

Project Manual
Moody River Estates Community Development District
Lake Bank Restoration Project
Lakes 15,16,17, &19

Location:
North Fort Myers, Florida 33903

December 5, 2025



**PREMIER DISTRICT
MANAGEMENT**

Premier District Management
3820 Colonial Blvd Suite 101
Fort Myers, FL 33966

MOODY RIVER COMMUNITY DEVELOPMENT DISTRICT
Informal Request for Proposals for
Lake Bank Restoration Project

Table of Contents

- I. Proposal Package
 - A. Informal Request for Proposals
 - B. Instructions to Proposers
 - C. Evaluation Criteria
- II. Proposal Form & Summary of Costs
- III. Plans & Specifications

I. PROPOSAL PACKAGE

A. Informal Request for Proposals

MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR LAKE BANK REMEDIATION AND NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS

The Moody River Estates Community Development District ("District") hereby informally requests proposals from firms to provide services necessary for the District's Lake Bank Restoration Project ("Project"), as more particularly described in the project manual ("Project Manual") and in accordance with the plans and specifications prepared by the District Engineer, Barraco and Associates, Inc.. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, operating and maintaining community infrastructure improvements for the District.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Lee County and the State of Florida.

The Project Manual, including instructions to proposers, proposal and contract specifications, and other materials, will be available beginning Friday, December 5, 2025 by emailing Mandie Rainwater, mrainwater@cddmanagement.com, or by visiting the website at <https://moodyrivercdd.net>. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format on a USB flash drive) of the required proposal no later than January 9, 2026 at 12:00pm, to the District Manager's Office, 3820 Colonial Blvd., Suite 101, Fort Myers, FL 33966, with electronic copies to Mandie Rainwater (mrainwater@cddmanagement.com). Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "*RESPONSE TO PROPOSAL FOR MOODY RIVER ESTATES CDD LAKE BANK RESTORATION PROJECT*." The District reserves the right to return, unopened to the proposer, any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal's opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Price is only a portion of consideration. This bid is not required to meet public bidding standards and is considered an informal solicitation, and no protest or other rights afforded under public procurement laws will be provided.

NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a meeting of the District to be held on January 9, 2026 at 12:00pm the District Manager's Office, 3820 Colonial Blvd., Suite 101, Fort Myers, FL 33966. The purpose of the meeting will be to announce the names of the proposers and pricing. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. A copy of the meeting agenda can be obtained from Mandie Rainwater, Assistant District Manager, at mrainwater@cddmanagement.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at 239-690-7100, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800- 955-8770 (Voice), for aid in contacting the District Manager's Office.

Any and all questions relative to this Request for Proposals, the Project or the meeting shall be directed in writing by e-mail only to Mandie Rainwater, Assistant District Manager, at mrainwater@cddmanagement.com, no later than January 8, 2026 at 12:00 p.m. Answers and Questions will be updated on the website: <https://moodyrivercdd.net>. No phone inquiries please.

Moody River Estates Community Development District
Cal Teague, District Manager

B. Instructions To Proposers

1. **OVERVIEW.** The Moody River Estates Community Development District ("**District**") is seeking proposals ("**Proposal(s)**") from firms ("**Proposer(s)**") capable of providing labor, materials, equipment and construction services for lake bank restoration ("**Project**"). The District is a special purpose unit of local government established under Chapter 190, Florida Statutes for the purpose of financing, acquiring, constructing, installing, operating, and maintaining community infrastructure improvements for the district. The Project includes the restoration of certain lakes within the District. Per the original Development Orders (DO), and as cited in violations from Lee County, the lake banks need to be restored to the 4:1 slope criterion. Included in the restoration will be planting of deep lake shade trees, littorals, sod, and mulch as described in the Technical Documents Section. Additionally, the lakes may have vines, exotics, or other vegetation that may need to be removed. The completion of the project is achieved with a certification from Lee County that resolves the District's violations. The Project is expected to be started during the dry season and finished in a reasonable amount of time. for the district

2. **DUE DATE.** Sealed Proposals, including one (1) original and one (1) electronic copy (PDF format on a USB flash drive), must be received no later than **January 2, 2026 at 12:00p.m.** at Premier District Management, 3820 Colonial Blvd., Suite 101, Fort Myers, FL 33966 ("District Manager's Office"), attention: Mandie Rainwater. Proposals will be publicly opened at that time, provided however that, subject to such public openings and announcements, all Proposals may be kept confidential for a period of time to the extent permitted by Florida law.

3. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE/TIME	EVENT
12/5/2025	RFP Notice Issued
12/5/2025	RFP Project Manual available
By Appointment	Site Inspections
01/08/2026 at 12:00 p.m.	Deadline for questions/conflicts
01/09/2026 at 12:00 p.m.	Proposal Deadlines/Bid Opening
01/15/2026 at 1:00 p.m.	Public Board Meeting to Award Contract

4. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the Proposal in compliance with all such laws, ordinances and regulations.

5. **INTERPRETATIONS AND ADDENDA; ZONE OF SILENCE.** Any and all questions relative to this RFP or the Project about the meaning or intent of the Proposal documents shall be directed in writing by e-mail only to Mandie Rainwater, District Manager, at mrainwater@cddmanagement.com. No phone inquiries please. All questions must be received **no later than 12:00 p.m. January 8, 2026**. Interpretations or clarifications considered necessary by the District in response to such questions will be issued by addenda e-mailed, faxed or otherwise delivered to all parties recorded as having received the Project Manual. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers who have requested the Project Manual. Except as set forth in this Section, Proposers should not communicate with any District Supervisor, staff member, or other representative during the submission and evaluation process. **COMMUNICATION WITH ANY DISTRICT REPRESENTATIVE FOR ANY PURPOSE OTHER THAN THOSE EXPRESSLY DESCRIBED HEREIN MAY CAUSE AN INDIVIDUAL FIRM, OR TEAM, TO BE DISQUALIFIED FROM PARTICIPATING.**

6. QUALIFICATIONS OF THE PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

7. SUBMISSION OF ONLY ONE PROPOSAL. Each Proposer may submit only one Proposal; however, proposals may be modified by an appropriate document duly executed and delivered any time prior to the time Proposals are due as set forth in Section 2 of these instructions. Proposers may be disqualified and their Proposals rejected if the District has reason to believe that collusion may exist among Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

8. PROPOSAL FORM. The Proposal shall contain an acknowledgement of receipt of all Addenda (the number of which must be filled in on an Acknowledgement Form). In making its Proposal, each Proposer represents that it has read, understands, and completed the Proposal Documents, acknowledged receipt of all Addenda, and that the Proposal is made in accordance therewith.

10. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, as is specifically contemplated by this Project Manual and Project, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.

11. INSURANCE. All Proposers should include as part of their Proposal a current Certificate of Insurance detailing the company's insurance coverage. In the event the Proposer is notified of award, it shall provide a current Certificate detailing the company's insurance coverage and identifies the District and its consultants, staff, employees, officers, agents and supervisors as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

12. SPECIAL PROJECT/SITE CONDITIONS. By submitting their Proposal, the Proposer acknowledges that they have visited the project site and have become familiar with the existing site conditions. Proposer agrees to take responsibility for any and all issues arising from unsuitable soils, including but not limited to, varying soil conditions, sinkholes, etc. No additional costs will be charged by Proposer for matters associated with unsuitable soils.

13. INDEMNIFICATION. To the fullest extent permitted by law, Proposer shall indemnify, hold harmless, and defend the District, the Project Engineer, and the District Engineer, and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "Indemnitees") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the Proposer's Proposal and/or this Project Manual and to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Proposer or those acting on Proposer's behalf. In the event that any indemnification, defense or hold harmless provision of this Project Manual is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. Additional indemnification, defense, and hold harmless obligations are as set forth in the forms of contract.

14. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

15. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents:

- A. Completed price proposal for all phases of work.
- B. Schedule of Values - Pricing for each of the individual phases provided herein, and each with detailed unit pricing.
- C. Construction Schedule. TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT. Each Proposer should provide detailed construction schedules for each phase of the project, as set forth herein. The ideal start date for the Project is February or March (dry season).
- D. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Highlight previous or currently contracted work with other community development districts.
- G. Current insurance certificate indicating the types of coverage and limits for general, property, automobile liability, and worker's compensation insurance. In the event the Proposer is notified of award, it shall provide a certificate detailing the company's insurance coverage and identifies the District and its consultants, staff, employees, officers, agents and supervisors as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.
- H. Completed copies of all other forms included within the Proposal Documents.

16. PROTESTS. Please be advised that this is not a formal solicitation for proposals and absolutely no protest or other rights afforded under public procurement laws will be provided.

17. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the District's evaluation of the Proposer's ability to perform the services for the project as demonstrated by the documentation provided by the Proposer. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the Proposal Documents. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced proposal.

18. ACKNOWLEDGMENTS. In addition to any other requirements set forth in the Project Manual, and with the signature on the Proposal Form, the Proposer acknowledges the following:

- A. All Proposals shall include completed copies of all other forms, including the standard form of agreement, within the Project Manual. If the Proposer finds a conflict, error or discrepancy in the Project Manual, he/she shall call it to the District's and/or the District's designees' attention in writing before proceeding with the work affected thereby.
- B. The Proposer is responsible for visually inspecting the entire job site prior to submitting a Proposal and notifying the District and/or its designee of discrepancies that may affect the construction and its costs.
- D. The Proposer shall be responsible for coordinating the work necessary with all utility companies and other onsite Proposers or subcontractors performing work for the District, coordinate the safety and protection of all aerial and underground facilities related to the work, and complete and obtain all final approvals and acceptances.
- F. The Proposer shall complete the work herein defined and detailed in a professional and workmanlike manner typical of his industry. All existing trees, sod, irrigation and other landscaping

to remain must be protected and replaced in the event of damage. The work must be continuous unless otherwise directed by the District and accepted by applicable regulatory authorities.

- G. Each Proposer shall submit an itemized schedule of values outlining all work items which will be used for monthly pay requests. The schedule of values and proposal must balance. The Proposer will be required to submit a revised progress schedule with each pay request; the schedule shall show original timeline and progress to date.
- H. The Proposer shall specify subcontractors to be used for major work items prior to commencing the work.
- M. All work provided for in the Project Manual, as may be amended, shall be warranted from commencement of work until twelve (12) months after acceptance by all applicable regulatory authorities. Furthermore, the form of contract includes various warranties that shall be provided by the successful Proposer to the District, and any warranties provided by material suppliers must be assignable to the District. If an assignment of warranty requires the material supplier to consent to same, then the selected Proposer agrees that it will secure the material supplier's consent to assign said warranties to the District. Each Proposer should provide copies of any major material warranties to the District as part of its Proposal.

19. PUBLIC RECORDS. The District is a governmental entity, and, accordingly, the Proposals will be publicly opened as stated above and may become public record at some point in the procurement process. In the event that the Proposer believes that any particular portion of the Proposer's Proposal is exempt from disclosure, the Proposer shall mark the exempt pages as "CONFIDENTIAL – EXEMPT FROM DISCLOSURE. In the event that the District reasonably and in good faith believes that the Proposer's information is not confidential or exempt under Florida law, the District may provide the information in response to the request and will not be responsible for any liability, claims, damages or losses arising from such disclosure. In the event that a claim of any kind is filed challenging the confidentiality of the Proposer's information, the District may require the Proposer to indemnify, defend and hold harmless the Indemnitees from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

BID FORM
Lake Bank Restoration (lakes 15, 16, 17 and 19)
for
Moody River Estates CDD

December 2, 2025

Contractor:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
I. Lake 15				Add value, click out	
A.	Lake Bank Restoration (in-haul fill, re-grade and compact, install cocomat, stablize disturbed areas with sod to dry season water level)		LS		
B.	Optional: Littoral installation		EA		
C.	Optional: Deep lake tree installation		EA		
D.	Optional: Additional catch basin and culvert installation		EA		
Sub-Total Lake 15					
II. Lake 16					
A.	Lake Bank Restoration (in-haul fill, re-grade and compact, install cocomat, stablize disturbed areas with sod to dry season water level)		LS		
B.	Optional: Littoral installation		EA		
C.	Optional: Deep lake tree installation		EA		
D.	Optional: Additional catch basin and culvert installation		EA		
Sub-Total Lake 16					
III. Lake 17					

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
A.	Lake Bank Restoration (in-haul fill, re-grade and compact, install cocomat, stablize disturbed areas with sod to dry season water level)		LS		
B.	Optional: Littoral installation		EA		
C.	Optional: Deep lake tree installation		EA		
D.	Optional: Additional catch basin and culvert installation		EA		
Sub-Total Lake 17					

IV. Lake 19

A.	Lake Bank Restoration (in-haul fill, re-grade and compact, install cocomat, stablize disturbed areas with sod to dry season water level)		LS		
B.	Optional: Littoral installation		EA		
C.	Optional: Deep lake tree installation		EA		
D.	Optional: Additional catch basin and culvert installation		EA		
Sub-Total Lake 19					
Grand Total (all lakes)					

Calendars to Complete: +/-

C. Evaluation Criteria

1. PRELIMINARY REQUIREMENTS

(Pass / Fail)

An interested firm must hold all required local, state and federal licenses in good standing, and be authorized to do business in Lee County and the State of Florida.

2. PERSONNEL & EQUIPMENT

(10 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

3. EXPERIENCE

(20 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; etc.

4. UNDERSTANDING SCOPE OF WORK

(20 Points Possible)

This category addresses whether the Proposer demonstrated an understanding of the District's needs for the work requested, demonstrated the ability to perform such work in a feasible manner, and identified any suggestions for "best practices" or other innovative approaches.

5. FINANCIAL CAPACITY

(10 Points Possible)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Also, this category includes an evaluation of the Proposer's insurance and warranties offered, above and beyond what is required under the contract documents. The Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or other similar information.

6. PRICE

(25 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing.

7. SCHEDULE

(15 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule.

100 Total Points Possible

II. PROPOSAL FORM & SUMMARY OF COSTS

**PROPOSAL FORM FOR
LAKE BANK RESTORATION PROJECT**

**TO BE SUBMITTED WITH
ONE (1) ELECTRONIC COPY TO:**

**CAL TEAGUE, DISTRICT MANAGER
MOODY RIVER COMMUNITY DEVELOPMENT DISTRICT
CTEAGUE@CDDMANAGEMENT.COM
MRRAINWATER@CDDMANAGEMENT.COM**

TO: MOODY RIVER COMMUNITY DEVELOPMENT DISTRICT

FROM:

(Proposer)

PROPOSALS MUST BE SUBMITTED ON OR BEFORE JANUARY 2, 2026 AT 12:00 P.M.

III. Plans and Specification

LIMITED REVIEW DEVELOPMENT ORDER PLANS
FOR

MOODY RIVER ESTATES
LAKE BANK MAINTENANCE

LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS	PROJECT DATUM
3050 MOODY RIVER BOULEVARD NORTH FORT MYERS, FL 33903	STATE PLANE FLORIDA WEST ZONE NAD1983 (NSRS 2007) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 NGVD1929 TO NAVD 88 = (-)1.20'

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
LEE COUNTY LDO	APPROVED	LDO2021-00502-A01

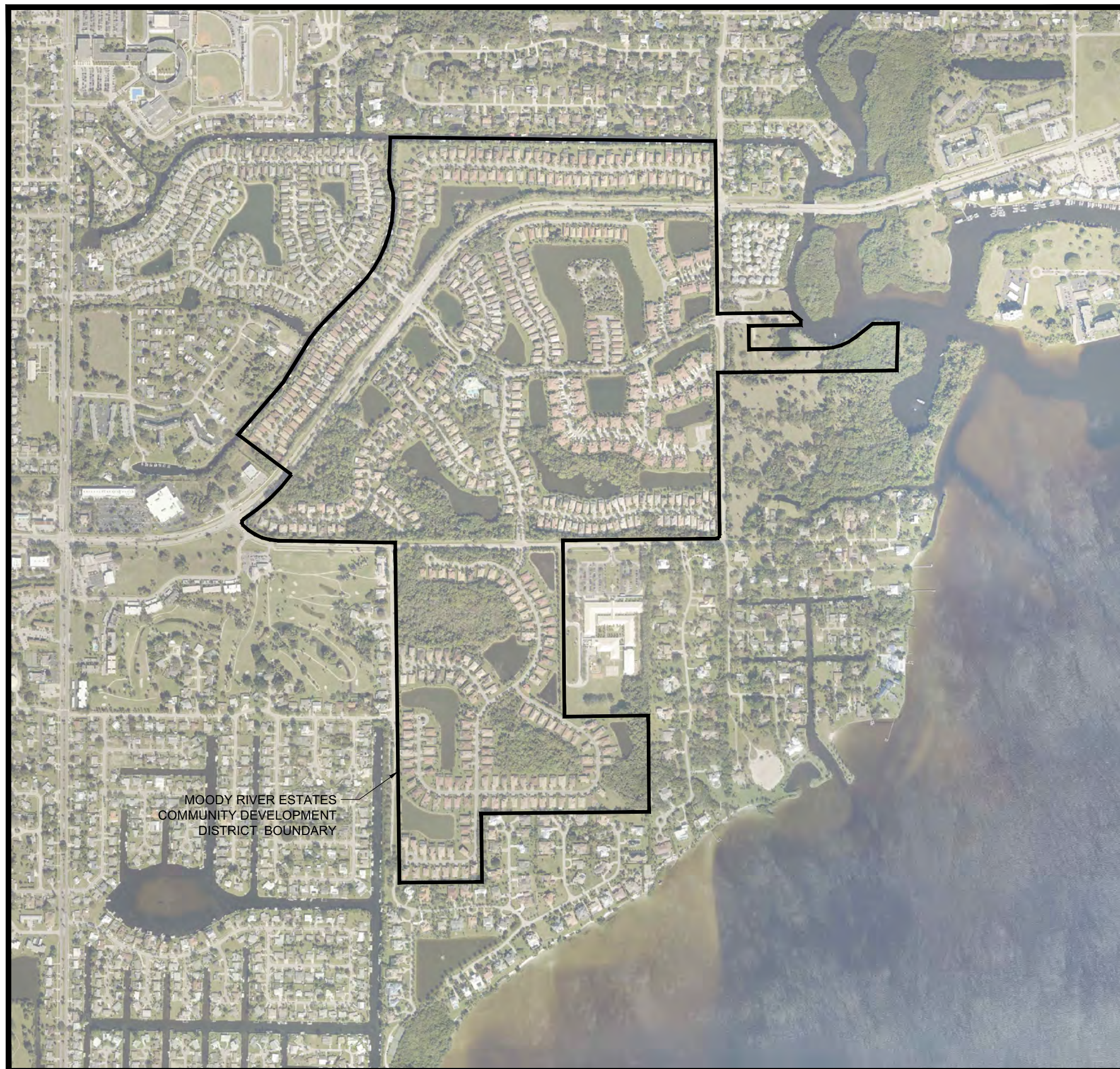
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

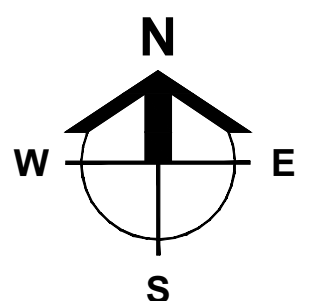
PROJECT ENGINEER	PROJECT MANAGEMENT
CARL BARRACO, P.E.	FRANK SAVAGE
DESIGN ENGINEER	PROJECT SURVEYOR
-	-
LEAD DESIGN TECHNICIAN	SITE PLANNING
CHRISTOPHER PAULY	-
DESIGN STAFF	LAND PLANNING
-	-
QUALITY CONTROL	RECORD DRAWINGS
DOUG TARN	-

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

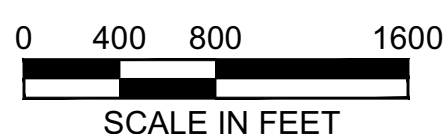
ALL DIMENSIONS ARE IN FEET.



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

ENGINEER OF RECORDS SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, EXCLUDING ANY SUPPLEMENTS:

SHEET	DESCRIPTION	XREF	DRAWING NAME
1.0	COVER SHEET AND LOCATION MAP	-	22898A01.DWG
2.0	AERIAL PHOTOGRAPH AND KEY SHEET	-	22898A10.DWG
3.0	LAKES 9, 10, 11, & 12 RESTORATION EXTENT	-	22898A10.DWG
4.0	LAKES 6, 7, 8, 13 & 14 RESTORATION EXTENT	-	22898A10.DWG
5.0	LAKES 15, 17 & 19 RESTORATION EXTENT	-	22898A10.DWG
6.0	LAKES 3, 4, 5 & 21 RESTORATION EXTENT	-	22898A10.DWG
7.0	LAKES 1 & 2 RESTORATION EXTENT	-	22898A10.DWG
8.0	LAKES 16, 18 & 20 RESTORATION EXTENT	-	22898A10.DWG
9.0	TYPICAL SECTIONS, DETAILS, AND NOTES	-	22898A10.DWG

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	BASE LINEWORK PLAN	22898S00.DWG
B	AERIAL PHOTOGRAPH	AERIAL_2022.TIF

APPROVED
LDO2021-00502
Ohdet Kleinmann, Development Services Manager
Lee County Development Services
4/29/2024

A02 AMENDMENT #2

PLAN STATUS

LDO AMENDMENT 2
04-15-2024

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

MOODY RIVER
ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT

3050 MOODY RIVER BOULEVARD
NORTH FORT MYERS, FL 33903

PHONE (239) 652-0101

PROJECT DESCRIPTION

MOODY
RIVER
ESTATES

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

Digitally signed
by Carl A.
Barraco, P.E.
Date:
2024.04.16
08:38:47 -04'00'

This item has been digitally signed and sealed by
Carl A. Barraco on the date adjacent to the seal.

Printed copies of this document are not considered signed
and sealed and signature must be verified on any electronic
copies.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
(C) COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME | 22898A01.DWG

LOCATION | J:\22898\DWG\LDO\2023 LB EROSION\

PLOT DATE | MON. 4-15-2024 - 2:40 PM

PLOT BY | WES KAYNE

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

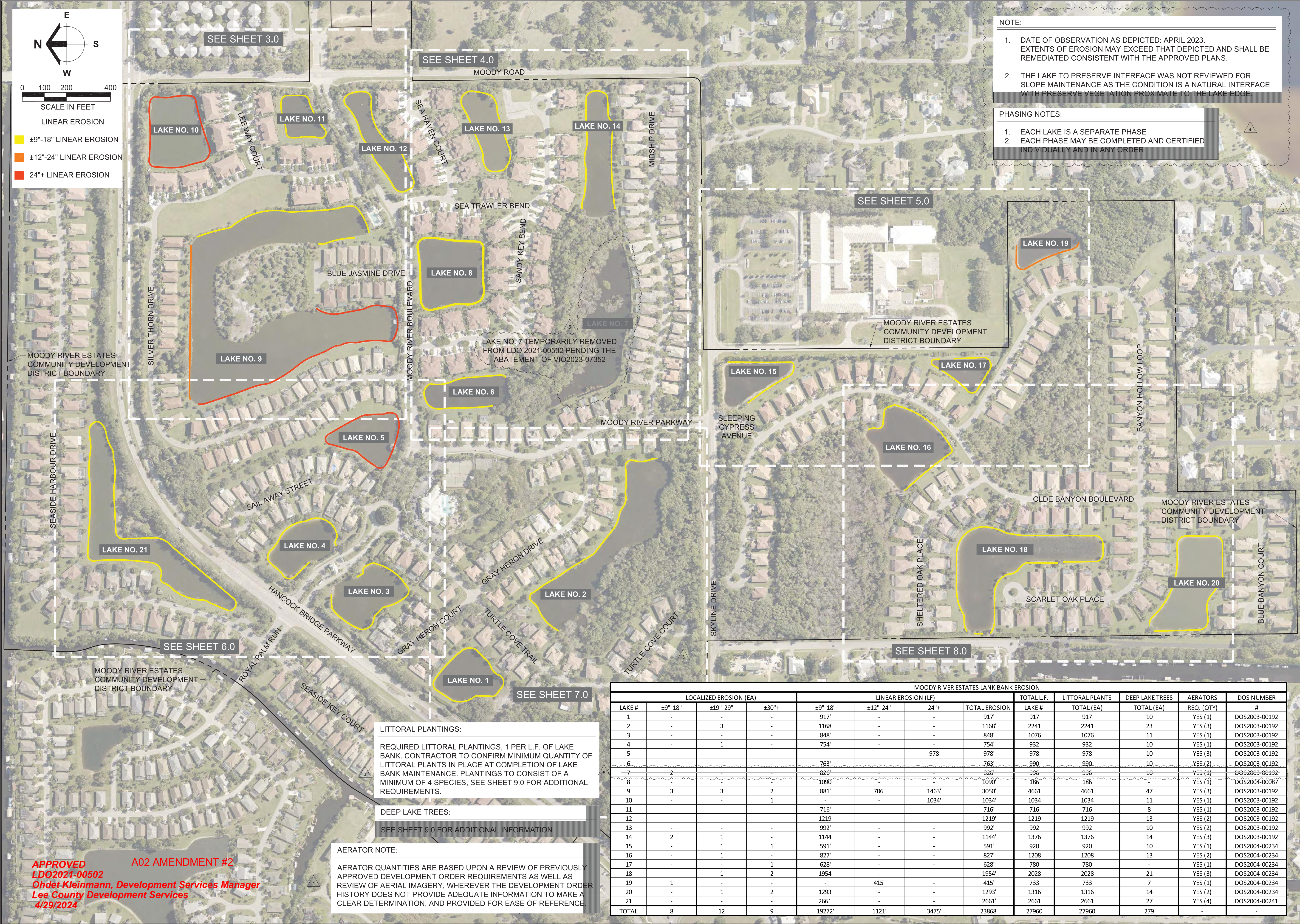
2023-03-17	AMENDMENT 1 (ADD LAKE 12)	1
2023-08-22	AMENDMENT 2 (INC. ALL LAKES)	2
2023-12-14	AMENDMENT 2 LDO COMMENTS	3
2024-01-02	AMENDMENT 2 LDO COMMENTS	4
2024-04-15	AMENDMENT 2 LDO COMMENTS	5

PLAN STATUS

LDO AMENDMENT 2
04-15-2024

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
22898	1.0



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**MOODY RIVER
ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT**

3050 MOODY RIVER BOULEVARD
NORTH FORT MYERS, FL 33903

PHONE (239) 652-0101

PROJECT DESCRIPTION

**MOODY
RIVER
ESTATES**

LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

DRAWINGS NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 22898A10.DWG
LOCATION: J:\22898\DWG\LDO\2023 LB EROSION\I
PLOT DATE: MON, 4-15-2024 - 3:08 PM
PLOT BY: WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

DATE	DESCRIPTION	BY
2023-03-17	AMENDMENT 1 (ADD LAKE 12)	1
2023-08-22	AMENDMENT 2 (INC. ALL LAKES)	2
2023-12-14	AMENDMENT 2 LDO COMMENTS	3
2024-01-02	AMENDMENT 2 LDO COMMENTS	4
2024-04-15	AMENDMENT 2 LDO COMMENTS	5

PLAN STATUS

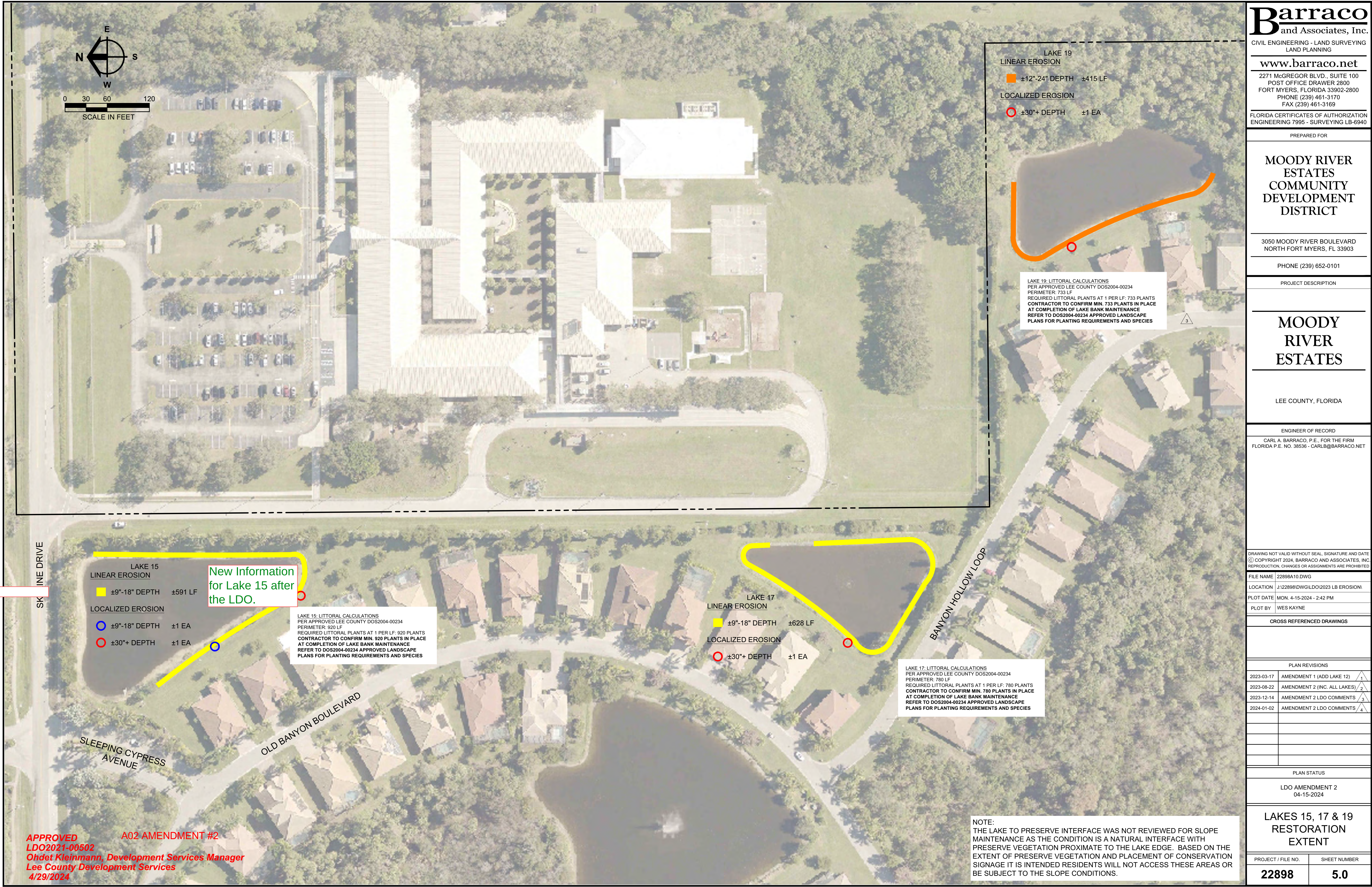
LDO AMENDMENT 2
04-15-2024

**AERIAL PHOTOGRAPH
AND
KEY SHEET**

PROJECT / FILE NO.
22898

SHEET NUMBER
2.0







Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

MOODY RIVER
ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT

3050 MOODY RIVER BOULEVARD
NORTH FORT MYERS, FL 33903

PHONE (239) 652-0101

PROJECT DESCRIPTION

MOODY
RIVER
ESTATES

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME | 22898A10.DWG

LOCATION | J:\22898\DWG\LDO\2023 LB EROSION\

PLOT DATE | MON. 4-15-2024 - 2:42 PM

PLOT BY | WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

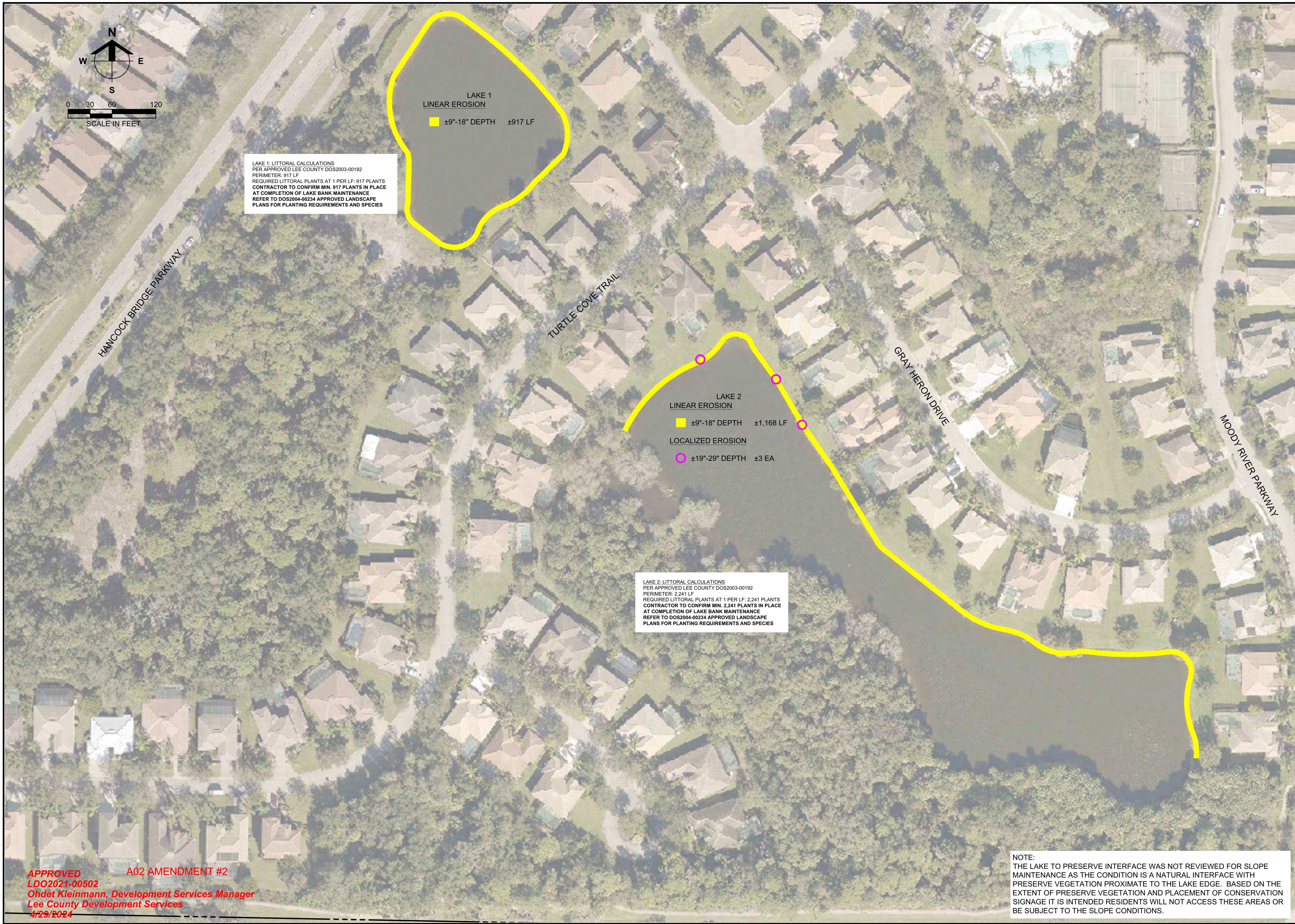
DATE	DESCRIPTION	BY
2023-03-17	AMENDMENT 1 (ADD LAKE 12)	1
2023-08-22	AMENDMENT 2 (INC ALL LAKES)	2
2023-12-14	AMENDMENT 2 LDO COMMENTS	3
2024-01-02	AMENDMENT 2 LDO COMMENTS	4

PLAN STATUS

LDO AMENDMENT 2
04-15-2024

LAKES 3, 4, 5 & 21
RESTORATION
EXTENT

PROJECT / FILE NO.	SHEET NUMBER
22898	6.0



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**MOODY RIVER
ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT**

3050 MOODY RIVER BOULEVARD
NORTH FORT MYERS, FL 33903
PHONE (239) 652-0101

PROJECT DESCRIPTION

**MOODY
RIVER
ESTATES**

LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME J:\22898\DWG\LDO\2023 LB EROSION\

LOCATION J:\22898\DWG\LDO\2023 LB EROSION\

PLOT DATE MON. 4-15-2024 - 2:42 PM

PLOT BY WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

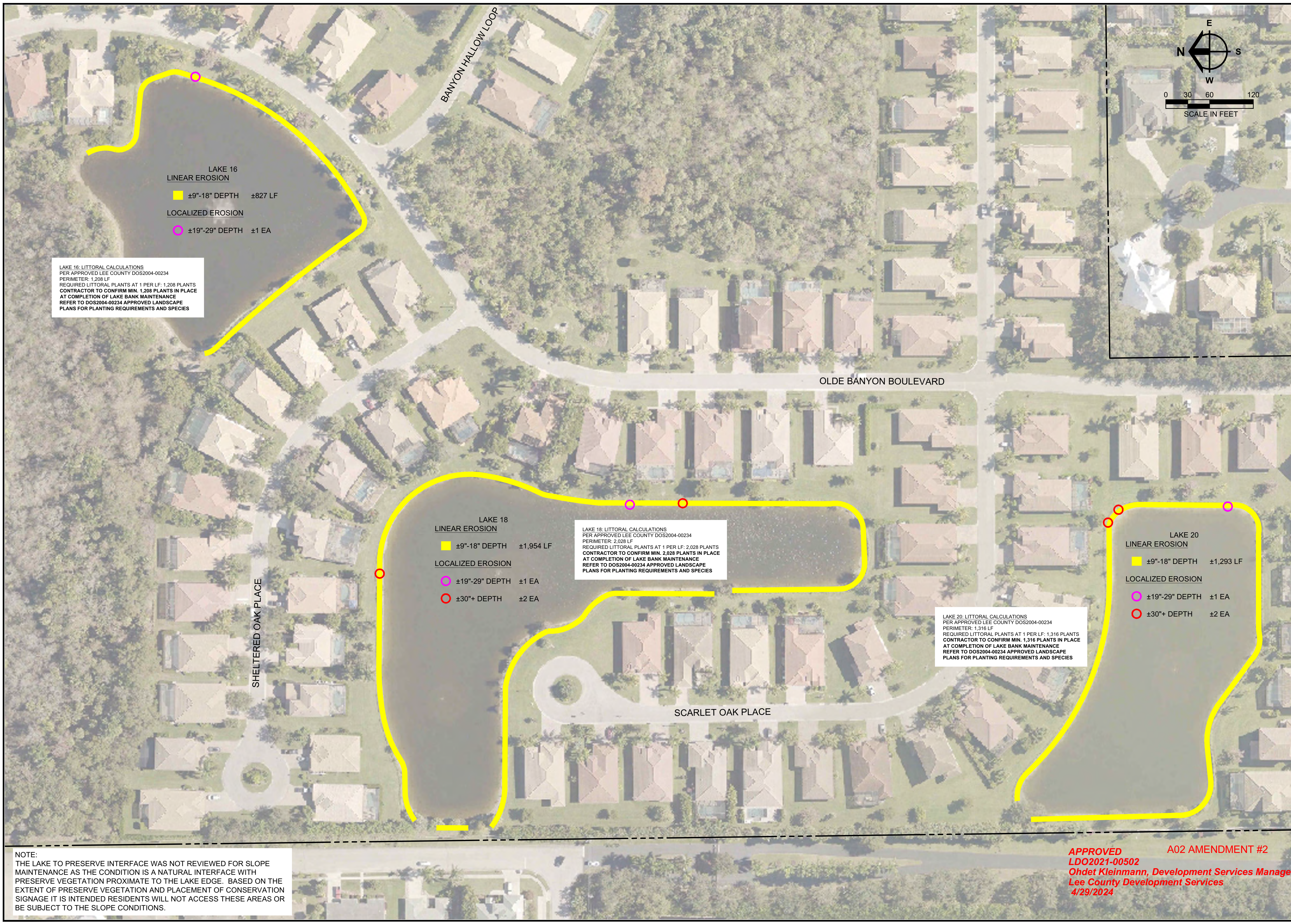
DATE	DESCRIPTION	BY
2023-03-17	AMENDMENT 1 (ADD LAKE 12)	1
2023-08-22	AMENDMENT 2 (INC ALL LAKES)	2
2023-12-14	AMENDMENT 2 LDO COMMENTS	3
2024-01-02	AMENDMENT 2 LDO COMMENTS	4

PLAN STATUS

LDO AMENDMENT 2
04-15-2024

**LAKES 1 & 2
RESTORATION
EXTENT**

PROJECT / FILE NO.	SHEET NUMBER
22898	7.0



LAKE 16: LITTORAL CALCULATIONS
PER APPROVED LEE COUNTY DOS2004-00234
PERIMETER: 1,208 LF
REQUIRED LITTORAL PLANTS AT 1 PER LF: 1,208 PLANTS
CONTRACTOR TO CONFIRM MIN. 1,208 PLANTS IN PLACE
AT COMPLETION OF LAKE BANK MAINTENANCE
REFER TO DOS2004-00234 APPROVED LANDSCAPE
PLANS FOR PLANTING REQUIREMENTS AND SPECIES

LAKE 18: LITTORAL CALCULATIONS
PER APPROVED LEE COUNTY DOS2004-00234
PERIMETER: 2,028 LF
REQUIRED LITTORAL PLANTS AT 1 PER LF: 2,028 PLANTS
CONTRACTOR TO CONFIRM MIN. 2,028 PLANTS IN PLACE
AT COMPLETION OF LAKE BANK MAINTENANCE
REFER TO DOS2004-00234 APPROVED LANDSCAPE
PLANS FOR PLANTING REQUIREMENTS AND SPECIES

LAKE 20: LITTORAL CALCULATIONS
PER APPROVED LEE COUNTY DOS2004-00234
PERIMETER: 1,316 LF
REQUIRED LITTORAL PLANTS AT 1 PER LF: 1,316 PLANTS
CONTRACTOR TO CONFIRM MIN. 1,316 PLANTS IN PLACE
AT COMPLETION OF LAKE BANK MAINTENANCE
REFER TO DOS2004-00234 APPROVED LANDSCAPE
PLANS FOR PLANTING REQUIREMENTS AND SPECIES

NOTE:
THE LAKE TO PRESERVE INTERFACE WAS NOT REVIEWED FOR SLOPE
MAINTENANCE AS THE CONDITION IS A NATURAL INTERFACE WITH
PRESERVE VEGETATION PROXIMATE TO THE LAKE EDGE. BASED ON THE
EXTENT OF PRESERVE VEGETATION AND PLACEMENT OF CONSERVATION
SIGNAGE IT IS INTENDED RESIDENTS WILL NOT ACCESS THESE AREAS OR
BE SUBJECT TO THE SLOPE CONDITIONS.

APPROVED
LDO2021-00502
Ohdet Kleinmann, Development Services Manager
Lee County Development Services
4/29/2024

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
**MOODY RIVER
ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT**
3050 MOODY RIVER BOULEVARD
NORTH FORT MYERS, FL 33903
PHONE (239) 652-0101

PROJECT DESCRIPTION
**MOODY
RIVER
ESTATES**
LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED
FILE NAME J:\22898\DWG\LDO\2023 LB EROSION
LOCATION J:\22898\DWG\LDO\2023 LB EROSION
PLOT DATE MON. 4-15-2024 - 2:42 PM
PLOT BY WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

2023-03-17	AMENDMENT 1 (ADD LAKE 12)	1
2023-08-22	AMENDMENT 2 (INC. ALL LAKES)	2
2023-12-14	AMENDMENT 2 LDO COMMENTS	3
2024-01-02	AMENDMENT 2 LDO COMMENTS	4

PLAN STATUS
LDO AMENDMENT 2
04-15-2024

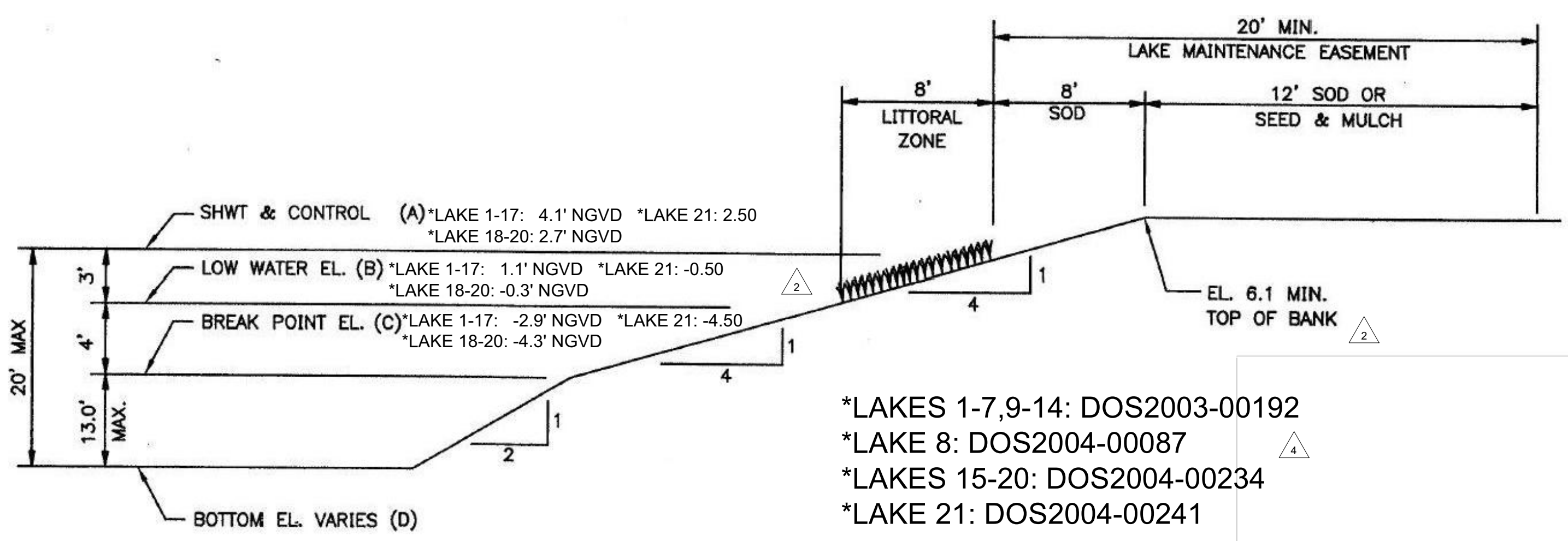
LAKES 16, 18 & 20
RESTORATION
EXTENT

PROJECT / FILE NO.	SHEET NUMBER
22898	8.0

NOTES:

1. ANY LITTORAL PLANTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SPECIES.
2. ANY AREAS DISTURBED DURING THE CONSTRUCTION ACTIVITIES SHALL BE RE-GRADED AND RE-SODDED WITH THE SAME SPECIES.
3. CONTRACTOR TO UTILIZE AREAS IDENTIFIED AS "DRAINAGE EASEMENTS" D.E. AND OR LAKE MAINTENANCE EASEMENTS (L.M.E.) IN THIS EXHIBIT FOR ACCESS TO AND FROM LAKE AREAS DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO LAKE BANKS AND CONSTRUCTION ACCESS AREAS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER'S REPRESENTATIVE TO PROTECT OR TEMPORARILY REMOVE ANY IRRIGATION WITHIN THE WORK AREAS.
5. DEEP LAKE TREE SPECIES AND QUANTITIES ARE BASED UPON PREVIOUSLY APPROVED DEVELOPMENT ORDER REQUIREMENTS AND PROVIDED FOR EASE OF REFERENCE.
6. LITTORAL SPECIES AND REQUIREMENTS ARE BASED UPON PREVIOUSLY APPROVED DEVELOPMENT ORDER REQUIREMENTS AND PROVIDED FOR EASE OF REFERENCE.

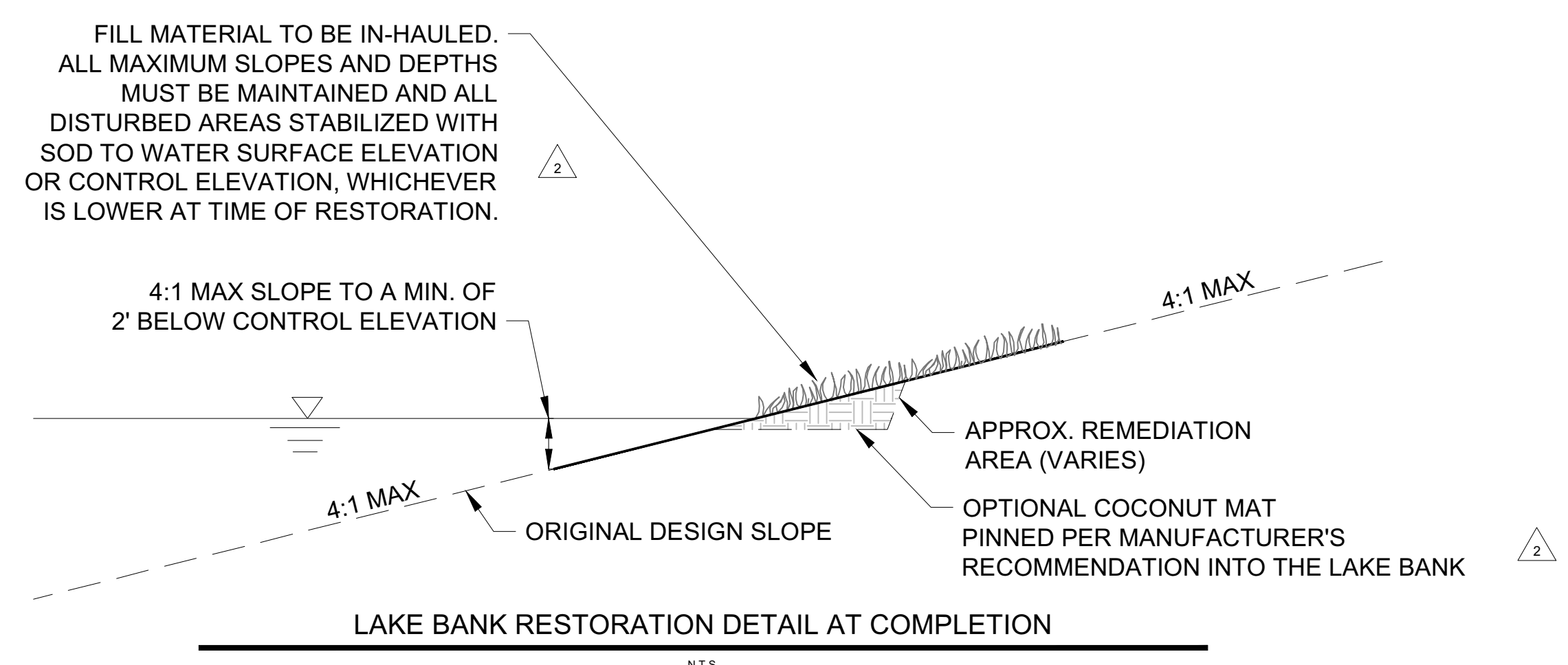
DEEP LAKE TREE SPECIES PER LAKE							
LAKE #	DOS NUMBER	BALD CYPRESS	DAHOON HOLLY	SWAMP RED MAPLE	LOBLOLLY BAY	AMERICAN HOLLY	TOTAL (EA)
1	DOS2003-00192	5	5	-	-	-	10
2	DOS2003-00192	12	11	-	-	-	23
3	DOS2003-00192	6	5	-	-	-	11
4	DOS2003-00192	5	5	-	-	-	10
5	DOS2003-00192	5	5	-	-	-	10
6	DOS2003-00192	5	5	-	-	-	10
7	DOS2003-00192	5	5	-	-	-	10
8	DOS2004-00087	-	-	-	-	-	-
9	DOS2003-00192	23	24	-	-	-	47
10	DOS2003-00192	6	5	-	-	-	11
11	DOS2003-00192	4	4	-	-	-	8
12	DOS2003-00192	7	6	-	-	-	13
13	DOS2003-00192	5	5	-	-	-	10
14	DOS2003-00192	6	8	-	-	-	14
15	DOS2004-00234	3	-	3	2	2	10
16	DOS2004-00234	3	-	3	3	4	13
17	DOS2004-00234	2	-	2	2	2	8
18	DOS2004-00234	6	-	5	5	5	21
19	DOS2004-00234	-	-	-	-	-	-
20	DOS2004-00234	4	-	3	3	4	14
21	DOS2004-00241	8	-	5	4	10	27



TYPICAL LAKE SECTION

* FROM PREVIOUSLY APPROVED DEVELOPMENT ORDERS

LITTORAL PLANT SPECIES	
SCIENTIFIC NAME	COMMON NAME
CLADIUM JAMAICENSE	SAWGRASS
JUNCUS EFFUSUS	SOFT RUSH
SPARTINA BAKERI	SAND CORDGRASS
SCRIPUS VALIDUS	SOFT-STEM BULRUSH
PONTEDERIA CORDATA	PICKERELWEED
ELEOCHARIS FLAVESCENS	SPIKE RUSH

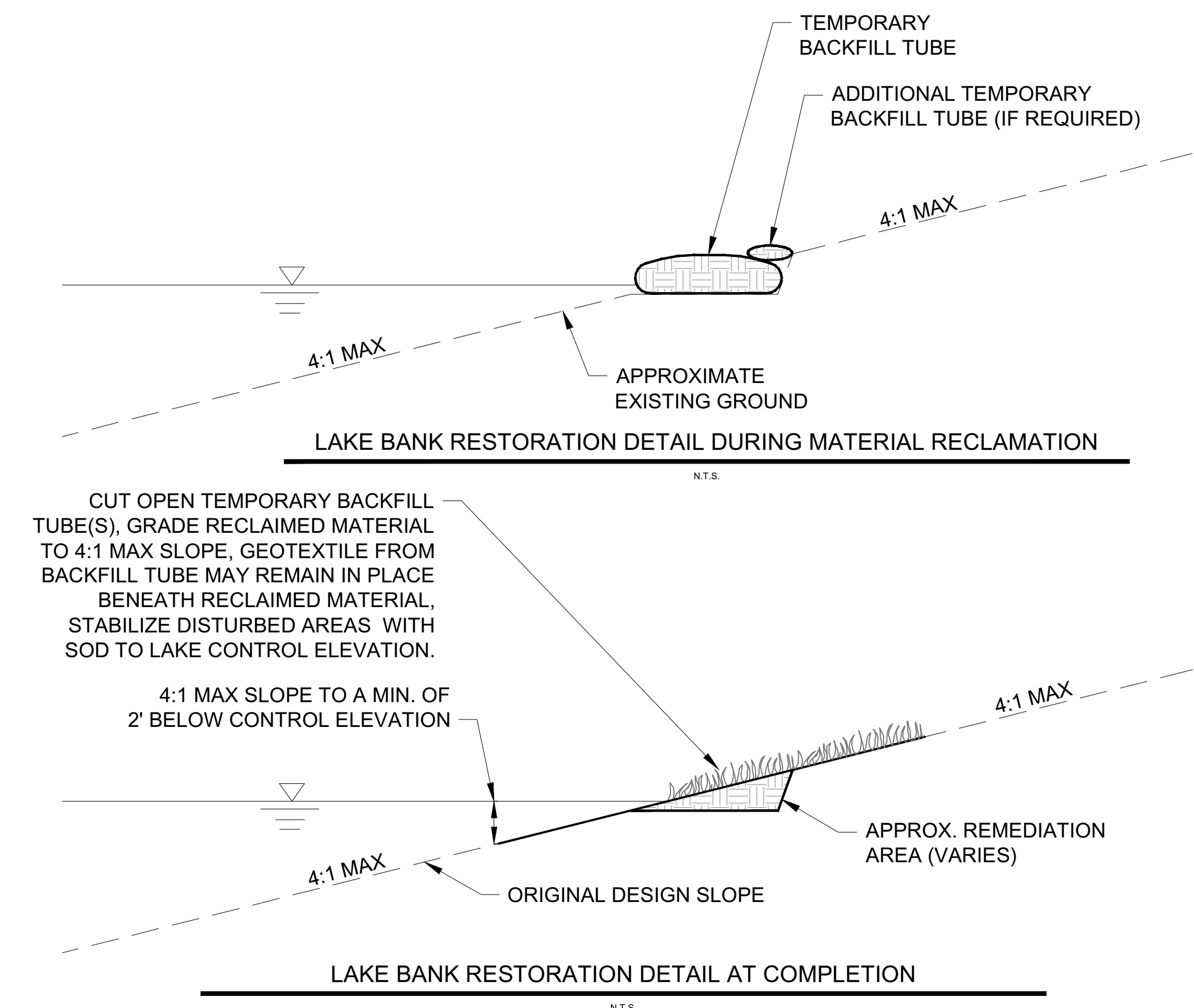


NOTES:

1. PLACE, GRADE, AND COMPACT MATERIAL TO "FIRM AND UNYIELDING" CONDITION.
2. STABILIZE WITH SOD TO WATER SURFACE ELEVATION OR CONTROL ELEVATION, WHICHEVER IS LOWER AT TIME OF RESTORATION.

LAKE BANK RESTORATION DETAIL

N.T.S.



NOTES:

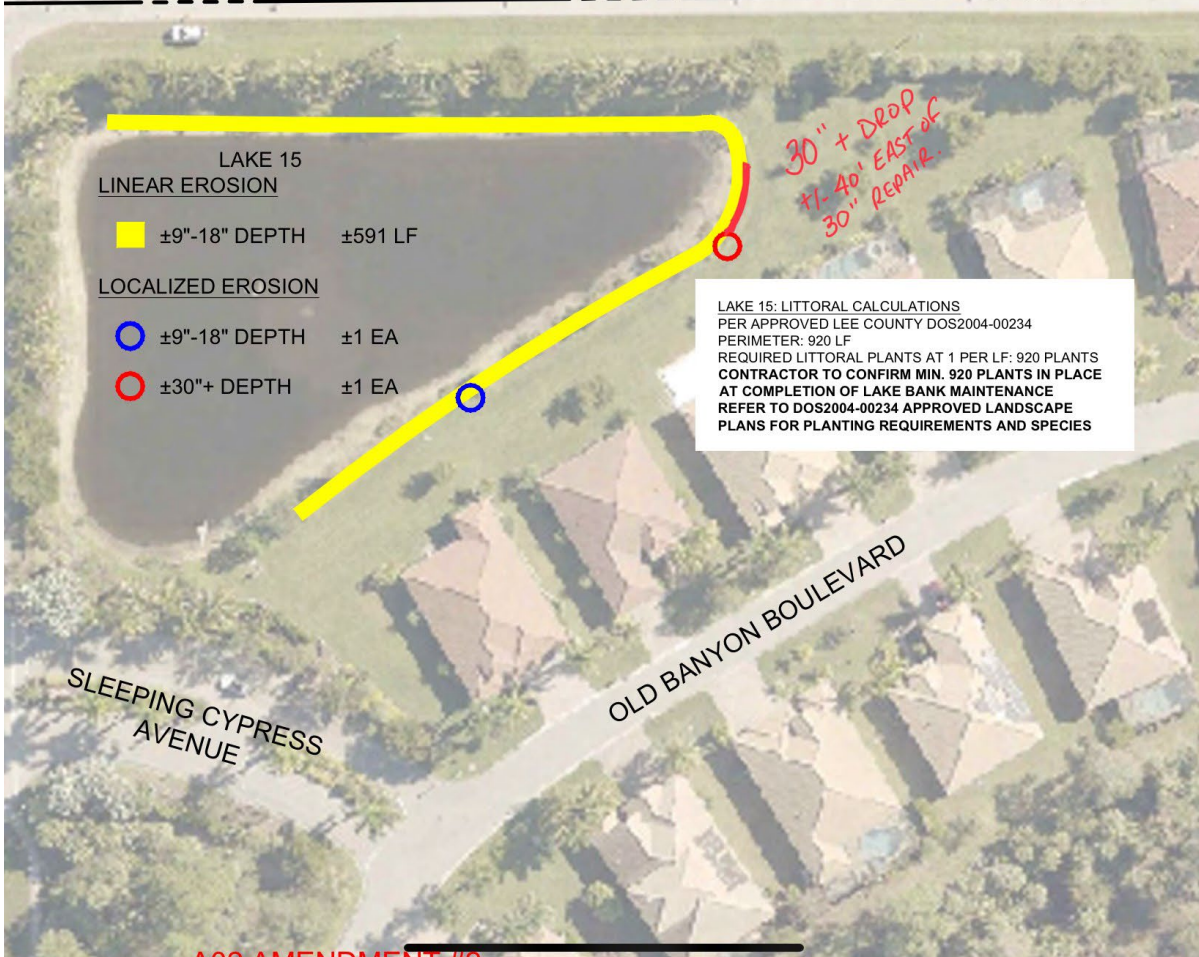
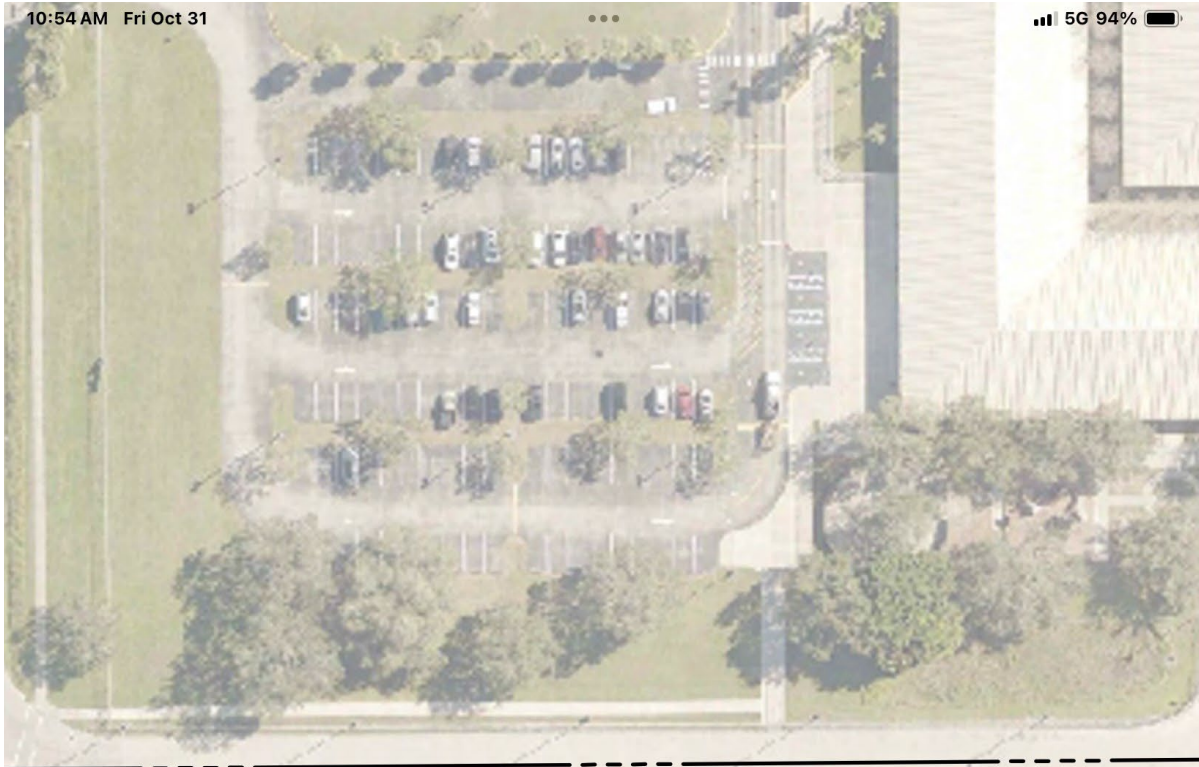
1. TEMPORARY BACKFILL TUBE(S) TO BE PLACED AND FILLED WITH RECLAIMED MATERIAL.
2. CUT TOP OF TUBE AND GRADE MATERIAL TO ORIGINAL DESIGN SLOPE.
3. COMPACT MATERIAL TO "FIRM AND UNYIELDING" CONDITION.
4. STABILIZE WITH SOD TO CONTROL ELEVATION.
5. ADDITIONAL TUBE AS REQUIRED TO ACHIEVE ORIGINAL DESIGN SLOPE.

LAKE BANK RESTORATION DETAIL (LAKE 8 ONLY)

N.T.S.

APPROVED
LDO2021-00502
Ohdet Kleinmann, Development Services Manager
Lee County Development Services
4/29/2024

A02 AMENDMENT #2



NOTICE OF CODE VIOLATION

Environmental



DEPT. OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT OFFICE
PO BOX 398
FORT MYERS, FL 33902-0398
239-533-8895

Case # VIO2023-07637 Date 12/01/2023

MOODY RIVER ESTATES CDD
3820 COLONIAL BLVD #101
FORT MYERS, FL 33966

Re: **Code Violation: Not in compliance with Development Order - lake banks, littorals, and deep lake trees.**

at 0 SUBMERGED, NORTH FORT MYERS, FL NA
Parcel Number: 15-44-24-05-0000C.0000
(Located in Lee County, Florida)

Dear Property Owner/Tenant:

An inspection of the above referenced property on 11/15/2023 revealed a violation of:

Lee County Land Development Code (LDC) Sections 10-7(f), 10-421(b) and Development Order (DO)
DOS2004-00234.

As the property owner(s) you must correct this violation within 15 days of the receipt of this notice by

Restore Lake 15 (Lake 1 on DO) bank slopes to original development order approval. Existing geotextile tubes must be addressed to show compliance with slope criteria of 4:1.

Obtain a Type D limited review development order (LDO) for the lake bank restoration. As part of this review, the previously approved littoral plants and deep lake management plan requirements (deep lake trees and diffusers) must be included on the development order plans. Obtain a Certificate of Compliance (CC).

Plant 2 deep lake shade trees (bald cypress) for a total of 10. Plant additional littoral plants for a minimum of four species and a total of 920 plants. The locations and minimum replacement specifications are highlighted on the enclosed development order plan sheet 2 of 4. Trees must be installed in a horticultural correct manner, including staking and mulching.

Remove all vines from the existing trees and littoral plants.
Ensure that all destratification systems are operational.

If the violation is not corrected within the time frame specified above -

- You may be issued a citation to appear in County Court, **OR**
- You may be scheduled to appear at a hearing before a Hearing Examiner and subject to a fine of up to **\$250.00 for each day** the violation continues, plus prosecution costs.

When you have corrected the violation, arrange for an inspection by calling the Code Enforcement Officer at the number indicated below. To avoid the hearing, fines, and costs, Lee County Code Enforcement must verify the violation is corrected through an on-site inspection.

NOTE: If the violation is corrected after the deadline, but before the scheduled hearing, the case may still be presented to the Hearing Examiner for a finding that a violation did exist. Once there has been a Finding of Violation, the next time is cited for violating the same Lee County regulation it may be treated as a Repeat Violation. Repeat Violations may result in fines up to \$500.00 per day from the date the repeat violation is discovered by a code officer.

Please contact Lee County Code Enforcement at 239-533-8353 or email CLis@leegov.com with respect to any question you may have regarding this notice.

Carol A Lis

PRINTED NAME of Accepting Party

Code Enforcement Officer

SIGNATURE of Accepting Party

DATE

Acceptance of this document does not constitute an admission of responsibility, but does fulfill the statutory notice requirement of Florida Statute 162.12.

I swear or affirm the above statements are true and correct to the best of my knowledge and belief and, if accepted, the person accepting the document was informed of the contents at the time of delivery.

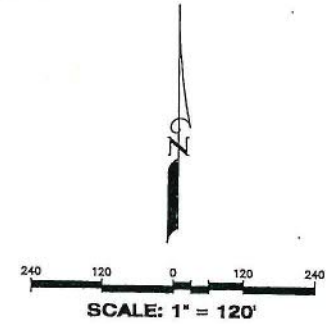
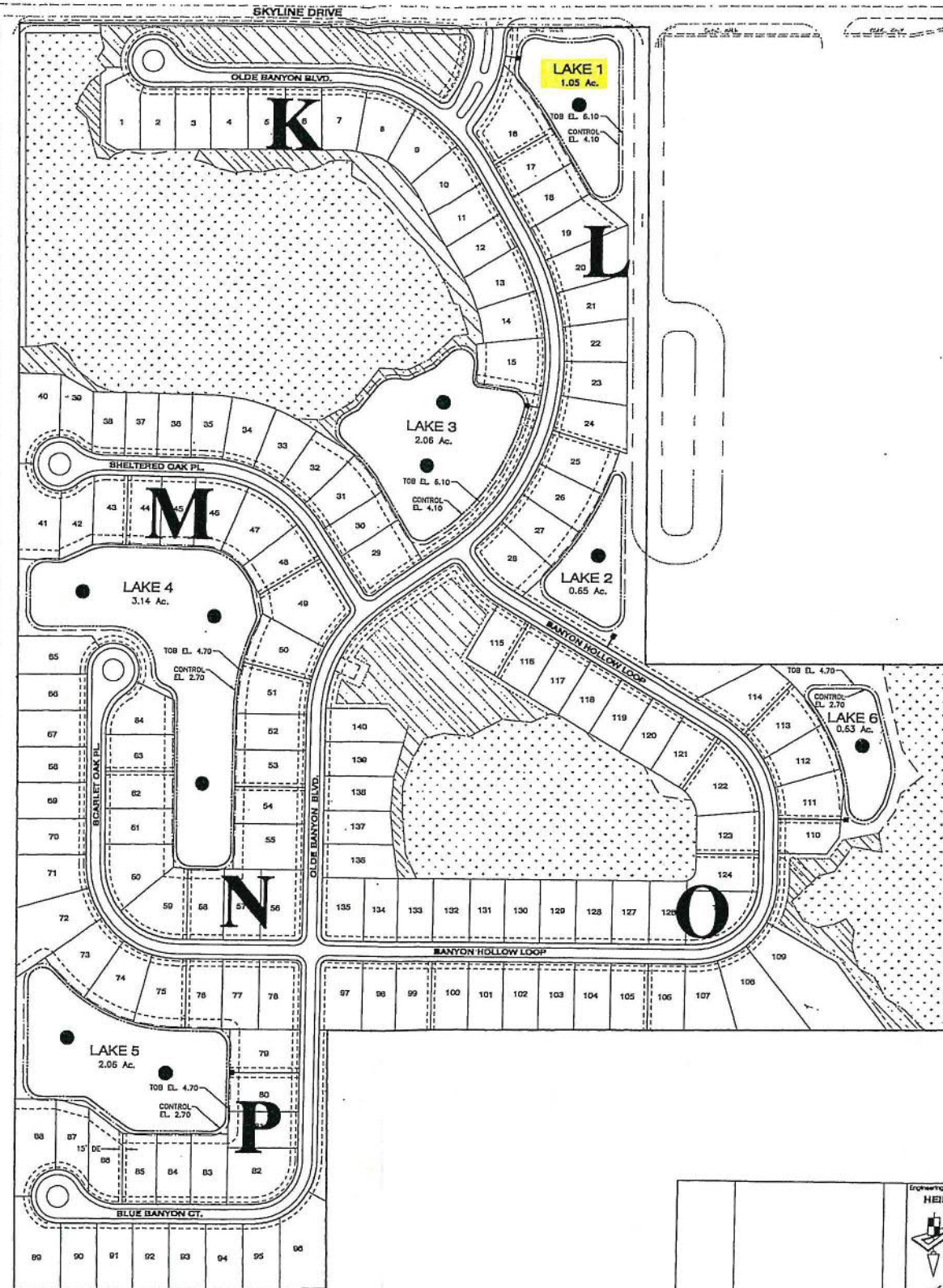
92148901012582000540819980

Certified Mail

INSPECTOR/AFFIANT

DATE

P:\Moody Ranch\South\Engineering\DEEP_LAKE.dwg, 02/20/04 8:28:11 AM



NOTES:

1. A POST-CONSTRUCTION BATHYMETRIC SURVEY, SEALED BY A PROFESSIONAL SURVEYOR WILL BE SUBMITTED PRIOR TO CERTIFICATE OF COMPLIANCE FOR ALL LAKES.
2. AIR DIFFUSERS SHALL PROVIDE A DISSOLVED OXYGEN LEVEL OF 4 PPM THROUGHOUT THE WATER COLUMN.
3. AERATION PUMP HOUSE IS APPROXIMATELY 3'x3'x2' HIGH.
4. REQUIRED DEEP LAKE TREE CALCULATIONS: (REFER TO LANDSCAPE PLANS FOR LOCATIONS AND TYPES OF TREES.)
5. FUTURE DEVELOPMENT AREAS ARE CONCEPTUAL AND MAY BE REVISED.

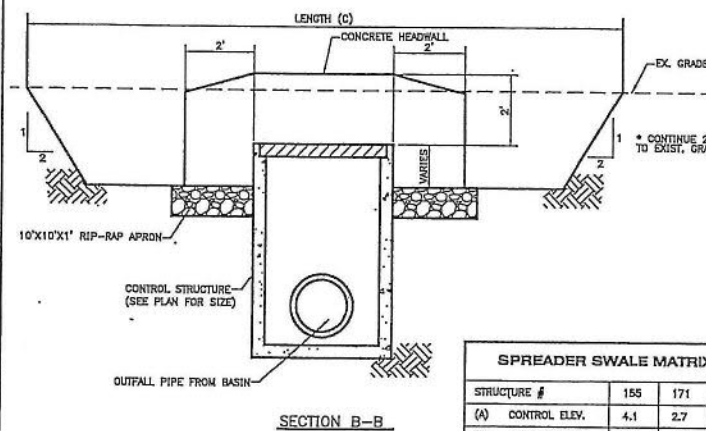
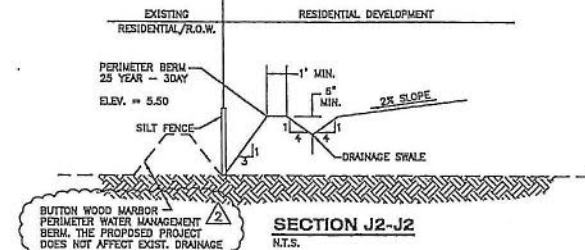
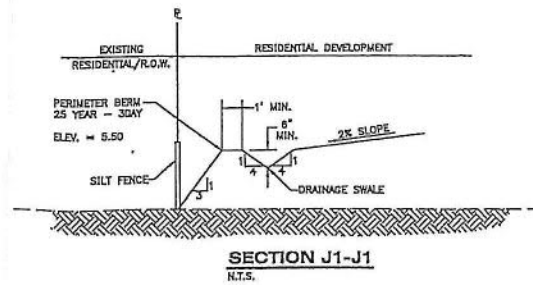
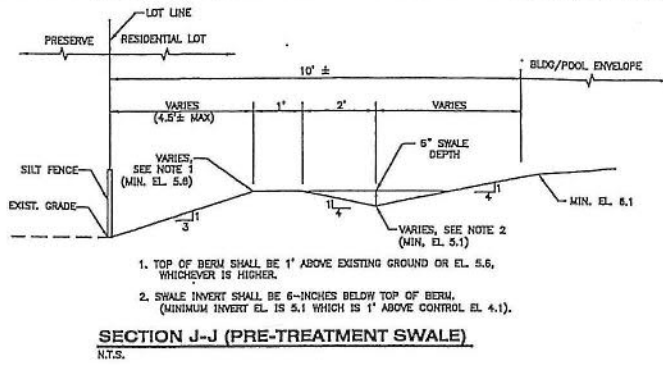
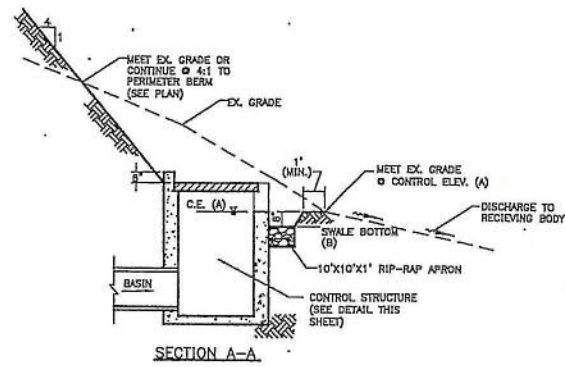
LAKE #	L.F. SHORELINE	# TREE REQUIRED (1 PER 100 L.F.)
1	918	9
2	781	8
3	1210	12
4	2028	20
5	1315	13
6	733	7
TOTAL REQUIRED DEEP LAKE TREES =		69

LEGEND

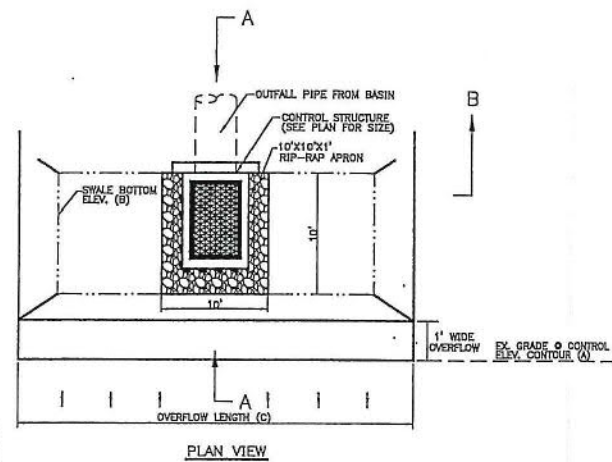
- AERATOR HEAD LOCATION
- AERATOR POWER UNIT & ELECTRIC SERVICE
- ▨ - UPLAND PRESERVE
- ▤ - WETLAND PRESERVE

DATE		DESCRIPTION	BY	STICKLAND T. SMITH, P.E. NO. 50652 FLORIDA PROFESSIONAL ENGINEER
REVISIONS				
DEEP LAKE MANAGEMENT PLAN				
JOB NO. COL-WR-015				
DESIGN M. NEFF				
DRAWN R. MOSHER				
DATE 09-26-04				
PREPARED FOR COLONIAL HOMES, INC.				
FILE DEEP_LAKE				
SHEET 1 OF 1 SHEETS				

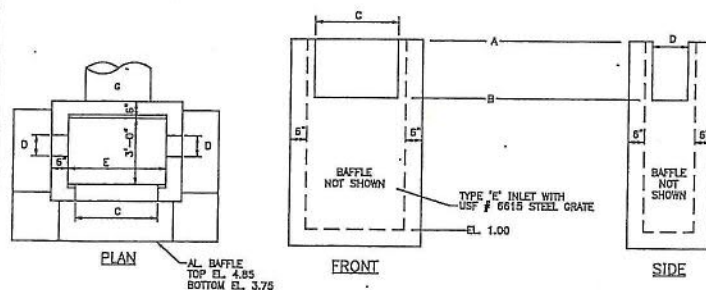
09-02-04 11:43PM HEIDT & ASSOC. ROBINETTE@MOODYRANCHSOUTHENGINEERING\DEEP_LAKE.DWG



STRUCTURE #	155	171	153	186
(A) CONTROL ELEV.	4.1	2.7	2.7	2.7
(B) SWALE BOTTOM	3.6	2.2	2.2	2.2
(C) LENGTH	50'	50'	50'	50'



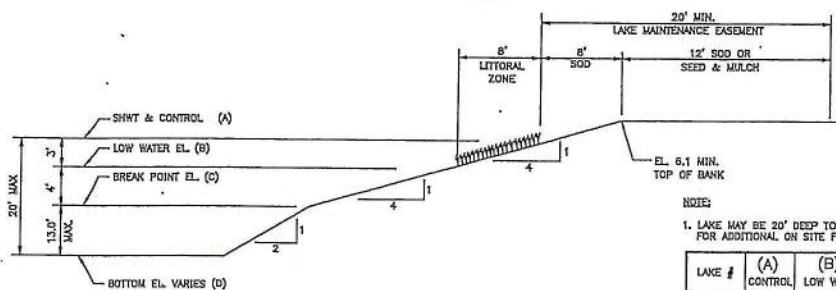
SPREADER SWALE DETAIL
N.T.S.



STR.	BASIN	(A) NOVO	(B) NOVO	(C) INCHES	(D) INCHES	(E) INCHES	(F) INCHES	(G) INCHES
171	3A	3.31	2.70	16	NONE	50	28	36
153	3A	3.31	2.70	16	NONE	50	28	36
186	3C	4.50	2.70	7.5	NONE	50	28	24
155	3B	5.40	4.10	10	NONE	50	28	36

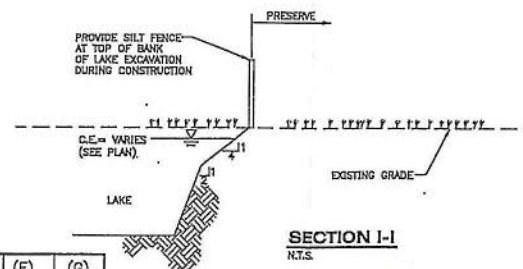
* ELEVATION A = WATER QUALITY ELEVATION/25 YEAR-3 DAY
 ** ELEVATION B = CONTROL ELEVATION

CONTROL STRUCTURES
N.T.S.

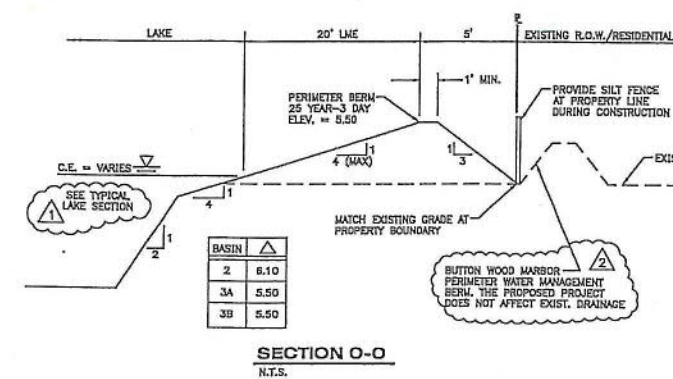


TYPICAL LAKE SECTION
N.T.S.

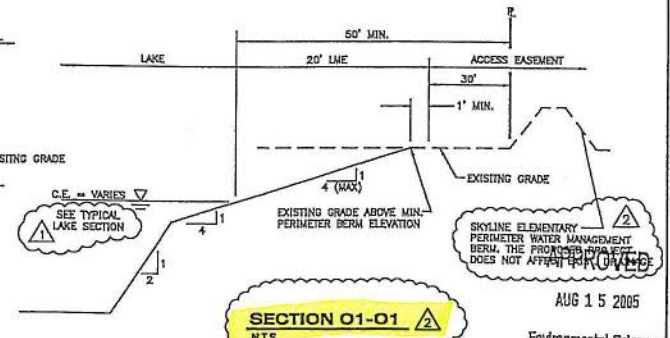
LAKE #	(A) CONTROL	(B) LOW WATER	(C) BREAK POINT	(D) BOTTOM
1	4.10	1.10	(-) 2.90	(-) 15.90
2	4.10	1.10	(-) 2.90	(-) 15.90
3	4.10	1.10	(-) 2.90	(-) 15.90
4	2.70	(-) 0.30	(-) 4.30	(-) 17.30
5	2.70	(-) 0.30	(-) 4.30	(-) 15.90
6	2.70	(-) 0.30	(-) 4.30	(-) 17.30



SECTION I-I
N.T.S.



SECTION O-O
N.T.S.



SECTION Q1-Q1
N.T.S.

AUG 15 2005
Environmental Sciences

Engineering Business Certificate of Authorization No. 148 HEIDT & ASSOCIATES, Inc. Tampa • Fort Myers Fort Myers Office 3800 Colonial Boulevard, #200 Fort Myers, Florida 33912 Phone: 239-462-7275 FAX: 239-482-2103		PAVING, GRADING AND DRAINAGE DETAILS JOB NO. COL-MR-015 DESIGN: M. NEFF DRAWN: R. MOSHER DATE: 08-23-04 FILE: PG03	
08-09-05 01-18-05 DATE REVISIONS		MOODY RIVER ESTATES SOUTH COLONIAL HOMES, INC. SHEET 18 OF 27 SHEETS	

NOTICE OF CODE VIOLATION

Environmental



Case # VIO2023-07638 Date 12/01/2023
MOODY RIVER ESTATES CDD
3820 COLONIAL BLVD #101
FORT MYERS, FL 33966

DEPT. OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT OFFICE
PO BOX 398
FORT MYERS, FL 33902-0398
239-533-8895

Re: **Code Violation: Not in compliance with development order - lake banks, littorals, and deep lake trees.**

at 0 SUBMERGED, NORTH FORT MYERS, FL NA
Parcel Number: 15-44-24-05-0000D.0000
(Located in Lee County, Florida)

Dear Property Owner/Tenant:

An inspection of the above referenced property on 11/15/2023 revealed a violation of:

Lee County Land Development Code (LDC) Sections 10-7(f), 10-421(b) and Development Order (DO) DOS2004-00234.

As the property owner(s) you must correct this violation within 15 days of the receipt of this notice by

Restore **Lake 16** (Lake 3 on DO) bank slopes to original development order approval. Existing geotextile tubes must be addressed to show compliance with slope criteria of 4:1.

Obtain a Type D limited review development order (LDO) for the lake bank restoration. As part of this review, the previously approved littoral plants and deep lake management plan requirements (deep lake trees and diffusers) must be included on the development order plans. Obtain a Certificate of Compliance (CC).

Plant 2 deep lake shade trees (bald cypress) for a total of 13. Plant additional littoral plants for a minimum of four species and a total of 1,208 plants. The locations and minimum replacement specifications are highlighted on the enclosed development order plan sheet 2 of 4.

Trees must be installed in a horticultural correct manner, including staking and mulching.

Remove all staking, strapping, and vines from the existing trees.

Ensure that all destratification systems are operational.

If the violation is not corrected within the time frame specified above -

- You may be issued a citation to appear in County Court, OR
- You may be scheduled to appear at a hearing before a Hearing Examiner and subject to a fine of up to \$250.00 for each day the violation continues, plus prosecution costs.

When you have corrected the violation, arrange for an inspection by calling the Code Enforcement Officer at the number indicated below. To avoid the hearing, fines, and costs, Lee County Code Enforcement must verify the violation is corrected through an on-site inspection.

NOTE: If the violation is corrected after the deadline, but before the scheduled hearing, the case may still be presented to the Hearing Examiner for a finding that a violation did exist. Once there has been a Finding of Violation, the next time is cited for violating the same Lee County regulation it may be treated as a Repeat Violation. Repeat Violations may result in fines up to \$500.00 per day from the date the repeat violation is discovered by a code officer.

Please contact Lee County Code Enforcement at 239-533-8353 or email CLis@leegov.com with respect to any question you may have regarding this notice.

Carol A Lis

PRINTED NAME of Accepting Party

Code Enforcement Officer

SIGNATURE of Accepting Party

DATE

Acceptance of this document does not constitute an admission of responsibility, but does fulfill the statutory notice requirement of Florida Statute 162.12.

I swear or affirm the above statements are true and correct to the best of my knowledge and belief and, if accepted, the person accepting the document was informed of the contents at the time of delivery.

92148901012582000540819997

Certified Mail

INSPECTOR/AFFIANT

DATE

NOTICE OF CODE VIOLATION

Environmental



Case # VIO2023-07639 Date 12/01/2023

MOODY RIVER ESTATES CDD
3820 COLONIAL BLVD #101
FORT MYERS, FL 33966

DEPT. OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT OFFICE
PO BOX 398
FORT MYERS, FL 33902-0398
239-533-8895

Re: **Code Violation: Not in compliance with development order - lake banks, littorals, and deep lake trees.**

at 0 SUBMERGED, NORTH FORT MYERS, FL NA
Parcel Number: 15-44-24-05-0000C.0000
(Located in Lee County, Florida)

Dear Property Owner/Tenant:

An inspection of the above referenced property on 11/15/2023 revealed a violation of:

Lee County Land Development Code (LDC) Sections 10-7(f), 10-421(b) and Development Order (DO) DOS2004-00234.

As the property owner(s) you must correct this violation within 15 days of the receipt of this notice by

Restore **Lake 17** (Lake 2 on DO) bank slopes to original development order approval. Address upland water runoff eroding lake bank. Existing geotextile tubes must be addressed to show compliance with slope criteria of 4:1.

Obtain a Type D limited review development order (LDO) for the lake bank restoration. As part of this review, the previously approved littoral plants and deep lake management plan requirements (deep lake trees and diffusers) must be included on the development order plans. Obtain a Certificate of Compliance (CC).

Plant additional littoral plants for a minimum of four species and a total of 780 plants. The locations and minimum replacement specifications are highlighted on the enclosed development order plan sheet 2 of 4. Trees must be installed in a horticultural correct manner, including staking and mulching.

Remove all staking, strapping, and vines from the existing trees.
Ensure that all destratification systems are operational.

If the violation is not corrected within the time frame specified above -

- You may be issued a citation to appear in County Court, **OR**
- You may be scheduled to appear at a hearing before a Hearing Examiner and subject to a fine of up to **\$250.00 for each day** the violation continues, plus prosecution costs.

When you have corrected the violation, arrange for an inspection by calling the Code Enforcement Officer at the number indicated below. To avoid the hearing, fines, and costs, Lee County Code Enforcement must verify the violation is corrected through an on-site inspection.

NOTE: If the violation is corrected after the deadline, but before the scheduled hearing, the case may still be presented to the Hearing Examiner for a finding that a violation did exist. Once there has been a Finding of Violation, the next time is cited for violating the same Lee County regulation it may be treated as a Repeat Violation. Repeat Violations may result in fines up to \$500.00 per day from the date the repeat violation is discovered by a code officer.

Please contact Lee County Code Enforcement at 239-533-8353 or email CLis@leegov.com with respect to any question you may have regarding this notice.

Carol A Lis

PRINTED NAME of Accepting Party

Code Enforcement Officer

SIGNATURE of Accepting Party

DATE

Acceptance of this document does not constitute an admission of responsibility, but does fulfill the statutory notice requirement of Florida Statute 162.12.

I swear or affirm the above statements are true and correct to the best of my knowledge and belief and, if accepted, the person accepting the document was informed of the contents at the time of delivery.

92148901012582000540820009

Certified Mail

INSPECTOR/AFFIANT

DATE

NOTICE OF CODE VIOLATION

Environmental



Case # VIO2023-07790 Date 12/08/2023

MOODY RIVER ESTATES CDD
3820 COLONIAL BLVD #101
FORT MYERS, FL 33966

DEPT. OF COMMUNITY DEVELOPMENT
CODE ENFORCEMENT OFFICE
PO BOX 398
FORT MYERS, FL 33902-0398
239-533-8895

Re: **Code Violation: Not in compliance with Development Order - Lake banks, littorals, and deep lake trees.**

at 0 SUBMERGED, NORTH FORT MYERS, FL NA
Parcel Number: 15-44-24-05-0000G.0000
(Located in Lee County, Florida)

Dear Property Owner/Tenant:

An inspection of the above referenced property on 11/20/2023 revealed a violation of:

Lee County Land Development Code (LDC) Sections 10-7(f), 10-421(b) and Development Order (DO) DOS2004-00234.

As the property owner(s) you must correct this violation within 15 days of the receipt of this notice by

Restore **Lake 19 (aka Lake 6)** bank slopes to original development order approval. Address upland water runoff eroding lake bank. Existing geotextile tubes must be addressed to show compliance with slope criteria of 4:1.

Restore the perimeter berm on the south side of the lake.

Obtain a Type D limited review development order (LDO) for the lake bank restoration. As part of this review, the previously approved littoral plants and deep lake management plan requirements must be included on the development order plans. Obtain a Certificate of Compliance (CC).

Plant 7 deep lake shade trees (bald cypress) for a total of 7. Plant additional littoral plants for a minimum of four species and a total of 733 plants. The locations and minimum replacement specifications are highlighted on the enclosed development order plan sheet 1 of 1 and sheet 2 of 4. Trees must be installed in a horticultural correct manner, including staking and mulching.

Ensure that all destratification systems are operational.

If the violation is not corrected within the time frame specified above -

- You may be issued a citation to appear in County Court, OR
- You may be scheduled to appear at a hearing before a Hearing Examiner and subject to a fine of up to \$250.00 for each day the violation continues, plus prosecution costs.

When you have corrected the violation, arrange for an inspection by calling the Code Enforcement Officer at the number indicated below. To avoid the hearing, fines, and costs, Lee County Code Enforcement must verify the violation is corrected through an on-site inspection.

NOTE: If the violation is corrected after the deadline, but before the scheduled hearing, the case may still be presented to the Hearing Examiner for a finding that a violation did exist. Once there has been a Finding of Violation, the next time is cited for violating the same Lee County regulation it may be treated as a Repeat Violation. Repeat Violations may result in fines up to \$500.00 per day from the date the repeat violation is discovered by a code officer.

Please contact Lee County Code Enforcement at 239-533-8353 or email CLis@leegov.com with respect to any question you may have regarding this notice.

Carol A Lis

PRINTED NAME of Accepting Party

Code Enforcement Officer

SIGNATURE of Accepting Party

DATE

Acceptance of this document does not constitute an admission of responsibility, but does fulfill the statutory notice requirement of Florida Statute 162.12.

I swear or affirm the above statements are true and correct to the best of my knowledge and belief and, if accepted, the person accepting the document was informed of the contents at the time of delivery.

92148901012582000540821266

Certified Mail

INSPECTOR/AFFIANT

DATE