

1           **PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT**  
2                           **NAPLES, FLORIDA**

3                   Regular Meeting of the Board of Supervisors  
4                           April 16, 2025

5   The regular meeting of the Pelican Marsh Community Development District Board of  
6   Supervisors was held on Wednesday, April 16, 2025, at 9:00 a.m. at the Pelican Marsh  
7   Community Center, Naples, Florida.

8   **SUPERVISORS PRESENT**

9   Robert Giannetti, Chairman

10 Timothy Jackoboice, Vice Chairman

11 Dean Sieperda, Supervisor

12 Stewart Hall, Supervisor

13 Brent Smith, Supervisor

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group

16 Christopher Dorrill, Field Manager

17 John Vanover, Operations Manager

18 Tony Pires, District Counsel

19 **ROLL CALL/APPROVAL OF AGENDA**

20 The meeting was convened at 9:00 a.m. The meeting was also properly noticed. The  
21 notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL  
22 34110. supervisors were present at the meeting, establishing a quorum.

23 Mr. Sieperda requested a discussion on the U.S. 41 Gatehouse be added to the  
24 agenda. **The agenda was approved as amended on a MOTION by Mr. Smith, a**  
25 **second by Mr. Hall, and all in favor.**

26 **PUBLIC COMMENT**

27 No public comment was received at this time.

**APPROVAL OF MINUTES MARCH 2025**

Page 5 Line 12 Identify Mr. Hall as County Commissioner Hall

**The minutes were approved as amended on a MOTION by Mr. Sieperda, a second by Mr. Jackoboice, and all in favor.**

**FINANCIALS - FEBRUARY 2025**

Mr. Dorrill presented the District's financials as of the end of February. The District had \$2.9 million in cash, with \$2,057,000 in the general fund and \$815,000 in the capital/reserve fund. Fixed assets totaled \$24.5 million, and there were \$117,000 in payables. The District received \$170,000 in non-ad-valorem assessments, contributing to a year-to-date (YTD) total of \$4.2 million in assessments, which represents approximately 91% of total budgeted revenues for the year. YTD interest earnings totaled \$37,000, and transponder sales generated \$6,500.

Fuel expenses under the landscaping section were over budget, while access control fuel expenses were under budget. Mr. Vanover needs to bill some of the landscaping fuel costs to access control. Additionally, the District is \$26,000 over budget YTD in purchased irrigation water but remains \$82,000 under budget overall in expenses.

Capital projects including lake bank restoration and some milling and paving work are scheduled for the spring. A budget workshop will be held next month. Galleria Drive, noted by Mr. Vanover to be in poor condition, is scheduled for milling and paving. Mr. Vanover, Mr. Dorrill, and Mr. Brown are also evaluating additional improvements, with pricing expected by the next meeting.

Mr. Dorrill will inspect the bridge following the meeting. The budget amendment approved at the last meeting will be reflected in next month's financials. There was also a discussion about the possibility of digging a well to reduce irrigation water costs; however, permitting and other regulatory challenges make this unfeasible.

**The financials were accepted as presented on a MOTION by Mr. Giannetti, a second by Mr. Sieperda, and all in favor.**

**MANAGER'S REPORT**

**A. Pelican Marsh Blvd and Bay Laurel Dr/Cheshire Ln Four Way Stop Analysis**

Mr. Dorrill shared the results of the four-way stop analysis conducted by the District Engineer. Warrant 1, which pertains to accident history, was not met—no accidents

1 were reported in the past year, and none have occurred in the last five years. Warrant 2,  
2 which relates to sight distance and line-of-sight criteria (measured in feet), also was not  
3 met; there are no deficiencies in line of sight. However, it was noted that landscaping in  
4 the medians must continue to be maintained at a low height to preserve visibility. Traffic  
5 volume on the side street is less than half of what is required to justify an all-way stop at  
6 Bay Laurel and Pelican Marsh Boulevard. Therefore, none of the warrants were met to  
7 support the installation of an all-way stop at that location.

8 The current president of Watercress asked whether the criteria differ for a three-way  
9 stop. He expressed concern about the necessity of signage for vehicles entering from  
10 Airport Road after passing through the gate. Mr. Dorrill responded that the same criteria  
11 would apply, and given the low volume of side street traffic, a stop is not warranted.  
12 Dino Lauricella of Arielle suggested the Board consider adding stop signs after the gate  
13 at U.S. 41 is closed, in anticipation of a possible increase in traffic. Mr. Giannetti noted  
14 that an exit lane will be available at U.S. 41 and that the work is scheduled for the  
15 summer, which coincides with the lowest traffic levels. Jerry Carbone commented that  
16 years ago, there had been discussion about the need for lighting at that intersection, as  
17 it remains very dark. That topic is scheduled as the next agenda item.

## 18 **B. Lighting Survey**

19 A lighting survey was conducted at three locations, with two found to warrant the  
20 addition of new light fixtures. The intersection of Pelican Marsh Boulevard and Bay  
21 Laurel met the criteria for enhanced lighting and will have additional fixtures installed.  
22 Mr. Vanover noted concerns about potential resident complaints regarding additional  
23 lighting in the southern section of Whimbrel Watch and Bay Laurel. The full lighting  
24 project will likely not be addressed until February due to current workforce  
25 commitments. Mr. Vanover confirmed that precast poles are already available, and Mr.  
26 Dorrill will obtain pricing for the work as needed.

## 27 **C. US 41 Gatehouse Design/Build**

28 Mr. Pires reported that he had a conversation with Heatherwood's legal counsel,  
29 Michael Traficante, and received their edits and acceptances yesterday. He noted that,  
30 from an insurance standpoint, he had included a builder's risk policy in the agreement.  
31 However, Heatherwood and their counsel did not account for that in their pricing and  
32 advised that a builder's risk policy would represent an additional cost if the Board  
33 requires it. The exact cost of the policy is currently unknown. Mr. Hall expressed  
34 opposition to the District covering that cost, stating it should have been included in the  
35 original proposal. Mr. Dorrill made a note to investigate the potential cost of the policy.

Mr. Hall also clarified the necessity of having a porte-cochere on the outbound lane. Mr. Dorrill responded that the Board's intent was to maintain aesthetic symmetry by installing it over both lanes—while it serves a functional purpose for inbound traffic, it is primarily cosmetic on the outbound side.

## **ATTORNEY'S REPORT**

### **A. Mercato Gate**

No updates.

### **B. FDOT Request**

FDOT has expressed interest in acquiring a small portion of District-owned property located at the intersection of U.S. 41 and Pelican Marsh Boulevard. Mr. Vanover had scheduled a meeting with an FDOT representative to discuss the matter; however, the representative did not show up.

### **C. Naples Daily News Former Corporate Offices**

A proposal has been made to construct a seven-story workforce housing development. Mr. Pires shared an article and a conceptual site plan related to the project. The District is monitoring the proposal from a water management standpoint, as there is an existing water management agreement tied to the property. Mr. Pires noted uncertainty regarding how the Live Local Act may impact the proposed development. As of now, no formal submission has been made on Collier County's CityView portal. Mr. Pires will continue to monitor the situation.

## **ENGINEER'S REPORT**

No report was given at this time.

## **SUPERVISOR'S REQUEST**

### **A. Airport/Tiburon Electric Feed Reconstruction**

Mr. Vanover reported that the main electrical panel, which controls all electrical systems for Tiburon off Airport Road, is about 25 years old and in poor condition. The panel is rusted and falling apart. The plan is to spend \$15,000 to replace it, which will require shutting off the power, rebuilding the panel, getting it inspected, and then reinstalling the meter. Efforts will be made to keep the irrigation timers and monument lights along Airport Road operational during the process.

1 The entire project is expected to take about three weeks. An alternative power source  
2 will be used to temporarily connect the streetlights. Work is scheduled to begin during  
3 the first week of May and should last approximately three weeks. Mr. Vanover will send  
4 out an e-blast the week prior to the start of the project to ensure everyone is informed.  
5 There will be no effect to residential power during the project.

## 6 PUBLIC COMMENT

7 Inaudible Resident from Watercrest – Asked for more information on the timeline for the  
8 U.S. 41 gate project. Mr. Giannetti explained that the goal is to complete the project  
9 before October, with work set to begin in April or May. The exact date for presenting  
10 renderings to the community for final viewing and approval is still uncertain. However,  
11 Mr. Giannetti assured that the community will be kept informed and updated throughout  
12 the process.

13 Inaudible Resident from Portofino – Inquired about the timing of the Vanderbilt Road  
14 widening and the U.S. 41 gate closure. Mr. Giannetti explained that the County's road-  
15 widening project will only begin once they receive their grant funding.

16 Richard Benson from Portofino – Emphasized the importance of utilizing project  
17 management tools and a project manager to ensure the timeline and schedule for the  
18 project are maintained. Mr. Giannetti was in agreement.

## 19 ADJOURNMENT

20 With no further comments, the meeting was adjourned **on a MOTION by Mr. Sieperda,**  
21 **and a second by Mr. Jackoboice, at 10:00 a.m.** The next meeting will be May 21,  
22 2025, at 9:00 a.m. This meeting will include the budget workshop.