Zanter reported the contract is being split between Ponds, Landscape and Safety and Security.

On MOTION by Mr. Zanter seconded by Mr. Audette with all in favor the Professional Services Agreement for GIS Services was approved. 5-0

Discussion ensued regarding the ticketing system.

Pelican Preserve Ponds Subcommittee Minutes
September 10, 2025

A question was raised whether there would be a selection committee on the Pelican Point 43 project to review the bids. Mr. Zanter noted he was told there would be no selection committee.

8. MEMBER ITEMS AND REPORTS

Mr. Zanter reported Mr. Audette is going to step down from the Ponds Subcommittee.

9. SET NEXT MEETING AGENDA

This item was not discussed.

10. ADJOURNMENT

There being no further business, the meeting was adjourned.

PONDS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

- End of document

September 25, 2025 Safety and Security Subcommittee Meeting Minutes

1. **Requested Motion:**

Meeting Date: December 11, 2025

Review and approve the portion of the September 25, 2025 meeting minutes where there was participation by Mr. Hedges, Ms. Hall, Ms. Zimmerman, and Mr. Mantenfel.

2. **Agenda:**

3. **Requirement/Purpose:**

4. **Submitter of Information:**

APPROVAL OF MINUTES

Approval of Minutes

Georgia Johnson

Attachments:

1. [2025.09.25 Safety&Sec Minutes.pdf](#)

7. **Staff Recommendations:**

Approve the September 25, 2025 Safety & Security Meeting Minutes

Minutes of the Pelican Preserve Safety and Security Subcommittee Meeting
Thursday, September 25, 2025 at 11:00 a.m.

DRAFT

Chair: Jennifer Nisenoff
Vice Chair: Cece Haas
Members: Ted Crawford
Jay Gann
Rich Glover
JP Morabito
Lin Zimmerman (remote)
Staff: Paul Flores, Public Works Director
Guests: Bob Geppert, BOS
Ed Hedges, Liaison, PPAC
Peggy Hall, PPAC
Marty Mantenfel (remote), PPAC
Patricia Zimmerman (remote), PPAC
Joe Schofield, PRAC

1. CALL TO ORDER

The meeting was called to order at 11:00 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Six subcommittee members were physically present and one was remote, a quorum was established.

On MOTION by Ms. Nisenoff seconded by Mr. Morabito with all in favor of allowing Mr. Zimmerman to participate remotely due to extenuating circumstances was approved. 6-0

Mr. Flores addressed the spam emails noting they are working with the vendor to try to resolve those issues. He reminded everyone to not click on any of the hyperlinks. If there are any questions, reach out to Mr. Flores or Ms. Johnson.

4. PUBLIC COMMENT

Mr. Schofield addressed the Beacon Group within the community. Beacon Group is a group of individuals who have vision impairments. There is public transportation called Passport that provided transportation for the visually impaired and others with handicaps. A bench was placed at the entryway for those folks to wait for Passport as they will not come into

42 the community. He inquired if space can be allocated for golf cart parking in the area of the
43 bench. He presented pictures for the area suggested.

44 Discussion ensued on the parking area and who is responsible for the area. Mr. Schofield
45 will bring the request to PPAC but would like support from the Safety & Security
46 Subcommittee.

47 On MOTION by Ms. Haas seconded by Ms. Nisenoff with all in
48 favor to support the request for golf cart parking was approved.
49 7-0

50 Ms. Poisson addressed the traffic flow around an island at Aviano. There are stop signs by
51 each pocket parks. At the point where you are approaching the pocket park it would be great
52 to have a multi-directional street sign noting it is a two-way traffic area. It was noted this is
53 on the agenda.

54 A comment was received on street and sidewalk power washing.

55 Mr. Flores noted they are looking into the possibility of replacing the swirly. It is functioning
56 but a high maintenance item. They are currently pressure washing the sidewalks and today
57 they are power washing one of the flow way bridges. Work is in process and asked for
58 patience while they work through it.

59 Ms. Hall noted for the last few weeks, all 40 hours of maintenance crew have gone to
60 washing sidewalks. If contracted, they should factor in the cost of two to four staff people
61 doing this for three weeks.

62 Mr. Geppert noted the other agenda items asked for was an update on the schedule for street
63 lighting replacement for FPL. The other item is doing something to enhance the monuments
64 along the front entrance. How will it affect what is there and is just putting another
65 monument on the north side. At the PPAC workshop yesterday they were talking about
66 capital plans for 2026 with the Reserve Study and resurfacing Bonito Drive. It was
67 suggested that the PPAC and the Safety & Security pieces be coordinated to be done
68 together.

69 Ms. Hall addressed a request by PPAC for an analysis of the parcels, Trevino and Colonial
70 that hold the monuments. They received something back that under perfect conditions
71 would be worth \$2.5 million. They are not in pristine development condition, but they did
72 say they would broker them at the \$2.5 million amount. They have asked staff for

clarification to say if the money would come back into the 002 budget under Pelican Preserve under their control for where it is spent or the Gateway CDD 001 budget.

5. APPROVAL OF THE MINUTES

A. July 24, 2025 Safety & Security Subcommittee Meeting Minutes

On MOTION by Mr. Crawford seconded by Mr. Morabito with all in favor the minutes of the July 24, 2025 meeting was approved. 7-0

6. FINANCIAL REPORT

Mr. Hedges noted the \$98,000 in Reserves, and this year they will probably have about \$200,000. There is \$120,000 in streetlighting and a PO was issued for the removal of the work and that is why it is showing up in encumbrances, but it will not be until 2026. Going into next year they will have about \$180,000 in carryforward. Road resurfacing was addressed.

7. PROJECT STATUS

A. Project Status – Quick Hits

Ms. Nisenoff reported the missing numbers have been closed.

Regarding Quick Hits:

The FPL Lighting project – a question was raised on the status in Gateway. Mr. Flores reported they are done and doing the punch list items remaining.

Traffic Studies – Mr. Glover addressed Traffic Review dated July 17 through August 8 shows 10,000 going over 35 mph, and another 3,000 are going over 36 mph. On the September 1 through September 23 report there is a change in the 36 to 40 mph. Comparing the two sheets the amount going over 40 mph has decreased by 20%. The longer sheet gives January 1 through September 16. Three bikes were stopped last week for running through intersections. Enforcement and ticketing were discussed. Mr. Hedges addressed budgeting for more visible officer presence.

Mr. Glover addressed the replacement of two monitor batteries that are not holding charges. If they are defective it is covered under warranty. He would like to ask for consideration for two new speed monitors which would bring them to four. The price is \$11,000 for two.

On MOTION by Mr. Glover seconded by Ms. Haas with all in favor the purchase of two speed monitors in the amount of \$11,506.36 was approved. 7-0

Mr. Glover noted he would also like to request two new batteries to have spares.

On MOTION by Mr. Glover seconded by Mr. Gann with all in favor the purchase of two batteries at \$322.32 was approved. 7-0

Ms. Haas reported the gatehouse has been cleaned.

Ms. Nisenoff inquired if Weiser is doing better with incident reports. Mr. Flores noted they are.

Mr. Flores reported on the signage for Aviano and Ravenna. The quotes for a study from CPH were \$33,000 each to propose a solution. Mr. Flores addressed just placing signs and the City Engineer stated that any new signs would require a permit and involve a licensed Transportation Engineer or Transportation Planner.

A question was raised regarding a yellow stripe around the section of the curve where the island is to designate two lanes. Mr. Flores noted it may be a good solution; he will check with the City.

Mr. Flores noted for the signs at Azzurra and Cypress Grove they are waiting for the new fiscal year to start to place the orders.

Ms. Nisenoff noted she thought #11 was closed but she wanted to verify. Mr. Flores noted where the kids were gaining access was by the maintenance facility. Item is closed.

8. ITEMS FOR DISCUSSION

A. Professional Services Agreement for GIS Services for FY 2026

Ms. Nisenoff noted this is to renew the contract and get approval for the Subcommittee's portion of the budget.

On MOTION by Ms. Nisenoff seconded by Mr. Glover with all in favor the Professional Services Agreement for GIS Services for FY 2026 in the amount of \$15,000 was approved. 7-0

B. Bridge Inspection Program: Proposed Inspection Plan

Ms. Nisenoff noted the bridges were inspected in 2024.

Mr. Flores reported this was brought up at the last PPAC meeting with regard to the next inspection. At the 2024 inspection all seven bridges were inspected and satisfactory with no major issues. It was recommended every two years the arch bridge be inspected, with the flow way bridges and cart bridges to be inspected every two to three years. Staff is

recommending continuing with the arch bridge every two years, the culvert bridges every three years, and the cart bridges every three to four years.

Mr. Hedges raised a question about the cost of multiple inspection schedules. Each will require a separate report and startup. Mr. Flores noted it was not included in the budget, so he did not know if they had the budget available to spend \$27,000. They can go for a multi-year contract and do it on a three-year schedule.

Mr. Mantenfel addressed the direction of PPAC to look into getting the bridges painted noting he pulled the inspection reports and the bridge on Pelican Preserve Blvd has some issues that might need to be corrected. He read from the inspection report. He inquired if they are going to look at correcting the issues along with the bridges at Cassella and Pistoia.

Ms. Nisenoff addressed possibly taking in portions or placing on next month's agenda.

Discussion ensued on inspections and addressing any issues found.

On MOTION by Mr. Morabito seconded by Mr. Gann with all in favor to have the arch bridge reinspected, find the issues that need to be fixed, make the fixes and then have the bridge painted was approved. 7-0
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Mr. Flores noted for clarification they are moving forward with the inspection of the arch bridge, find the issues and come back to the Subcommittee to establish a budget for the fixes and then work on painting.

C. Project Coordination – FPL Streetlight Conversion, Mill & Resurfacing of Pelican Preserve Blvd., and Roadway Restriping

Mr. Flores noted he brought this forward to make sure the expectations of the Subcommittee matches that of the constructability of the projects. There will be a lot of work taking place next year with the FPL streetlights. Currently FPL is trying to procure the supplies and materials needed for the project.

Discussion ensued on the need for a schedule as they need FPL to be done with Pelican Preserve Blvd. from Treeline to the four-way stop before they do the mill and resurfacing.

For the mill and resurfacing the Tetra Tech Task Authorization will go to the Board October 2, 2025, and then they will go through the procurement process hopefully getting the contract signed by the end 2025.

Discussion ensued on restriping after milling and resurfacing.

D. Gate Arms Replacement Proposal

Mr. Flores reported there are two quotes – Hands Free Security and New IQ. Hands Free Security also provided an additional quote for running new conduit and electric which is \$9,478.17. Mr. Flores is looking for direction of whether they choose a vendor and then finalize the true cost including new conduit and electrical to put in a new system for all five new arm operators. Discussion ensued on the proposals.

On MOTION by Ms. Haas seconded by Mr. Morabito with all in favor to follow up with New IQ for five arms not six and the maintenance costs was approved. 7-0

9. MEMBER ITEMS AND REPORT

A. Repainting the Faded Street Lines

Discussion ensued on repainting the faded street lines in 2026 with it being noted all the road markings would be included.

Discussion ensued on removing the black lines remaining with it being noted Dan had said they can be removed with heat.

B. Sidewalk Drainage Issues

Mr. Morabito noted there is one at 10314 to 10318 Fontanella that is bad. Of all the areas this one needs to be done. It was requested Mr. Flores look at this area.

**** Communication**

Ms. Nisenoff addressed communications to the community. For PPAC, Ms. Zimmerman is going to be looking at sending out short snippets to the community to share what is going on with the various subcommittees. Discussion ensued with regard to sending a notice to the community about the speed studies going on recognizing there are problems, and they are trying to understand where they are and what they can do to remediate them. What they can do today is talk about the message they want to go out with it being noted the focus should be on speed, running stop signs, and bicycles on public roads need to follow the same laws.

Mr. Morabito thanked Mr. Flores and Mr. Rothenberger at Gateway for helping him with a sinkhole they have on Prado. They have been contacting FPL for four months. Yesterday he received a call from the PPSC and he outlined the conversation.

10. SET NEXT MEETING AGENDA & ATTENDANCE

The next meeting is October 23, 2025 at 11 a.m.

Ms. Nisenoff will not be in attendance and Mr. Morabito is uncertain.

11. ADJOURNMENT

There being no other items to discuss, the meeting adjourned 12:53 p.m.

Safety & Security

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

- End of document

October 13, 2025 Ponds Subcommittee Meeting Minutes

1. **Requested Motion:**

Meeting Date: December 11, 2025

Review and approve the portion of the October 13, 2025 meeting minutes where there was participation by Ms. Hall and Mr. Hedges.

2. **Agenda:**

APPROVAL OF MINUTES

3. **Requirement/Purpose:**

Approval of Minutes

4. **Submitter of Information:**

Georgia Johnson

Attachments:

1. [2025.10.13 Ponds Subcommittee Minutes.pdf](#)

7. **Staff Recommendations:**

Approve the October 13, 2025 Ponds Meeting Minutes.

Ponds Subcommittee Minutes

Monday, October 13, 2025, 9:00 a.m.
Pelican Conference Room
10571 Veneto Dr.
Fort Myers, FL 33913

1. CALL TO ORDER

The meeting was called to order at 9:00 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Chair: Doug Zanter

Members: Michael Causey
Richard Hennessey
Louis Lemaire

Staff: Paul Flores, Public Works Director
Stephanie McLean, Stormwater Specialist

Guests: Bob Geppert, BOS
Carole Pankau, BOS
Peggy Hall, PPAC
Ed Hedges, PPAC

4. PUBLIC COMMENT

- **Ed Hedges spoke regarding GIS coordination to include compressor cabinets Drainage pipes that tied the ponds, Mr. Zanter has a USB with the data.**
 - Budget now allows continuation of updates since we are in a new Fiscal Year and have funds available.
 - Working with Andy Knott from Superior, he was the one who initially installed all of the equipment, to standardize configurations and record all locations in GIS. Since the knowledge is only with Mr. Knott Pelican Preserve wants to document everything formally.
- **Patricia Zimmerman spoke regarding the first Pelican Preserve Advisory Council Newsletter**
 - Ponds contract renegotiation saving \$160,000 led by Jim Latham with others assisting.
 - Transition to Superior as the only maintenance contractor starting October 1, 2025, aligned with the new fiscal year.

5. APPROVAL OF MINUTES

No minutes included this month.

6. FINANCIAL REPORT

A. August Financial Report

- Ended the FY 2025, \$73,000 over budget, but after a \$200,000 transfer from PPAC to fund extra pond work, finances are on track.
- About \$20,000 carryover expected.
- General consensus: budget managed appropriately.

7. ITEMS FOR DISCUSSION

A. Subcommittee Member Absences – Mr. Causey and Mr. Hennessey

- Discussion about attendance tracking for all Committees and Subcommittees per Resolution.
- Motion made by Mr. Zanter, and seconded by Mr. Causey, with all in favor, passed to allow current members to remain on Subcommittee.

B. Discussion of Consolidated Pond Standards for Gateway Services CDD and Pelican Preserve

- Motion made by Mr. Zanter and seconded by Mr. Causey with all in favor, passed to assign Mr. Causey as the lead on the Pond Standards, and bring back the draft at the December 8, 2025 meeting.

8. MEMBER ITEMS AND REPORTS

- One of the fountains in front of Pelican Preserve is not working.
- The Weirs were discussed and adjusting them when needed.
- Stephanie McLean, GSCDD Stormwater Specialist, presented the new consolidated pond standards combining Pelican Preserve and Gateway manuals. This will add consistent policies for maintenance, aeration, NPDES/DO compliance, water quality testing, and wildlife management. Also, introduces unified rules for littoral plant maintenance and removal. There is a new “Littoral Removal Request Form”. Staff will inspect requests; removal is limited to 40% of pond frontage (alternating segments). Contractors perform removal only during scheduled maintenance. Debate over whether to advertise this policy publicly, concern about excessive requests.

Consensus: keep it low-profile but make forms available through Gateway or Pelican websites. Mr. Causey and Ms. McLean, to collaborate on final draft ensuring alignment with Pelican Preserve policies.

- **Water Quality Monitoring**

Mr. Zanter has been bringing monthly pond water sampling to a facility for testing. Samples are taken from three key ponds. Results continue to be among the best in the county.

- **Next Steps & Deadlines**

Subcommittee members were asked to review the pond standards and provide feedback on the document prior to December.

Mr. Causey and Ms. McLean are to finalize the pond standards by the December 8th meeting.

The final version will be forwarded to PPAC and the Board of Supervisors by January.

9. SET NEXT MEETING AGENDA

Next scheduled meeting: December 8, 2025 @ 9:00 a.m.

10. ADJOURNMENT

Motion made by Mr. Causey and seconded by Mr. LeMaire with all in favor, meeting adjourned at 9:46 a.m.

Ponds

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

- End of document

October 23, 2025 Landscape Subcommittee Meeting Minutes

1. **Requested Motion:**

Meeting Date: December 11, 2025

Review and approve the portion of the October 23, 2025 meeting minutes where there was participation by Mr. Barry, Mr. Hedges, Mr. Mantenfel, and Ms. Zimmerman.

2. **Agenda:**

3. **Requirement/Purpose:**

4. **Submitter of Information:**

APPROVAL OF MINUTES

Approval of Minutes

Georgia Johnson

Attachments:

1. [2025.10.23 Landscape minutes.pdf](#)

7. **Staff Recommendations:**

Approve the October 23, 2025 Landscape meeting minutes

Minutes of the Pelican Preserve Landscape Subcommittee Meeting
Thursday, October 23, 2025 at 9:00 a.m.

Chair:	Mark Eversman
Vice Chair:	Vince Pagetto
Committee Members:	Cindy Watterson Sherri Brusco (remote) Bruce Blatt
Staff Members:	Paul Flores, Public Works Director Angelo Losardo, Landscape & Irrigation Tech.
Guests	Bob Geppert, BOS Martin Mantenfel, PPAC Ed Hedges, PPAC Patricia Zimmerman, PPAC John Barry, PPAC Liaison to Landscaping

1. CALL TO ORDER

Meeting was called to order at 9:00 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Four subcommittee members were physically in attendance with Ms. Brusco attending online. A quorum was established.

On MOTION by Mr. Eversman with all in favor, allowing Ms. Brusco to participate in the meeting due to extenuating circumstances was approved. 5-0

4. PUBLIC COMMENT

Mr. Ed Hedges provided updates from PPAC including the Treeline/Colonial Blvd. monument parcel for sale, entrance revitalization, and encouraged aggressive landscape revitalization due to aging plants using a \$400,000 carryover from previous budgets.

5. APPROVAL OF MINUTES

A. Approve the April 24, 2025 Landscape Minutes

On MOTION by Ms. Watterson seconded by Mr. Pagetto with all in favor, the April 24, 2025 minutes were approved. 5-0.

Pelican Preserve Landscape Subcommittee
October 23, 2025 Meeting

6. FINANCIAL REPORT

A. September Financial Report

The Financial report was reviewed. Budget mostly on target except for tree trimming.

Overruns noted in irrigation maintenance and monument/sign upgrades.

\$144,000 allocated for tree trimming.

7. ITEMS FOR DISCUSSION

A. Professional Services Agreement for GIS Services for FY2026

On MOTION by Mr. Eversman seconded by Ms. Atkinson with all in favor, approving the FY2026 Professional Services Agreement for GIS Services for \$15,000 was approved. 5-0

B. Appoint a Vice-Chair to the Landscape Subcommittee

On MOTION by Mr. Eversman seconded by Ms. Atkinson with all in favor, to reappoint Mr. Pagetto as Vice-Chair for 2 years, was approved. 5-0

8. STAFF UPDATE

A. Pelican Preserve Street Light Replacement - Project Status Update and Next Steps
Mr. Flores discussed this item. FPL to begin installation in November.

B. SeeClickFix protocols for Pelican Preserve Residents
Mr. Flores shared with the subcommittee noting that the City of Fort Myers and GSCDD have similar websites and residents need to be educated on the use of SeeClickFix.

9. MEMBER ITEMS AND REPORTS

A. GSCDD Responsibility of Landscaping on Treeline Avenue between the Road and the Sidewalk

There were some questions on the area of responsibility. Landscaping issues should go to Ameri-Scape or CustomerCare@gatewaydistrict.org.

B. Replacement of Washingtonian Palms that were struck by Lightning

On MOTION by Mr. Eversman seconded by Mr. Pagetto with all in favor, to proceed with replacing the Washingtonian Palms was approved. 5-0

C. Condition Update on Annual Beds

Planted Sun Impatiens and will leave in until after Christmas

D. Palazzo Neighborhood Landscaping Improvement Request

Ms. Atkinson will contact Mr. Jeff Cheney to discuss their request.

E. Annual Palm Tree Trimming

Pelican Preserve Landscape Subcommittee
October 23, 2025 Meeting

On MOTION by Mr. Eversman seconded by Mr. Pagetto with all in favor, the quote from Ameri-Scape for \$26,000 to do annual Palm Tree trimming was approved. 5-0

Mr. Eversman will provide the final quote for the annual Palm Tree Trimming by October 31, 2025 and Mr. Flores will issue the Purchase Order.

On MOTION by Mr. Pagetto seconded by Ms. Atkinson with all in favor, an additional, not to exceed \$9,000, bringing the total to \$35,000 for the annual Palm Tree trimming was approved. 5-0

10. SET NEXT MEETING'S AGENDA

The next meeting date is November 21, 2025 at 9 a.m. at the Pelican Preserve Theater
Ms. Johnson to survey the Landscape Subcommittee for quorum confirmation.

11. ADJOURNMENT

There being no further business, the meeting adjourned at 10:29 a.m.

On MOTION by Mr. Blatt seconded by Ms. Watterson with all in favor, the meeting was adjourned. 5-0

Landscape

Adopted: 11/21/2025 with/without changes. Motion by: Mr. Blatt / Mr. Pagetto
(DATE)
Vote: 5/0 Signature: Mark Eversman

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)
Vote: _____ Signature: _____

- End of document

October 23, 2025 Safety and Security Subcommittee Meeting Minutes

1. **Requested Motion:**

Meeting Date: December 11, 2025

Review and approve the portion of the October 23, 2025 meeting minutes where there was participation by Mr. Hedges, Mr. Mantenfel, and Ms. Zimmerman.

2. **Agenda:**

3. **Requirement/Purpose:**

4. **Submitter of Information:**

APPROVAL OF MINUTES

Approval of Minutes

Georgia Johnson

Attachments:

1. [2025.10.23 Safety&Sec Minutes.pdf](#)

7. **Staff Recommendations:**

Approve the October 23, 2025 Safety & Security Subcommittee Minutes.

Minutes of the Pelican Preserve Safety and Security Subcommittee Meeting
Thursday, October 23, 2025 at 11:00 a.m.

DRAFT

Vice Chair: Cece Haas

Members: Ted Crawford
Jay Gann
Rich Glover
JP Morabito
Lin Zimmerman (remote)

Staff: Paul Flores, Public Works Director
Laura LeRoy, Assistant District Manager

Guests: Bob Geppert, BOS
Ed Hedges, Liaison, PPAC
Marty Mantenfel, PPAC
Patricia Zimmerman, PPAC
Ted Crawford, S&S

1. CALL TO ORDER

The meeting was called to order at 11:00 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Five subcommittee members were physically present and one was remote, a quorum was established.

4. PUBLIC COMMENT

Mr. Mantenfel discussed recommending bridge inspections every 3 years for Arch and Cassella Bridges, and every 5 years for Pistoia Bridge. Last inspections were done in 2024.

A resident, Tony D'Andrea, supported outsourcing pressure washing services.

Ms. Zimmerman shared updates on the Streetlight Project and the Arm Operators replacement.

5. APPROVAL OF THE MINUTES

There were no minutes for approval.

6. FINANCIAL REPORT

Mr. Flores and Ms. LeRoy discussed the September financials and noted they were not the final version.

7. **PROJECT STATUS**

A. Project Status – Quick Hits

1. Speed hump markings: No further action
2. Sidewalk drainage- Mr. Flores will follow-up on one continuing issue at Fontanella in Prato.
3. Kids trespassing – Ms. LeRoy advised of FL Wildlife Commission in control of incidents at ponds.
4. Preserve Visibility - Since completion, Ponds Subcommittee will arrange for shrubbery trimming. Mr. Morabito asked for trimming of Pistoia Circle trees. This was reported to be on Landscape Subcommittee to-do list and progress can be followed directly with Landscape Subcommittee.
5. Traffic Study: Mr. Glover reported on this item. Updates shared; FMPD patrol staffing complete.

Mr. Glover discussed the purchase of an additional 2 batteries and 2 additional traffic monitoring devices.

On MOTION by Mr. Glover seconded by Mr. Crawford with all in favor the purchase of two additional batteries for traffic monitoring devices, not to exceed \$350, was approved. 6-0

On MOTION by Mr. Glover seconded by Mr. Crawford with all in favor the purchase of two additional traffic monitoring devices, not to exceed \$12,000, was approved. 6-0

Mr. Morabito stated that 10318 Fontanella still has an issue with drainage

8. **ITEMS FOR DISCUSSION**

A. Appoint a Chair and Vice-Chair to the Safety and Security Subcommittee

Tabled to the November meeting

B. Arch Bridge Repairs and Maintenance

No action taken; subcommittee to define scope based on 2024 inspection.

C. Pelican Preserve Pressure Washing Services - Evaluation of In-House vs. Contracted Services

No action; request for a one-time quote and performance comparison with community association's provider.

D. Pelican Preserve Bike Lane Improvement Project Discussion

Subcommittee supports implementing a full FTE Bike Lane Design as part of the restriping project.

E. Pelican Preserve Traffic Flow and Visibility Concerns - Aviano Dr. Island, Prato Dr. Island, and Prato/Pistoia Roundabout.

1. Aviano & Prato roundabout changes denied by City.

- 84 2. Prato merge lane modification supported; requires updated engineering
85 bid.
86 3. Prato/Pistoia roundabout may be separated from restriping project for
87 standalone design.
88

89 **9. STAFF UPDATE**

90 **A. Public Works and Maintenance Monthly Reports**

91 No action needed.

92 **B. Pelican Preserve Street Light Replacement - Project Status Update and Next Steps**

93 FPL to begin early November.

94 **C. SeeClickFix protocols for Pelican Preserve Residents**

95 Coordination with City of Fort Myers on SeeClickFix reporting on GSCDD-related
96 issues.
97

98 **10. MEMBER ITEMS AND REPORT**

- 99 • Sunshine Law: Reminder for new members to review.
100 • Flag Replacement: GSCDD responsible for American and State flags; PPCA for
101 others.
102

103 **11. SET NEXT MEETING AGENDA & ATTENDANCE**

104 The next meeting is November 21, 2025 at 11 a.m. in the Pelican Preserve Theater.

105 All members present indicated they will be attending.
106

107 **12. ADJOURNMENT**

108 The meeting adjourned at 12:46 p.m.
109

110 **Safety & Security**

111
112 Adopted: _____ with/without changes. Motion by: _____
113 (DATE)

114 Vote: _____ Signature: _____
115

116 **PPAC**

117 Adopted: _____ with/without changes. Motion by: _____
118 (DATE)

119 Vote: _____ Signature: _____

- 120 • End of document
121

District Financial Report

1. **Requested Motion:**

Meeting Date: December 11, 2025

2. **Agenda:**

3. **Requirement/Purpose:**

4. **Submitter of Information:**

FINANCIAL REPORT

Administrative Agenda

Laura LeRoy

Items

Attachments:

1. [Financial Summary Oct 2025.pdf](#)

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Advisory Committee
Period For: October 2025 - October 2025
Total Budget: \$ 4,756,269

Balance Sheet Data:		In Investments
Total Current Assets	\$ 4,085,021	\$ 4,064,225
Total Current Liabilities	\$ 197,760	
Total Fund Bal./Retained Earnings	\$ 3,887,261	
Assigned to:		
Reserves - Capital	\$ 2,336,300	
Reserves - Emergency	\$ 100,000	
Reserves - Landscape	\$ 245,470	
Reserves - Safety & Security	\$ -	
Reserves - Ponds	\$ 97,118	
Unassigned*	\$ 1,108,373	
Net Change in Fund Balance	\$ (195,108)	

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Administrative	\$ 38,826	\$ 4,863	\$ 9,090	\$ 24,873	64.1%
Op. Admin Services	\$ 587,400	\$ 40,181	\$ 32,754	\$ 514,465	87.6%
Op. Expenses	\$ 98,700	\$ 1,375	\$ 5,000	\$ 92,325	93.5%
Safety & Security - Ops & Maint	\$ 1,217,400	\$ 96,788	\$ 403,369	\$ 717,243	58.9%
Landscape Services - Ops & Maint	\$ 732,447	\$ 50,010	\$ 597,215	\$ 85,222	11.6%
Ponds - Ops & Maint	\$ 1,107,218	\$ 5,735	\$ 228,468	\$ 873,015	78.8%
Other Fees & Charges	\$ 974,278	\$ -	\$ -	\$ 974,278	100.0%
Total Expenses	\$ 4,756,269	\$ 198,952	\$ 1,275,896	\$ 3,281,421	69.0%

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Safety & Security Subcommittee
Period For: October 2025 - October 2025
Total Budget: \$ 1,217,400

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Security Services	\$ 350,000	\$ 17,759	\$ 320,328	\$ 11,913	3.4%
Contr Svcs - Police Patrol	\$ 15,000	\$ 256	\$ -	\$ 14,744	98.3%
FPL Expenses- Streetlights	\$ 157,400	\$ 8,200	\$ -	\$ 149,200	94.8%
Utilities - Gatehouse	\$ 10,500	\$ 366	\$ -	\$ 10,134	96.5%
R&M-Sidewalks	\$ 40,000	\$ -	\$ -	\$ 40,000	100.0%
R&M-Signage	\$ 17,500	\$ 17,916	\$ (6,674)	\$ 6,258	35.8%
R&M Roadway	\$ 30,000	\$ -	\$ -	\$ 30,000	100.0%
Safety & Security-Other	\$ 40,000	\$ 138	\$ -	\$ 39,862	99.7%
Speed Monitoring Devices	\$ -	\$ 11,848	\$ 12,054	\$ (23,902)	n/a
Street Sweeping Services	\$ 9,000	\$ 2,174	\$ 6,524	\$ 302	3.4%
R&M - Gatehouse	\$ 63,000	\$ 37,110	\$ -	\$ 25,890	41.1%
R&M Streetlights	\$ 70,000	\$ 1,021	\$ 300	\$ 68,679	98.1%
Cap Outlay-Roads	\$ 400,000	\$ -	\$ 55,837	\$ 344,163	86.0%
GIS Web Portal	\$ 15,000	\$ -	\$ 15,000	\$ -	0.0%
Total Expenses	\$ 1,217,400	\$ 96,788	\$ 403,369	\$ 717,243	58.9%

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Landscape Subcommittee
Period For: October 2025 - October 2025
Total Budget: \$ 732,447

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Contr Svsc - Landscaping	\$ 388,447	\$ 47,999	\$ 536,632	\$ (196,184)	-50.5%
R&M-Other Landscape	\$ 30,000	\$ -	\$ 13,480	\$ 16,520	55.1%
Annual Tree Trimming	\$ 144,000	\$ -	\$ 27,701	\$ 116,299	80.8%
Monuments and Signs	\$ 15,000	\$ -	\$ -	\$ 15,000	100.0%
Tree/Sod Replacement	\$ -	\$ -	\$ 4,402	\$ (4,402)	n/a
Landscape Replacement	\$ 85,000	\$ 300	\$ -	\$ 84,700	99.6%
Shared Entry Feature	\$ 16,000	\$ -	\$ -	\$ 16,000	100.0%
Irrigation Maintenance	\$ 14,000	\$ 1,711	\$ -	\$ 12,289	87.8%
Holiday Lighting & Decorations	\$ 25,000	\$ -	\$ -	\$ 25,000	100.0%
GIS Web Portal	\$ 15,000	\$ -	\$ 15,000	\$ -	0.0%
Total Expenses	\$ 732,447	\$ 50,010	\$ 597,215	\$ 85,222	11.6%

Summary Financial Report
Gateway Services Community Development District
Committee/Sub-Committee: Pelican Preserve Ponds Subcommittee
Period For: October 2025 - October 2025
Total Budget: \$ 1,107,218

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Lakes	\$ 135,000	\$ -	\$ 103,913	\$ 31,087	23.0%
R&M-Stormwater System	\$ 10,000	\$ -	\$ -	\$ 10,000	100.0%
Basin 6 Flowway	\$ 12,000	\$ -	\$ -	\$ 12,000	100.0%
Shared Flowway Maintenance	\$ 8,218	\$ -	\$ -	\$ 8,218	100.0%
Fish Gate & Aerator Maint.	\$ 10,000	\$ -	\$ -	\$ 10,000	100.0%
Vine Control & Removal	\$ 10,000	\$ -	\$ -	\$ 10,000	100.0%
Littoral Restoration	\$ 40,000	\$ -	\$ 985	\$ 39,015	97.5%
Pond Aeration	\$ 147,000	\$ 1,960	\$ 34,807	\$ 110,233	75.0%
R&M Drain Boxes	\$ 25,000	\$ -	\$ -	\$ 25,000	100.0%
Conservation & Wetlands	\$ 90,000	\$ -	\$ 50,703	\$ 39,297	43.7%
Pond Bank Improvements	\$ 600,000	\$ 3,775	\$ 18,060	\$ 578,165	96.4%
GIS Web Portal	\$ 20,000	\$ -	\$ 20,000	\$ -	0.0%
Total Expenses	\$ 1,107,218	\$ 5,735	\$ 228,468	\$ 873,015	78.8%

Mr. Hedges Financial Report

1. **Requested Motion:**

Meeting Date: December 11, 2025

2. **Agenda:**

FINANCIAL REPORT

3. **Requirement/Purpose:**

Administrative Agenda
Items

4. **Submitter of Information:**

Georgia Johnson

5. **Background:**

Mr. Hedges does his own analysis of the District provided financials each month and provides it to PPAC.

Attachments:

1. [Eds PPAC Financials - 2026 Oct25.pdf](#)

Ed's PPAC Financials

2026

31-Oct

GSCDD Balance Sheet	\$ 4,217,321	Prior Month	\$ (132,300)	\$ (195,108)		
Total Current Assets	\$ 4,085,021					
Total Liabilities	\$ (197,760)	Unspent 2025 Budget*	Projected Balance	Future 2026 Bdgt Transfers**	Projected Future Balance	* Based on UNAUDITED 2025 financials ** Not yet reflected in 002 financial statement *** Amended Budget less Actual Expenses
Fund Balance	\$ 3,887,261					
Assignments						
Reserves-Capital	\$ 2,336,300	\$ -	\$ 2,336,300	\$ (400,000)	\$ 1,936,300	
Reserves-Emergency	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	
Reserves-Landscape	\$ 245,470	\$ 160,463	\$ 405,933	\$ -	\$ 405,933	
Reserves-Safety&Sec	\$ 98,457	\$ 202,655	\$ 301,112	\$ (110,000)	\$ 191,112	-\$110,000 for STLT removal moved to 2026
Reserves-Ponds	\$ 97,118	\$ (74,367)	\$ 22,751	\$ -	\$ 22,751	
Unassigned	\$ 1,108,373				\$ 1,231,165	
Potential Addtnl 2026 Revenue	\$ 3,582,805	\$ 288,751		\$ (510,000)	\$ 3,582,805	\$ 3,664 Investment Interest YTD
2026 Unspent Oper Budget ***	\$ (4,667,497)				\$ (4,667,497)	
Future Unspent Bdgt Transfers*	\$ (288,751)					
Future Bond Proceeds	\$ 506,800					
Future Reserve Transfers**	\$ 510,000					
Fund Balance Surplus	\$ 751,730					

Pelican Preserve (002) General Fund (Operating)	Approved 2026 Budget	Amended 2026 Budget	2026 Actuals 8.3% 10/31	YTD %	Unspent Budget	Encumbered Funds	Available Budget	Notes
Administrative	\$ 38,826	\$ 38,826	\$ 4,683	12%	\$ 34,143	\$ 9,090	\$ 25,053	
Operal Admin Services	\$ 587,400	\$ 587,400	\$ 40,182	7%	\$ 547,218	\$ 32,754	\$ 514,464	
Operating Expenses	\$ 98,700	\$ 98,700	\$ 1,375	1%	\$ 97,325	\$ 5,000	\$ 92,325	
Safety & Security	\$ 1,217,400	\$ 1,327,400	\$ 96,787	7%	\$ 1,230,613	\$ 403,369	\$ 827,244	\$110,000 for STLT removal moved to 2026
Landscaping Services	\$ 732,447	\$ 732,447	\$ 50,010	7%	\$ 682,437	\$ 624,916	\$ 57,521	
Waterway Mgt Services	\$ 1,107,218	\$ 1,107,218	\$ 5,735	1%	\$ 1,101,483	\$ 228,468	\$ 873,015	
	\$ -	\$ -		--	\$ -	\$ -	\$ -	
Prof Service-Trustee Fees	\$ 3,500	\$ 3,500	\$ -	--	\$ 3,500	\$ -	\$ 3,500	
Assessment Collection	\$ 9,767	\$ 9,767	\$ -	0%	\$ 9,767	\$ -	\$ 9,767	
Capital - Admin Building	\$ 454,211	\$ 454,211	\$ -	0%	\$ 454,211	\$ -	\$ 454,211	
Main District Building Const	\$ 506,800	\$ 506,800	\$ -		\$ 506,800			
Reserve - Capital	\$ -	\$ -	\$ -	--	\$ -	\$ -	\$ -	
Total Operating Budget	\$ 4,756,269	\$ 4,866,269	\$ 198,772	4%	\$ 4,667,497	\$ 1,303,597	\$ 3,363,900	

Ponds Update

1. **Requested Motion:**

Meeting Date: December 11, 2025

Present information to PPAC

Why the action is necessary:

Keep PPAC informed

2. **Agenda:**

SUBCOMMITTEE
UPDATE(S)

3. **Requirement/Purpose:**

Administrative Agenda
Items

4. **Submitter of Information:**

Georgia Johnson

5. **Background:**

Ponds monthly report

Submitted by Doug Zanter

Attachments:

1. [Ponds Subcommittee Dec 11 Update.pdf](#)

Financial Impact:

N/A

6. **Alternative Action:**

N/A

Ponds Subcommittee December 11th Update

Waterway Management Services Financials October 30th

See Laura Leroy's report

Completed Ponds Projects

Pond 36 Washout

Pond 43 Restoration Schedule

Jim Latham Al Slicker leading Ponds Group effort.

Event Name	Event Date
Bid Letting	Monday, Nov. 3, 2025
Non-Mandatory Pre-Bid Meeting	Tuesday, Nov. 18, @ 2 PM
Questions Due	Wednesday, Nov. 26, 2025 @ 2:00 PM
Question Responses Due	Friday, Dec. 5, 2025
Bids Due	Wednesday, Dec. 17, 2025 2:00 PM
Bid Opening	Wednesday, Dec. 17, 2025 2:15 PM
TT Recommendation of Award	Monday, Dec. 31, 2025- could be sooner
PCAS Recommendation of Award	Monday, Jan. 7, 2025
PPAC Recommendation of Award	Thursday, Jan. 8, 2025
Board Approval	Thursday, Jan. 15, 2025

Ponds Subcommittee Opening

- Pete Audette resigned effective 10/01. Posted
- Recommend Harold Daigneau as new Subcommittee member

Trimming of Boardwalk Pathway and Cart Path around CA 06

- Proposal being solicited from Superior Water Management, Ameriscape and GreatView.

Water System Maintenance Standard

- PP had a standard that was not approved by PPAC or BOS
- Gateway had no standard
- Mike Causey from Ponds Subcommittee working with Stephanie McClean to create one for PPAC and BOS approval.
- Asking for PPAC approval of the standards.

Communications Review

1. **Requested Motion:**

Meeting Date: December 11, 2025

Review and give feedback regarding the Pelican Bulletin

2. **Agenda:**

3. **Requirement/Purpose:**

4. **Submitter of Information:**

ITEMS FOR DISCUSSION

Administrative Agenda
Items

Georgia Johnson

Attachments:

1. [Dec Communications report.pdf](#)

Report on PPAC Communications

PPAC Meeting Date: December 11, 2025

Patricia Zimmerman: ppacmember3@gatewaydistrict.org

Bulletin on Landscape Committee Accelerating Work Before Holidays

Developed content with the Landscape subcommittee

Approved by GSCDD staff

Approved for dissemination by the PPCA president

Sent out on November 13, 2025

Bulletin on Holiday Safety Reminders

Developed with SSSC subcommittee

Approved by GSCDD staff

Approved for dissemination by the PPCA president

Sent out on December 3, 2025

Bulletin on Pond Fishing Regulations

Working with Doug Zanter to develop content

Expect to have draft ready for review and distribution soon

GSCDD/PPAC Presentation on January 13 sponsored by Sports Shooting Club

Met with the president of SSC to gain insights into expectations.

Received from Randy Paniagua the slide deck used in last year's presentation.

Am currently updating slides for this year's presentation

Am drafting blurb for inclusion in PPCA January newsletter and website

Will discuss content with subcommittee chairs in early January

Possible Distribution of GSCDD newsletter via KW to PP residents

At the request of Bob Geppert, I reviewed the monthly GSCDD newsletter for relevance to PP

I concluded that the content is not pertinent enough to PP residents to ask PPCA to send it out to residents

I recommend we find ways to remind residents to sign up for the newsletter directly.

Requested upcoming dates for meetings be added to PPCA website

Adriana added the upcoming dates for GSCDD, PPAC and Subcommittees to calendar.

Corrected the error in the GSCDD Material for PP Residents Orientation Handbook

Sent to Adriana Guevara, who updated the Orientation Handbook for the next meeting.

Will attend the next PP Residents Orientation on December 10 to observe presentations

Emergency Contact Information Update

Met with Adriana Guevara, KW communications specialist, to learn about the current emergency text and email setups through KW

Will review comments and concerns at the Dec. PPAC meeting

Landscape Architectural Design for Front Entrance Monuments

1. **Requested Motion:****Meeting Date:** December 11, 2025

Review the two proposals for the design of the front entrance monument(s) at Pelican Preserve Boulevard and Treeline Avenue and select a Landscape Engineer to proceed, allocate funding and authorize the District Manager to take appropriate action.

Why the action is necessary:

Requested by the Pelican Preserve Advisory Committee to begin discussions regarding the re-design of the monument(s) at the entrance to Pelican Preserve.

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**Administrative Agenda
Items4. **Submitter of Information:**

Chelsea O'Riley

Attachments:

1. [Bowman Proposal_2025-10-20.pdf](#)
2. [RWA_STA_for_Front_Entrance_Monument_at_Pelican_Preserve-GJ.pdf](#)

6. **Alternative Action:**

Do nothing.

7. **Staff Recommendations:**

RWA as the District competitively solicited and qualified them as a consultant for the District.

Chelsea O'Riley, Director of Operations
Gateway Services CDD
11922 Fairway Lakes Drive, Suite 1
Fort Myers, Florida 33913

OFFICE: 239.561.1313 Ext 212
EMAIL: Chelsea.oriley@gatewaydistrict.org

RE: **Pelican Preserve – Main Entry Redesign**

Dear Chelsea;

We appreciated the opportunity of being a part of your team in the development of new ideas for the redesigned main entry into the Pelican Preserve community! The existing entry feature is truly one of the more tastefully older Tuscan style entries. Coming up with a new design that takes the communities outward expression in the next 30-40 years will also require creative measures to meet the context of what is already there and shaping it into a more up to date expression that satisfies all the stakeholders involved. What is achieved in remaking this entry back into being the eloquent statement of the community will revolve around aligning both the interests of the



stakeholders and the Pelican Preserve Community itself. We can assure you that we will treat this endeavor with the care, attention, skill, and creativity that it deserves.

I appreciate your consideration of our team and our professional approach to design and execution. Based on the existing site conditions of where

the current entry features reside, there are many design opportunities available to build on what the next generation of the entry feature will become. By updating this entry feature we can emphasize upon the artistic sense of place along with complementary landscape architectural improvements that are conducive to an expected or defined budget. We are confident that the work conducted will not only remake the entry into Pelican Preserve as a premier residential development. This effort will certainly improve the property values of everyone living within the community.

INITIAL OBSERVATIONS:

Time has only been unfriendly to this entry due to the paradigm shift away from mediterranean design forms of the 90s and 2000s. They appear dated in today's marketplace. Also, the current landscape conditions and other refinements over time have altered the impression of the features and can use some updating to reinvigorate the impact of the design forms upon entry into the community. These features



have previously established an elegant sense of entry, but re-emphasizing the design form in a more current design capacity will add to the value of the community and impact of the features. Where these features currently lack a dramatic sense of exit, subtle renovations can make them a focal point to remember when leaving the community as well.

VISIONING:

As inferred, any effort to renovate this entrance is to do so with the artistic integrity of maintaining the essence of the initial design and impact of those components. This can not only be maintained, but also brought to life again in a more grandiose manner that furthers the artistic expression initially conceived nearly 30 years ago. As the LAs of record, we intend to work closely with Gateway Services CDD, defined stakeholders, and the Pelican Preserve Community to assure that the results of this effort reinvigorate the appreciation of this vitally important community asset to everyone that lives within or visits. We along with the GSCDD Board and leadership understand the value and opportunity that this entrance provides and in the importance of executing the necessary capital required to redesign this feature in the manner that not only respects its essence, but also expresses it further and with more defined aesthetic distinction.

By incorporating more indigenous natural features and reconsidering a more cost-effective use of water – or not, a well thought out and tasteful redesign is warranted. This along with tasteful, select



landscaping that complements the features in an easily maintained and sustainable manner in concert with the overall theme of improvements will revitalize this essential community asset and be appreciated by all.

We hope you find this letter of introduction informative containing some representative community signage redesign efforts currently underway, along with some collateral background on our firm. We hope you also find this information detailed enough to consider us for this undertaking. We are not only excited by the opportunity of being a part of this project, but we are also fully committed to its success!

Thank you for this opportunity. We hope and look forward to working with you all!

Sincerely,

A handwritten signature in black ink, appearing to read 'William E. Prys', with a large, stylized loop at the top.

William E. Prys, PLA, ASLA

Vice President; Landscape Architecture and Design

October 20, 2025

Chelsea O'Riley, District Manager
Gateway Services Community Development District
11922 Fairway Lakes Drive, Suite 1
Fort Myers, FL 33013

Re: Pelican Preserve Community Entry Redesign (the "Project")
Proposal to provide Landscape Architecture Services (the "Proposal")

Dear Chelsea:

We are pleased to submit this Proposal to provide Landscape Architecture services for the above referenced Project. Upon verbal or written direction to proceed with performance of the services described herein, this Proposal, along with all attachments thereto, will constitute a binding agreement (the "Agreement") between **Bowman Consulting Group**, ("Bowman") and **Gateway Services Community Development District** (the "Client").

PROPOSAL ASSUMPTIONS AND PROJECT UNDERSTANDING

Bowman will provide Landscape Architectural Design services for the Pelican Preserve Community Main Entry redesign. Bowman will provide services and team coordination to apply any applicable vision of the Gateway Services CDD Board in the redesign of the Main Entry Feature for the Pelican Preserve Community. The recognition that the current entry has with the regional community will be taken into full account and to re-emphasize the impact upon entry into the community. Bowman will work with the Client, stakeholders, and the community to reinvigorate the current entry and the recognition it warrants.

Bowman will provide detailed design drawings of the redesigned entry to articulate the new direction the redesign will take in material form and present these design ideas to the GSCDD Board, Stakeholders, and representatives of the Pelican Preserve Community in effort to meet their satisfaction.

BOWMAN assumes the Client will provide digital CAD Files of the project entry area along with all the relevant feature locations to be used as a base map to start and document the work described herein.

Standard of Care: Services provided by Bowman under this proposal will be performed in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession practicing under similar circumstances, including standard of care at the time the services were provided.

Quality Control: A portion of the stated compensation is set aside for Quality Control/Quality Assurance, which is part of the Bowman Quality Control Policy.

SCOPE OF SERVICES AND FEES

General Statement: The Pelican Preserve Community Main Entry is located on the east side of Treeline Blvd. about a mile south of Colonial Blvd. in Lee County, Florida.. The following scope of services concentrates on the Main Entry Feature and their design component from Treeline Blvd to the Gatehouse. Other Community entries and/or Common Area Elements may be addressed in a future phase. The professional services described herein are to provide a redesign of the community entry and include the scope of services specifically defined below:

A. PROJECT COORDINATION | TEAM MEETINGS | SUPPORT SERVICES

- 01. Project Design Meetings & Team Conferences:** Attend project design meetings with Client and CDD Members at the request of the Client. Review correspondence and meeting feedback, revisions, substitutions, etc. Undertake coordination and correspondence to review alternatives. A defined meeting scope may not be known at this time; therefore, an allowance has been provided should services be requested on an estimated TME basis. If regular 'team meetings' are desired, the time will be invoiced on an accrued hourly basis. The fee illustrated is "estimated" and may or may not include the total amount invoiced.
- 02. Base Mapping:** BOWMAN will utilize the base data survey information provided by the client (digital CAD Files) to create the base work for the subsequent working design and drawings defined herein. Any information necessary to identify pertinent site information may warrant additional survey services.
- 03. Graphic Support Services (OPTIONAL):** Provide graphic support services including rendered site plans, aerial composite renderings, plan enlargements, cross-sections, elevations, and/or 3D digital imaging (virtual reality) perspectives. Services to be provided as requested by the Client as an optional service as needed to support the successful preparation, review, and approval of the documents being prepared. A Work Order as an addendum to the Agreement will be provided if the task(s) requested will exceed the fees indicated. The services defined by this Task are at the Option and direction of the CLIENT.

B. PROGRAMMING & DESIGN DOCUMENTS

In Effort to save time and cost, BOWMAN will combine the typical Schematic Design (30% CDs) / Design Development (60% CDs) process into a single application to expedite the process.

- 01. Design Programming** BOWMAN will meet with the CLIENT in effort to prepare a detailed design program articulating the direction, context, and general cost of the improved designs. BOWMAN will submit the Design Program to CLIENT for approval. The Design Program will be the basis in which the Entry Design will be built upon.

02. Schematic Design & Design Development Phase (30-60% Construction

Documents: Built on the Base Mapping CAD files collected and prepared in Task A.2 that include the necessary site information pertinent to the preparation of design documents such as: ROW and easement information; sign footprints and existing ancillary components; site configuration & relative area elements including roads, parking, entries, and service areas as relevant; and all relative utilities and grades, BOWMAN will work with the CLIENT in designing and developing the proposed entry improvements to determine the best physical and spatial relationships as requested or to best utilize the site and to satisfy the CLIENT. At this stage, BOWMAN will use conventional graphic conceptualization to illustrate the design forms in a general plan & elevation format. 3D Digital Imaging is available upon request as an additional service (Task A.03).

- 02.a: Hardscape Elements
- 02.b: Landscape Elements
- 02.c: Structural Concepts

Deliverables included will be full designs of the elements proposed in plan and sketch elevation formats along with an estimated opinion of probable cost. Upon completion of the proposed designs, BOWMAN will meet with the CLIENT to capture the CLIENT'S feedback on the designs presented to receive comments. BOWMAN will work with the CLIENT in effort to finalize the design including finished site plan, general material selection, material lists, and hardscape elevations or sketches.

C. FINAL CONSTRUCTION DOCUMENTS (90-100% CDs)

In Effort to save time and cost, BOWMAN will prepare biddable constructions documents for the improved designed and included within the design program. Structural & Hydraulic Engineering Design is not included and is intended to be coordinated with the selected contractor in concert with required building permits and construction of the elements illustrated in the documents prepared, unless these services are specifically requested by the CLIENT as additional services (Defined in Task D.01).

01. Final Design Program: Upon the CLIENTS review and comments provided on the submitted Final Designs, BOWMAN will finalize the Design Program and submit to the CLIENT for approval.

02. Final Review & Construction Document Preparation (90-100% Construction

Documents: Upon completion of the Design Phase, BOWMAN will meet with the CLIENT to review the proposed design and to go over all feedback that may be relevant to their final design & completion. Upon the CLIENT'S approval of the design program, BOWMAN will prepare the near Final Construction Documents (90%) in sufficient detail to articulate the final disposition of all design elements.

90% Documents will be in sufficient detail to complete the work described including plans, schedules (alternates where applicable), details and specifications. BOWMAN will also provide an Order of Magnitude Cost Estimate for the design elements documented. *CLIENT directed changes after this stage will be considered as additional services.* Upon the CLIENT's review and final comment.

BOWMAN will prepare the Final Construction Documents (100%) for solicitation of bids. Services for the development of the construction documents noted herein are broken down as follows:

- Task No. B.03.a: Hardscape Elements
- Task No. B.03.b: Landscape Elements
- Task No. B.03.c: Landscape & Feature Lighting Elements

D. CONSTRUCTION BIDDING & OBSERVATION SERVICES

01. Structural & Hydraulic Engineering Services: At the request of the CLIENT, BOWMAN will provide integrated Structural Engineering services for the hardscape design elements illustrated. BOWMAN will also provide hydraulic engineering design services including pump and plumbing details for any fountain elements that may be included in the final design. This service will include signed and sealed construction drawings suitable for permitting by the selected General Contractor.

02. Construction Bidding Services: Upon completion of the construction documents, BOWMAN will assist the CLIENT and/or Contractor in soliciting competitive bids for construction, Limited to: availability to answer questions and issuing addenda solicited by potential bidders and providing documents. The CLIENT or others shall be responsible for soliciting bids and analysis of bid responses. BOWMAN will be available to further assist the CLIENT on an as needed basis as requested as an additional service.

03. Construction Administration Services: Upon the request of the CLIENT or Contractor, BOWMAN will provide periodic visits to the site to ensure that the work of the Contractor is in general compliance with the documents generated under this agreement. BOWMAN will provide a walk-through at Substantial Completion of the work by the Contractor in effort to generate a punch list of items requiring revision, modification, or correction prior to the Owner's issuance of the Final Acceptance of the work by the Contractor.

04. Certification Services: Provide field observation at substantial completion to verify project compliance. Prepare a punch-list for items not meeting the specificity of the plans approved by the CDD. Upon satisfactory completion of punch list items, BOWMAN will prepare and submit certification for the CDD's acceptance.

E. REIMBURSABLE EXPENSES AS DEFINED IN GENERAL PROVISIONS

Tasks are based upon Lump Sum or Estimated fee payment structure. Tasks noted as lump sum shall be invoiced in accordance with the percentage of work completed at the time of invoice. Tasks noted as estimated shall be invoiced on a time and materials basis in accordance with the attached Professional Fee Schedule for services rendered as requested by client. Estimated Fee tasks are included since these tasks may require effort which is beyond the control of BOWMAN to determine at this time, and as such an allowance has been estimated based upon our experience on similar projects for the effort requested.

SUMMARY OF FEES

SCOPE OF SERVICES	FEE TYPE	FIXED/ESTIMATED FEE
PHASE A PROJECT COORDINATION TEAM MEETINGS SUPPORT SERVICES		
01. Project Design Mtgs & Team Conf.	Estimated	\$1,500.00
02. Base Mapping	Fixed	\$1,500.00
02. Graphic Support Services	Estimated (OPTIONAL)	*\$7,000.00
PHASE TOTAL		\$3,000.00
PHASE B PROGRAMMING & DESIGN DOCUMENTS (60% CDs)		
01. Design Program	Fixed	\$1,000.00
02. Design Development (60% CDs)		
B.02.a Hardscape Elements	Fixed	\$7,500.00
B.02.b Landscape Elements	Fixed	\$3,500.00
PHASE TOTAL		12,000.00
PHASE C FINAL CONSTRUCTION DOCUMENTS (90-100% CDs)		
01. Final Design Program	Fixed	\$1,000.00
02. Final Construction Documents (90-100% CDs)		
C.02.a Hardscape Elements	Fixed	\$10,000.00
C.02.b Landscape Elements	Fixed	\$5,000.00
C.02.c Landscape & Feature Lighting	Fixed	\$4,000.00
PHASE TOTAL		\$20,000.00
PHASE D CONSTRUCTION BIDDING & OBSERVATION SERVICES		
01. Structural & Hydraulic Engineering Ser.	Estimated	TBD
02. Construction Bidding Services	Estimated	TBD
03. Construction Admin. Services	Estimated	TBD
04. Certification Services	Estimated	TBD
PHASE TOTAL		TBD
PHASE E REIMBURSIBLES		
01. Project Related Expenses	Cost + 15% / Est.	\$350.00
PHASE TOTAL		\$350.00

NOTE:

* Optional Services not included

EXCLUSIONS

The following services are specifically excluded from the scope of this agreement and may be performed as contract addendums upon request:

- a. Architectural services
- b. Mechanical or Electrical Engineering Services (MEP)
- c. Structural & Hydraulic Engineering Services (Only at CLIENTS request)
- d. Land-use attorney or legal assistance
- e. Traffic Impact Statement or Traffic Modeling services
- f. Platting services
- g. Environmental services (coordination is included where specified)
- h. Irrigation System Design or Consumptive Water Use Permitting (SFWMD)
- i. Boundary Surveys or Plats
- j. Marina/Seawall Design
- k. Geotechnical Services (to be provided by the Owner as necessary)
- l. Hydro-geological services

Professional Fees do not include permit application or review fees.

REIMBURSABLE EXPENSES

Reimbursable expenses shall include actual expenditures made by Bowman in the interest of the Project and will be invoiced at the actual cost to Bowman plus fifteen percent (15%) for handling and indirect costs.

Reimbursable expenses shall include but not be limited to costs of the following:

- Mailing, shipping, and out-source delivery (i.e. DHL, FedEx) costs
- Fees and expenses of special consultants as authorized by the Client

REPROGRAPHIC, COURIER AND OTHER CHARGES

Reprographic, plotting, in-house courier, and archive retrieval services will be invoiced in accordance with Schedule A attached hereto.

CLIENT RESPONSIBILITIES

The Client shall be responsible for obtaining permission for Bowman, its employees, agents and subcontractors to enter onto the subject property and any properties in the vicinity as reasonably necessary for Bowman to perform the services described herein. By either countersigning this Proposal or verbally authorizing Bowman to proceed, the Client warrants and represents that it has obtained such permission. The Client shall provide the following items upon request of Bowman in a timely manner and at no expense to Bowman:

- Permit review and utility fees
- Certified Opinion of Title
- Traffic, Archeology, Wetland-Species, and Geotechnical Studies, where and as applicable

FEE SCHEDULE (Hourly Rates)

January 2025

CLASSIFICATION

HOURLY RATES

Senior Principal	\$330.00/HR
Principal	\$310.00/HR
Department Executive	\$260.00/HR
Senior Project Manager	\$235.00/HR
Project Manager	\$200.00/HR
Project Coordinator	\$115.00/HR
Senior Surveyor	\$235.00/HR
Engineer I II III	\$130.00/HR \$140.00/HR \$160.00/HR
Planner I II III	\$125.00/HR \$135.00/HR \$175.00/HR
Designer I II III	\$125.00/HR \$135.00/HR \$145.00/HR
CAD Drafter I II III	\$90.00/HR \$115.00/HR \$125.00/HR
Construction Inspector	\$155.00/HR
Landscape Architect I II III	\$125.00/HR \$140.00/HR \$180.00/HR
Senior Environmental Scientist	\$190.00/HR
Environmental Scientist I II III	\$120.00/HR \$150.00/HR \$180.00/HR
Right-of-Way Specialist I II III	\$96.00/HR \$115.00/HR \$140.00/HR
Survey Technician I II III	\$105.00/HR \$125.00/HR \$145.00/HR
Project Surveyor	\$190.00/HR
Survey Field Crew-1 Man	\$150.00/HR
Survey Field Crew-2 Man	\$190.00/HR
Survey Field Crew-3 Man	\$245.00/HR
3D Scanning Crew	\$285.00/HR
Survey Field Technician	\$100.00/HR
3D/UAV Modeling Technician	\$180.00/HR
UAV Operation	\$320.00/HR
SUE Field Crew-1 Man	\$155.00/HR
SUE Field Crew-2 Man	\$200.00/HR
SUE Field Crew-3 Man	\$260.00/HR
SUE Field Crew-4 Man	\$295.00/HR
SUE Utility Coordinator	\$200.00/HR
SUE Technician I II III	\$120.00/HR \$135.00/HR \$160.00/HR
Machine Control Technician	\$270.00/HR
Administrative Professional	\$95.00/HR
Remote Sensing Technician I II III	\$105.00/HR \$125.00/HR \$145.00/HR

INITIALS: Bowman / CLIENT: _____

OTHER TERMS

This proposal is based on the scope of services indicated herein and the information available at the time of the proposal preparation. If any additional services are required due to unforeseen circumstances and/or conditions, Client or regulatory requested revisions, additional meetings, regulatory changes, etc., Bowman will notify the Client that additional scope of work and fees are required and will obtain the Client's written approval prior to proceeding with any additional work.

Bowman's Standard Terms and Conditions and Hourly Rate Schedule are attached hereto and incorporated into this Proposal by reference.

Please indicate your acceptance of this proposal by executing below and returning a copy to this office. Thank you for the opportunity to provide services to the Gateway Services Community Development District

Respectfully,



William E. Prys, PLA, ASLA

Vice President; Landscape Architecture & Design

The CLIENT hereby accepts all terms and conditions of this Proposal (including the Standard Terms and Conditions) and authorizes Bowman to proceed with the Project, and the undersigned represents that they are authorized by the Gateway Services Community Development District to execute this Proposal.

Gateway Services Community Development District

By: _____
(Signature)

Printed Name: _____

Title: _____ Date: _____

SUPPLEMENTAL TASK AUTHORIZATION

Exhibit A: SCOPE OF PROFESSIONAL SERVICES

RFQ-24-08-PW: Landscape Architectural Services

Date: November 6, 2025

Task Authorization Number: _____

Task Authorization Title: **Design Services for Pelican Preserve Entry Monumentation**

Section 1.00 Background

The DISTRICT looks to have an entry monument designed for the Pelican Preserve located on Treeline Avenue under CDD control (Task). The DISTRICT desires to provide the Pelican Preserve entry a modern, comprehensive and cohesive theme for the landscape and hardscape improvements.

Project Assumptions by CONSULTANT:

- The DISTRICT desires to retain the services of RWA, Inc. utilizing Kapur & Associates, Inc. as a design partner (subconsultant) to proceed with the Task as described within this proposal.
- This proposal includes performing all services described within on a one-time basis.
- DISTRICT will make available all pertinent information, permits and documents associated with the required Project, including, but not limited to, AutoCAD files, engineers' reports, architectural drawings, other designer's drawings, design calculations and copies of existing permit applications and approvals.
- CAD files may be limited or non-existent. The DISTRICT has GIS site information that the CONSULTANT will rely on the information to create the Base Plan. RWA cannot guarantee the accuracy of information provided by others.
- Project is limited to the Pelican Preserve entry on Treeline Avenue as discussed with Staff on October 29, 2025.
- The design and permitting of this project is to be completed in a single phase.
- City of Fort Myers will not change development / building standards and review procedures during the permitting and construction of the Task outlined in this proposal.
- Project will not impact listed species or suitable habitat.
- CONSULTANT will require the DISTRICT to approve all landscape and hardscape improvements for the 30%, 60%, 90%, and 100% designs before proceeding to the next submission.
- No SFWMD Environmental Resource permitting is required.
- The DISTRICT shall pay all permit, application, and recording fees required for project approvals directly to the authority having jurisdiction.
- The following Scope of Services assumes numbers of meetings, number of permitting RAIs, number of project submittals, numbers of performance testing, and number of site / certification walks for the purpose of estimating the length of the project permitting and construction phases for the respective fees for those services. Additional time added to the scope not due to CONSULTANT's responsibility may require additional service agreement (ASA) if the DISTRICT and CONSULTANT that additional time is required to complete the subtask.
- Environmental survey / report is not required for the project.

SUPPLEMENTAL TASK AUTHORIZATION

- RWA, Inc. cannot guarantee approval of any permits. CONSULTANT will pursue all required permitting as stated in the scope of Services for this proposal and will coordinate with DISTRICT and agency staff on any permit review issues.
- RWA has provided a “**fully comprehensive**” cost structure for a design that has not been completed or approved. Structural Engineering, Electrical Engineering, Water Feature Engineering, Civil Engineering, Land Surveying, Planning, and Landscape Architecture have been included in this proposal to cover the potential design parameters when chosen by the Board. RWA realizes that all of these disciplines may not be necessary once a design has been chosen and will not provide or charge for those services not needed to complete the design. The intent for this proposal is to get approval for a real “Not to Exceed” budget to the DISTRICT.

Section 2.00 Changes to Professional Services

The 'Scope of Professional Services' as set forth in Exhibit 'A' of the Professional Services Agreement referred to hereinbefore is hereby supplemented, changed or authorized, under **TASK AUTHORIZATION: _____**, so that the CONSULTANT shall provide and perform the following professional services, tasks, or work as a supplement to, change to, the scope of services previously agreed to and authorized

Section 2.50 Tasks

TASK 1.0 Staff Coordination & Meetings Services

1. CONSULTANT will hold a design “kickoff” meeting with the DISTRICT and Advisory Board.
2. CONSULTANT will update the DISTRICT and review the design with a minimum monthly meeting graduating to bi-weekly meetings based on design phase. CONSULTANT will meet up to two (2) additional on-site meetings with during the duration of the design phase.
3. CONSULTANT will provide miscellaneous coordination with DISTRICT, regulatory staff, and other consultants as needed.

TASK 2.0 Limited Zoning Due Diligence Review

1. CONSULTANT will review the zoning information provided by DISTRICT.
2. CONSULTANT will research the property for zoning limitations for the construction of signage and the entry monument.
3. CONSULTANT will utilize a Planning subconsultant to assist with determining any zoning issues and provide recommendations to acquire zoning approval.

TASK 3.0 Site Surveying, Site Analysis & Inventory Services

1. CONSULTANT with assistance of the DISTRICT will define the project parameters and limits.
2. CONSULTANT will survey the project limits for the existing conditions and for a Boundary Survey required for permitting. CONSULTANT will collect utility information from the purveyors within the proposed project site.
3. CONSULTANT will provide DISTRICT with a list of documents / files needed for design of the project.

RFQ-24-08-PW: Landscape Architectural Services

SUPPLEMENTAL TASK AUTHORIZATION

4. CONSULTANT will review the information provided by DISTRICT.
5. CONSULTANT will visit the site on numerous occasions to document site conditions.
6. CONSULTANT will use the information from the survey and DISTRICT to create a base plan for the design tasks.
7. CONSULTANT will utilize a subconsultant to provide test borings for soil structural integrity.

TASK 4.0 30% Conceptual Design Services

1. CONSULTANT will use the site information to create up to 3 Conceptual Layouts and present to the Board of Supervisors approval purposes for one of the alternatives at a workshop.
2. CONSULTANT will take the chosen conceptual alternative and incorporate the DISTRICT's, Advisory Board's, and Board of Supervisors' feedback to create a 30% Conceptual Landscape & Hardscape Plan and provide for review and comment.
3. CONSULTANT will provide an Order of Magnitude Cost Opinion to define a conceptual budget for the project.

TASK 5.0 60%, 90% & 100% Design Development Drawings Services

1. CONSULTANT will modify the 30% Conceptual Landscape & Hardscape Plan into a 60% Landscape & Hardscape Plan Design Development Plan.
2. CONSULTANT will provide the DISTRICT a 60% Landscape & Hardscape Plan Design Development Plan. Plan set will include a fully designed landscape plantings and hardscape layout without construction details and installation specifications.
3. CONSULTANT will provide an Opinion of Probable Cost in accordance with completeness of the 60% Landscape & Hardscape Plan Design Development Plan.
4. CONSULTANT will cross-check drawings internally for accuracy.
5. CONSULTANT will provide the DISTRICT and Board of Supervisors with the 60% Landscape & Hardscape Plan Design Development Plan set for review and comment.
6. CONSULTANT will modify the 60% Landscape & Hardscape Plan Design Development Plan set into a 90% Landscape & Hardscape Plan Construction set. Plan set will include the modified planting, and hardscape layout, irrigation and lighting design, construction details, and installation specifications.
7. CONSULTANT will provide an Opinion of Probable Cost in accordance with completeness of the 90% Landscape & Hardscape Construction Plan set.
8. CONSULTANT will cross-check drawings internally for accuracy.
9. CONSULTANT will provide the DISTRICT and Board of Supervisors with the 90% Landscape Planting Construction Plan set for review and comment.
10. CONSULTANT will modify the 90% Landscape & Hardscape Construction Plan set into a 100% Landscape & Hardscape Construction / Bidding Plan set.
11. CONSULTANT will provide an Opinion of Probable Cost in accordance with completeness of the 100% Landscape & Hardscape Construction / Bidding set.
12. CONSULTANT will cross-check drawings internally for accuracy.

RFQ-24-08-PW: Landscape Architectural Services

SUPPLEMENTAL TASK AUTHORIZATION

13. CONSULTANT will provide all submittals to the DISTRICT in a digital format (PDF) ready for reproduction.
14. CONSULTANT will utilize subconsultants for Electrical Engineering & Pool / Water Feature Engineering if required.

TASK 6.0 Public Presentations Services

1. CONSULTANT will present the Conceptual Layouts to the DISTRICT and Board of Supervisors to at a design workshop to select a single direction and acquire feedback to incorporate into the 30% Conceptual Landscape & Hardscape Plan.
2. CONSULTANT will present the 30% Conceptual Landscape & Hardscape Plan to the DISTRICT and Board of Supervisors to acquire and incorporate feedback.
3. CONSULTANT will present the 60% Landscape & Hardscape Plan Design Development Plan set to the DISTRICT and Board of Supervisors to acquire and incorporate feedback.
4. CONSULTANT will present the 90% Landscape & Hardscape Construction Plan to the DISTRICT and Board of Supervisors to acquire and incorporate feedback.
5. CONSULTANT will present the 100% Landscape & Hardscape Construction / Bidding Plan set to the DISTRICT and Board of Supervisors prior to project procurement services.

TASK 7.0 100% Construction Contract Documents & Specifications Services

1. CONSULTANT will assemble with the 100% Landscape & Hardscape Construction / Bidding Plan set, existing permits, Bidding Tabs, Project Manual, the 100% Landscape Planting Construction Plan set, and the DISTRICT's Contract Documents, into 100% Construction Contract Documents necessary for bidding and construction.
2. CONSULTANT will cross-check the 100% Construction Contract Documents internally for accuracy.
3. CONSULTANT will provide the DISTRICT the 100% Construction Contract Documents package in a digital format (PDF) ready for reproduction.

TASK 8.0 Zoning Services (If Required)

1. CONSULTANT will modify the zoning documents to submit to the City of Fort Myers for approval to allow for the proposed monumentation and /or signage to be permitted.
2. CONSULTANT will apply for deviations and/or variances to the zoning requirements that would be required to allow for the proposed monumentation and /or signage to be permitted and provide to the City of Fort Myers and coordinate with Staff and the DISTRICT during the approval process.
3. CONSULTANT will represent the DISTRICT at any required hearings for the zoning modifications.
4. CONSULTANT will generate and provide presentation material and provide support as required by the City of Fort Myers for any hearings required for zoning approvals.

TASK 9.0 Permitting Services

RFQ-24-08-PW: Landscape Architectural Services

SUPPLEMENTAL TASK AUTHORIZATION

1. CONSULTANT will submit City of Fort Myers site permit for the addition of the monumentation and /or signage.
2. CONSULTANT will acquire a NPDES (National Pollutant Discharge Elimination System) Permit if required based on final design and area impacted.
3. CONSULTANT will assist the awarded contractor with the required drawings and information required to acquire a building permit.

TASK 10.0 Construction Bidding Services

1. CONSULTANT will review the DISTRICT's Contract Documents for clarity and completeness.
2. CONSULTANT will provide the 100% Construction Contract Documents to the DISTRICT's procurement staff in a digital format (PDF) ready for reproduction.
3. CONSULTANT will create project specific Bidding Tabs in a format approved by the DISTRICT or fill the information into their standard bidding document(s).
4. CONSULTANT will cross-check the 100% Construction Contract Documents internally for accuracy.
5. CONSULTANT will initiate one (1) Pre-Bid Meeting; provide RAls support; review bids; confirm contractor's responsiveness; and provide to the DISTRICT award recommendation(s).

TASK 11.0 Construction Observation, Testing & Evaluation Services

1. CONSULTANT will coordinate up to fifty (50) construction site walks to confirm that contractor's work is in compliance with the contractual requirements. This service assumes that the contractor will provide their project manager / field representative to coordinate with. CONSULTANT will provide a status report / punchlists to the DISTRICT and contractor.
2. CONSULTANT will coordinate two (2) turnover walks for substantial completion (1) and final acceptance (1).

TASK 12.0 Construction Contract Administration & Management Services

1. CONSULTANT will coordinate one (1) construction kick-off meeting; facilitate construction progress meetings; review shop drawings / submittals review; respond to and document RFI's; monitor construction schedule; approve change orders / field directives; provide contract administration; coordinate closeout procedures; and verify warranty period compliance.

TASK 13.0 Record Drawings & GIS Formatting Services

1. CONSULTANT will revise the 100% Landscape & Hardscape Construction / Bidding Plan set and prepare an ACAD based Record Drawings and a revised GIS maintenance map for the DISTRICT from the as-built plans provided by the contractor and from CONSULTANT data collection during site observation walks.
2. CONSULTANT will cross-check the Record Drawings internally for accuracy.

SUPPLEMENTAL TASK AUTHORIZATION

3. CONSULTANT will provide Record Drawings to the DISTRICT in a ACAD and use a subconsultant format to format in GIS shape compatible with Cartegraph, and in a digital format (PDF) for their records.

TASK 14.0 Warranty Compliance & Maintenance Specification Services

1. CONSULTANT will create Maintenance Specifications and Maintenance Checklists for the DISTRICT to use for maintenance for turf & ornamentals, façade finishes, water features, and etc.
2. CONSULTANT will attend up to five (5) warranty compliance walks including four (4) quarterly and one (1) final acceptance evaluating all installed items.
3. CONSULTANT will provide a status report / punchlists to the DISTRICT and contractor.
4. CONSULTANT will track warranty replacements and provide compliance reports to the DISTRICT.

Reimbursable Expenses

1. Expenses as designated in the Gateway Services CDD Contract Documents shall be reimbursable to CONSULTANT.

The firm will be responsible for knowledge of and compliance with all relative local, state and federal codes and regulations.

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT B - COMPENSATION AND METHOD OF PAYMENT

Date: November 6, 2025

RFQ-24-08-PW: Landscape Architectural Services

Section 1. BASIC SERVICES/TASK(S)

The DISTRICT shall compensate the CONSULTANT for providing and performing the Task(s) set forth and enumerated in EXHIBIT "A", entitled "SCOPE OF PROFESSIONAL SERVICES", as follows:

NOTE: A Lump Sum (L.S.) or Not-to-Exceed (N.T.E.) amount of compensation to be paid the CONSULTANT should be established and set forth below for each task or sub-task described and authorized in Exhibit "A". In accordance with Agreement Article 4.04(2) "Method of Payment", tasks to be paid on a Work-in-Progress payment basis should be identified (WIPP).

Task Number	Task Title	Amount of Compensation	Indicate Basis of Compensation LS or NTE	If Applicable Indicate (W.I.P.P.)
1.0	Staff Coordination & Meetings Services	\$ 14,800.00	NTE	
2.0	Limited Zoning Due Diligence Review	\$ 9,804.00	NTE	
3.0	Site Surveying, Site Analysis & Inventory Services	\$ 19,760.00	NTE	
4.0	30% Conceptual Design Services	\$ 28,660.00	NTE	
5.0	60%, 90% & 100% Design Development Drawings Services	\$ 91,077.50	NTE	
6.0	Public Presentations Services	\$ 2,310.00	NTE	
7.0	100% Construction Contract Documents & Specifications Services	\$ 6,961.00	NTE	
8.0	Zoning Services (If Required)	\$ 29,572.00	NTE	
9.0	Permitting Services	\$ 8,113.00	NTE	
10.0.	Construction Bidding Services	\$ 12,987.00	NTE	
11.0	Construction Observation, Testing & Evaluation Services	\$ 33,110.00	NTE	
12.0	Construction Contract Administration & Management Services	\$ 5,935.00	NTE	
13.0	Record Drawings & GIS Formatting Services	\$ 4,336.00	NTE	
14.0	Warranty Compliance & Maintenance Specification Services	\$ 3,760.00	NTE	
Z999	Reimbursable Expense	\$ 6,000.00	NTE	
TOTAL		\$277,185.50	NTE	

RFQ-24-08-PW: Landscape Architectural Services

SUPPLEMENTAL TASK AUTHORIZATION

(Unless list is continued on next page)

EXHIBIT B (Continued)

Section 2. ADDITIONAL SERVICES

The DISTRICT shall compensate the CONSULTANT for such ADDITIONAL SERVICES as are requested and authorized in writing for such amounts or on such a basis as may be mutually agreed to in writing by both parties to this Agreement. The basis and/or amount of compensation to be paid the CONSULTANT for ADDITIONAL SERVICES requested and authorized in writing by the DISTRICT shall be as set forth in Article 4 of this Agreement.

Should it be mutually agreed to base compensation for ADDITIONAL SERVICES on an hourly rate charge basis for each involved professional and technical employee's wage rate classification, the applicable hourly rates to be charged are as set forth and contained in ATTACHMENT NO. 1 hereto dated **May 30, 2024**, entitled "CONSULTANT'S PERSONNEL HOURLY RATE SCHEDULE".

Section 3. REIMBURSABLE EXPENSES AND COSTS

When the CONSULTANT'S compensation and method of payment is based on an hourly rate for professional and/or technical personnel, the CONSULTANT shall, in addition to such hourly rates as are set forth in Attachment No. 1 hereto, be entitled to reimbursement of out-of-pocket, non-personnel expenses and costs as set forth in ATTACHMENT NO. 2 hereto dated **May 30, 2024**, entitled "NON-PERSONNEL REIMBURSABLE EXPENSES AND COSTS".

SUPPLEMENTAL TASK AUTHORIZATION

ATTACHMENT NO. 1 TO EXHIBIT B RFQ-24-08-PW: Landscape Architectural Services

Date: November 6, 2025

CONSULTANT'S PERSONNEL HOURLY RATE SCHEDULE

(1) Project Position or Classification (Function to be Performed)	(2) Current Direct* Payroll Average Hourly Rate	(3) Multiplier* *	(4) Hourly Rate To Be Charged (Column 2x3)
See the Professional Service Agreement's attached hourly rate code and fee schedule.			

*NOTE: Direct Payroll hourly rate means the actual gross hourly wage paid.

**NOTE: Indicate applicable multiplier for indirect personnel costs, general administrative & overhead costs, and profit.

ATTACHMENT NO. 2 TO EXHIBIT B
NON-PERSONNEL REIMBURSABLE EXPENSES AND COSTS FOR
RFQ-24-08-PW: Landscape Architectural Services

ITEM	BASIS OF CHARGE
Telephone (Long Distance)	Actual Cost
Postage and Shipping	Actual Cost
Commercial Air Travel	Actual Cost (Coach)
Vehicle Travel Allowance (N.T.E. 50 miles one-way) (or)	\$0.54/mile
Vehicle Rental/Gas	Actual Cost
Lodging (Per Person)	Actual Cost or NTE \$100.00
Meals:	
Breakfast	\$12.01
Lunch	\$11.82
Dinner	\$24.72
Reproduction (Photocopy) 8 ½" x 11"	\$0.15/Page
8 ½" x 14"	\$0.20/Page
11" x 14"	\$0.35/Page
Reproduction (Blue/White Prints)	\$0.20/Sq. Ft.
Printing/Binding	Actual Cost
Mylar Sheets	Actual Cost
Photographic Supplies & Services	Actual Cost
Tolls	Actual Cost
*List other specific project related reimbursable (i.e. film/developing):	
NOTE: Receipts or in-house logs are required for all non-personnel reimbursable expenses unless exempt (such as meals).	
Administrative Services Fee – Applicable only when specifically authorized by the DISTRICT, for administering the procurement of special additional services, equipment, reimbursable etc. not covered under the costs and/or changes established in the Agreement.	

RFO-24-08-PW: Landscape Architectural Services

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT C – TIME AND SCHEDULE OF PERFORMANCE **RFQ-24-08-PW: Landscape Architectural Services**

Date: October 30, 2024

This EXHIBIT “C” establishes a total time for completion, detailed by times of completion for the various phases and tasks required to provide and perform the services and work set forth in EXHIBIT "A" of this Agreement. The times and schedule of performance set forth hereinafter is established pursuant to this Agreement.

Phase/Task Reference As Enumerated in EXHIBIT “A”	NAME OR TITLE Of Phase and/Task	# of Calendar Days For Completion Of Each Phase/Task	Cumulative Number Of Calendar Days For Completion From Date of Notice to Proceed
1.0	Staff Coordination & Meetings Services	730 DAYS	730 DAYS
2.0	Limited Zoning Due Diligence Review	30 DAYS	30 DAYS
3.0	Site Surveying, Site Analysis & Inventory Services	30 DAYS	30 DAYS
4.0	30% Conceptual Design Services	60 DAYS	90 DAYS
5.0	60%, 90% & 100% Design Development Drawings Services	270 DAYS	360 DAYS
6.0	Public Presentations Services	5 DAYS	360 DAYS
7.0	100% Construction Contract Documents & Specifications Services	30 DAYS	420 DAYS
8.0	Zoning Services (If Required)	180 DAYS	360 DAYS
9.0	Permitting Services	60 DAYS	360 DAYS
10.0	Construction Bidding Services	30 DAYS	390 DAYS
11.0	Construction Observation, Testing & Evaluation Services	180 DAYS	570 DAYS
12.0	Construction Contract Administration & Management Services	180 DAYS	570 DAYS
13.0	Record Drawings & GIS Formatting Services	15 DAYS	585 DAYS

RFQ-24-08-PW: Landscape Architectural Services

SUPPLEMENTAL TASK AUTHORIZATION

14.0	Warranty Compliance & Maintenance Specification Services	365 DAYS	935 DAYS

SUPPLEMENTAL TASK AUTHORIZATION

SUPPLEMENTAL TASK AUTHORIZATION

EXHIBIT D - CONSULTANT'S ASSOCIATED SUB-CONSULTANT(S) RFQ-24-08-PW: Landscape Architectural Services

Date November 6, 2025

CONSULTANT'S ASSOCIATED SUB-CONSULTANT(S) AND SUBCONTRACTOR(S)

CONSULTANT has identified the following Sub CONSULTANT(s) and/or Subcontractor(s) which may be engaged to assist the CONSULTANT in providing and performing services and work on this Project:
(If none, enter the word "none" in the space below.)

Service and/or Work to be Provided or Performed	Name and Address of Individual or Firm				Sub-CONSULTANT Services are Exempted from Prime CONSULTANT's Insurance Coverage	
					Yes	No
GIS Service, Specialty Design Services & Structural Engineering	Kapur & Associates, Inc. C/O James M. McCord, RLA Vice President / Principal Landscape Architect Fort Myers Office: 5290 Summerlin Commons Way Suite 1004 Fort Myers, FL 33907					NO
Zoning Assistance	Fluegel Land Planning, Inc. C/O Walter Fluegel, MBA President 4715 SW 24 PL Cape Coral, FL 33914					NO
Geotechnical Testing	TBD					NO
Water Feature Engineering	Wet Engineering C/O Heather W. Baxter, P.E., Principal 6817 Southpoint Parkway Suite 803 Jacksonville, FL 32216					NO
Electrical Engineering	Burgess Brant, Consulting Engineers C/O Joseph W Broughton, PE, President 12995 S Cleveland Avenue Suite #229 Fort Myers, FL 33907					NO

SUPPLEMENTAL TASK AUTHORIZATION

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT SUPPLEMENTAL TASK AUTHORIZATION

Task Authorization Number: _____

Task Authorization Title: Landscape Architectural Design Services for Pelican Preserve Entry Monumentation

DISTRICT CONSULTANT: RWA, Inc.

Upon completion and execution of this Supplemental Task Authorization by both parties, the DISTRICT CONSULTANT is authorized to and shall proceed with the services described above under Section 2.50. Include the Supplemental Task Authorization number in all invoices.

It is understood and agreed that the acceptance of this Supplemental Task Authorization by the DISTRICT CONSULTANT constitutes an accord and satisfaction.

LEGAL REVIEW:

By: _____
Anthony Pires, Jr.

Date: _____

DISTRICT CONSULTANT NAME.:

By: _____
Authorized Rep NAME.
TITLE

Date: _____

**GATEWAY SERVICES COMMUNITY
DEVELOPMENT DISTRICT:**

By: _____
Flavia Walsh, Chair

Date: _____

PROJECT NAME Gateway Services CDD Pelican Preserve Entry Monumentation Design
RFQ-24-08-PW: Landscape Architectural Services
ENTER VALUES IN ORANGE CELLS ONLY

PROJECT NUMBER 240032.00.03

PROJECT MANGER MICHAEL PAPPAS

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE	PRODUCTION FEES SUMMARY						
				0%	1 YES / 0 NO			ENGINEERING	SURVEYING	PLANNING	LAND ARCH	CEI	CAD SUPPORT	SUBCONSULTANT
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$ -	0	\$ 14,800.00	\$ 14,800.00	\$ 4,060.00	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 9,240.00
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$ -	0	\$ 9,804.00	\$ 9,804.00	\$ 3,380.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,424.00
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$ -	0	\$ 19,760.00	\$ 19,760.00	\$ -	\$ 8,562.00	\$ -	\$ -	\$ -	\$ -	\$ 11,198.00
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$ -	0	\$ 28,660.00	\$ 28,660.00	\$ 5,030.00	\$ -	\$ -	\$ -	\$ -	\$ 5,150.00	\$ 18,480.00
DESIGN	5.0	60%, 90% & 100% Design Development Drawings Services	N/T/E	\$ -	0	\$ 91,077.50	\$ 91,077.50	\$ 8,030.00	\$ -	\$ -	\$ -	\$ -	\$ 21,750.00	\$ 61,297.50
DESIGN	6.0	Public Presentations Services	N/T/E	\$ -	0	\$ 2,310.00	\$ 2,310.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,310.00
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$ -	0	\$ 6,961.00	\$ 6,961.00	\$ 3,265.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,696.00
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$ -	0	\$ 29,572.00	\$ 29,572.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800.00	\$ 24,772.00
DESIGN	9.0	Permitting Services	N/T/E	\$ -	0	\$ 8,113.00	\$ 8,113.00	\$ 6,265.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,848.00
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$ -	0	\$ 12,987.00	\$ 12,987.00	\$ 2,515.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,472.00
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$ -	0	\$ 33,110.00	\$ 33,110.00	\$ -	\$ 1,580.00	\$ -	\$ -	\$ 13,050.00	\$ -	\$ 18,480.00
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$ -	0	\$ 5,935.00	\$ 5,935.00	\$ -	\$ -	\$ -	\$ -	\$ 3,625.00	\$ -	\$ 2,310.00
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$ -	0	\$ 4,336.00	\$ 4,336.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950.00	\$ 1,386.00
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$ -	0	\$ 3,760.00	\$ 3,760.00	\$ -	\$ -	\$ -	\$ -	\$ 1,450.00	\$ -	\$ 2,310.00
	Z999	Reimbursable Expense		\$ -	0	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

				\$ -	\$ 277,185.50	\$ 277,185.50	\$ 32,545.00	\$ 10,142.00	\$ -	\$ -	\$ 18,125.00	\$ 36,150.00	\$ 174,223.50
CONTINGENCY / MARKUP				ENTER %									

PROJECT Gateway Services CDD Pelican Preserve Entry Monumentatioin Design
NAME RFQ-24-08-PW: Landscape Architectural Services

PROJECT NUMBER 240032.00.03

PROJECT MANGER MICHAEL PAPPAS

ENTER VALUES IN ORANGE CELLS ONLY

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE	ENTER PRODUCTION HOURS PER TITLE PER TASK												
				0%	1 YES / 0 NO			ENG INT	ENG 1	ENG 2	ENG 3	ENG 4	ENG 5	ENG 6	PROJ MGR	SR PROJ MGR	DIR OF ENG	ENG PRINC	ENG SR PRINC	
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$ -	0	\$ 4,060.00	\$ 4,060.00											20 HRS		
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$ -	0	\$ 3,380.00	\$ 3,380.00			10 HRS								10 HRS		
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$ -	0	\$ -	\$ -													
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$ -	0	\$ 5,030.00	\$ 5,030.00				20 HRS							10 HRS		
DESIGN	5.0	60%, 90% & 100% Design Development Drawings Services	N/T/E	\$ -	0	\$ 8,030.00	\$ 8,030.00				40 HRS							10 HRS		
DESIGN	6.0	Public Presentations Services	N/T/E	\$ -	0	\$ -	\$ -													
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$ -	0	\$ 3,265.00	\$ 3,265.00				15 HRS							5 HRS		
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$ -	0	\$ -	\$ -													
DESIGN	9.0	Permitting Services	N/T/E	\$ -	0	\$ 6,265.00	\$ 6,265.00	30 HRS			15 HRS							5 HRS		
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$ -	0	\$ 2,515.00	\$ 2,515.00				10 HRS							5 HRS		
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$ -	0	\$ -	\$ -													
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$ -	0	\$ -	\$ -													
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$ -	0	\$ -	\$ -													
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$ -	0	\$ -	\$ -													
0	Z999	Reimbursable Expense	0	\$ -	0		\$ -													

\$ - \$ 30,030.00 \$ 32,545.00 30 HRS 0 HRS 10 HRS 100 HRS 0 HRS 0 HRS 0 HRS 0 HRS 0 HRS 0 HRS 65 HRS 0 HRS 0 HRS

CONTINGENCY / MARKUP	ENTER %

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE	ENTER PRODUCTION HOURS PER TITLE PER TASK																	
				0%	1 YES / 0 NO			STAFF SUR	SR STAFF SUR	SUR SIT	SR SUR SIT	PROJ SUR	SR PROJ SUR	PROJ MGR	SR PROJ MGR	DIR OF SUR	SUR PRINC	SUR SR PRINC	INST PROF	PARTY CH	SR PARTY CH	PARTY CH +	SR PARTY CH +	2 MAN +	SEN 2 MAN +
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$ -	0	\$ -	\$ -																		
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$ -	0	\$ -	\$ -																		
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$ -	0	\$ 8,562.00	\$ 8,562.00			4 HRS		24 HRS				4 HRS						30 HRS			
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$ -	0	\$ -	\$ -																		
DESIGN	5.0	80% 90% & 100% Design Development Drawings Services	N/T/E	\$ -	0	\$ -	\$ -																		
DESIGN	6.0	Public Presentations Services	N/T/E	\$ -	0	\$ -	\$ -																		
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$ -	0	\$ -	\$ -																		
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$ -	0	\$ -	\$ -																		
DESIGN	9.0	Permitting Services	N/T/E	\$ -	0	\$ -	\$ -																		
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$ -	0	\$ -	\$ -																		
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$ -	0	\$ 1,580.00	\$ 1,580.00			2 HRS												10 HRS			
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$ -	0	\$ -	\$ -																		
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$ -	0	\$ -	\$ -																		
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$ -	0	\$ -	\$ -																		
0	Z999	Reimbursable Expense	0	\$ -	0		\$ -																		

CONTINGENCY / MARKUP		\$ -	\$ 10,142.00	\$10,142.00	0 HRS	0 HRS	6 HRS	0 HRS	24 HRS	0 HRS	0 HRS	0 HRS	4 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	40 HRS	0 HRS	0 HRS	0 HRS
		ENTER %																						

PROJECT Gateway Services CDD Pelican Preserve Entry Monumentation Design
NAME RFQ-24-08-PW: Landscape Architectural Services
ENTER VALUES IN ORANGE CELLS ONLY

PROJECT 240032.00.03
NUMBER

PROJECT MICHAEL PAPPAS
MANGER

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE	ENTER PRODUCTION HOURS PER TITLE PER TASK											
				0%	1 YES / 0 NO			STAFF PLAN	SR STAFF PLAN	PLAN	SR PLAN	PROJ PLAN	SR PROJ PLAN	PROJ MGR	SR PROJ MGR	DIR OF PLAN	PLAN PRINC	SR PLAN PRINC	
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	5.0	60%, 90% & 100% Design Development Drawings Services	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	6.0	Public Presentations Services	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$	-	0	\$	-	\$	-									
DESIGN	9.0	Permitting Services	N/T/E	\$	-	0	\$	-	\$	-									
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$	-	0	\$	-	\$	-									
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$	-	0	\$	-	\$	-									
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$	-	0	\$	-	\$	-									
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$	-	0	\$	-	\$	-									
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$	-	0	\$	-	\$	-									
0	Z999	Reimbursable Expense	0	\$	-	0		\$	-	\$	-								
				\$	-		\$	-	\$	-	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS
CONTINGENCY / MARKUP			ENTER %																

PROJECT Gateway Services CDD Pelican Preserve Entry Monumentation Design
NAME RFQ-24-08-PW: Landscape Architectural Services

PROJECT 240032.00.03
NUMBER

PROJECT MICHAEL PAPPAS
MANGER

ENTER VALUES IN ORANGE CELLS ONLY

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE							
				10%	1 YES / 0 NO			LA DESIGN	SR LA DESIGN	LA	PROJ MGR	SR PROJ MGR	DIR OF LA	DIR OF LA
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	5.0	60%, 90% & 100% Design Development Drawings Services	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	6.0	Public Presentations Services	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$-	1	\$ -	\$ -							
DESIGN	9.0	Permitting Services	N/T/E	\$-	1	\$ -	\$ -							
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$-	1	\$ -	\$ -							
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$-	1	\$ -	\$ -							
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$-	1	\$ -	\$ -							
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$-	0	\$ -	\$ -							
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$-	1	\$ -	\$ -							
0	Z999	Reimbursable Expense	0	\$-	0		\$ -							
				\$-		\$ -	\$ -	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS	0 HRS
				CONTINGENCY / MARKUP										
				ENTER %										
				10%										

PROJECT Gateway Services CDD Pelican Preserve Entry Monumentatioin Design
NAME RFQ-24-08-PW: Landscape Architectural Services

PROJECT 240032.00.03
NUMBER

PROJECT MICHAEL PAPPAS
MANGER

ENTER VALUES IN ORANGE CELLS ONLY

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE	ENTER PRODUCTION HOURS PER TITLE PER TASK				
				0%	1 YES / 0 NO			CON INSP	SR CON INSP	CON MGR	CON ADMIN	DIR OF CON INSP
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$-	0	\$ -	\$ -					
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$-	0	\$ -	\$ -					
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$-	1	\$ -	\$ -					
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$-	0	\$ -	\$ -					
DESIGN	5.0	60%, 90% & 100% Design Development Drawings Services	N/T/E	\$-	0	\$ -	\$ -					
DESIGN	6.0	Public Presentations Services	N/T/E	\$-	0	\$ -	\$ -					
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$-	0	\$ -	\$ -					
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$-	0	\$ -	\$ -					
DESIGN	9.0	Permitting Services	N/T/E	\$-	0	\$ -	\$ -					
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$-	0	\$ -	\$ -					
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$-	0	\$ 13,050.00	\$ 13,050.00			90 HRS		
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$-	0	\$ 3,625.00	\$ 3,625.00			25 HRS		
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$-	0	\$ -	\$ -					
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$-	0	\$ 1,450.00	\$ 1,450.00			10 HRS		
0	Z999	Reimbursable Expense	0	\$-	0		\$ -					

\$-

\$ 18,125.00

\$ 18,125.00

0 HRS

0 HRS

125 HRS

0 HRS

0 HRS

CONTINGENCY / MARKUP	ENTER %

PROJECT Gateway Services CDD Pelican Preserve Entry Monumentation Design
NAME RFQ-24-08-PW: Landscape Architectural Services
ENTER VALUES IN ORANGE CELLS ONLY

PROJECT 240032.00.03
NUMBER

PROJECT MICHAEL PAPPAS
MANGER

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE						
				0%	1 YES / 0 NO			CAD 1	CAD 2	CAD 3	CAD 6	CAD 7	CAD 5
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$-	0	\$ 1,500.00	\$ 1,500.00						10 HRS
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$-	0	\$ -	\$ -						
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$-	0	\$ -	\$ -						
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$-	0	\$ 5,150.00	\$ 5,150.00			40 HRS			5 HRS
DESIGN	5.0	60%, 90% & 100% Design Development Drawings Services	N/T/E	\$-	0	\$ 21,750.00	\$ 21,750.00			150 HRS			35 HRS
DESIGN	6.0	Public Presentations Services	N/T/E	\$-	0	\$ -	\$ -						
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$-	0	\$ -	\$ -						
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$-	0	\$ 4,800.00	\$ 4,800.00			30 HRS			10 HRS
DESIGN	9.0	Permitting Services	N/T/E	\$-	0	\$ -	\$ -						
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$-	0	\$ -	\$ -						
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$-	0	\$ -	\$ -						
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$-	0	\$ -	\$ -						
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$-	0	\$ 2,950.00	\$ 2,950.00			20 HRS			5 HRS
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$-	0	\$ -	\$ -						
0	Z999	Reimbursable Expense	0	\$-	0		\$ -						
				\$-		\$ 36,150.00	\$ 36,150.00	0 HRS	0 HRS	240 HRS	0 HRS	0 HRS	65 HRS
CONTINGENCY / MARKUP			ENTER %										

PHASE	TASK	TASK DESCRIPTION	FEE TYPE	CONTINGENCY / MARKUP		COST	FEE	ENTER TOTAL COST PER PER TASK											
				10%	1 YES / 0 NO			DESIGN	STRUCTURAL	ELECTRICAL	WET ENG	PLANNER	GIS	GEOTECH	SUB 8	SUB 9	SUB 10	SUB 11	SUB 12
DESIGN	1.0	Staff Coordination & Meetings Services	N/T/E	\$ 840,00	1	\$ 8,400,00	\$ 9,240,00	\$ 8,400,00											
DESIGN	2.0	Limited Zoning Due Diligence Review	N/T/E	\$ 584,00	1	\$ 5,840,00	\$ 6,424,00	\$ 840,00				\$ 5,000,00							
DESIGN	3.0	Site Surveying, Site Analysis & Inventory Services	N/T/E	\$ 1,016,00	1	\$ 10,180,00	\$ 11,196,00	\$ 1,880,00							\$8,500,00				
DESIGN	4.0	30% Conceptual Design Services	N/T/E	\$ 1,680,00	1	\$ 16,800,00	\$ 18,480,00	\$ 16,800,00											
DESIGN	5.0	60% 90% & 100% Design Development Drawings Services	N/T/E	\$ 5,572,50	1	\$ 55,725,00	\$ 61,297,50	\$ 12,600,00	\$ 21,000,00	\$ 9,000,00	\$ 13,125,00								
DESIGN	6.0	Public Presentations Services	N/T/E	\$ 210,00	1	\$ 2,100,00	\$ 2,310,00	\$ 2,100,00											
DESIGN	7.0	100% Construction Contract Documents & Specifications Services	N/T/E	\$ 336,00	1	\$ 3,360,00	\$ 3,696,00	\$ 3,360,00											
DESIGN	8.0	Zoning Services (If Required)	N/T/E	\$ 2,252,00	1	\$ 22,520,00	\$ 24,772,00	\$ 2,520,00				\$ 20,000,00							
DESIGN	9.0	Permitting Services	N/T/E	\$ 168,00	1	\$ 1,680,00	\$ 1,848,00	\$ 1,680,00											
CONSTRUCT	10.0	Construction Bidding Services	N/T/E	\$ 952,00	1	\$ 9,520,00	\$ 10,472,00	\$ 2,520,00		\$ 2,000,00	\$ 5,000,00								
CONSTRUCT	11.0	Construction Observation, Testing & Evaluation Services	N/T/E	\$ 1,680,00	1	\$ 16,800,00	\$ 18,480,00	\$ 6,300,00		\$ 3,000,00	\$ 7,500,00								
CONSTRUCT	12.0	Construction Contract Administration & Management Services	N/T/E	\$ 210,00	1	\$ 2,100,00	\$ 2,310,00	\$ 2,100,00											
CONSTRUCT	13.0	Record Drawings & GIS Formatting Services	N/T/E	\$ 126,00	1	\$ 1,260,00	\$ 1,386,00	\$ 420,00											
CONSTRUCT	14.0	Warranty Compliance & Maintenance Specification Services	N/T/E	\$ 210,00	1	\$ 2,100,00	\$ 2,310,00	\$ 2,100,00					\$ 840,00						
0	Z999	Reimbursable Expense	0	\$ -	0		\$ -												

\$15,838.50

\$ 158,385,00

\$ 174,223.50

\$ 63,420,00

\$ 21,000,00

\$ 14,000,00

\$ 25,825,00

\$ 25,000,00

\$ 840,00

\$8,500,00

\$ -

\$ -

\$ -

\$ -

\$ -

CONTINGENCY / MARKUP	ENTER %
	10%

Update on Sale of Parcels at Treeline & Colonial

1. **Requested Motion:**

Meeting Date: December 11, 2025

No update to provide other than the advertisement attached.

2. **Agenda:**

3. **Requirement/Purpose:**

4. **Submitter of Information:**

ITEMS FOR DISCUSSION

Administrative Agenda
Items

Laura LeRoy

Attachments:

1. [Treeline and Colonial Blvd.pdf](#)

Treeline Ave & Colonial Blvd Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property Highlights

- Two 0.58 acre parcels or combined 1.15 acres (50,040 square feet) of vacant commercial land
- Property can be sold separately for \$1,251,000 or combined for \$2,502,000
- Dual frontage on major roadways with high traffic counts, $\pm 308'$ of frontage along Colonial Blvd (56,500+ AADT) and $\pm 202'$ of frontage on both directions of Treeline Ave (AADT:13,500)
- Prime location on Colonial Blvd, at a signalized intersection
- Positioned in a rapidly developing area

FOR SALE - TWO ± 0.58 AC PARCELS \$1,251,000 EACH

STRAP NUMBER(S)

35-44-25-P2-00001.0010

PROPERTY TYPE

Commercial Land

LAND AREA (TOTAL)

$\pm 50,040$ SF / 1.15 AC

ZONING

SDA - Special Development Area

FUTURE LAND USE

Special Community

FRONTAGE

$\pm 308'$ on Colonial Blvd.
 $\pm 202'$ on both directions of Treeline Ave.

SUBMARKET

S Fort Myers / San Carlos

Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

Treeline Ave & Colonial Blvd Fort Myers, FL

Property Overview LOCATION MAP



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	3,214	25,551	123,958
Total Households	1,460	18,247	46,486
Annual Population Growth 2024-2029	4.2%	3.4%	3.8%
Median Age	63.9	44.0	39.8
Average Household Income	\$97,434	\$99,384	\$87,331

Ponds Subcommittee New Member Recommendation

1. **Requested Motion:****Meeting Date:** December 11, 2025

Approve the Ponds Subcommittee recommendation to add Harold Daigneau as a member of the subcommittee.

Why the action is necessary:

Fill the vacant seat on the seven-member subcommittee.

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**Administrative Agenda
Items4. **Submitter of Information:**

Laura LeRoy

5. **Background:**

Mr. Audette resigned on October 1, 2025, creating one opening on Ponds. Harold Daigneau submitted his application on November 3, 2025 and the Ponds subcommittee voted to add him as a member on December 8 (pending for voting at meeting).

Attachments:

1. [2025.10.31 Daigneau, Harold.PDF](#)

Financial Impact:

N/A

6. **Alternative Action:**

Take no action.

7. **Staff Recommendations:**

Approve the Ponds Subcommittee recommendation to add Harold Daigneau as a member of the subcommittee.



08-02-24P01:43 RCV0

11922 Fairway Lakes Drive
Fort Myers, FL. 33913

www.gatewaydistrict.org

**Gateway Services Community Development District (GSCDD)
Advisory Boards, Committees and Sub-Committees Application**

*Complete one form for each application/committee appointment.
Your application will be a public record subject to disclosure on request.*

Today's Date: ~~7/27/20~~ 10/31/25

Name: Harold Daigneau

Telephone: 4015278897

Email: hdaigneau33@gmail.com

Home Address: 10920 Pistoia Dr. Ft Myers, FL 33913

Mailing Address: same

Are you currently serving on any of the District's committees? ☐ Yes ☒ No

If yes, which committee(s)? _____

If yes, when is your term expiration? _____

I am applying for appointment to: (Select one)

- ☐ Parks and Recreation Advisory Committee
- ☐ Pelican Preserve Advisory Committee
- ☐ Landscape Sub-Committee
- ☐ Safety and Security Sub-Committee
- ☒ Ponds/Conservation Sub-Committee

Have you been convicted of a felony, an offense involving moral turpitude while in office?
☐ Yes ☒ No

Do you have unpaid fines or liens due to the District?
☐ Yes ☒ No

Are you a registered voter within Gateway?
☒ Yes ☐ No



11922 Fairway Lakes Drive
Fort Myers, FL. 33913

www.gatewaydistrict.org

Are you a resident of Gateway ☒ Full-time ☐ Part-time

Gateway Community: Pelican Preserve

Are you an owner of real property within GSCDD? ☒ Yes ☐ No

Are you currently serving on a board, authority, committee, or commission for another governmental agency? ☐ Yes ☒ No

If yes, what board etc. and since when? _____

Why are you seeking appointment to this board or committee?

I currently collect pond water samples every other month for the Pelican Preserve pond committee and am interested in getting more involved with the pond committee.

Community Involvement:

Collect pond water in Pelican Preserve and take to Lee County Water Control in Buckingham for sampling.
Volunteer for Dr Piper Center in Ft Myers to drive individuals to doctor appointments. Have been doing this for about 4 years.

Interests/Activities:

Playing Golf, traveling, reading

You may attach a resume in addition to the above information.

Do you qualify for Special Exemptions per § 119.071(4)(d)3., F.S.? ☐ Yes ☒ No
If yes, fill out the Public Records Exemption Request form and submit with the application.

I swear or affirm that all information on this form is true and accurate.

Signature: David Lay

Date: 10/31/25
7/29/24

Please return this form to the District Office, 11922 Fairway Lakes Drive, Fort Myers, FL 33913.

Office Use ONLY: Appointed: Yes _____ No _____ Date: _____

Gateway Services Community Development District
Office: 239.561.1313 Fax 239.561.1350
<http://www.gatewaydistrict.org>

Approval of Consolidated Pond Standards for Gateway Services CDD and Pelican Preserve

1. **Requested Motion:**

Meeting Date: December 11, 2025

Discuss the consolidation of Pelican Preserve and Gateway Services CDD pond standards into a single, unified District-wide standard that will serve as the official maintenance policy. This unified standard will guide all contractor performance expectations and the handling of resident maintenance requests.

Why the action is necessary:

Both Pelican Preserve and Gateway Services CDD have maintained separate pond standards and policies, resulting in inconsistencies in expectations, oversight, and communication among the District, contractors, and residents. Consolidating these standards into a single document establishes uniform guidance, accountability, and clarity for all stakeholders involved in pond management.

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

Informational Items

4. **Submitter of Information:**

Laura LeRoy

5. **Background:**

Historically, Pelican Preserve and Gateway each developed independent pond standards that reflected their communities' priorities and maintenance policies. The Board of Supervisors has directed staff to consolidate both documents into a single District-wide Pond Standard policy, recognizing the importance of consistency in operations, regulatory compliance, and public communication.

Attachments:

1. [GSCDD Surface Water System Standard - Executive Summary - 2025.pdf](#)
2. [2025 New Pond Standards - Clean Copy.pdf](#)

Financial Impact:

N/A

6. **Alternative Action:**

None.

7. **Staff Recommendations:**

Approval of the consolidating of the Pond Standards document to establish a single, unified policy for all stormwater ponds within the District.

GSCDD Surface Water System Standard Executive Summary - 2025 Updates

Document Structure and Scope

- Expanded Table of Contents: New sections added to address:
 - Aeration
 - Fish Stocking and Wildlife Management
 - Hurricane Preparedness
 - Enforcement (separated for stormwater ponds vs. conservation/wetlands)
- Glossary & Forms: A formal glossary and a standardized Littoral Removal Request Form have been introduced.
- Regulatory Emphasis: Enhanced references to NPDES permits, SFWMD regulations, and relevant chapters of the Florida Administrative Code.

History and Purpose

- Expanded to include the background of GSCDD's establishment, the evolution of its surface water system, and the functional roles of stormwater and wetland areas.

Regulatory Responsibility

- Compliance Oversight: Reinforces GSCDD's responsibility for ensuring compliance across ponds and wetlands, including adherence to permits, easements, and contractor obligations.
- Maintenance Clarifications: Defines maintenance exceptions (e.g., pipes under 15 inches, rear-yard drains in Hampton Park).
- Pelican Preserve Oversight: Maintenance remains with Pelican Preserve but is now documented, scheduled, and regulated under the same framework as all GSCDD-managed ponds.

Littorals and Aquatic Plants

- Expanded guidance, providing detailed widths for littoral vegetation (10–12 feet max, fire flag prohibited, and low-hanging tree management).
- Removal policy clarifies that littoral removal is limited to one request per calendar year, requires GSCDD approval, and must be performed by the GSCDD contractor.
- In cases where littoral vegetation is not specifically required, GSCDD may install littorals if pond conditions are favorable to support their growth and enhance water quality.
- Defines algae treatment thresholds by pond type (10% for ponds without littorals; 25% with littorals) and acknowledges seasonal nutrient variations.

Water Quality

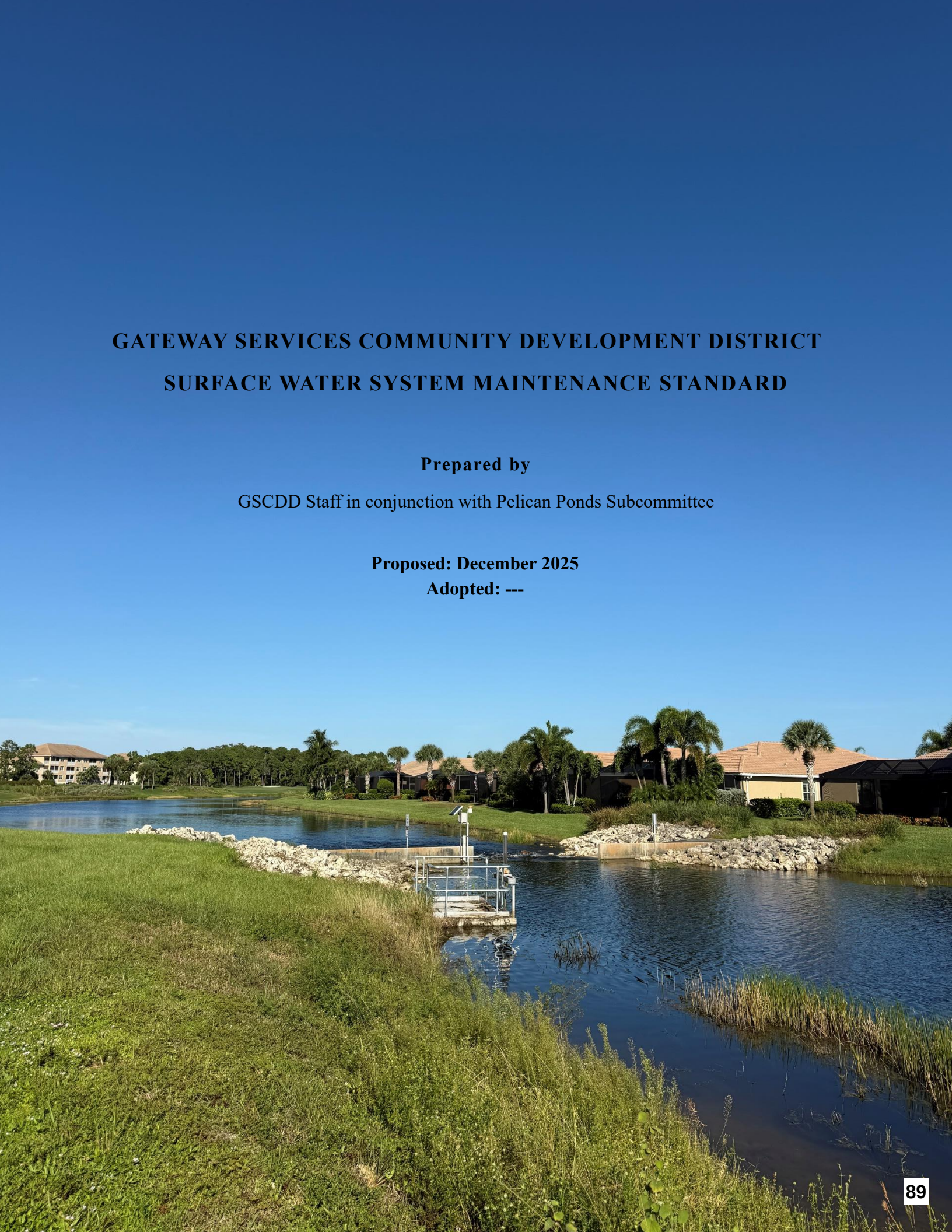
- Updated to align with current chemical monitoring parameters required under the NPDES permit.

Fish Stocking & Wildlife Management

- New section outlining fish stocking policies, wildlife management and detailed fishing rules.

Control Structures & Hurricane Preparedness

- New section outlines control of adjustable weirs, storm drain cleaning, intra-pond clearing, and hurricane coordination with SFWMD, FDEP, and local agencies.



GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT SURFACE WATER SYSTEM MAINTENANCE STANDARD

Prepared by

GSCDD Staff in conjunction with Pelican Ponds Subcommittee

Proposed: December 2025

Adopted: ---

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Glossary

Aeration: The process of circulating pond water to increase dissolved oxygen, improve water quality, and reduce algae growth. Typically done with submerged diffusers connected to shore-based compressors.

Algae (Filamentous Algae): Microscopic aquatic organisms that can form mats on pond surfaces, particularly in nutrient-rich water. Controlled through chemical treatment, aeration, and biological methods.

Basin: An area where stormwater drains to a common point, such as a pond, canal, or waterbody. Used to manage runoff, flooding, and water quality.

Conservation Area: Protected land containing natural ecosystems, often including wetlands and upland buffers, managed to preserve native vegetation and wildlife habitat.

Control Structure: An engineered structure (e.g., weir, headwall, grate) that regulates water flow and elevation within the stormwater system.

Easement: A legal right for GSCDD or its contractors to access property for maintenance of stormwater infrastructure, even if the land is privately owned.

Erosion: The wearing away of pond banks due to water movement, waves, rain, or human activity. Can lead to safety hazards, poor aesthetics, and infrastructure damage.

Exotic/Nuisance Vegetation: Plant species that are non-native or invasive, often displacing native plants and disrupting ecosystem balance. These must be regularly removed or treated.

Illicit Discharge: Any unauthorized entry of pollutants or non-stormwater materials into the stormwater system, such as oils, chemicals, or yard waste.

Kidney Filter: A shallow, curved area of shoreline vegetation that filters runoff, traps sediments, and absorbs nutrients before water enters the pond.

Littorals / Littoral Shelf: The shallow, vegetated zone along pond edges planted with native aquatic vegetation. Required in many ponds to improve water quality and provide habitat.

MS4 (Municipal Separate Storm Sewer System): A drainage system, including roads, curbs, gutters, and ponds, designed to collect and convey stormwater separately from sanitary sewer systems. Subject to NPDES permit regulations.

NPDES (National Pollutant Discharge Elimination System): A permit program under the Clean Water Act that regulates stormwater discharges into U.S. waters to reduce pollution and protect water quality.

Pelican Preserve Ponds Subcommittee: A designated group of resident volunteers advocating for all things pond related responsible for overseeing pond maintenance, contractor coordination, and water quality in Pelican Preserve.

Pond (Stormwater Treatment Pond): Man-made basin designed to collect and treat stormwater runoff. Also referred to as lakes, these ponds manage flooding and improve water quality by filtering pollutants.

Stormwater Runoff: Rainwater or irrigation that flows over surfaces (like streets and rooftops) and into the stormwater system, often carrying pollutants.

Washout: A severe form of erosion caused by concentrated water flow, often from broken pipes or improperly directed runoff, resulting in visible channeling or bank collapse.

Weir: A barrier or dam-like structure used to control the flow and elevation of water in a pond or canal. Some weirs in Gateway are adjustable for stormwater storage management.

Wetlands: Naturally occurring low-lying areas saturated with water, either seasonally or permanently, provide critical habitat and help filter stormwater.

Introduction

This document serves as a comprehensive guide for the management, maintenance, and oversight of stormwater ponds, conservation areas, and related infrastructure within the Gateway Services Community Development District (GSCDD) or the District. It outlines regulatory requirements, and best practices for maintaining water quality, vegetation, and structural features. The goal is to protect community assets, ensure regulatory compliance, and promote long-term environmental sustainability through proactive planning and clear operational procedures.

a. History

GSCDD was established in 1986 to provide essential infrastructure and services to the Gateway community in Fort Myers, Florida. As a special-purpose government entity, GSCDD is responsible for managing and maintaining critical public systems, including stormwater infrastructure.

b. Purpose of Stormwater Ponds

GSCDD is responsible for maintaining and ensuring compliance with the surface water management system in Gateway. This includes oversight of stormwater ponds, conservation areas, and supporting infrastructure to manage flooding, water quality, and regulatory adherence.

Stormwater treatment ponds—also referred to as lakes or simply ponds—are engineered systems designed to:

- Prevent and reduce flooding
- Improve water quality by capturing and filtering stormwater runoff
- Protect downstream ecosystems

Ponds collect runoff from impermeable surfaces (e.g., rooftops, roads, driveways), which often carry pollutants such as fertilizers, yard debris, oils, pesticides, and litter. Over time, pond design has evolved from purely flood control to also address pollution reduction.

Conservation areas in Gateway are naturally occurring and not man-made; however, they are an integral part of the stormwater system, contributing to ecological balance and water filtration.

1. Regulatory Responsibility

a. Regulatory Requirements

Pond and Conservation area maintenance is governed by Florida Statute 403.0885 and associated regulations under the Florida Administrative Code (F.A.C.), specifically:

- Chapters 62-4, 62-620, 62-621, and 62-624, F.A.C.
- The National Pollutant Discharge Elimination System (NPDES), authorized by the Clean Water Act

Under the NPDES MS4 (Municipal Separate Storm Sewer Systems) permit, GSCDD is authorized to discharge stormwater to state waters in accordance with approved Stormwater Management Programs (SWMPs), monitoring protocols, and other permit conditions. The District's SFWMD master permit is #36-00678-S.

b. Maintenance and Oversight

Proper management of ponds and conservation areas is essential, as ponds are man-made systems requiring regular maintenance to function effectively, and conservation areas are natural systems that must be managed in accordance with specific permit criteria.

All components of the stormwater system are maintained by the District in accordance with environmental permits, development orders, and applicable laws. Permit documents are available online through the South Florida Water Management District (SFWMD) RegPermitting website at www.sfwmd.gov/doing-business-with-us/permits.

In Pelican Preserve, pond maintenance activities are managed by the Pelican Preserve Ponds Subcommittee in coordination with GSCDD staff. Their responsibilities include managing aquatic and conservation maintenance contractors, coordinating with residents, and conducting internal water quality testing.

c. Ownership and Maintenance Responsibilities

Stormwater infrastructure within Gateway may be located on GSCDD-owned property, within easements, or on private or HOA-maintained land. While ownership may vary, GSCDD is responsible for maintaining generally all stormwater ponds, conservation areas, aerators, control structures, inlets, grates, concrete headwalls, catch basins, stormwater pipes, weirs, and all intra-pond pipes and culverts. Maintenance access is performed through legally established easements regardless of property ownership. GSCDD does not maintain pipes under 15 inches in diameter—including yard drains, downspouts, pool outfalls, or bubble-ups—which are typically the responsibility of the homeowner or HOA. An exception applies in Hampton Park, where GSCDD is responsible for the maintenance of rear yard drains as part of the stormwater system.

2. Inspections

GSCDD conducts routine inspections to ensure the stormwater management system operates effectively and meets standards. Inspections are critical to identifying structural or functional

irregularities, maintaining proper water flow, and preserving water quality throughout the system.

a. Stormwater Ponds

Each stormwater pond and associated flow-way shall be inspected **at least once per month** by District staff and/or the pond maintenance contractor. These inspections evaluate the following conditions:

- Aeration system functionality
- Algae presence
- Exotic and nuisance vegetation
- Evidence of an illicit discharge
- Missing or displaced shoreline stone
- Littoral width
- Trash or debris accumulation

Following each inspection and treatment, the pond maintenance contractor must submit a dated report with photographic documentation of identified issues to District staff. If any flow way or pond fall below the minimum standard outlined in the detailed specifications of this document, the pond maintenance contractor must provide to the District a correction plan which addresses the Provider's proposed method of correcting all deficiencies. This plan will be submitted to the District within ten (10) days of receiving the inspections results and the pond maintenance contractor will have an additional thirty (30) days to correct all deficiencies.

Inspections and maintenance must meet all applicable requirements of regulatory agencies and district standards. Pond maintenance contractors and authorized personnel performing inspections and/or treatments shall access sites only through designated legal easements.

b. Conservation/Wetland Areas

Conservation and wetland areas must be inspected by the conservation area contractor **once per quarter** with assigned District staff. These inspections focus on:

- Exotic and nuisance vegetation
- Encroachment or unauthorized disturbance
- Unpermitted vegetation removal
- Illicit discharges
- Trash or debris presence

Issues identified that exceed conservation area permit requirements will be reported to the South Florida Water Management District (SFWMD). Corrective actions will be coordinated with the Conservation area contractor by GSCDD staff.

As with pond inspections, all access must be made through legally established easements.

4. Erosions and Washouts

Bank erosion in stormwater ponds can occur due to natural and man-made causes. Maintaining the integrity of pond shorelines are essential to ensuring the long-term function, aesthetics, and safety of the stormwater management system.

a. Types of Erosion:

- **General Erosion:** Typically caused by fluctuating water levels and wave action.
- **Washouts:** Caused by excessive water velocity, often from concentrated discharges such as broken pipes, improper rooftop drainage system, or improperly directed stormwater.

b. Responsibilities and Protocols

Contractors and District staff are responsible for routinely monitoring pond banks for signs of erosion or washouts. At every visit to the flow ways and ponds, the contractors shall monitor the banks for erosion and notify the District in writing with all observations and/or concerns related to bank erosion. Residents are also encouraged to report suspected washouts observed in ponds and flow ways to assist in timely mitigation efforts.

The District will repair washouts as necessary, subject to funding availability. Prior to or during repairs, GSCDD will notify affected residents if the erosion is determined to be caused by plugged irrigation heads, broken pipes, improper sprinkler rotation, pool discharge, poorly installed downspouts, or unauthorized removal of littoral vegetation. In such cases, homeowners are responsible for correcting the underlying issue. If corrective action is not taken, GSCDD may refer the matter to Lee County Code Enforcement or City of Fort Myers Code Enforcement or any other appropriate regulatory agency.

A full erosion inspection of all ponds is conducted **annually** during the dry season. The results of these inspections are used to prioritize and plan future restoration efforts or point repairs based on the available funding and budget allocations.

5. Littorals/Aquatic Plants

a. Purpose of Littorals

Littoral plants are an essential component of a stormwater pond system, providing both water quality and ecological benefits. They remove excess nutrients such as nitrogen and phosphorus, filter sediments, and support beneficial microbial activity that breaks down pollutants. The rooted vegetation also stabilizes pond banks, reducing erosion and preserving pond capacity,

while slowing inflowing water to promote the settling of suspended materials. Beyond improving water quality, littoral zones enhance habitat for wildlife and contribute to a balanced and visually appealing pond environment.

b. Maintenance of Littorals

- **Regulatory Compliance and Exotic Species Control:** Littoral requirements established by any applicable governmental agency must be met for each pond maintained by GSCDD. Maintenance, removal, and control of exotic and nuisance plant species shall be conducted in perpetuity. All floating, emergent, and submerged nuisance or exotic vegetation in stormwater ponds shall be treated as needed by the GSCDD pond contractor on a monthly basis.
- **Vegetation Limits:** Nuisance, exotic and invasive vegetation must be kept to (5%) five percent or less of each pond and pond bank. This shall include all emergent, submerged and floating nuisance, invasive and exotic species in District flow ways and ponds. This also includes undesirable seasonal vegetation, grasses, and weeds that grow on the banks below the control elevations during the dry season.
- **Beneficial Plant Management:** Beneficial and attractive plant species shall be maintained to fill the filter kidneys along the golf courses. All other beneficial native littorals shall be maintained as a band no wider than ten (10) feet, adjusted relative to the seasonal waterline so the band remains consistent as water levels fluctuate, and under no circumstances shall they exceed twelve (12) feet in width at any point along the pond bank. Any areas where littoral vegetation exceeds this width shall be treated immediately. Fire flag (*Thalia geniculata*) is prohibited along golf course ponds, flow-way banks, and adjacent residential or commercial lots.
- **Structure Clearance:** All control structures, inlets, grates, concrete headwalls, and pipe entrances shall remain free of vegetation. Littoral vegetation shall be removed from directly in front of, and up to three (3) feet on either side of, all pond inlet and outlet structures.
- **Pond Bank Tree Maintenance:** Trees planted per the Development Order (DO) and owned by the District within the Lake Maintenance Easement (LME) will be maintained by the GSCDD pond contractor. These trees shall be kept free of all vines, excessive moss and shall include pruning of low and/or broken limbs. When a resident-owned tree encroaches into the LME and obstructs required access or maintenance activities, the District will notify the resident and provide the opportunity for them to perform the necessary trimming. If the does not correct the issue within the specified timeframe, the GSCDD pond contractor will complete the trimming to restore proper maintenance access.

c. Removal Requirements

Eligibility for Removal Requests:

- a. Property owners with property adjacent to a pond where no pertinent governmental agency has imposed a littoral planting requirement may complete and submit a Littoral Removal Request Form (see Attachment A).
- b. The homeowner may only request for the removal of littorals located directly behind their property once per calendar year.

Review Process:

- c. GSCDD staff will conduct an on-site inspection within 30 days of receiving a removal request.
- d. A written decision letter will be issued to the homeowner after determining that:
 - a) Existing littoral plants exceed applicable agency requirements for that pond.
 - b) The requested location is not designated as requiring littorals by a pertinent governmental agency.
 - c) The pond has had no significant water quality issues, as defined by engineered specifications, within the past six months.
 - d) No significant washouts or erosion are present within ten (10) feet of the requested removal site.

Removal and Maintenance:

- e. If approved, the GSCDD ponds contractor will complete removal with herbicide only during the next scheduled maintenance visit to the pond or flow way.
- f. All littoral removal must be performed by the GSCDD's pond maintenance contractor.

Prohibited Actions:

- g. Residential and commercial property owners are prohibited from removing, planting, or maintaining littorals.
- h. Unauthorized removal may result in the property owner being held responsible for the full cost of littoral restoration.

d. Planting Requirements

- If GSCDD staff determines that a pond's existing littoral vegetation does not meet the conditional requirements established by any applicable governmental agency, staff shall develop an action plan to ensure compliance.
- In cases where littoral vegetation is not specifically required, GSCDD may install littorals if pond conditions are favorable to support their growth and enhance water quality.

- Maintenance of newly planted littoral vegetation shall be conducted using methods that minimize disturbance to beneficial native plants, including hand pulling, cutting, wicking, and targeted backpack spot spraying of nuisance and invasive species.
- Residential and commercial property owners are not permitted to plant or modify vegetation on pond banks.

e. Algae

Filamentous algae are microscopic organisms that grow rapidly in nutrient-rich (nitrogen and phosphorus) stagnant waters. Even small increases in these nutrients can trigger algae blooms and excessive plant growth, which reduce dissolved oxygen and alter pond temperature. Elevated nitrates and phosphorus accelerate eutrophication, further promoting dense vegetation that can degrade overall water quality.

- GSCDD best management practices and contract requirements specifies that filamentous algae is to be maintained to a 10% maximum coverage of each flow-way and pond without littoral requirements and 25% of ponds with littoral requirements. Any time algae exceeds this coverage, the pond maintenance contractor must immediately apply proper treatment. Any remaining algae present 15 days after treatment must be manually removed.
- Phosphorous and nitrogen levels should not exceed normal range levels for an extended period of time. However, a spike of both nutrients in September, October, and November is to be expected due to the lifting of the annual fertilization ban.
- The introduction of aerators, littorals, algaecides, beneficial bacteria, and water dye are also common algae treatments.

Residents are encouraged to report any landscaping practices that may negatively affect the stormwater system, contribute to algae growth or otherwise impact water quality.

6. Water Quality

GSCDD conducts monthly water quality sampling at the following five locations, with samples collected and analyzed by the laboratory.

- Basin 1 at the weir on LK 132 west of I-75
- Basin 2 at the weir behind 10551 Diamante Way in Pelican Preserve
- Basin 3 at the weir behind 10590 Carena Drive in Pelican Preserve
- Basin 4 at the weir behind 12000 Cypress Links Drive
- Basin 5 at the weir behind 11500 Mahogany Run South

As required by the NPDES Permit, Water Samples will be tested for:

Fecal MMO-MUG, Nitrogen, Nitrate + Nitrite, TKN (Kjeldahl), Total Nitrogen, Total Phosphorus, Chlorophyll A, Hardness, BOD (Biological Oxygen Demand), Total Suspended Solids (TSS), DO (Dissolved Oxygen), pH, Temperature (°C), and Turbidity (NTUs).

Pond Health Criteria – Pond health will be evaluated using the Trophic State Index (TSI) along with other chemical readings. The TSI is calculated based on concentrations of total nitrogen, total phosphorus, and chlorophyll A in a body of water. A TSI reading below 70 is considered acceptable water quality to the District.

Two Consecutive Exceedances – If two consecutive TSI readings exceed the benchmark, staff will conduct a visual inspection of all pond banks that discharge directly into the flow-way. The inspection will verify that no illicit discharges are entering the system. Additional upstream testing of contributing segments may also be performed to identify the potential source of elevated nutrient levels.

Three Consecutive Exceedances – If three consecutive reports exceed benchmarks, all Gateway ponds contributing to the flow-way will be tested. Staff may coordinate with the ponds contractor, HOAs, and residents to identify potential corrective actions.

Reporting and Solutions – After reviewing pond maintenance contractor input, staff will report findings and recommended solutions to the District Manager. Recommended actions may include changes to cultural practices, aeration, nanobubble systems, or biological treatments.

Littoral Zones – In the event that three consecutive reports exceed benchmarks, to support water quality improvement, littorals on ponds that do not border residential or commercial properties may extend beyond the standard 10–12-foot zone, except near control structures, until water quality returns to standard levels.

7. Aeration

Pond aeration improves water quality by circulating water and increasing oxygen levels. A shore-based compressor sends air through underground tubing to diffusers on the pond bottom. Rising air bubbles lift water to the surface, preventing stagnant layers and supporting a healthier ecosystems. Aeration enhances water clarity, reduces odors, and increases dissolved oxygen, which helps bind nutrients like phosphorus—limiting algae blooms. It also promotes beneficial bacteria, reduces fish kill risk, and supports natural control of midge flies by allowing fish access to larvae near the bottom.

Aeration systems are sized based on pond depth and surface area, often requiring multiple diffusers. The District’s aeration contractor is responsible for quarterly system inspection, maintenance, and repair.

Aerators are routinely inspected by District staff to ensure proper functionality and issues are reported to Gateway and Pelican Preserve's aeration vendor for prompt repairs.

8. Fish Stocking and Wildlife Management

GSCDD aims to support healthy pond ecosystems through responsible fish stocking and wildlife management practices.

a. Fish Stocking

Fish play an integral role in maintaining the ecological balance of stormwater ponds. By feeding on algae, aquatic vegetation, and various larvae, fish help regulate biological growth and support overall water quality.

Fish stocking is conducted annually based on budget availability, with pond selection guided by staff and/or committee recommendations. Stocking decisions prioritize the use of fish for biological control and consider which habitats are most suitable for the species being introduced.

b. Wildlife Management

Gateway's ponds and conservation areas are home to a variety of native and migratory wildlife. While these animals are an important part of the local ecosystem, GSCDD does not provide animal control services and does not remove or relocate wildlife.

The only exception is when an aggressive or threatening alligator is reported. If residents encounter an alligator that poses a serious threat to human safety, they should contact GSCDD. The District utilizes the Statewide Nuisance Alligator Program (SNAP), a Florida Fish and Wildlife Conservation Commission (FWC) initiative that contracts licensed Nuisance Alligator Trappers (NATs) to respond to and resolve nuisance alligator calls. GSCDD will contact the FWC-licensed trapper assigned to the District, who will attempt removal as their schedule permits.

Please note that FWC does not permit the trapping of alligators under four feet in length. In addition, trapped alligators are not relocated. Instead, they are killed, and their hides and meat are harvested for commercial use.

c. Fishing Policy

GSCDD ponds are open for fishing by residential property owners, tenants, and their guests, provided access is from the property owner's property. Fishing from private property, golf courses, jurisdictional wetlands, or upland preserves is strictly prohibited. All fishing must take

place along the grassed pond banks or in designated, posted fishing zones, and the use of private watercraft is not allowed.

Fishing is allowed only during daylight hours, from sunrise to sunset, though Homeowners Associations may impose stricter time limits. All anglers must practice catch-and-release for native fish species, promptly returning them to the water without causing serious exhaustion or injury. Invasive or exotic fish species are an exception and may be kept or removed. Residents must comply with all federal, state, and local fishing laws, including licensing requirements, which can be reviewed at myfwc.com.

GSCDD ponds have lake maintenance easements that allow the District to access ponds for maintenance, repair, and reconstruction; these easements do not grant fishing or recreational rights beyond what is described above. GSCDD does not monitor fishing activity, so individual property owners are responsible for reporting violations to law enforcement if necessary. The primary purpose of these ponds is flood control and stormwater management, with fishing as a secondary, limited recreational use.

9. Control Structures and Hurricane Preparedness

Stormwater system components such as control structures, inlets, grates, concrete headwalls, and pipe entrances play a critical role in preventing localized flooding during major rain events, including hurricanes. These elements must be regularly inspected and maintained to ensure they are free of obstructions and function properly.

a. Adjustable Weirs

There are five adjustable weirs located throughout Gateway and Pelican Preserve. An adjustable weir is a hydraulic control structure that allows for the management of water elevation and flow rate. Unlike fixed weirs, these structures can be manually or mechanically adjusted to raise or lower water levels as needed.

During hurricane season or periods of significant rainfall, GSCDD may coordinate a request to open the weirs in order to temporarily increase available stormwater storage capacity, thereby enhancing the system's ability to manage incoming flows. Any adjustment to the weirs may require coordination with the South Florida Water Management District, the City of Fort Myers, Lee County and the Lee County Port Authority which is overseen/coordinated by the District Manager.

b. Regulatory Oversight

During hurricane season and major storm events, the GSCDD follows strict regulatory protocols to ensure the stormwater system functions properly and remains in compliance with permits. Agencies such as the South Florida Water Management District (SFWMD) and Florida

Department of Environmental Protection (FDEP) require pre- and post-storm inspections, proper operation of control structures, and documentation of any emergency actions taken. As part of the MS4 (Municipal Separate Storm Sewer System) program, GSCDD must also prevent illicit discharges, clear inlets and grates, and report any system failures or pollutant releases. Coordination with the Lee County Emergency Operations Center (EOC) may occur during declared state of emergency. These measures help reduce flooding, protect water quality, and maintain compliance with environmental regulations.

c. Storm Drain Cleaning

GSCDD staff and Pelican Pond Subcommittee volunteers, in coordination with contracted vendors, are responsible for inspecting and clearing debris from inlets, catch basins, and outfall structures to ensure proper water flow during heavy rainfall events. High-priority areas, including main roads and known flood-prone locations, are given additional attention. Vacuum trucks and high-pressure jetting equipment are used to remove sediment, organic buildup, and blockages within stormwater pipes and structures. These proactive efforts help reduce the risk of localized flooding and ensure the system operates at full capacity during major storm events.

d. Fish Grates and Intra-Pond Clearing

Fish grates and intra-pond piping must be kept clear of vegetation, sediment, and other obstructions and are inspected and cleaned on an annual schedule. Routine inspection is necessary to ensure:

- Pipes and grates remain free of debris and blockages.
- Aquatic vegetation and algae do not restrict flow between interconnected pond systems.

10. Enforcement

a. Stormwater Ponds

All stormwater ponds must remain compliant with applicable maintenance standards and environmental regulations. Unauthorized alterations—such as dumping, vegetation removal, or unapproved planting—may result in enforcement action by GSCDD and/or regulatory agencies. Routine inspections help ensure compliance, preserve system function, and maintain aesthetic standards.

b. Conservation/Wetlands Areas

Planting within wetland preservation areas, upland buffer zones, and upland preservation areas is strictly prohibited, except for plantings explicitly approved by the South Florida Water Management District (SFWMD) and executed by the District. These environmentally sensitive areas must remain undisturbed to protect and preserve their ecological integrity.

The unauthorized removal or disturbance of native vegetation within designated conservation areas will be reported to SFWMD as appropriate. In such cases, a restoration plan may be required and must be submitted to SFWMD in accordance with Lee County and state regulations.

Attachment A



11922 Fairway Lakes Dr., Ste. 1
Fort Myers, FL 33913

Gateway Services Community Development District Littoral Removal Request Form

Completed forms and any related questions may be submitted to the Gateway Services Community Development District Office by mail or email:
Address: 11922 Fairway Lakes Drive, Suite 1, Fort Myers, FL 33913
Email: customer care@gatewaydistrict.org

Section 1 - Property Owner Information

Date Received: _____

Name: _____

Mailing Address: _____

City, State, ZIP: _____

Phone Number: _____

Email Address: _____

Section 2 - Property & Pond Details

Property Address (if different from mailing): _____

Pond Number / Location: _____

HOA / Community Name: _____

Section 3 - Request Details

Description of Requested Removal Area (Include approximate length and markers; a photo may be attached).

Section 4 - Acknowledgments (Initial each)

____ I understand that GSCDD staff will inspect the site within 30 days.

____ I understand that approval requires meeting all criteria in the GSCDD Littoral Removal Policy.

____ I understand that all removal will be performed by the GSCDD contractor only.

____ I understand that I may not remove or alter littoral vegetation myself.

____ I understand that unauthorized removal may result in restoration costs charged to me.

____ I understand that this removal request is only valid for the area directly behind my home once per calendar year.