

1 **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**  
2 **NAPLES, FLORIDA**  
3 **Regular Meeting of the Board of Supervisors**  
4 **December 15, 2021**

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6 The Regular Meeting of the Pelican Marsh Community Development District Board of  
7 Supervisors was held on Wednesday, December 15, 2021, at 9:00 a.m. at the Pelican  
8 Marsh Community Center, Naples, Florida.  
9

10 **SUPERVISORS PRESENT**

11 Edward Walsh, Chairman  
12 Joe Diaz, Secretary (via speakerphone)  
13 Tony Scire, Treasurer  
14 Tim Jackoboice, Supervisor  
15 John Minty, Supervisor

16 **ALSO PRESENT**

17 Neil Dorrill, Manager, Dorrill Management Group  
18 Christopher Dorrill, Field Manager, Dorrill Management Group  
19 John Vanover, Operations Manager  
20 James Calamari, Access Control Manager  
21 Tony Pires, District Counsel (Speakerphone)  
22 Lenore Brakefield, Assistant District Counsel  
23 Brent Burford, District Engineer  
24 Josh Valle, Architect, Houchin Construction

25 **ROLL CALL**

26 Mr. Walsh opened the meeting at 9:00 a.m.  
27

28 **PUBLIC COMMENT**

29 No public comment was received at this time.

1 **APPROVAL OF AGENDA**

2 **The Agenda was unanimously approved on a MOTION by Tony Scire and a**  
3 **second by Tim Jackoboice.**

4 **APPROVAL OF MINUTES**

5 **On a MOTION by Joe Diaz and a second by John Minty, the Minutes were**  
6 **unanimously approved.**

7 **FINANCIALS**

8 The first month financials for the new fiscal year were provided to the Board and Mr.  
9 Dorrill noted that there had not yet been a great deal of activity. The financials through  
10 the end of October showed \$1,600,000 in cash, with almost \$1,500,000 of that amount  
11 sitting in the reserve accounts. Mr. Dorrill noted that there was roughly \$134,000 in what  
12 he called pre-cash, against \$100,000 in payables.

13 The income statement showed \$28,000 coming in during October and in non-ad  
14 valorem assessments, which Mr. Dorrill surmised was money from those residents  
15 whose mortgages required them to escrow taxes and insurance. There was also a good  
16 amount received from the sale of transponders. All the cost centers on the expense side  
17 at the first month of fiscal year 2022 were \$102,000 under budget for the total operating  
18 expenditures.

19 **On a MOTION by Tony Scire and a second by Tim Jackoboice, the financials were**  
20 **unanimously accepted by the Board.**

21 **MANAGER’S REPORT**

22 **A. Pedestrian Gate Request - Egrets Walk**

23 Mr. Dorrill provided the Board with some backup material on this request, which the  
24 Egrets Walk community has been working on for some time. The representative of the  
25 Egret Walk community, Bob Gianetti, addressed the Board with this public petition. This  
26 gate would not accommodate a car and would only be used by residents of Egrets  
27 Walk.

28 The location of the gate would be half a mile in from the entrance of Egrets Walk. They  
29 hired W. J. Johnson Engineering to do the site plans for the County permit, and the area  
30 would include the gate, cameras and landscaping. All these expenses would be  
31 covered by Egrets Walk. The gate ingress and egress would be with the use of fobs,  
32 two per owner.

1 A six-foot sidewalk would join the sidewalk that is in place. There are three large lights  
2 in that area, and there will also be lights along the walkway. There will be cameras on  
3 both sides, facing into Mercato and into Egrets Walk.

4 Mr. Gianetti spent some time talking to the residents of Mercato who have the same  
5 type of gates and was advised by them that they have had no security breaches. The  
6 security company and the manager for that area also advised that there had been no  
7 security breaches.

8 The fob has been effective as there are no codes, as the fob itself, when held up to the  
9 sensor, opens the gate. People going in and going out are also tracked, and the sensor  
10 also identifies if, for instance, if something appears to be wrong, such as a car parked in  
11 front of the gate, in that case the fob can be turned off. The security cameras will record  
12 activity and will also record live and will be managed by a security company. The  
13 approval process included correspondence with Mercato, checking with all the owners  
14 in Egrets Walk, where all concerns and questions were addressed in numerous  
15 meetings. Over 80 percent of the residents were in favor of it. Mr. Gianetti hoped to get  
16 the approval of the CDD for this gate.

17 Mr. Walsh noted that he had met with Mr. Gianetti several times on this item, and then  
18 asked the Board members if they had any questions. Mr. Minty asked what form the  
19 Board's approval would come in, and Mr. Dorrill advised that at a minimum there would  
20 probably be a license agreement required that would include some indemnification.

21 Mr. Pires was contacted by phone and suggested to Mr. Gianetti that at the time they  
22 submit their site development plan they should also submit it to the Board for approval,  
23 and it would be necessary that it would be consistent with the PUD. Any approval the  
24 Board would give today would be for the concept. A license agreement could then be  
25 entered into between their association and the CDD. The liability issues for the CDD  
26 would need to be addressed, and in the presentation the access control issues were  
27 addressed, which is a concern for the CDD.

28 Mr. Pires further indicated that the license agreement should include the limitation that  
29 the gate would be for Egrets Walk residents only, and any in- substantial change  
30 application to the PUD that will be provided to the County will be copied to the CDD at  
31 the time of submittal. The provision about the use for residents only should be included  
32 in the approval from the County.

33 Mr. Scire asked, as representatives for the entire CDD community, how they will  
34 determine how the rest of the residents feel about this request. Mr. Walsh noted that it  
35 was published that this item would be discussed in this open meeting, and that is the

1 way this community can respond to this request. Mr. Walsh did not personally feel that  
2 this was a substantial change for Pelican Marsh, as they are requesting that a gate be  
3 installed half a mile within their own community.

4 Mr. Walsh then took comments from the public.

5 Sheila Johnson from Sweet Bay agreed that the rest of the Pelican Marsh community  
6 needed more time to look at this issue and asked that it be delayed until everyone was  
7 back in Naples from holiday travels. Mrs. Johnson did not feel that it was an  
8 insubstantial change, as the borders of the community would be breached.

9 Douglas Johnson from Sweet Bay agreed that this gate would be a substantial change,  
10 but he did feel that the presentation was excellent. He was a resident in Sweet Bay  
11 when Mercato was built and turned down the developer's offer for access for the  
12 residents into Mercato, as that would present additional access control concerns.

13 He agreed with Mrs. Johnson that it should be presented to the community, and  
14 especially those communities that were close to Egrets Walk.

15 Kimberly Martin noted that Mr. Gianetti had worked very hard on this pedestrian gate  
16 which will be half a mile into their community. She did not feel that it would be an  
17 access control issue as the gate will be monitored, and there will be cameras on at all  
18 times. If someone abuses the privilege, their fob will no longer work. The Mercato  
19 residents who would back up to the gate have had no problems, and she supported the  
20 gate issue.

21 A resident from Egrets Landing, where the gate entrance would be located, expressed  
22 concern about putting a gate in, as there have been issues in Mercato and other  
23 communities in the CDD.

24 Jake \*\*\* lives on Egrets Landing and very much supports the idea of putting the gate in.  
25 It will be for residents of Egrets Walk only and will have no impact on others. As far as  
26 what goes on in Mercato, it will only be residents of Egrets Walk that can get back  
27 through the gate and should be an issue that remains only with Egrets Walk.

28 Gerry Carbone from Montclair asked about the cameras and where they will be located  
29 and wondered what the response would be if there was an issue at the gate, and how  
30 soon someone would respond. He was advised that the response would be what it  
31 would be in any situation where there was a breach or event in Pelican Marsh.

32 Laurie \*\*\* from Egrets Walk felt that if someone wishes to breach any gate in the  
33 community they could, and with the cameras and fob access she felt even more secure.

1 Mr. Walsh then noted that his concerns would be cost and access control. The costs  
2 were no longer a concern as Egrets Walk was paying for the entire project. Mr. Walsh  
3 then noted that they do not man all the CDD gates 24 hours a day, and if someone  
4 wanted to gain access after ten at night, all they would have to do is punch in the code,  
5 or even without the code, walk in. The Vanderbilt Beach gate is not a public road and  
6 would be easy to gain access to after hours. The CDD does have cameras at the  
7 gates, but there are many people who know the gate codes. Mr. Walsh then stated that  
8 he feels comfortable that Egrets Walk has done more for access control than the District  
9 has done on the main gates.

10 Mr. Gianetti advised that they have had quite a bit of help from the Egrets Walk  
11 residents, and briefly went over some of the costs spent on security so far. Mr. Walsh  
12 added that he felt this should be a gate solely for the residents of Egrets Walk, and no  
13 one else in Pelican Marsh. if there is an issue at the gate at any time, it should be the  
14 responsibility of Egrets Walk to handle it.

15 Mr. Walsh also spoke to Mr. Calamari about this, and if the gate is approved, he would  
16 ask that the rovers who are on patrol regularly to add to their rounds the gate at Egrets  
17 Walk and check to make sure it was closed. If approval is given for this gate, Mr.  
18 Walsh will ask Mr. Scire, as Board liaison for access control, to supervise that effort and  
19 report back to the Board on what the rovers find.

20 Mr. Gianetti then noted that if the CDD would like to have access to their camera  
21 network, they could make that happen as well.

22 Douglas Johnson then asked if the Board approved this, would it set a precedent for  
23 other communities within reasonable proximity to Mercato to do the same, and then  
24 there will be multiple access points within Pelican Marsh. Mr. Walsh acknowledged this  
25 as a good point, noting that several years ago there was a proposal to put in a car  
26 access point to Mercato, which was voted down by the Board at that time. He felt that  
27 every single issue would have to be looked at on its own merits in order to make a  
28 decision on a request.

29 Mr. Scire also felt that Mr. Johnson's point was a good one and could open the door to  
30 public access on a pedestrian walkway across from Sweet Bay. this could possibly  
31 occur as other residents may want to have access to Mercato as well.

32 Mr. Walsh reiterated that each situation would have to be looked at on its own merits  
33 and added that he does not see this situation as a slippery slope.

1 **On a MOTION by Tim Jackoboice and a second by Edward Walsh, the Board gave**  
2 **conceptual approval to Egret Walk’s request for a pedestrian gate within their**  
3 **community into Mercato, subject to Mr. Pires legal approval as well. The Motion**  
4 **passed four to one with Mr. Scire voting against it.**

5 **B. Update on Design/Build Project**

6 Mr. Dorrill advised that earlier in the week Supervisor Jackoboice convened the  
7 Community Focus Group to look at the first round of schematic drawings for the  
8 elevation. He gave a brief synopsis of the Board’s decision to replace the gate houses,  
9 and what has been accomplished so far.

10 Mr. Jackoboice advised that the focus group met the preceding Monday, and there were  
11 13 people in attendance, including Valle, the architect from Houchin Construction.  
12 Several different designs were reviewed in an effort to get some consensus on what  
13 direction the group was leaning towards. The overall look and footprint of the gatehouse  
14 were discussed, as well as fire and emergency access, roof design and so on.

15 There was a concern about melding the theme of the gatehouses with the executive  
16 monuments in the community, and the Group was leaning towards a lighter, cleaner,  
17 California/Florida contemporary design.

18 Mr. Dorrill asked Mr. Valle to walk those present through the inspiration board, where  
19 the style was referred to as Modern Coastal. Mr. Valle noted that the overall concept  
20 included making some uniformity with the three gatehouses, with good functionality for  
21 the attendants. The only material difference among the three guard houses  
22 architecturally speaking would be on Airport they are not proposing a porte cochere  
23 over the guest entrance, while they are proposing them for the other two entrances.

24 The resident inbound lanes will remain uncovered and clear, and that will also serve as  
25 the Fire Department access. From an inspiration perspective, they were looking at an  
26 Old Florida or Coastal look with simulated stucco siding, and open gables and large  
27 glass windows. Because of the porte cochere over the guest entrance, the lower beam  
28 must be set at 14 feet above the surface of the roadway, so the building will be much  
29 taller than what is presently there. Because of the direction two of the guard houses will  
30 be facing, they may install some shade devices due to the direct sunlight that will be  
31 coming through those large windows.

32 Mr. Dorrill reported that at this point Mr. Jackoboice has asked for some second  
33 iteration of architectural renderings, and they will reconvene the focus group and will

1 bring the renderings back to the Board for some final approvals. At that point they will  
2 begin the process of preparing the construction drawings to specifications.

3 The project is scheduled to start late in calendar year 2022, and it is anticipated that it  
4 will take six months to go through the regular review and building permit process. Mr.  
5 Dorrill added that Mr. Jackoboice was very satisfied, and they are looking to moving  
6 onto the next phase.

7 Mr. Walsh asked when the new schematics for the resident group would be available,  
8 and then when the second meeting would take place, and was advised that this would  
9 happen in January, and then they come to the Board for approval in either January or  
10 February.

11 Mr. Walsh noted that he had gotten feedback from several members who attended the  
12 focus group meeting, and it has been very positive.

### 13 **C. Update on Vanderbilt and Airport Six-Laning and Landscaping**

14 Mr. Dorrill updated the Board as to the concerns expressed at the October meeting  
15 about the coming six-laning of Vanderbilt Beach Road from US 41 to just west of the  
16 entrance to the Galleria shops near the intersection of Airport Road.

17 The County is at the 60 percent design level phase, and the Board had requested an  
18 update on it. The project is scheduled to go out to bid in 2024.

19 At the same time, the following year the County has plans to complete the six-laning of  
20 Airport Road from just north of the entrance to Pelican Marsh, all the way up to  
21 Immokalee Road.

22 In 2019 the County was in a crisis as a result of the cost of maintaining streetscapes  
23 and medians in the urban area. Presently it is approaching \$8,000,000 a year to  
24 maintain those areas. They have now imposed a moratorium against any additional  
25 landscape median improvements into the foreseeable future.

26 Mr. Dorrill got this surprising news the previous week when he met with the District's  
27 County Commissioner, Andy Solis, who advised that it would have to be reconsidered if  
28 he remained on the Commission. District 2, where Pelican Marsh is located, paid about  
29 30 percent of all the cost of all of the medians

30 countywide. Mr. Dorrill discussed the fact that there was going to have to be a  
31 discussion on how to resurrect the capital funding to build the final cross section and the

1 improvements with Mr. Solis, especially as next year is an election year, and it is a big  
2 issue for this community.

3 The amount of remaining median for Airport Road and Vanderbilt will be small by the  
4 time six lanes are incorporated in all directions with turn lanes, which would leave a  
5 median of seven to eight feet wide at the widest. Mr. Walsh added that two of the major  
6 roads around Pelican Marsh are going to be expanded over the next three to four years,  
7 which basically means they won't be putting new landscaping in the median if they know  
8 they're going to rip the median up. The long-term problem is the lack of money, and the  
9 landscaping will need to be funded.

10 Mr. Dorrill will continue to address this with Commissioner Solis, and Mr. Welch  
11 indicated that he would be happy to accompany Mr. Dorrill to the next meeting he has  
12 with the Commissioner.

13 Greg Heater of Esperanza at Tiburon thanked the Board for the work they are doing for  
14 the residents in this regard, noting that he had been championing this cause for six  
15 years and going nowhere with their County Commissioner. Not only is there no budget  
16 for it, but there is also no plan, and if they started the process now, they wouldn't see  
17 landscaping until the year 2030. Mr. Heater noted that the District pumped quite a bit of  
18 money for two decades into the community, and have gotten nothing for it.

19 Mr. Walsh assured Mr. Heater that they are going to keep working on this problem and  
20 appreciated the frustration that he felt.

#### 21 **D. Bay Laurel and Galleria Landscaping**

22 Mr. Dorrill advised that this Board had spent about \$600,000 in the last six months on a  
23 variety of landscape projects in the District, and one that is planned for Tiburon during  
24 the winter. They are addressing the hardscapes and the signage along with the guard  
25 gates, and there are two upcoming projects, and one at Bay Laurel and the other  
26 Galleria.

27 Mr. Vanover advised that as part of the Board approved work plan for this year, the  
28 Board asked that the secondary roads be looked at and the ageing landscaping be  
29 renovated. The first round will focus on Galleria, Bay Laurel, and Spanish Moss. They  
30 met with Mrs. Goetz, and the project will begin sometime in February and completed in  
31 March. Mr. Walsh advised that this work will be done in-house, and he hoped that this  
32 work will be completed by this summer.



1 **ATTORNEY’S REPORT**

2 Mr. Pires/Ms. Brakefield had nothing to report at this time.

3 **ENGINEER’S REPORT**

4 Mr. Burford had nothing to report at this time.

5 **SUPERVISORS’ REQUESTS**

6 No further requests were received at this time.

7 **ADJOURNMENT**

8 Mr. Walsh thanked everyone for attending, and Mr. Dorrill noted that the January  
9 meeting will be held on the 19<sup>th</sup>. **On a MOTION by John Minty and a second by \*\*\*,**  
10 **the meeting was adjourned at 9:55 a.m.**