

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
MARCH 3, 2017**

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, MARCH 3, 2017
11:00 A.M.**

The Place at Corkscrew
Located at 4954 Royal Gulf Circle, Fort Myers FL 33966

District Board of Supervisors	Chairman	Joseph Cameratta
	Vice Chairman	Anthony Cameratta
	Supervisor	Laura Youmans
	Supervisor	Cheryl Yano
	Supervisor	Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Coleman, Yovanovich & Koester, PA	Greg Urbancic
District Engineer	Barraco & Associates	Carl A. Barraco

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **11:00 A.M.** with the second section called **Public Comments on Agenda Items**. If any member of the audience would like to speak on one of the agenda items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Business Administrative**. The business administrative section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The final sections are called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors
Corkscrew Farms Community Development District

Dear Board Members:

The Special Meeting of Corkscrew Farms Community Development District will be held on **March 3, 2017 at 11:00 A.M.** at The Place at Corkscrew located at 4654 Royal Gulf Circle Fort Myers, FL 33966. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATIVE**
 - A. Consideration of Resolution 2017-03; Acceptance of Responsibility for Ownership, Operation and Maintenance for The Place Phase 1-B.....Tab 01
 - B. Consideration of Resolution 2017-04; Acceptance of Responsibility for Ownership, Operation and Maintenance for The Place Phase 1-C.....Tab 02
 - C. Consideration of Amendment to Assignment Regarding Water and Wastewater Connection Fees.. Tab 03
 - D. Discussion on Restoration Areas
 - E. Discussion on Bond Assignment
 - F. General Matters of the District
- 4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 5. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

RESOLUTION NO 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF PLACE AT CORKSCREW - PHASE 1-B; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Corkscrew Farms Community Development District, hereinafter (the "District"), was established by Ordinance No. 15-16 adopted by the Board of County Commissioners of Lee County, Florida on December 15, 2016 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Place at Corkscrew – Phase 1-B (the "Plat"), a true and correct copy which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Corkscrew Farms Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of March, 2017.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this _____ day of March, 2017 by Joseph Cameratta, as Chairman of Corkscrew Farms Community Development District. He is personally known to me.

Notary Public
Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this _____ day of March, 2017 by Brian Lamb, as Secretary of the Corkscrew Farms Community Development District. He is personally known to me.

Notary Public
Printed Name: _____

RESOLUTION NO 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF PLACE AT CORKSCREW - PHASE 1-C; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Corkscrew Farms Community Development District, hereinafter (the "District"), was established by Ordinance No. 15-16 adopted by the Board of County Commissioners of Lee County, Florida on December 15, 2016 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Place at Corkscrew – Phase 1-C (the "Plat"), a true and correct copy which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Corkscrew Farms Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of March, 2017.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this _____ day of March, 2017 by Joseph Cameratta, as Chairman of Corkscrew Farms Community Development District. He is personally known to me.

Notary Public
Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this _____ day of March, 2017 by Brian Lamb, as Secretary of the Corkscrew Farms Community Development District. He is personally known to me.

Notary Public
Printed Name: _____

AMENDMENT TO ASSIGNMENT
REGARDING WATER AND WASTEWATER CONNECTION FEES
(Subphase 1A, Subphase 1B, and Subphase 1C)

THIS AMENDMENT TO ASSIGNMENT REGARDING WATER AND WASTEWATER CONNECTION FEES (this "**Amendment**") is made as of this 3rd day of March, 2017, by and between **CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes ("**District**") located in Lee County, Florida, and **THE PLACE AT CORKSCREW, LLC**, a Florida limited liability company and the primary landowner within the boundaries of the Corkscrew Farms Community Development District ("**Landowner**"). District and Landowner are sometimes collectively referred to herein as the "**Parties**".

Recitals

WHEREAS, District and Landowner entered into that certain Assignment Regarding Water and Wastewater Connection Fees dated as of January 20, 2017 (the "**Assignment**") as security and payment for the Series 2016 Bonds, to ensure that the portion of Connection Fees financed by the Series 2016 Bonds are deposited in accordance with the Assignment; and

WHEREAS, District and Landowner desire to enter into this Amendment to amend those certain Connection Fees for Subphase 1B set forth in the Assignment.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, District and Landowner agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are true and correct and incorporated herein by this reference as a material part of this Amendment.
2. **Connection Fees for Subphase 1B.** The Connection Fees for Subphase 1B as set forth in the fourth recital of the Assignment shall be amended to reflect an additional payment of \$2,292.40 ("**Additional Payment**") required by Lee County for Subphase 1B. The total Connection Fees for Subphase 1B paid by the District for Subphase 1B shall hereinafter be amended to be \$322,847.09. The receipt from Lee County for the Additional Payment is set forth as an Exhibit "B-1" attached hereto and made a part hereof, and said Exhibit B-1 shall be a supplement to Exhibit B of the Assignment.
3. **Conflict.** The terms of this Amendment form a part of the Assignment and shall control and take precedence over any and all terms, provisions and conditions of the Assignment which might vary, contradict or otherwise be inconsistent with the terms and conditions hereof. All of the other terms, provisions and conditions of the Assignment, except as expressly amended and modified by this Amendment, shall remain unchanged and are hereby ratified and confirmed and shall remain in full force and effect.
4. **Counterparts.** This Amendment may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signatures delivered by facsimile transmission or emailing a signed, scanned copy of this Amendment shall be acceptable and binding upon both parties.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Amendment the day and year first written above.

DISTRICT:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

By: _____
Joseph Cameratta, Chairman

DEVELOPER:

THE PLACE AT CORKSCREW, LLC,
a Florida limited liability company

By: **CORKSCREW FARMS, LLC,**
a Florida limited liability company,
its Authorized Member

By: _____
Raymond Blacksmith, Manager