

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

March 24, 2026

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

River Ridge Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889
<https://riverridgecdd.net/>

March 17, 2026

Board of Supervisors
River Ridge Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the River Ridge Community Development District will hold a Regular Meeting on March 24, 2026 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928, and via Zoom at <https://us02web.zoom.us/j/88957492735>, Meeting ID: **889 5749 2735** or telephonically at **1-305-224-1968**, Meeting ID: **889 5749 2735**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*5 minutes per speaker*)/Chairman Comments
3. Update: Premier Lakes, Inc. (Bill Kurth)
 - Update: H1-B & E7-A Nano Bubblers Repair Status
4. Continued Discussion: Speed Limit/Stop Signs
 - Consideration of Lykins Signtek Quote 101027 Replace Street Sign Faces in Pelican Sound
 - Discussion/Consideration of 4-Way Stop at Torrey Pines/Island Sound
5. Continued Discussion/Consideration of Pelican Sound Gatehouses Renovations
6. Continued Discussion: Drainage Improvements
7. Consideration of MRI Construction Proposal #606 Widen Opening on E3 Basin Control Structure
8. Discussion: Letter from Homeowner Regarding Preserve [4611 Torrey Pines Court]
9. Discussion: Street Sweeping
10. Acceptance of Unaudited Financial Statements as of February 28, 2026
 - A. Budget Variance

- B. Breakdown
 - C. Long-Range Infrastructure Plan Executive Summary 10-Year Planning
11. Approval of February 24, 2026 Regular Meeting Minutes
- Active Action and Agenda Items
12. Staff Reports
- A. District Counsel: *Woodward Pires & Lombardo, P.A.*
 - B. District Engineer: *Bowman, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Key Activity Dates
 - NEXT MEETING DATE: April 28, 2026 at 1:00 PM

○ QUORUM CHECK:

SEAT 1	KEITH MERRILL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BOB SCHULTZ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KURT BLUMENTHAL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	TERRY MOUNTFORD	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	BOB TWOMBLY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

13. Supervisors’ Requests and Public Comments (*5 minutes per speaker*)
14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams
 District Manager

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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Lykins Signtek Inc.
 5935 Taylor Rd Naples, FL 34109
 contact@lykins-signtek.com
 (239) 594-8494
 EIN #: 84-2486919

License #: ES12002160
 lykins-signtek.com



Quote 101027

Replace Street Sign Faces in Pelican Sound

SALES REP INFO
 Jabari Fletcher
 jabari@lykins-signtek.com
 (239) 494-5534

QUOTE DATE
 12/03/2025
 QUOTE EXPIRY DATE
 01/02/2026

TERMS
 50/50

REQUESTED BY
 River Ridge CDD
 River Ridge CDD
 9200 Bonita Beach Rd. #214
 Bonita Springs, FL 34135

INSTALL ADDRESS
 Pelican Sound
 4569 Pelican Sound Blvd
 Estero, FL 33928

CONTACT INFO
 Charlie Krebs
 ckrebs@bowman.com

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Fabrication and Installation of (R1-1) 30"DOT Spec Stop Sign to be installed in Existing Post -Removal and Disposal of Existing Stop Sign Face -Fabrication and Installation of 30"DOT Spec Stop Sign to be installed in existing post at: "Pinehurst greens court/pinehurstgreen" "Pelican Sound Blvd" "Island Sound circle" "Masters Circle/Pelican Sound Drive" (x2) "Pelican Sound Drive" "Palmetto Dunes Drive"	7	Unit	\$185.00	\$1,295.00	N
2	Fabrication and Installation of (R2-1) Speed Limit Sign to replace Existing -Removal and Disposal of Existing Speed Limit Sign Face -Fabrication and Installation of 30"Hx24"W DOT spec speed limit sign to read: "SPEED LIMIT 15" -Sign face to be installed in existing post located at: "PINEHURST GREENS COURT" "PINEHURST GREENS" "GLENEAGLES LINKS DRIVE"	3	Unit	\$295.00	\$885.00	N
3	Fabrication and Installation of (R1-2) DOT Spec Yield Sign on existing post --Removal and Disposal of Existing Yield Sign Face -Fabrication and Installation of 30" DOT spec Yield sign to be installed on existing post at: (x2) "PINEHURST GREENS"	2	Unit	\$175.00	\$350.00	N
4	Fabrication and Installation of 6"x36" street paddle to be installed in existing post -Removal and Disposal of Existing Paddles -Fabrication and installation of 6"x36" street paddle with HI DOT spec vinyl and black vinyl copy to read: (x1) "PINEHURST GREENS" (x1) "MASTERS CIR." (x1) "HAMMOCK GREENS LN"	3	Unit	\$165.00	\$495.00	N
5	Fabrication and Installation of (W14-2) No Outlet Sign to be installed in existing post -Removal and Disposal of Existing No Outlet Sign Face -Fabrication and installation of 30" DOT Spec "No Outlet" sign to be installed in existing post at: "GLENEAGLES LINKS DRIVE"	1	Unit	\$320.00	\$320.00	N

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
6	Fabrication and Installation of (R1-4) All-Way Sign to be installed in existing post -Removal and Disposal of Existing All-Way Sign Face -Fabrication and installation of 6"x12" DOT spec "All Way" sign face to be installed in existing post at: (x3)"ISLAND SOUND CIRCLE"	3	Unit	\$145.00	\$435.00	N
7	Fabrication and Installation of (R6-5P) Roundabout sign on Existing post -Removal and Disposal of Existing Roundabout Sign Face -Fabrication and installation of 30" DOT spec roundabout sign to be installed in existing post at: (x3)"TURNBERRY LAKE DRIVE"	3	Unit	\$320.00	\$960.00	N
8	Fabrication and Installation of (W11-11) DOT Spec Golf Cart Crossing Sign -Fabrication and Installation of 30" DOT spec "Golf Cart Crossing" sign to be installed on existing post at: "SOUND WAY"	1	Unit	\$320.00	\$320.00	N
9	Fabrication and Installation of (R4-7) Keep Right Sign to be installed in existing post -Fabrication and Installation of 30"Hx24"W DOT Spec "Keep Right" sign to be installed in existing post at: "SOUND WAY"	1	Unit	\$295.00	\$295.00	N

Standard Terms & Conditions

Subtotal:	\$5,355.00
Sales Tax (0%):	\$0.00
Total:	\$5,355.00

Design Approval

Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product specifications, content, location, or method of installation may result in a Change Order and additional charges.

Quotes, Orders, Payments

Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due.

Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤\$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.

Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid product without notice.

Cancellation

Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

Customer Responsibilities

Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22" x 30" per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping completed permits for your records.

Installation and Service

When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer's request

Additional charges may apply.

Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

Warranty

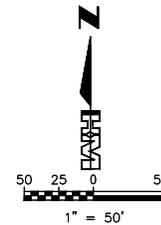
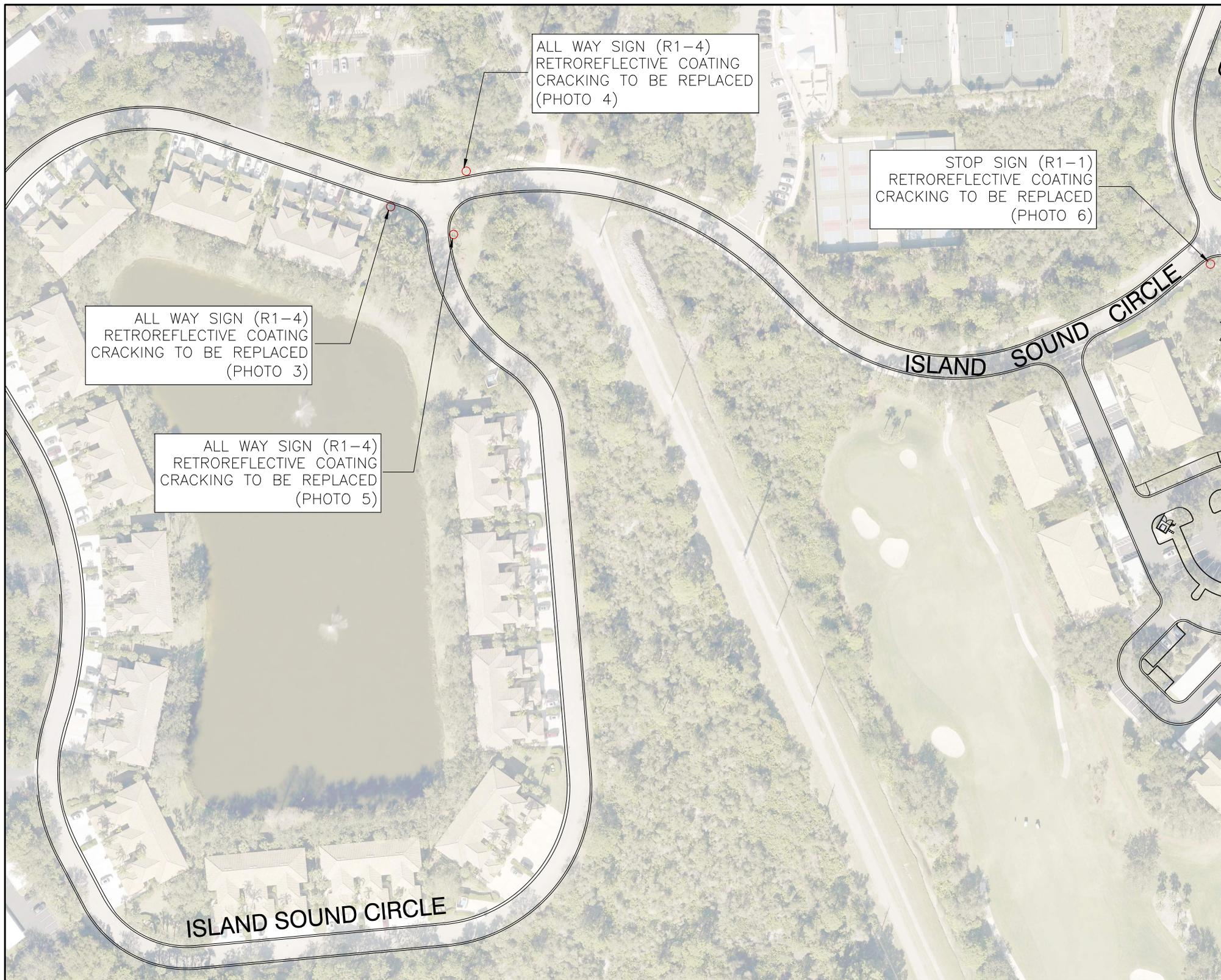
Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Downpayment (50.0 %)

\$2,677.50

SIGNATURE:

DATE:



Bowman
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

Bowman Consulting Group, Ltd.
 6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone (239) 965-1000
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

RIVER RIDGE
ROAD SIGN INSPECTION
 PELICAN SOUND BLVD WEST
 ESTERO, FL 33928

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
 FL. LICENSE NO. 56835
 10/07/2025

REV.	DESCRIPTION	DATE

DATE	DESCRIPTION

SCALE	1" = 50'

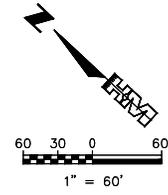
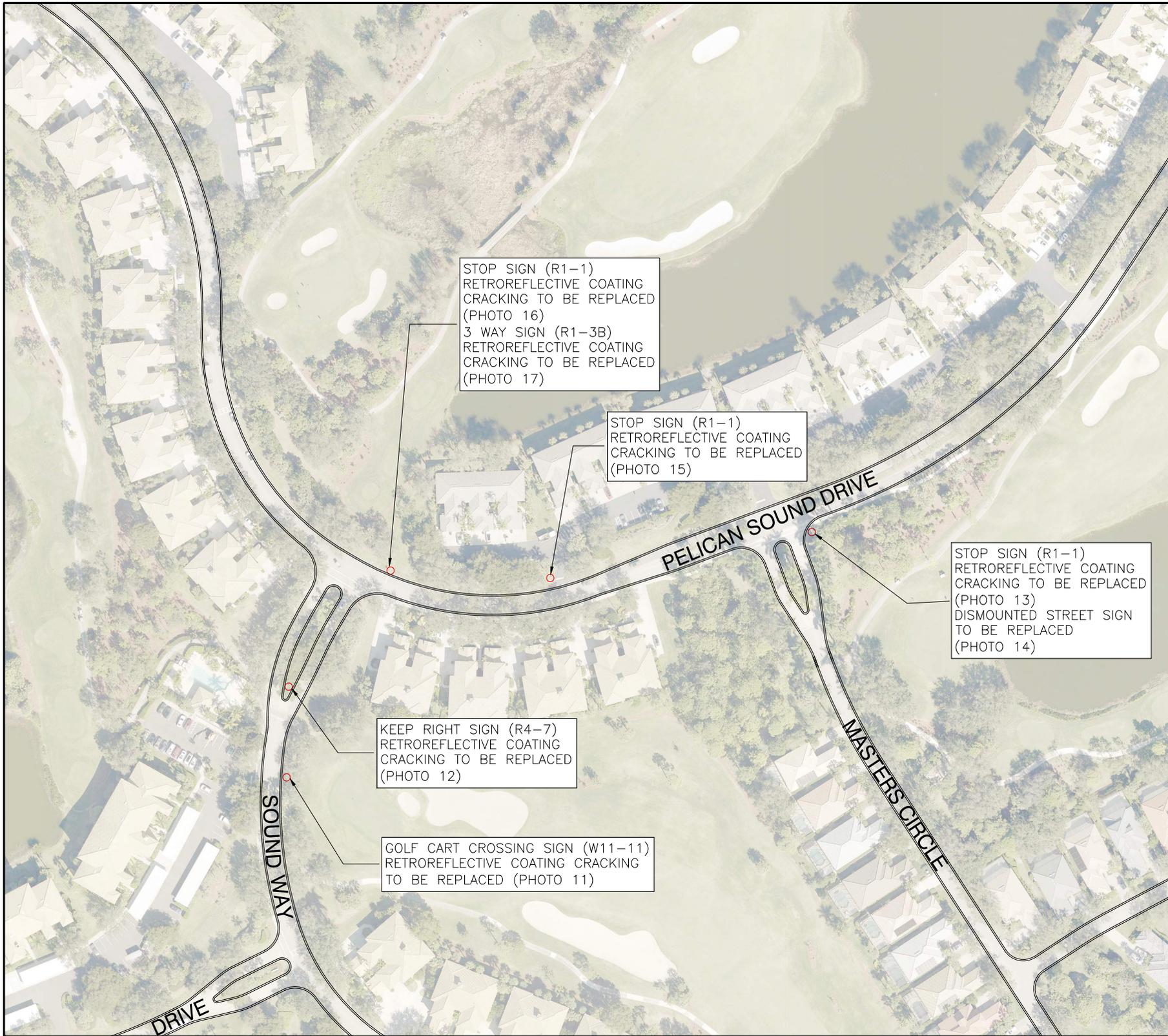
JOB No. 1996.028

DRAWING No. 1550-01

DATE 10/01/2025

ROAD SIGN EXHIBIT

SHEET C-03



RIVER RIDGE
ROAD SIGN INSPECTION
PELICAN SOUND BLVD WEST
ESTERO, FL 33928

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FL LICENSE NO. 56835
10/07/2025

REV.	DESCRIPTION	DATE

DATE	DESCRIPTION

SCALE 1" = 60'
JOB No. 1996.028
DRAWING No. 1550-01
DATE 10/01/2025
ROAD SIGN EXHIBIT

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

5

MATERIAL NOTES

- 0.203 remove existing curb
- 0.213 remove existing pavers
- 4.208 refer to civil for proposed signage

GENERAL NOTES



RG ARCHITECTS P.A.
 2070 McGregor Boulevard, Suite 1
 Fort Myers, FL 33901
 P (239) 332-2040
 F (239) 332-2049
 www.rgarchitectspa.com

PROJECT TEAM

SEAL

OWNER

Pelican Sound Golf & River Club

Pelican Sound Gatehouse Rebuild - Pelican Sound Dr

21581 Pelican Sound Dr

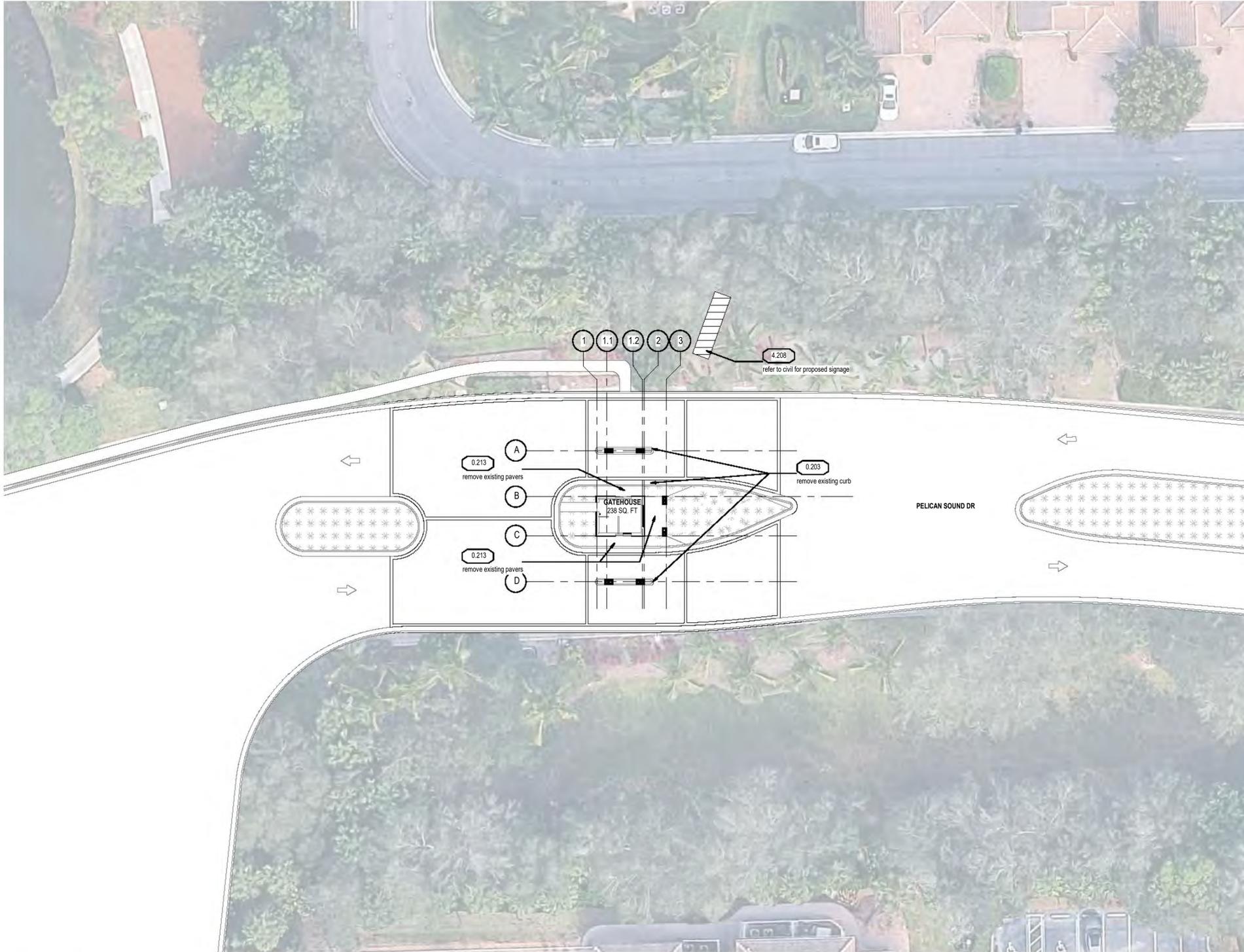
NO.	DESCRIPTION	DATE

DATE ISSUED: 01.22.2026
 REVIEWED BY: RSR
 DRAWN BY: PHA
 PROJECT NUMBER: 2502 000

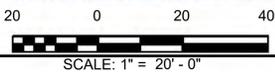
ARCHITECTURAL SITE PLAN

A100

DESIGN DEVELOPMENT



A1 OVERALL ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

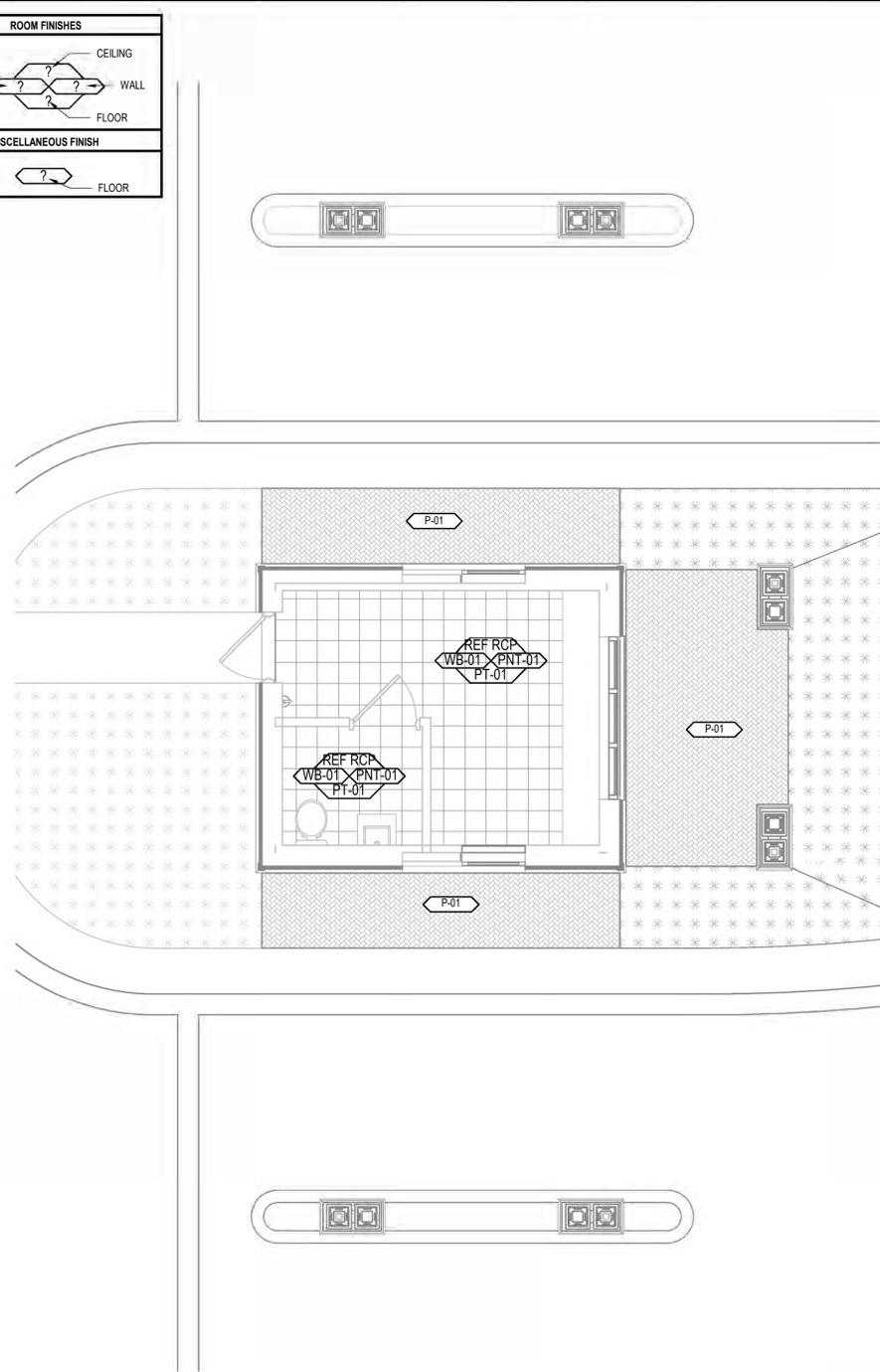
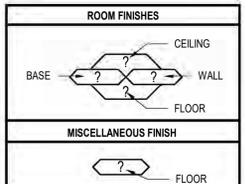


1/22/2026 6:05:33 PM Autodesk Docs://2502 000 Pelican Sound Redesign of 2 Gatehouses/2502 000 Pelican Sound Gatehouse_Pelican Sound Dr_R24.rvt

1/22/2026 6:05:55 PM Autodesk Docs://2502 000 Pelican Sound Rebuild of 2 Gatehouses/2502 000 Pelican Sound Gatehouse_Pelican Sound Dr_ R24.rvt

FINISH SCHEDULE						
FINISH	SPEC NO	DESCRIPTION	MANUFACTURER	SERIES / PATTERN / SIZE	COLOR	NOTES
FLOOR						
PT-01			TBD	TBD	TBD	
BASE						
WB-01	09 65 13.13	VINYL WALL BASE	TBD	TBD	TBD	FIELD
WALL						
PNT-01	09 91 23	INTERIOR PAINT	TBD	TBD	TBD	FIELD

ROOM FINISH LEGEND							
GRAPHIC	TYPE	DESCRIPTION	MANUFACTURER	MODEL	COLOR	SPECIFICATION	COMMENTS
WALLS							
[Pattern]	PNT-01	INT. PAINT	SHERWIN WILLIAMS	TBD	TBD	09 91 23	
CEILING							
[Pattern]	ACT-01	ACOUSTICAL CEILING TILE	ARMSTRONG	TBD	WHITE	09 51 23	
WALL BASE							
[Pattern]	WB-01	VINYL WALL BASE	TARKETT	TBD	TBD	09 65 13.13	
FLOOR							
[Pattern]	PT-01	PORCELAIN TILE	TBD	TBD	TBD	TBD	
[Pattern]	P-01	PAVERS	BELGARD	CATALINE GRANA	TITANIUM		



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PROJECT TEAM

SEAL

OWNER

Pelican Sound Golf & River Club

Pelican Sound Gatehouse Rebuild - Pelican Sound Dr

21581 Pelican Sound Dr

NO. DESCRIPTION DATE

DATE ISSUED: 01.22.2026
 REVIEWED BY: RSR
 DRAWN BY: PHA
 PROJECT NUMBER: 2502 000

FINISH PLAN

A7 OVERALL FINISH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A801
 DESIGN DEVELOPMENT

1/22/2026 6:05:57 PM Autodesk Docs://2502 000 Pelican Sound Gatehouse Redesign of 2 Gatehouses/2502 000 Pelican Sound Gatehouse_Pelican Sound Dr_ R24.rvt

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10



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NO.	DESCRIPTION	DATE

DATE ISSUED: 01.22.2026
 REVIEWED BY: RSR
 DRAWN BY: CCO
 PROJECT NUMBER: 2502 000

RENDERINGS

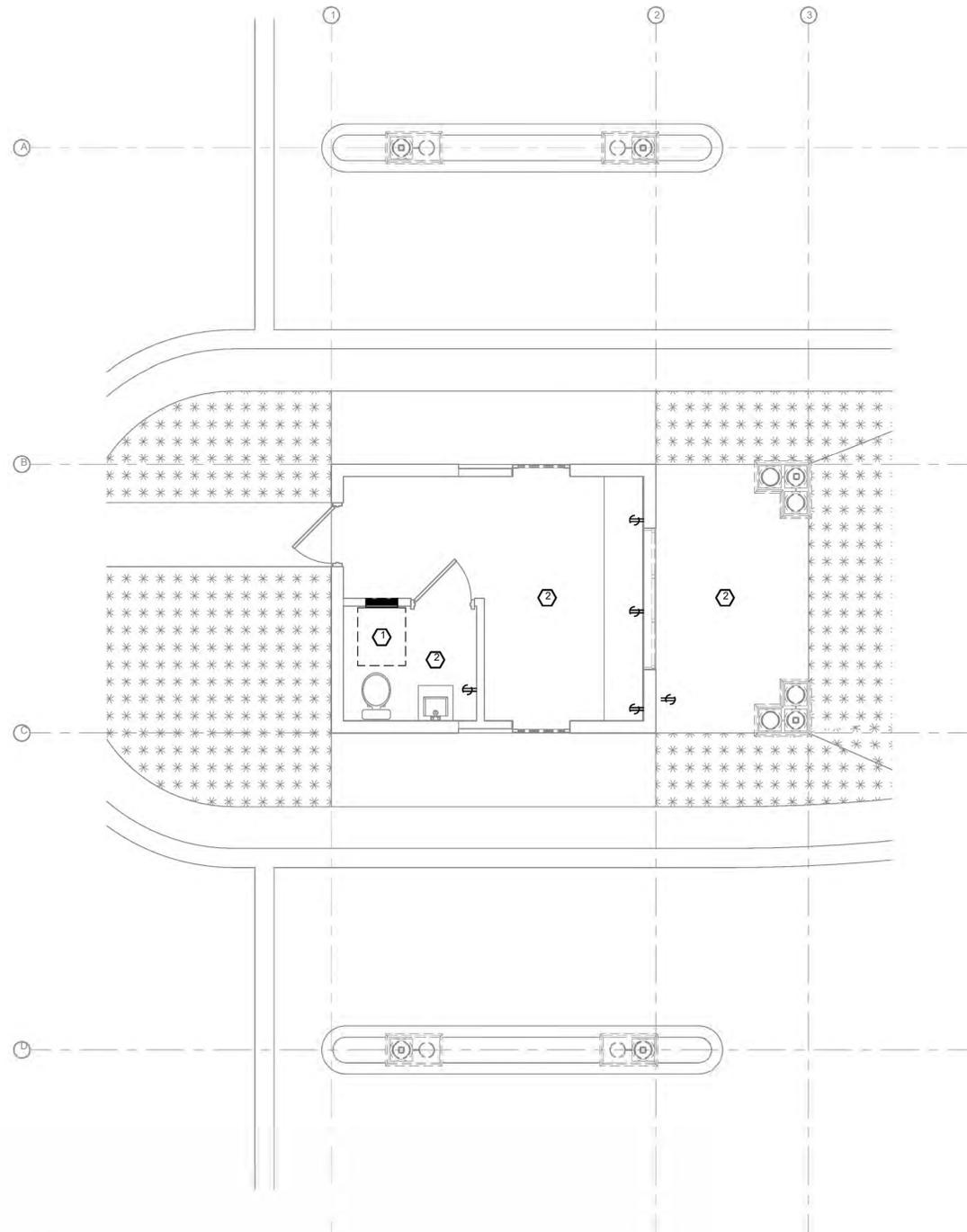
A900

DESIGN DEVELOPMENT



1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

1/20/2026 10:28:40 AM Autodesk Docs://2502 000 Pelican Sound Redesign of 2 Gatehouses/2024-023 - Pelican Sound Dr_Electrical Model - Revit 2024 - BIM 360.rvt



1 OVERALL POWER DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO GENERAL NOTES FOR THIS DISCIPLINE.
2. REFER TO SPECIFICATIONS.
3. ALL HEX NOTES NOT NECESSARILY USED ON ALL SHEETS.
4. NO MULTI-WIRE BRANCH CIRCUITS ARE TO BE USED. EACH CIRCUIT IS TO HAVE SEPARATE INDIVIDUAL NEUTRAL.
5. REWORK/RELOCATE EXISTING ELECTRICAL AS REQUIRED TO FACILITATE RENOVATION.
6. CONTRACTOR SHALL MAINTAIN CONTINUITY TO EXISTING DEVICES REMAINING.
7. EXISTING CONDUIT ROUTING IS UNKNOWN.
8. WHERE CONDUIT ROUTING IS SHOWN, THE CONDUITS ARE SHOWN FOR DIAGRAMMATIC PURPOSES AND ARE NOT NECESSARILY REPRESENTATIVE OF EXACT PLACEMENT.
9. ALL EQUIPMENT ROOM PENETRATIONS SHALL BE SEALED AND ANY PATCHES SHALL BE PAINTED TO MATCH EXISTING WALL COLOR, INSIDE AND OUTSIDE THE EQUIPMENT ROOM.

HEX NOTES:

- 1 EXISTING ELECTRICAL PANEL TO REMAIN.
- 2 EXISTING ELECTRICAL DEVICES TO REMAIN.



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PROJECT TEAM

MATERN

Mechanical • Electrical • Plumbing • Fire Protection
 Technology • Commissioning • Energy Engineers

12437 Brantley Commons
Fort Myers, FL 33907
 ENG. BUS. No. EB-0005096 PHONE (239) 332-1187
 CERT. OF AUTH. No. 5096 MPE JOB # 2025-082

SEAL



Scott Lain No. 69099

OWNER

Pelican Sound Golf & River Club

PROJECT TITLE

Pelican Sound Gatehouse Rebuild - Pelican Sound Dr

PROJECT ADDRESS

21581 Pelican Sound Dr

REVISIONS

NO.	DESCRIPTION	DATE

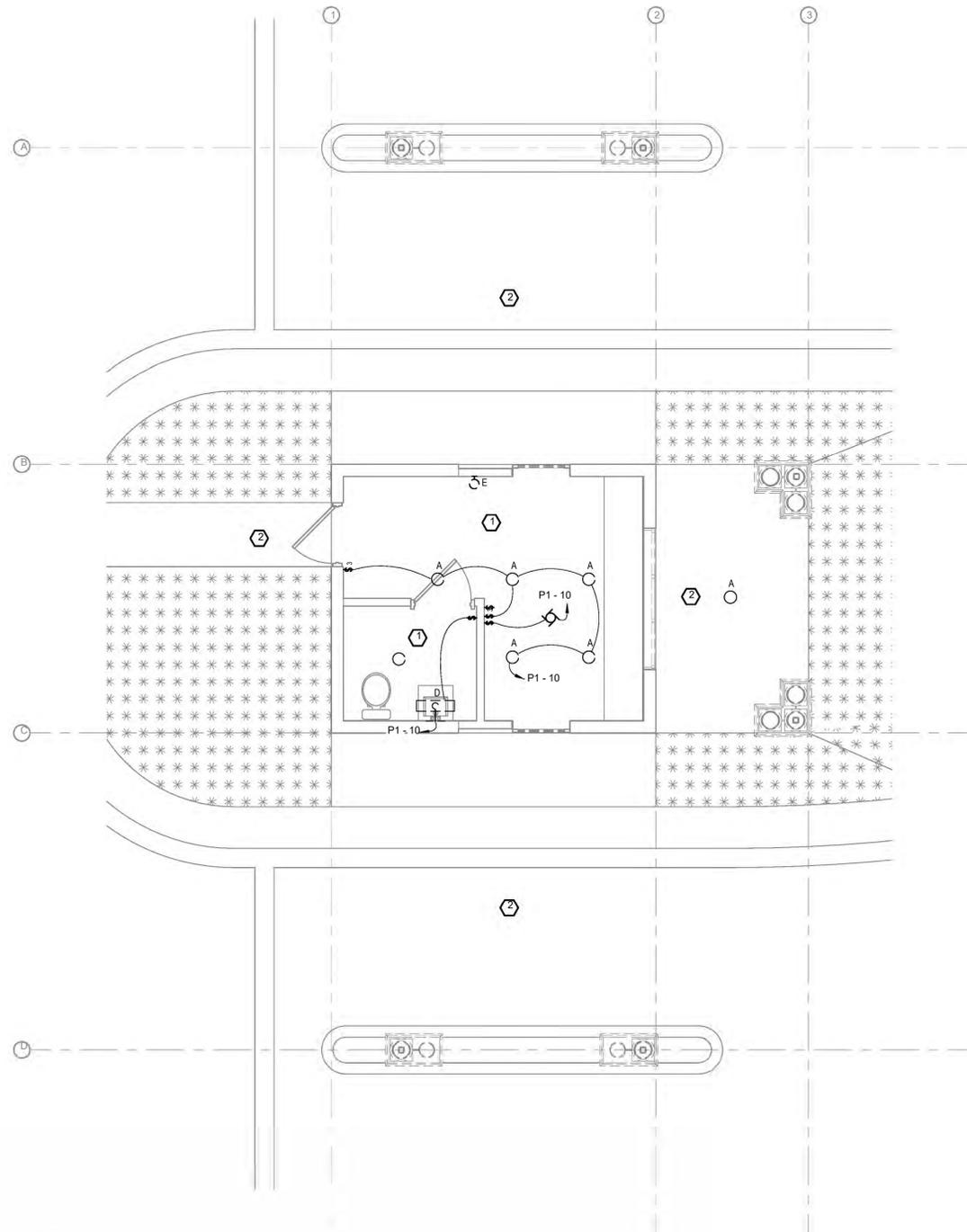
DATE ISSUED: 01.22.2026
 REVIEWED BY: SL
 DRAWN BY: GLP
 PROJECT NUMBER: 2502 000

OVERALL FIRST FLOOR
DEMOLITION PLAN - POWER

ED101

DESIGN DEVELOPMENT

1/20/2026 10:35:45 AM Autodesk Docs://2502 000 Pelican Sound Redesign of 2 Gatehouses/2024-023 - Pelican Sound Dr_Electrical Model - Revit 2024 - BIM 360.rvt



1 OVERALL LIGHTING DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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5. REWORK/RELOCATE EXISTING ELECTRICAL AS REQUIRED TO FACILITATE RENOVATION.
6. CONTRACTOR SHALL MAINTAIN CONTINUITY TO EXISTING DEVICES REMAINING.
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HEX NOTES:

1. EXISTING LIGHTING TO REMAIN.
2. REMOVE ALL EXISTING LIGHTING IN THIS AREA OF DEMOLITION UNLESS OTHERWISE NOTED. EXISTING CIRCUIT SHALL REMAIN FOR RE-USE.



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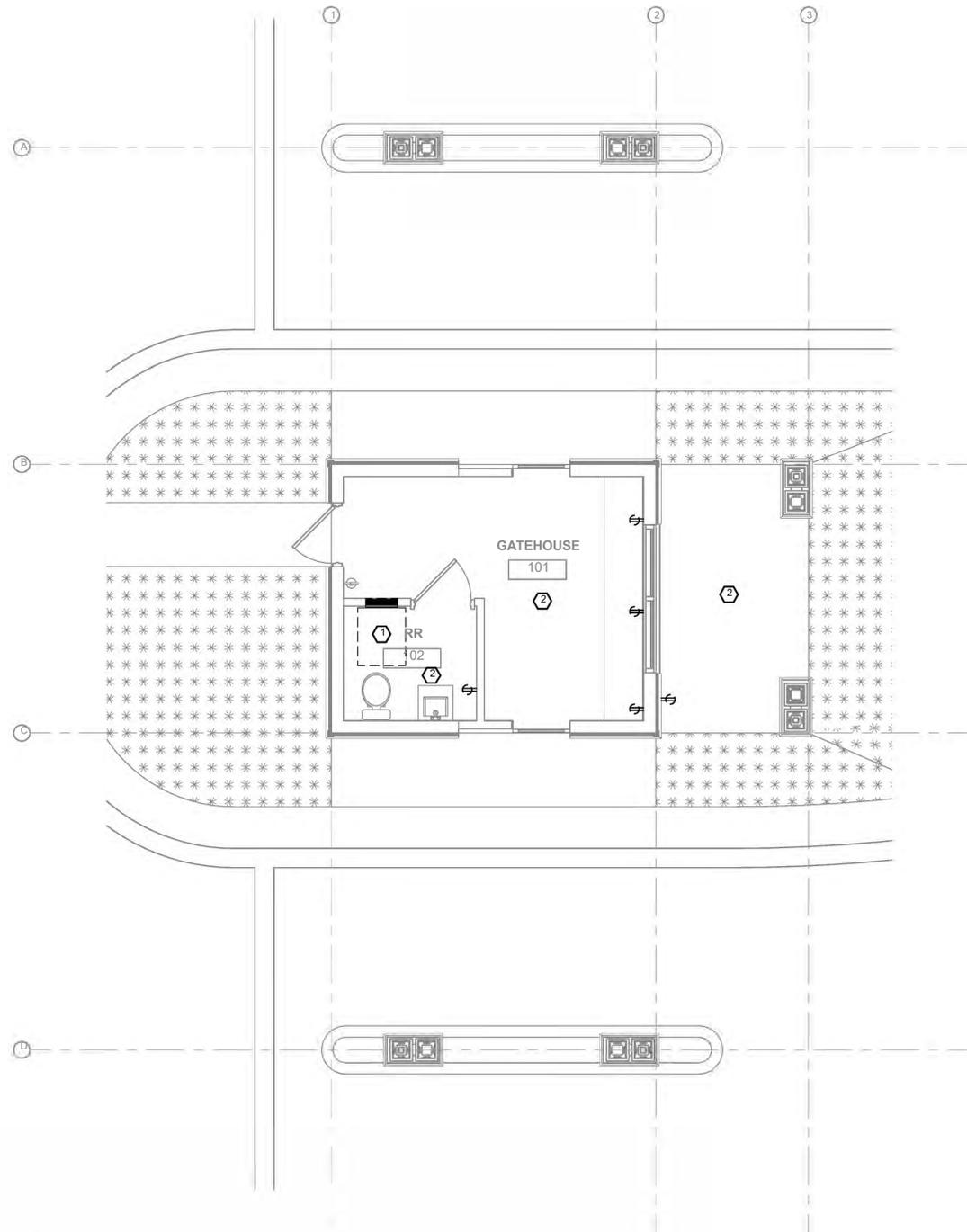
DATE ISSUED: 01.22.2026
 REVIEWED BY: SL
 DRAWN BY: GLP
 PROJECT NUMBER: 2502 000

OVERALL FIRST FLOOR
DEMOLITION PLAN - LIGHTING

ED401

DESIGN DEVELOPMENT

1/20/2026 10:28:39 AM Autodesk Docs://2502 000 Pelican Sound Redesign of 2 Gatehouses/2024-023 - Pelican Sound Dr_Electrical Model - Revit 2024 - BIM 360.rvt



1 OVERALL POWER PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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HEX NOTES:

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- 2 EXISTING ELECTRICAL DEVICES TO REMAIN.



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Scott Lain No. 69099
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Pelican Sound Golf & River Club

PROJECT TITLE

Pelican Sound Gatehouse Rebuild - Pelican Sound Dr

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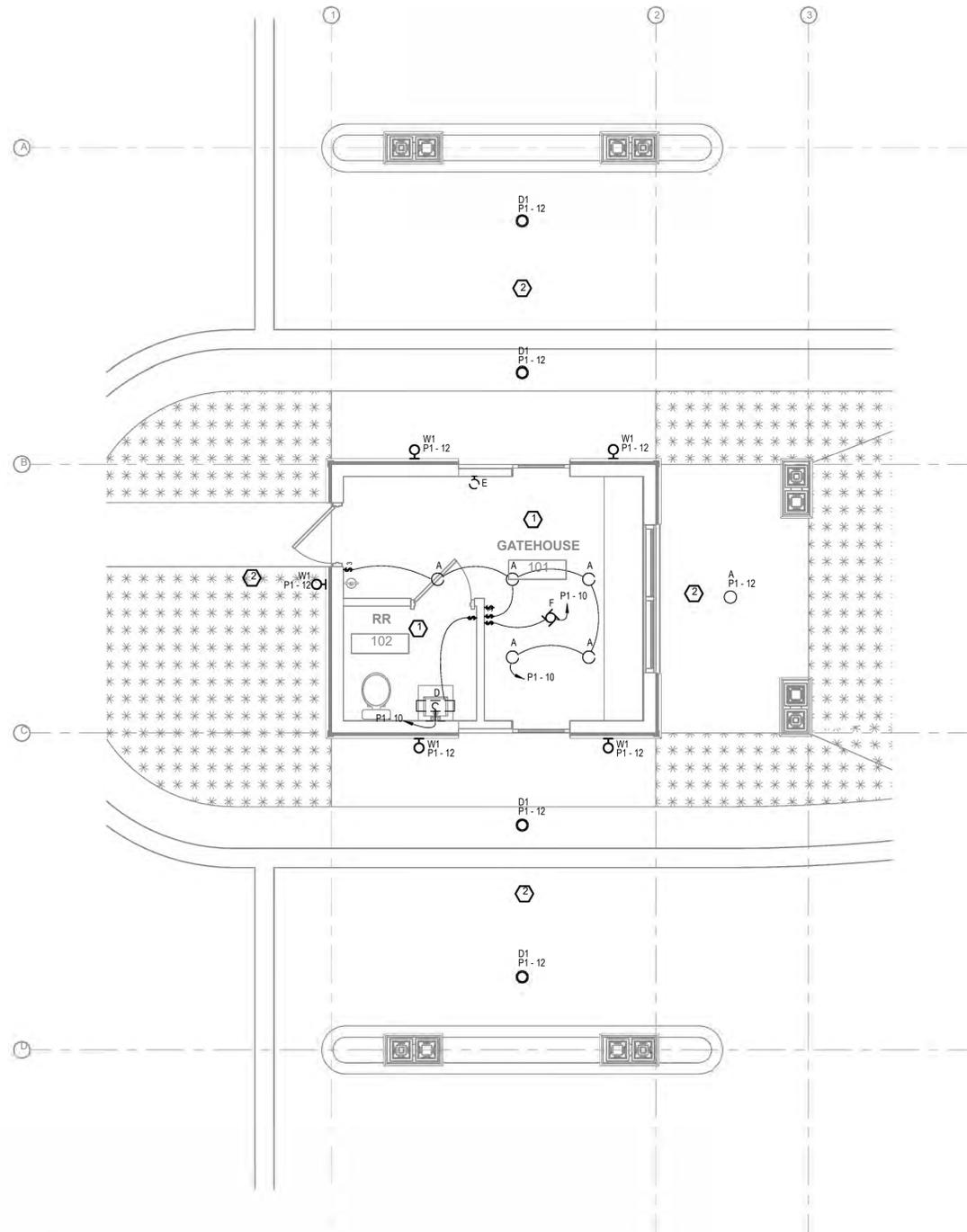
DATE ISSUED: 01.22.2026
REVIEWED BY: SL
DRAWN BY: GLP
PROJECT NUMBER: 2502 000

OVERALL FIRST FLOOR PLAN - POWER

E101

DESIGN DEVELOPMENT

1/20/2026 10:28:39 AM Autodesk Docs://2502 000 Pelican Sound Redesign of 2 Gatehouses/2024-023 - Pelican Sound Dr_Electrical Model - Revit 2024 - BIM 360.rvt



1 OVERALL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

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6. CONTRACTOR SHALL MAINTAIN CONTINUITY TO EXISTING DEVICES REMAINING.
7. EXISTING CONDUIT ROUTING IS UNKNOWN.
8. WHERE CONDUIT ROUTING IS SHOWN, THE CONDUITS ARE SHOWN FOR DIAGRAMMATIC PURPOSES AND ARE NOT NECESSARILY REPRESENTATIVE OF EXACT PLACEMENT.
9. ALL EQUIPMENT ROOM PENETRATIONS SHALL BE SEALED AND ANY PATCHES SHALL BE PAINTED TO MATCH EXISTING WALL COLOR, INSIDE AND OUTSIDE THE EQUIPMENT ROOM.

HEX NOTES:

- 1 EXISTING LIGHTING TO REMAIN.
- 2 EXTEND EXISTING LIGHTING CIRCUIT. CONNECT NEW LIGHT FIXTURES TO EXISTING CIRCUIT AND EXTERIOR LIGHTING CONTROLS.



RG ARCHITECTS P.A.
2070 McGregor Boulevard, Suite 1
Fort Myers, FL 33901
P (239) 332-2040
F (239) 332-2049
www.rgarchitectspa.com

PROJECT TEAM

MATERN
Mechanical • Electrical • Plumbing • Fire Protection
Technology • Commissioning • Energy Engineers

12437 Brantley Commons
Fort Myers, FL 33907
ENG. BUS. No. EB-0005996 PHONE (239) 332-1187
CERT. OF AUTH. No. 5096 MPE JOB # 2025-082

SEAL



Scott Lain No. 69099
OWNER

Pelican Sound Golf & River Club

PROJECT TITLE

Pelican Sound Gatehouse Rebuild - Pelican Sound Dr

PROJECT ADDRESS

21581 Pelican Sound Dr

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 01.22.2026
REVIEWED BY: SL
DRAWN BY: GLP
PROJECT NUMBER: 2502 000

OVERALL FIRST FLOOR PLAN - LIGHTING

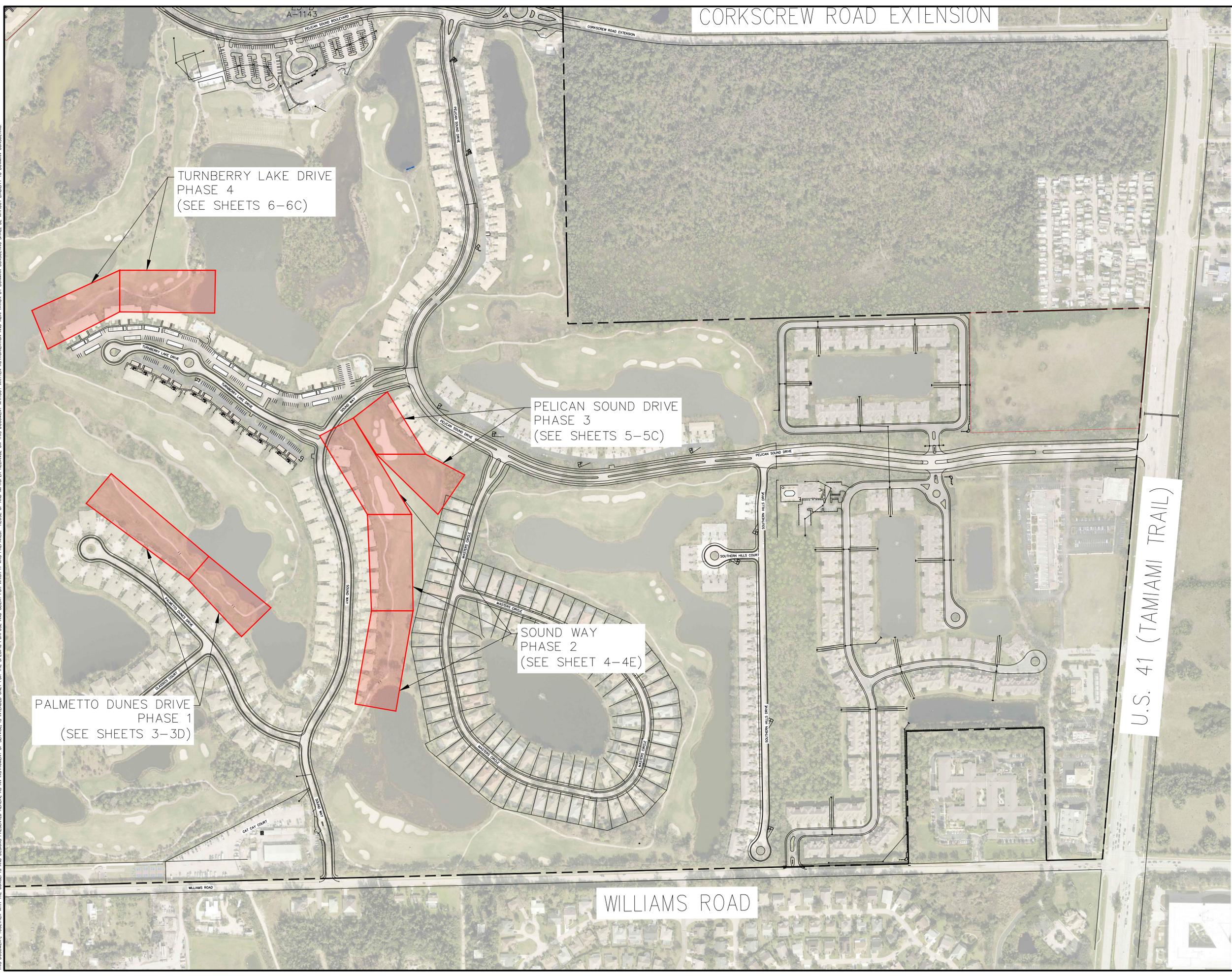
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DESIGN DEVELOPMENT

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

6

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PALMETTO DUNES DRIVE
PHASE 1
(SEE SHEETS 3-3D)

TURNBERRY LAKE DRIVE
PHASE 4
(SEE SHEETS 6-6C)

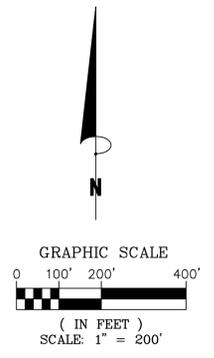
PELICAN SOUND DRIVE
PHASE 3
(SEE SHEETS 5-5C)

SOUND WAY
PHASE 2
(SEE SHEET 4-4E)

CORKSCREW ROAD EXTENSION

WILLIAMS ROAD

U.S. 41 (TAMIAMI TRAIL)



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**RIVER RIDGE
EXISTING CONDITIONS**

PELICAN SOUND COMMUNITY
ESTERO, FL 33928

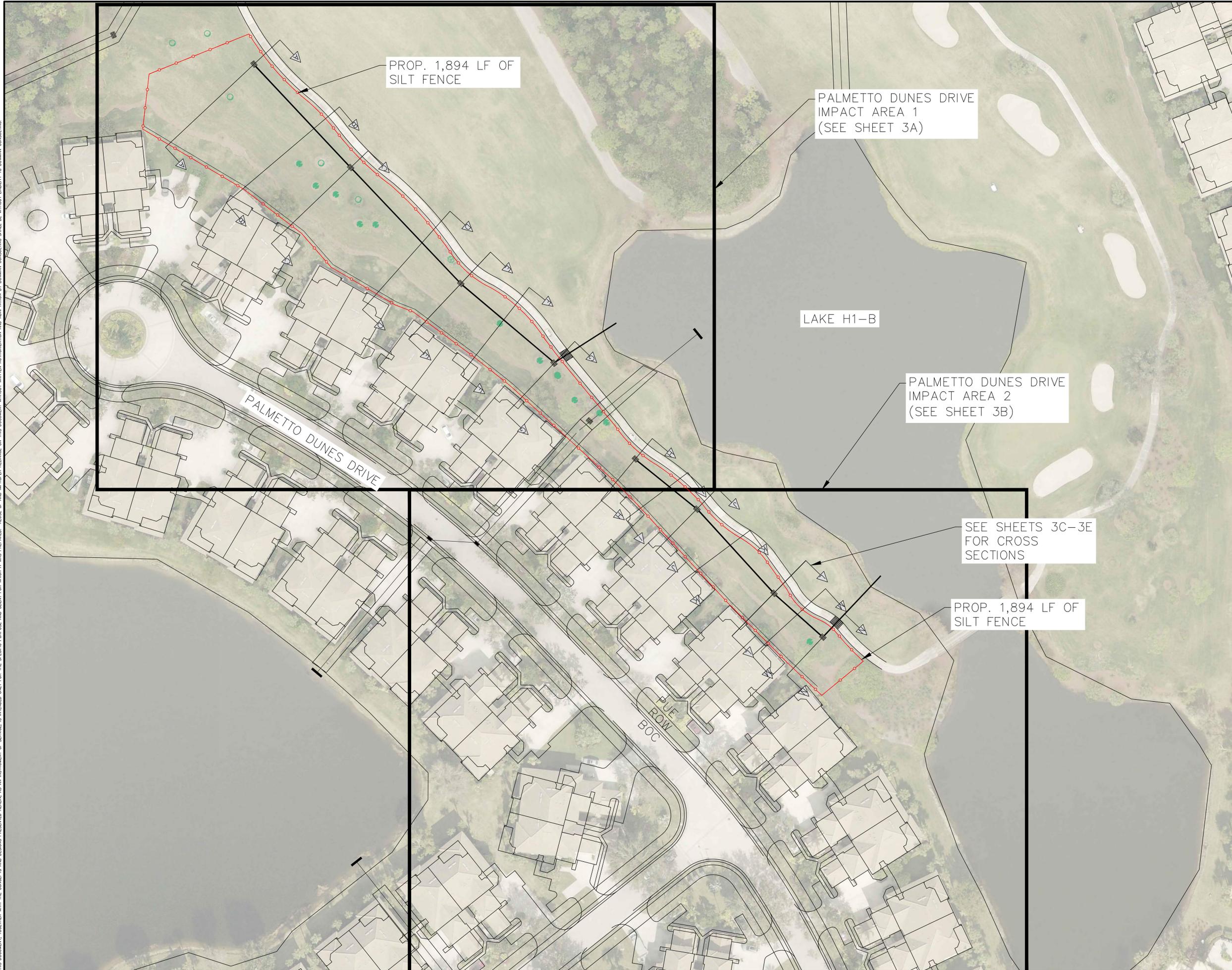
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AERIAL			
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PROP. 1,894 LF OF SILT FENCE

PALMETTO DUNES DRIVE
IMPACT AREA 1
(SEE SHEET 3A)

LAKE H1-B

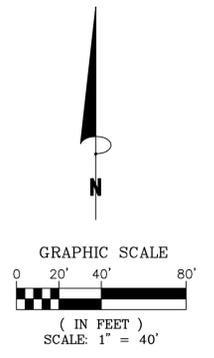
PALMETTO DUNES DRIVE
IMPACT AREA 2
(SEE SHEET 3B)

SEE SHEETS 3C-3E
FOR CROSS
SECTIONS

PROP. 1,894 LF OF
SILT FENCE

PALMETTO DUNES DRIVE

PUE
ROW
BOC



- LEGEND:
- CABBAGE PALM TREE
 - OAK TREE
 - PINE TREE
 - MAGNOLIA TREE
 - PROPOSED GRADE POINT
 - EXISTING GRADE POINT

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 DRAINAGE IMPROVEMENTS MASTER SHEET
 21711-21791 PALMETTO DUNES DRIVE
 ESTERO, FL, 33928

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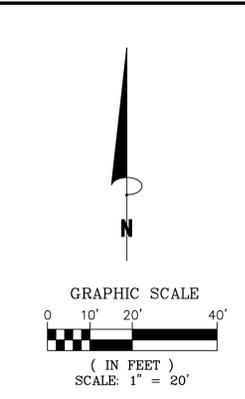
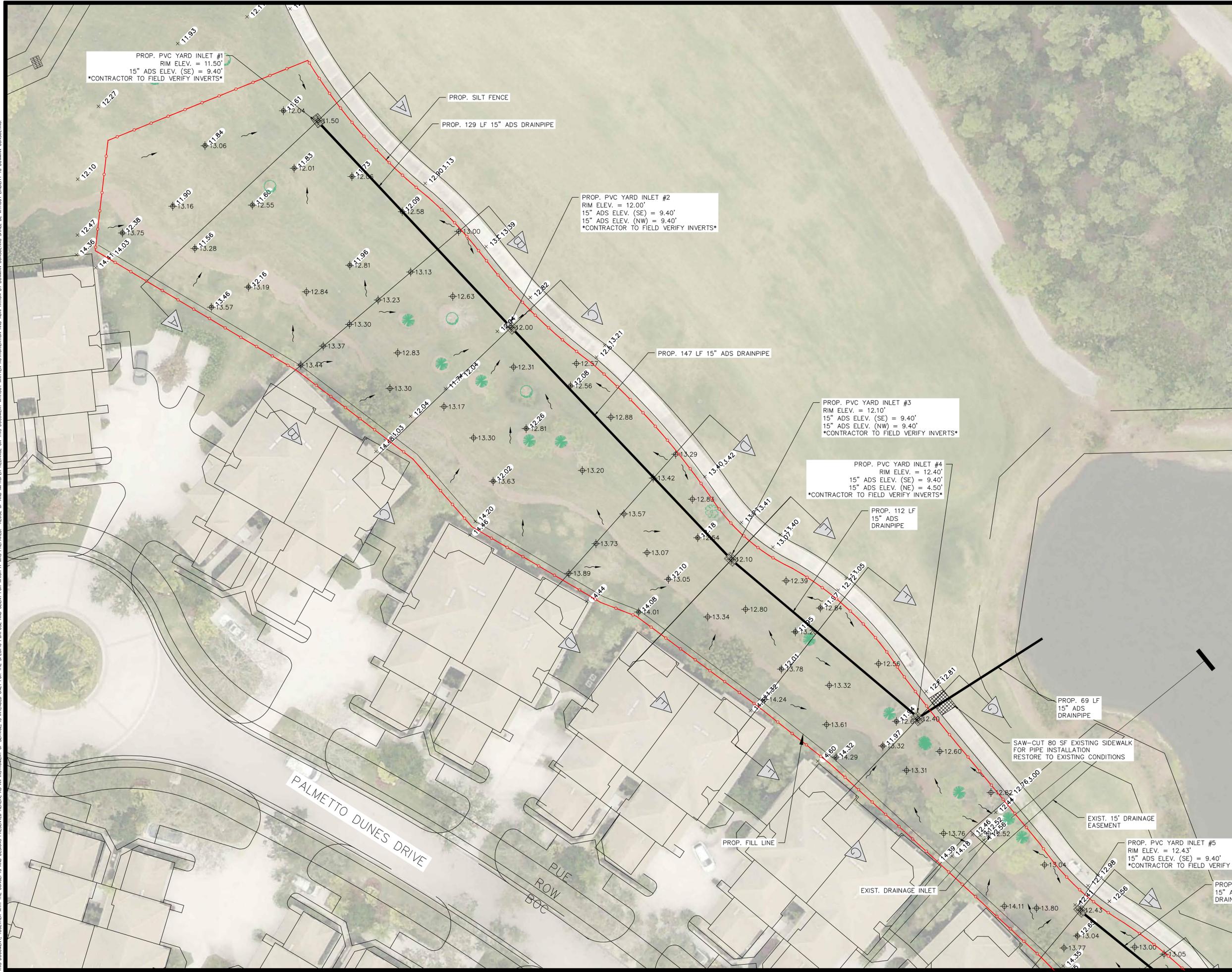
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 DRAWING No. XXXX-03
 DATE 12/2025
 PHASE 1
 SHEET C-03



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- LEGEND:**
- CABBAGE PALM TREE
 - OAK TREE
 - PINE TREE
 - MAGNOLIA TREE
 - PROPOSED GRADE POINT
 - EXISTING GRADE POINT

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RIVER RIDGE
DRAINAGE IMPROVEMENTS IMPACT AREA 1
21711-21791 PALMETTO DUNES DRIVE
ESTERO, FL, 33928

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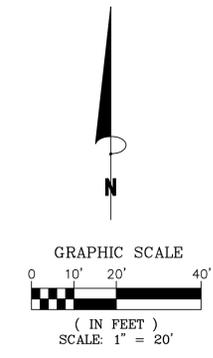
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DRAWING No. XXXX-03A			
DATE 12/2025			
PHASE 1			
C-03A			
SHEET			



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- LEGEND:
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 - PINE TREE
 - MAGNOLIA TREE
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 - X.XX EXISTING GRADE POINT

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 21711-21791 PALMETTO DUNES DRIVE
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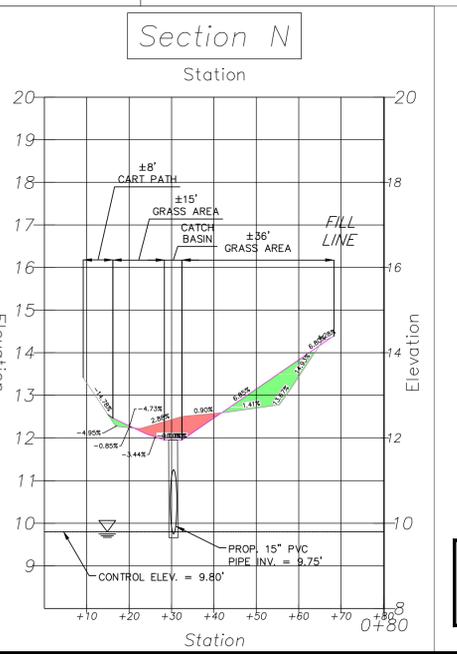
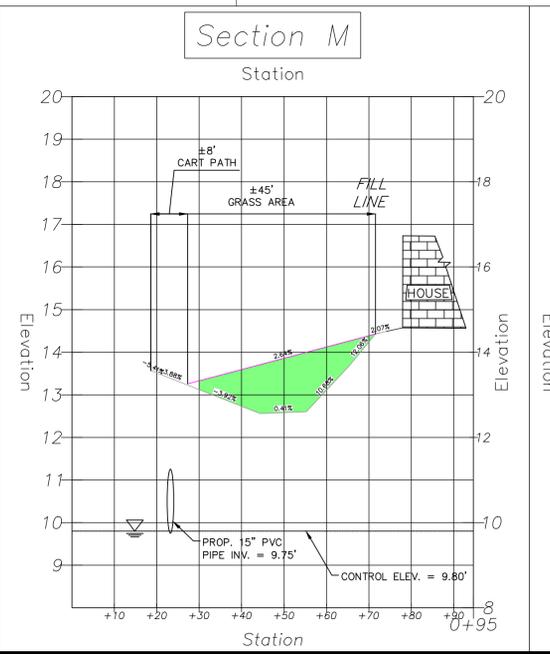
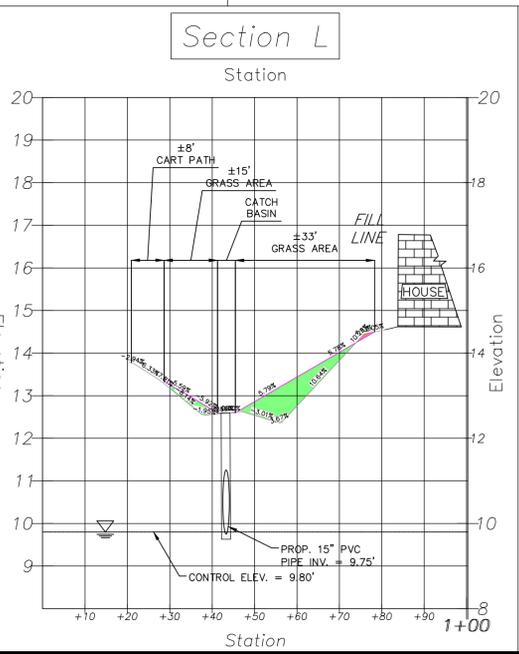
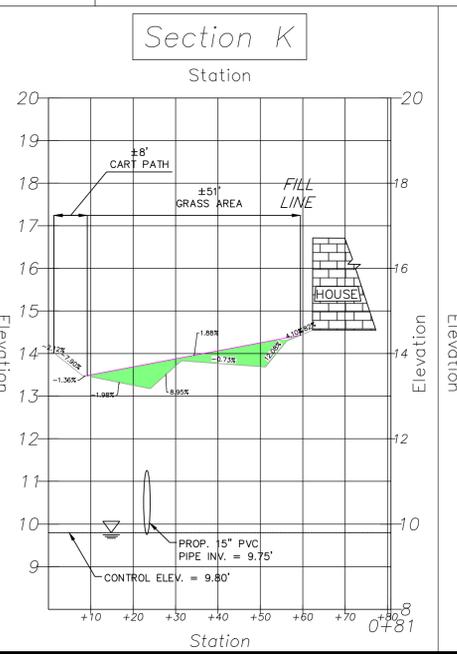
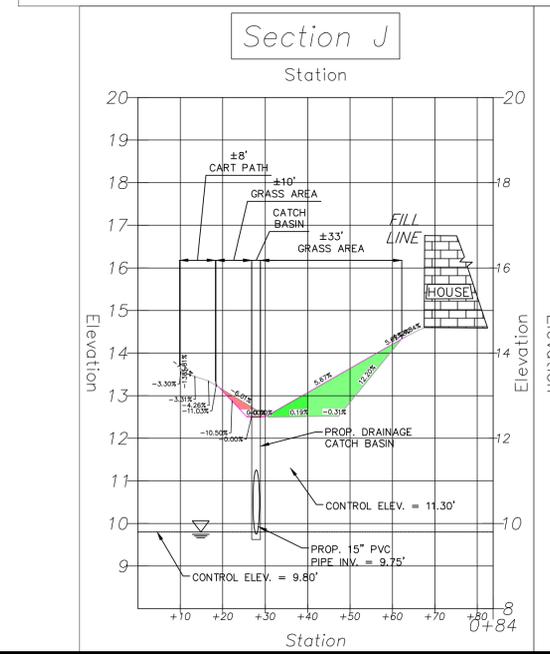
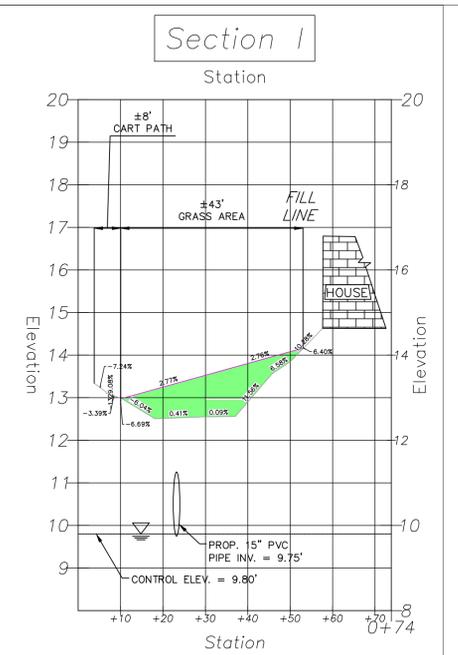
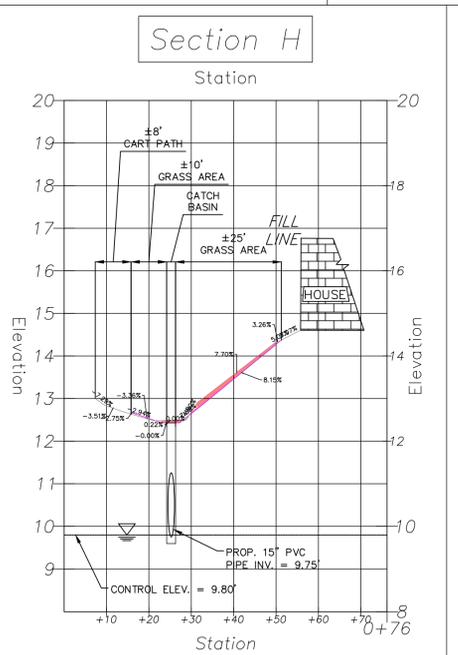
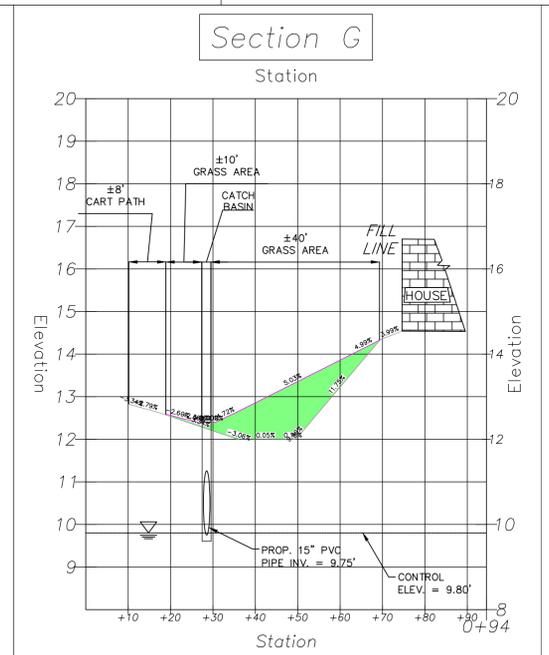
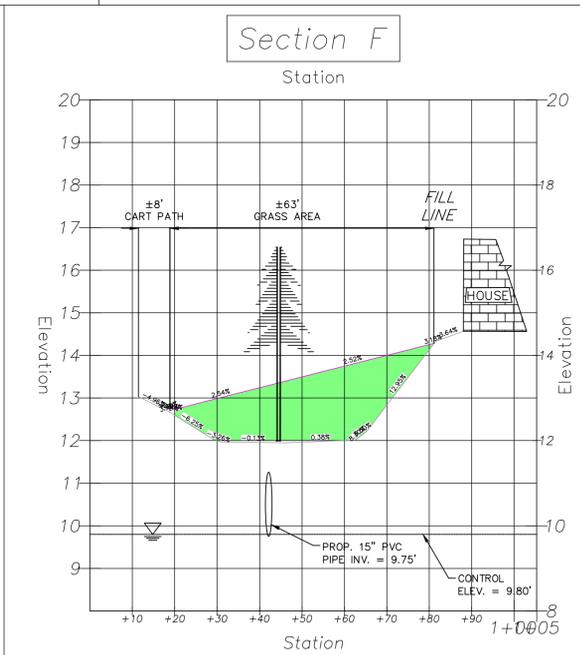
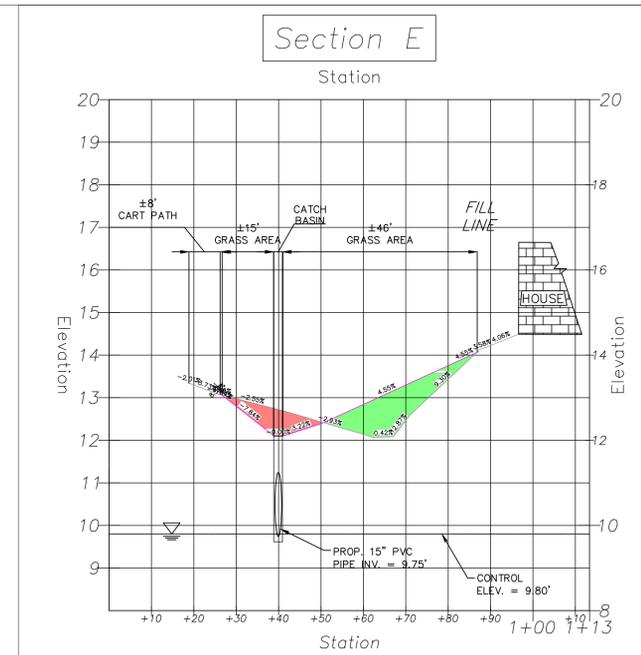
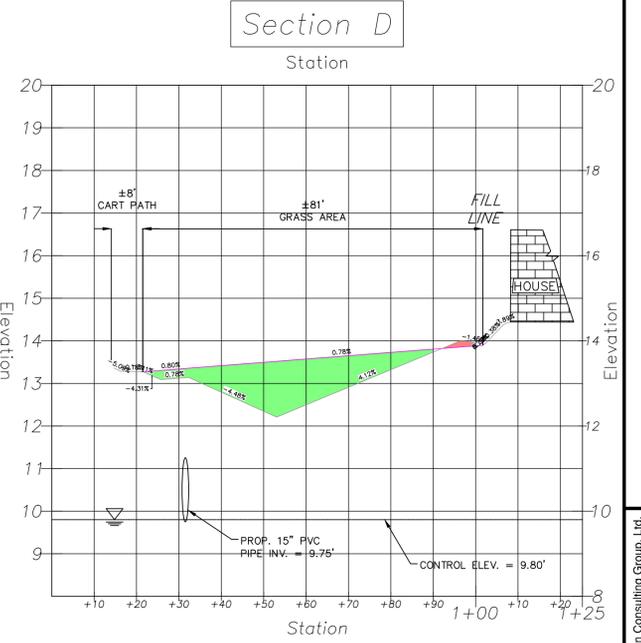
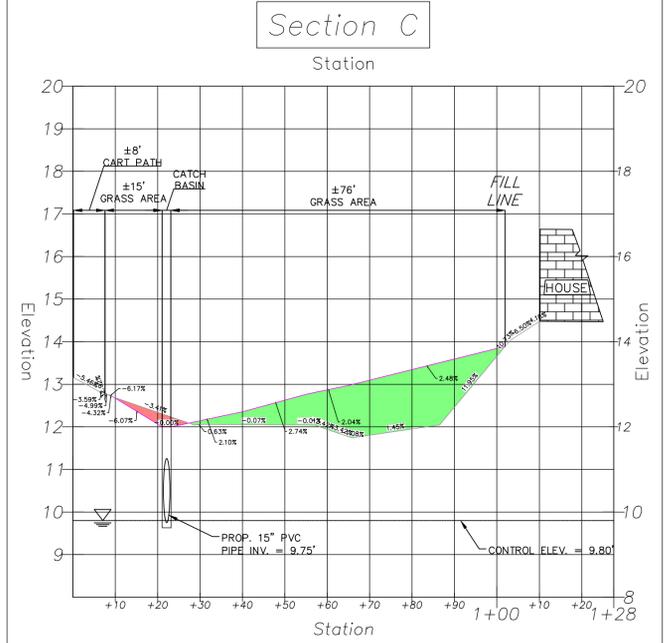
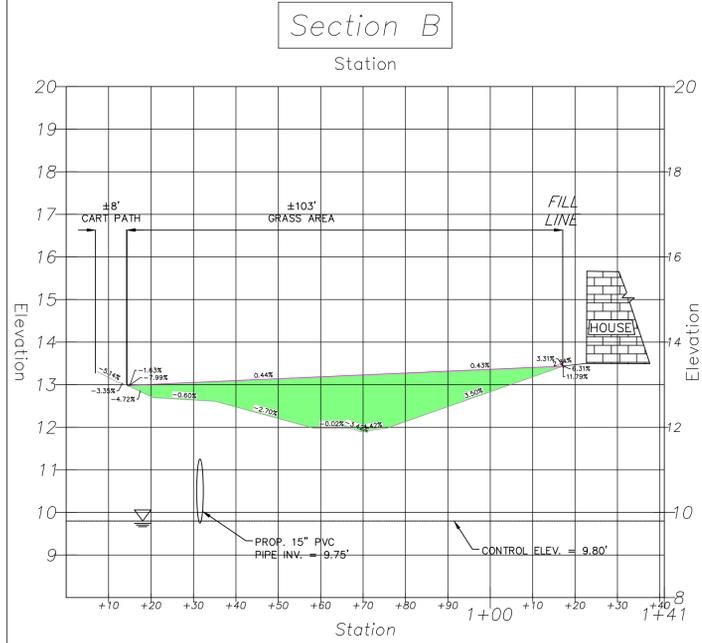
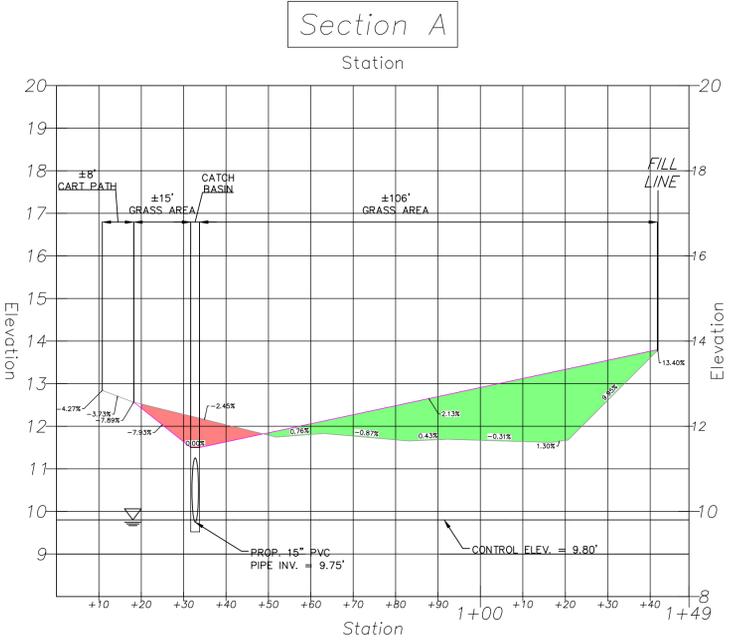
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RIVER RIDGE
DRAINAGE IMPROVEMENT
CROSS SECTIONS DETAILS
 21711-21791 PALMETTO DUNES DRIVE
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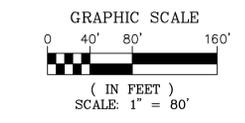
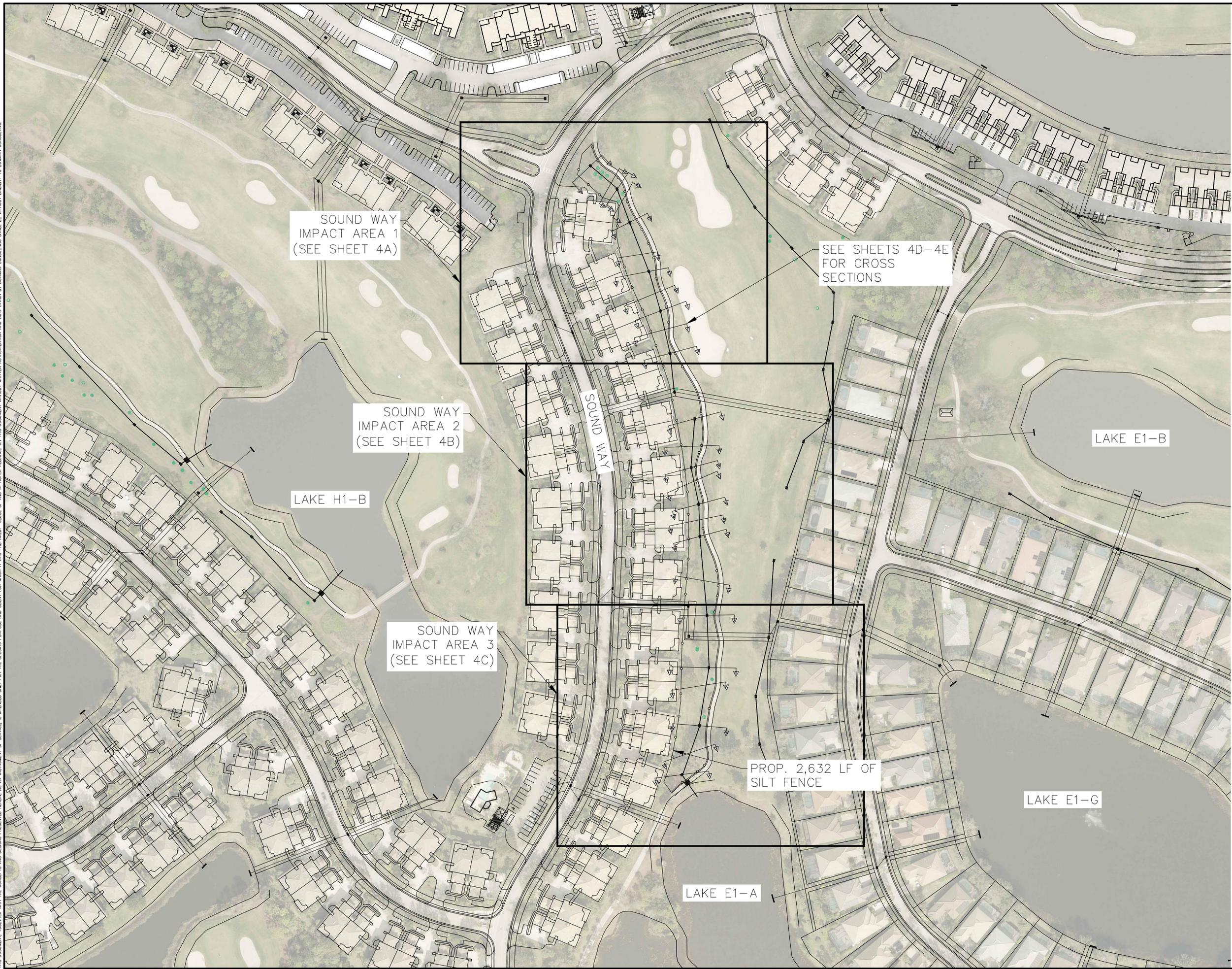
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SECTIONS
C-03C
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- LEGEND:
- CABBAGE PALM TREE
 - OAK TREE
 - PINE TREE
 - MAGNOLIA TREE
 - PROPOSED GRADE POINT
 - EXISTING GRADE POINT



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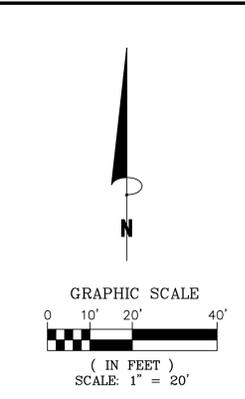
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 - PINE TREE
 - MAGNOLIA TREE
 - +X.XX PROPOSED GRADE POINT
 - X.XX EXISTING GRADE POINT

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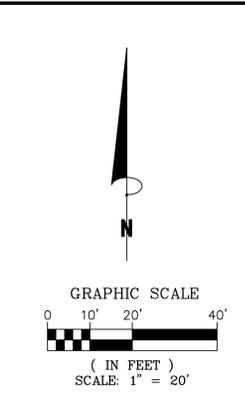
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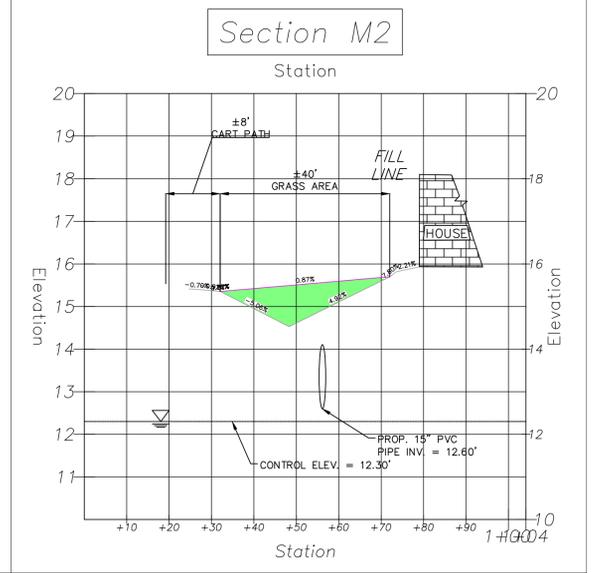
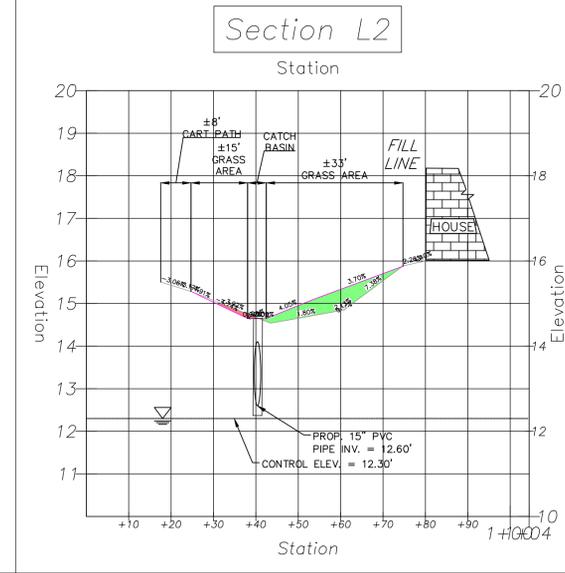
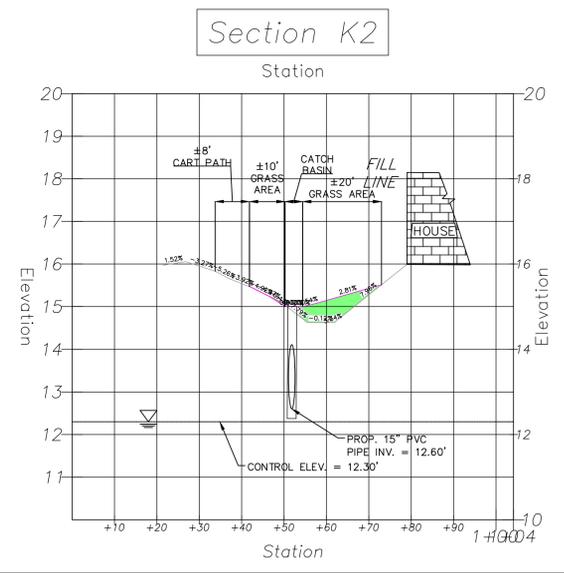
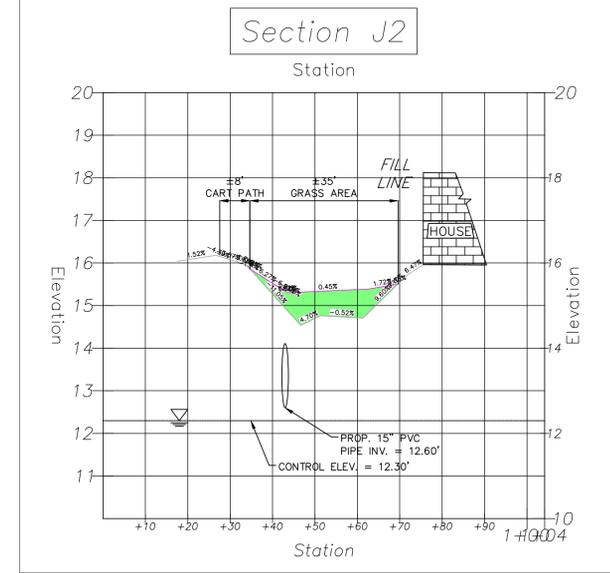
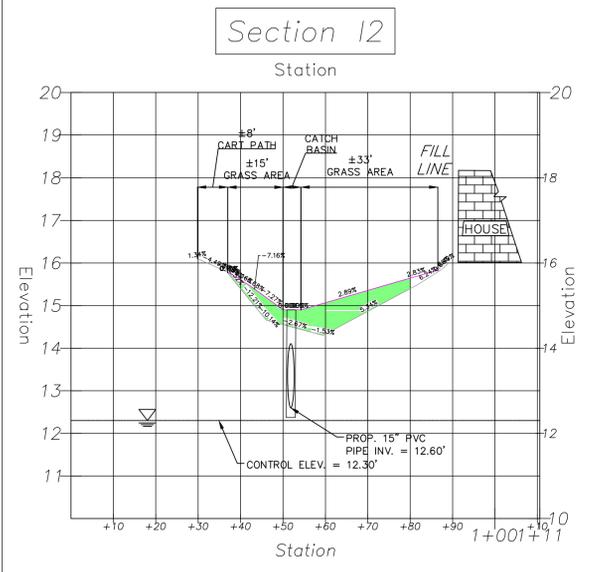
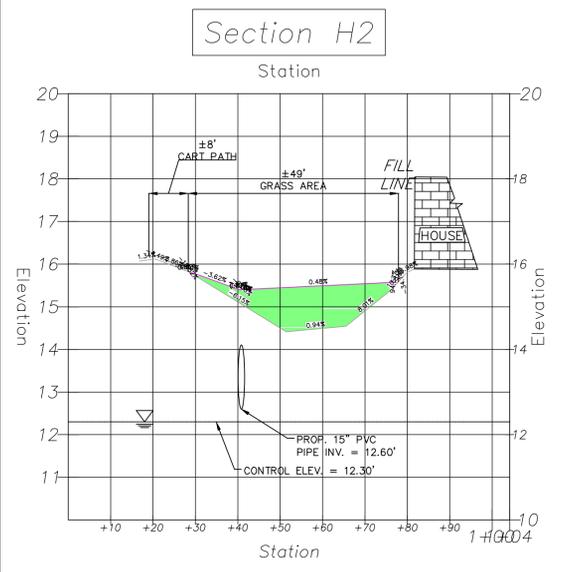
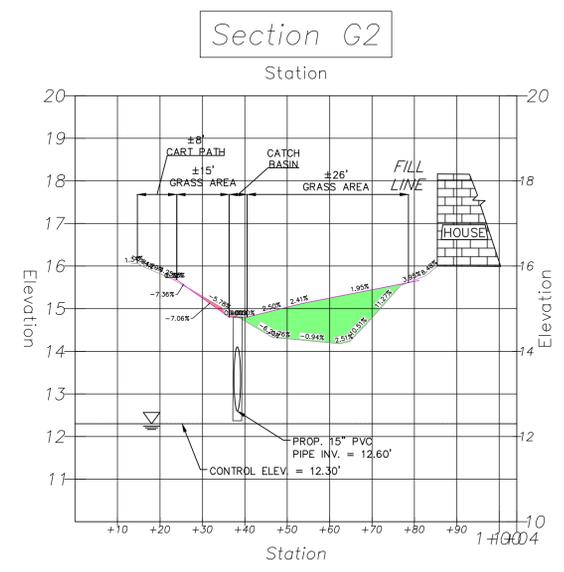
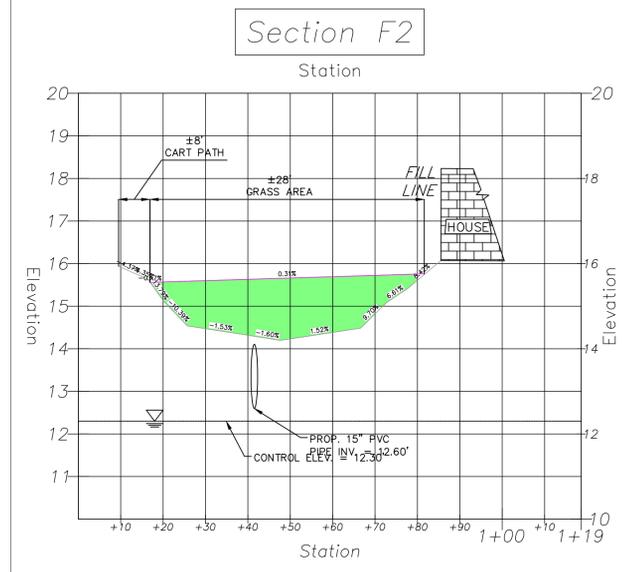
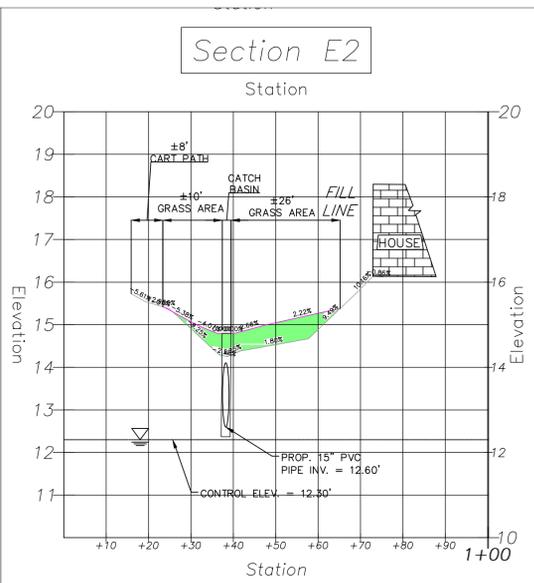
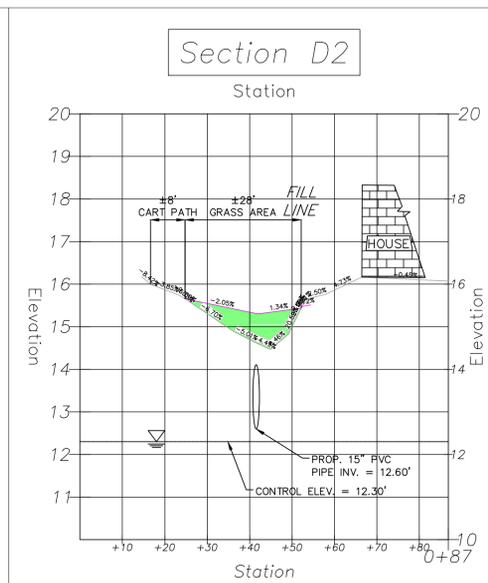
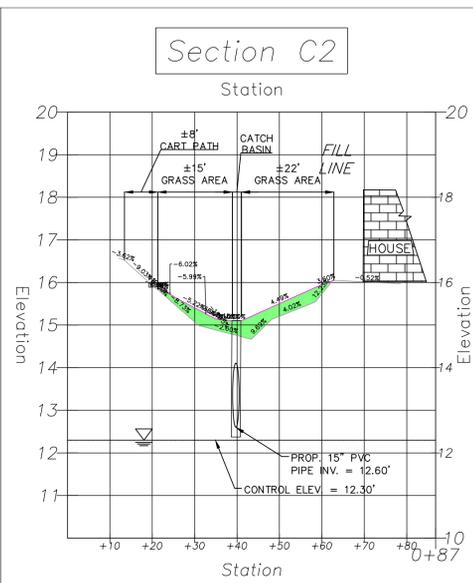
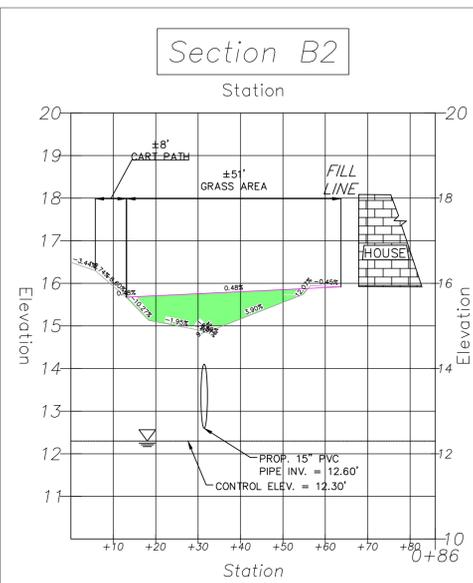
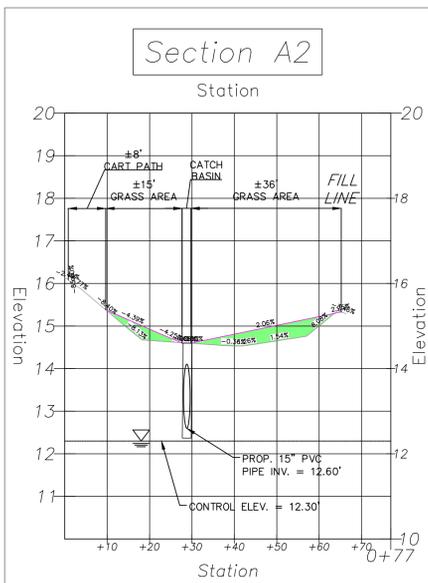
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JOB No.	340004-01-001	
DRAWING No.	XXXX-04C	
DATE	12/2025	
PHASE 2		
C-04C		
SHEET		



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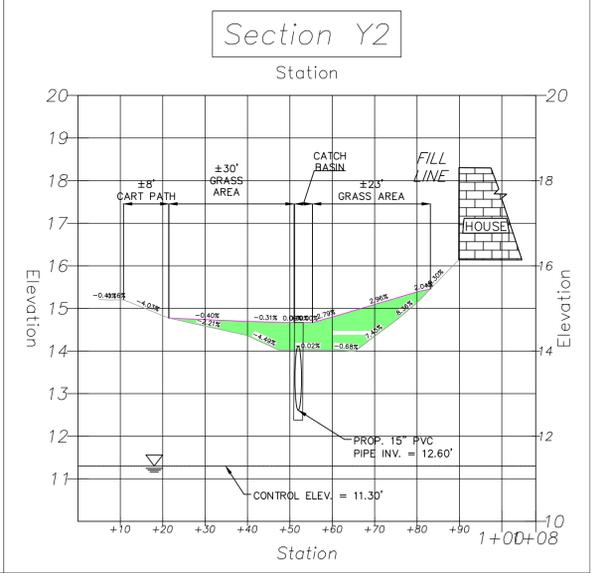
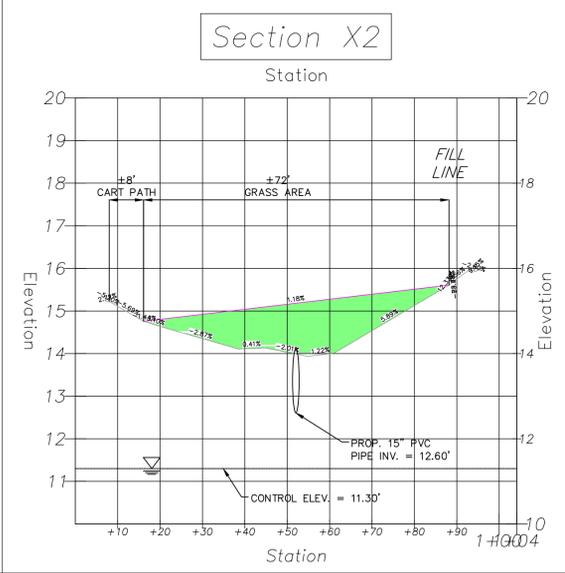
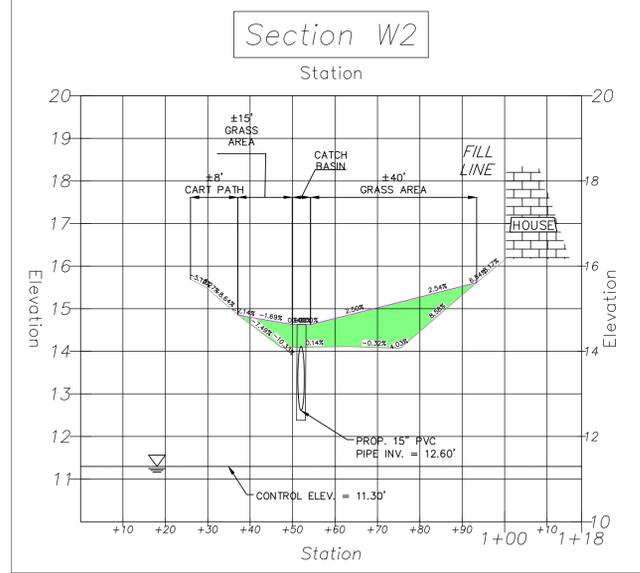
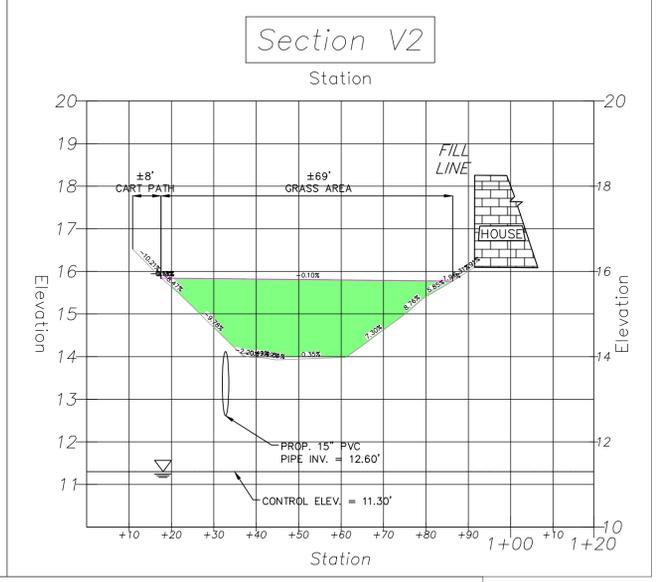
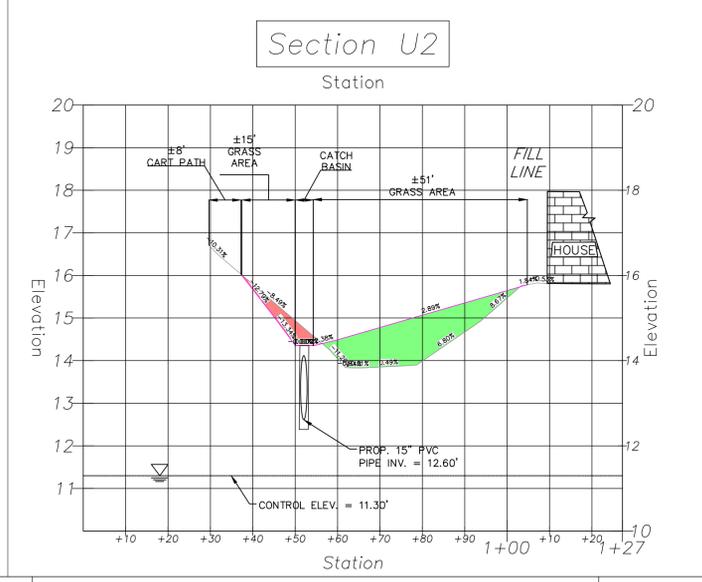
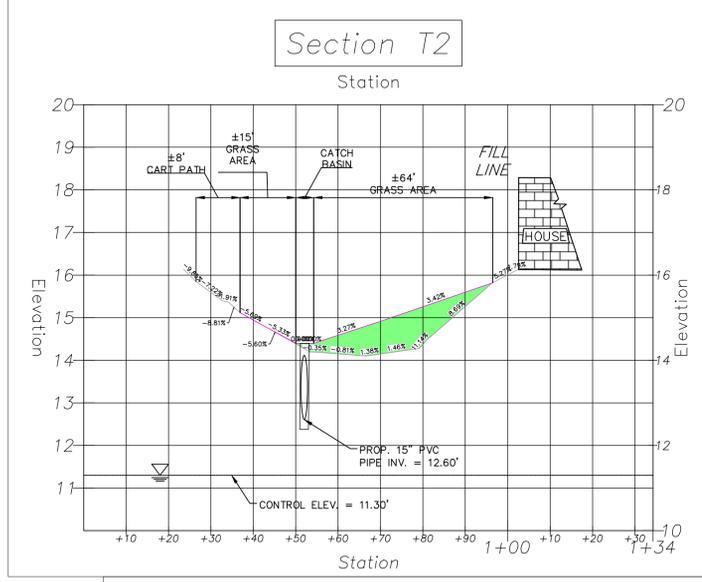
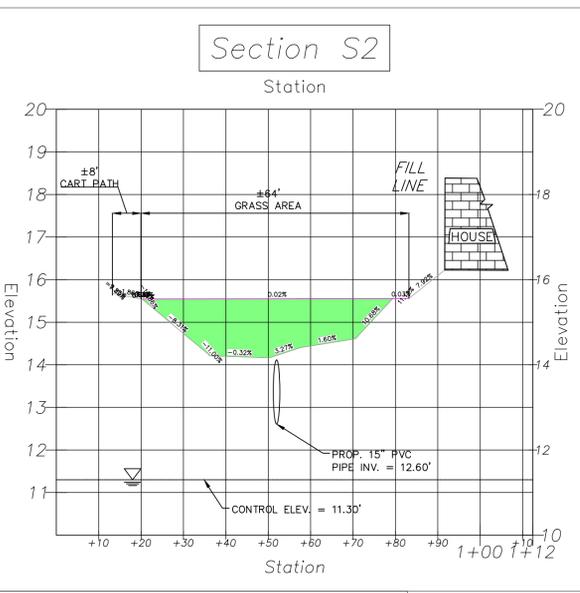
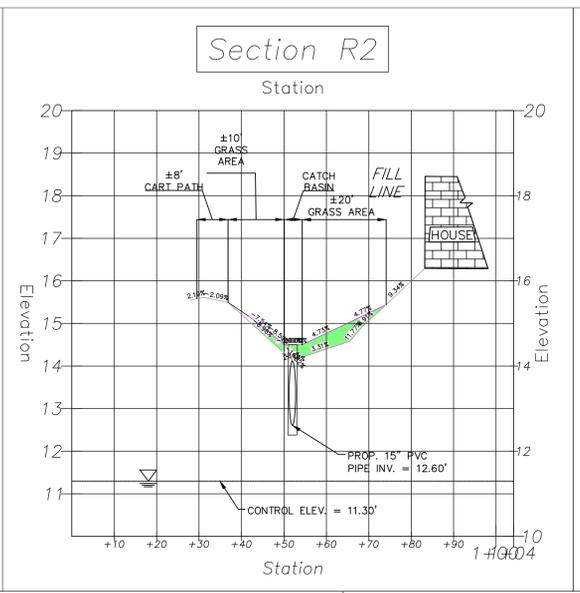
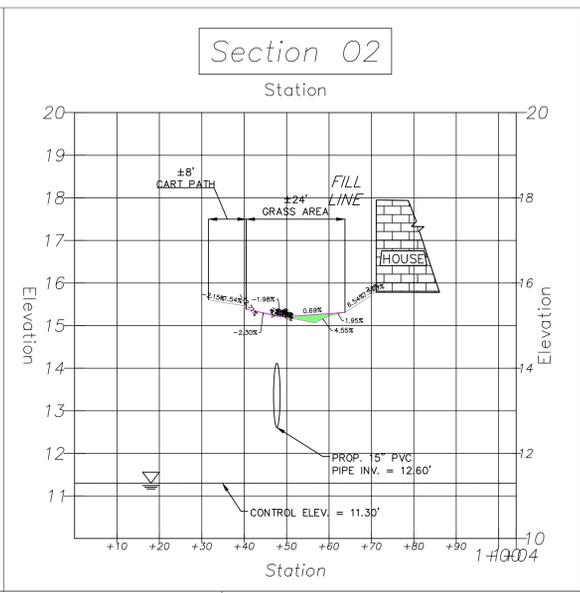
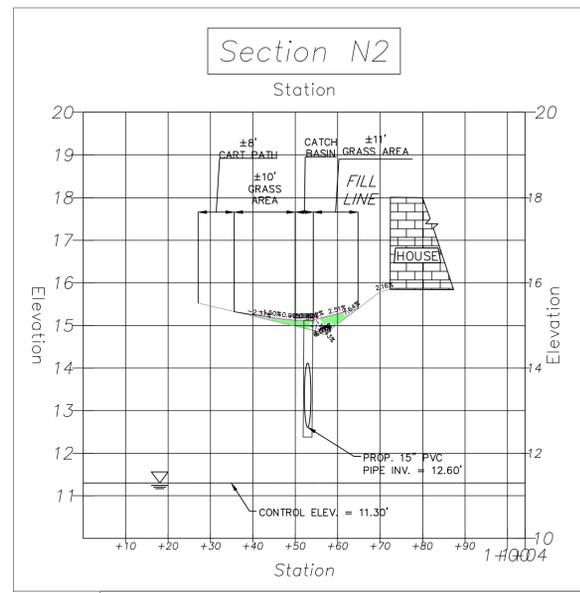
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8	PHASE 2	
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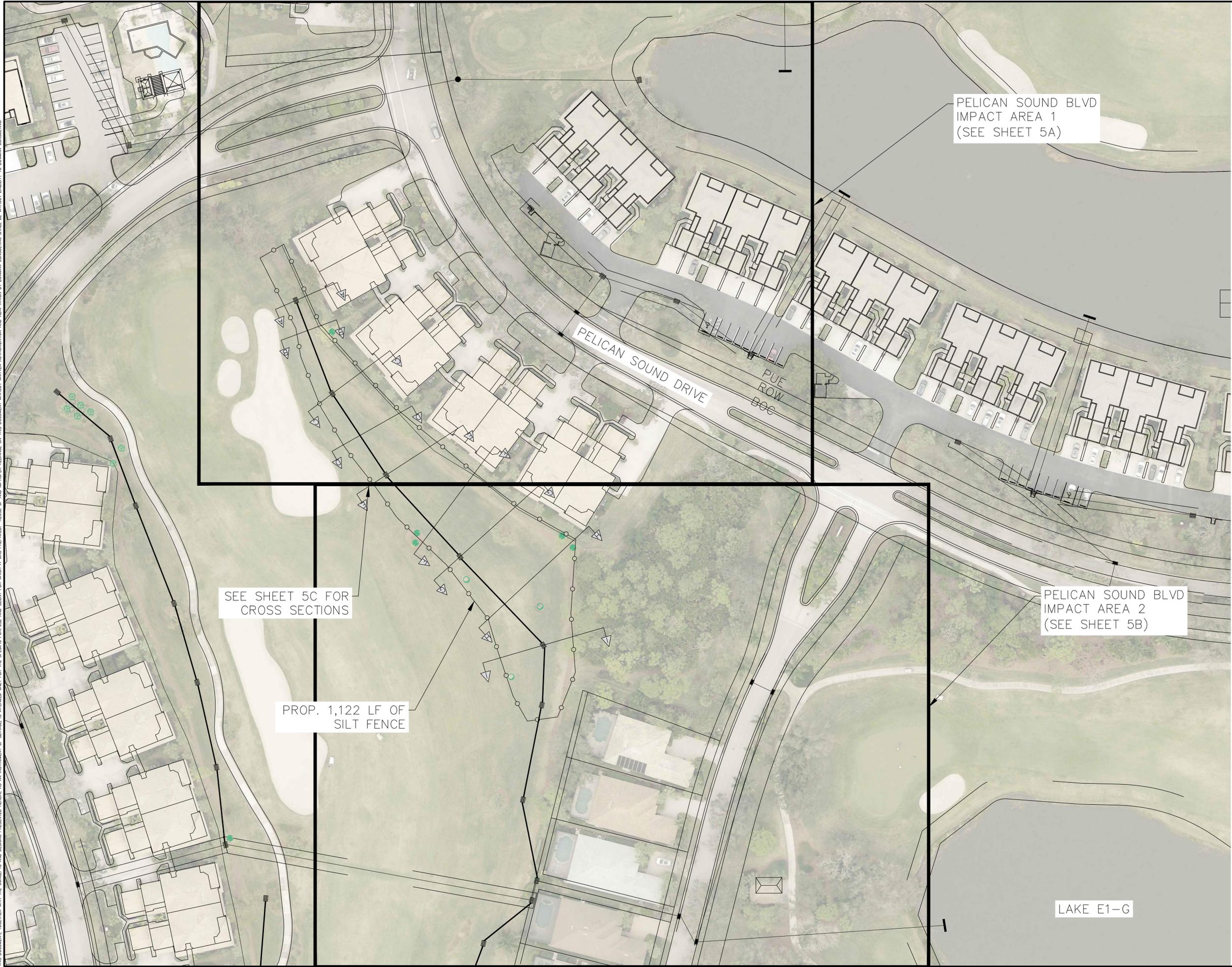
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PHASE 2
C-04E
 SHEET



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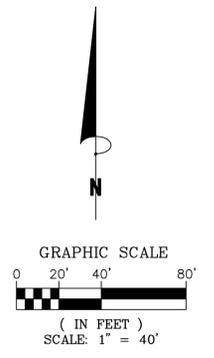
PELICAN SOUND BLVD
 IMPACT AREA 1
 (SEE SHEET 5A)

SEE SHEET 5C FOR
 CROSS SECTIONS

PROP. 1,122 LF OF
 SILT FENCE

PELICAN SOUND BLVD
 IMPACT AREA 2
 (SEE SHEET 5B)

LAKE E1-G



- LEGEND:
- CABBAGE PALM TREE
 - OAK TREE
 - PINE TREE
 - MAGNOLIA TREE
 - PROPOSED GRADE POINT
 - EXISTING GRADE POINT

Bowman
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RIVER RIDGE
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 21450-21480 PELICAN SOUND DRIVE
 ESTERO, FL, 33928

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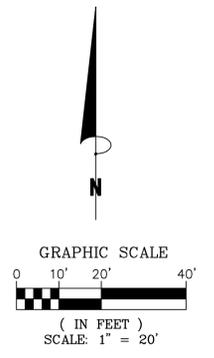
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REV.	DESCRIPTION	DATE
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 JOB No. 340004-01-001
 DRAWING No. XXXX-05
 DATE 12/2025
PHASE 3
 SHEET **C-05**



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- LEGEND:**
- CABBAGE PALM TREE
 - OAK TREE
 - PINE TREE
 - MAGNOLIA TREE
 - +X.XX PROPOSED GRADE POINT
 - X.XX EXISTING GRADE POINT

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DRAWING No.	XXXX-05A	
DATE	12/2025	
PHASE 3		
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GRAPHIC SCALE
 0 10' 20' 40'
 (IN FEET)
 SCALE: 1" = 20'

LEGEND:

- CABBAGE PALM TREE
- OAK TREE
- PINE TREE
- MAGNOLIA TREE
- PROPOSED GRADE POINT
- EXISTING GRADE POINT

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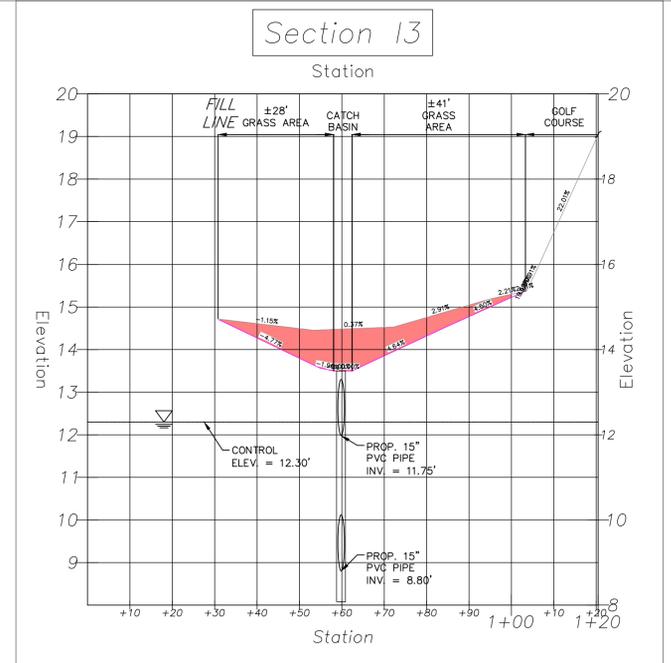
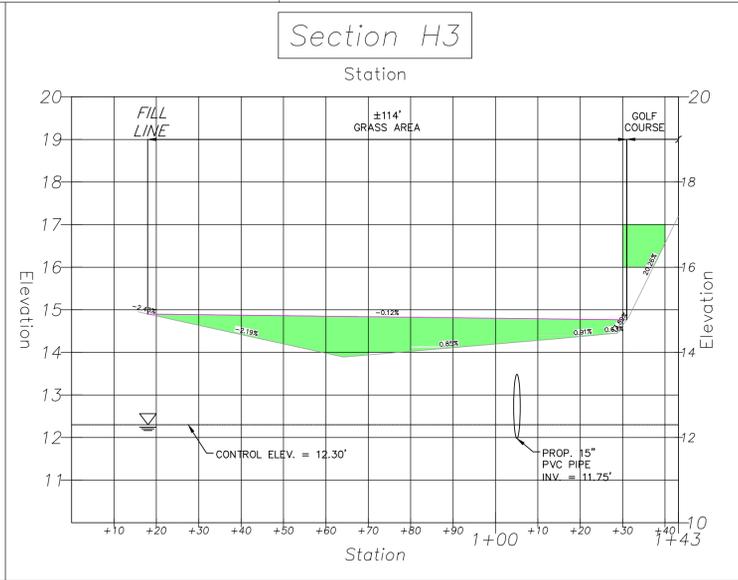
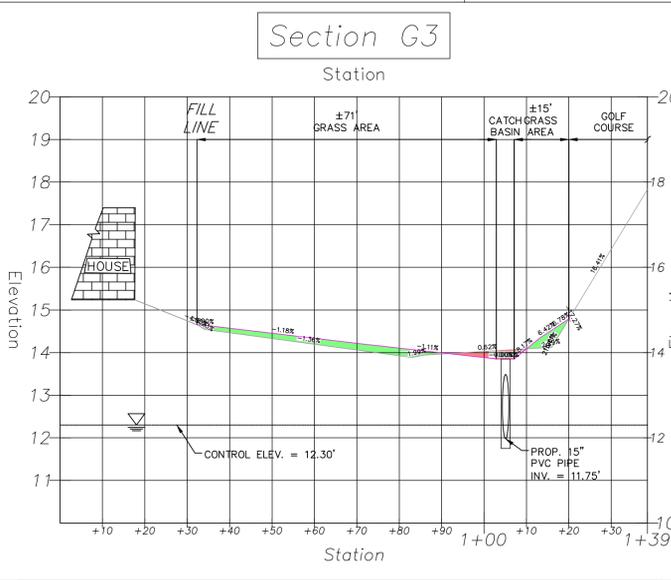
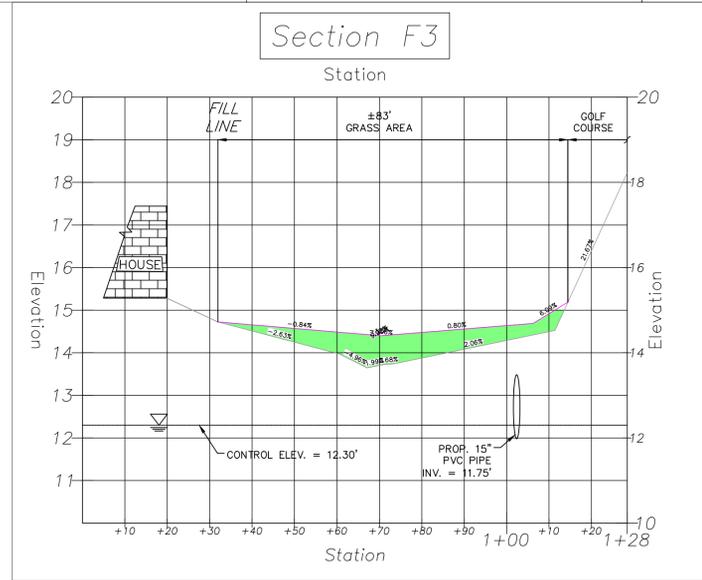
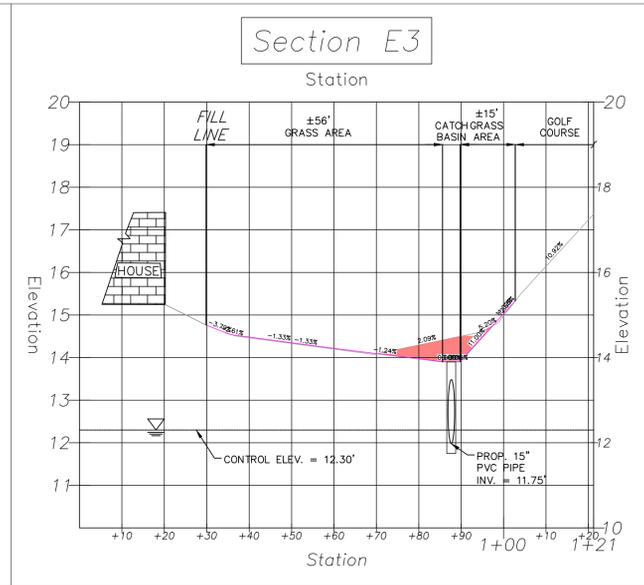
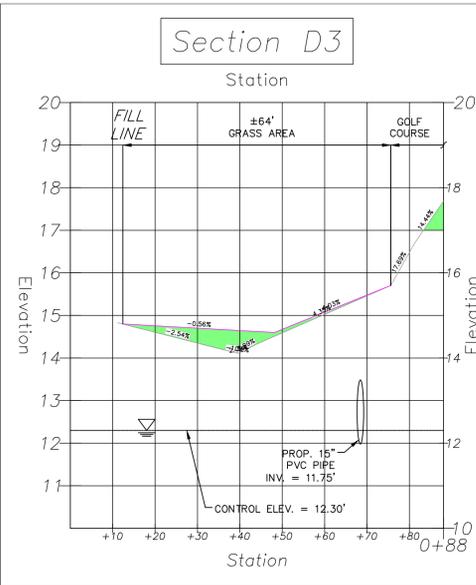
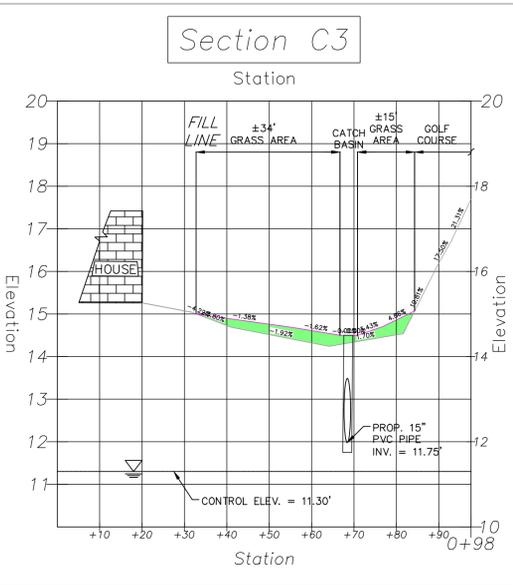
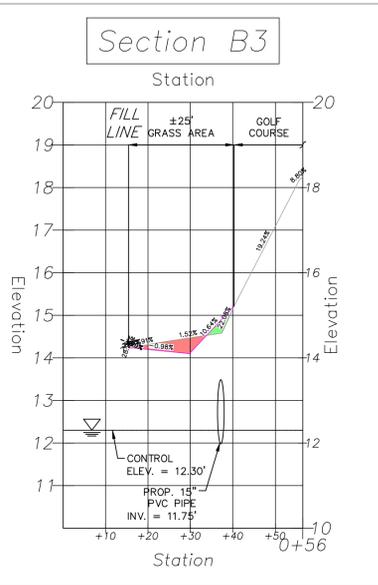
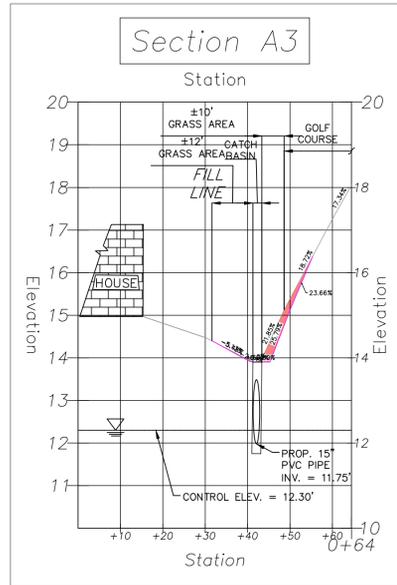
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 SCALE 1" = 20'
 JOB No. 340004-01-001
 DRAWING No. XXXX-05B
 DATE 12/2025
PHASE 3
C-05B
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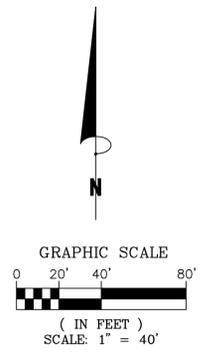
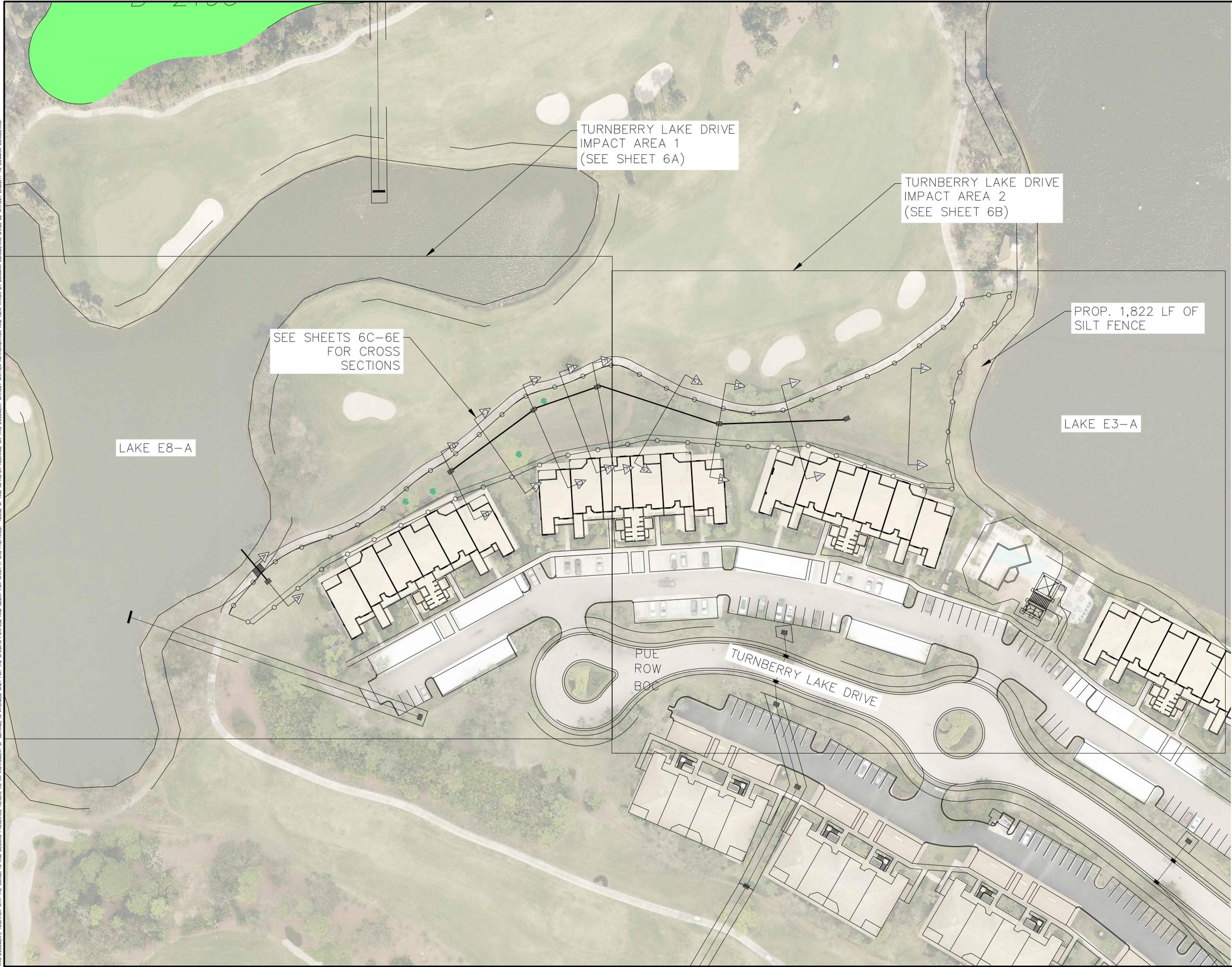
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- LEGEND:
- CABBAGE PALM TREE
 - OAK TREE
 - PINE TREE
 - MAGNOLIA TREE
 - PROPOSED GRADE POINT
 - EXISTING GRADE POINT

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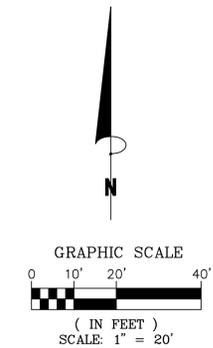
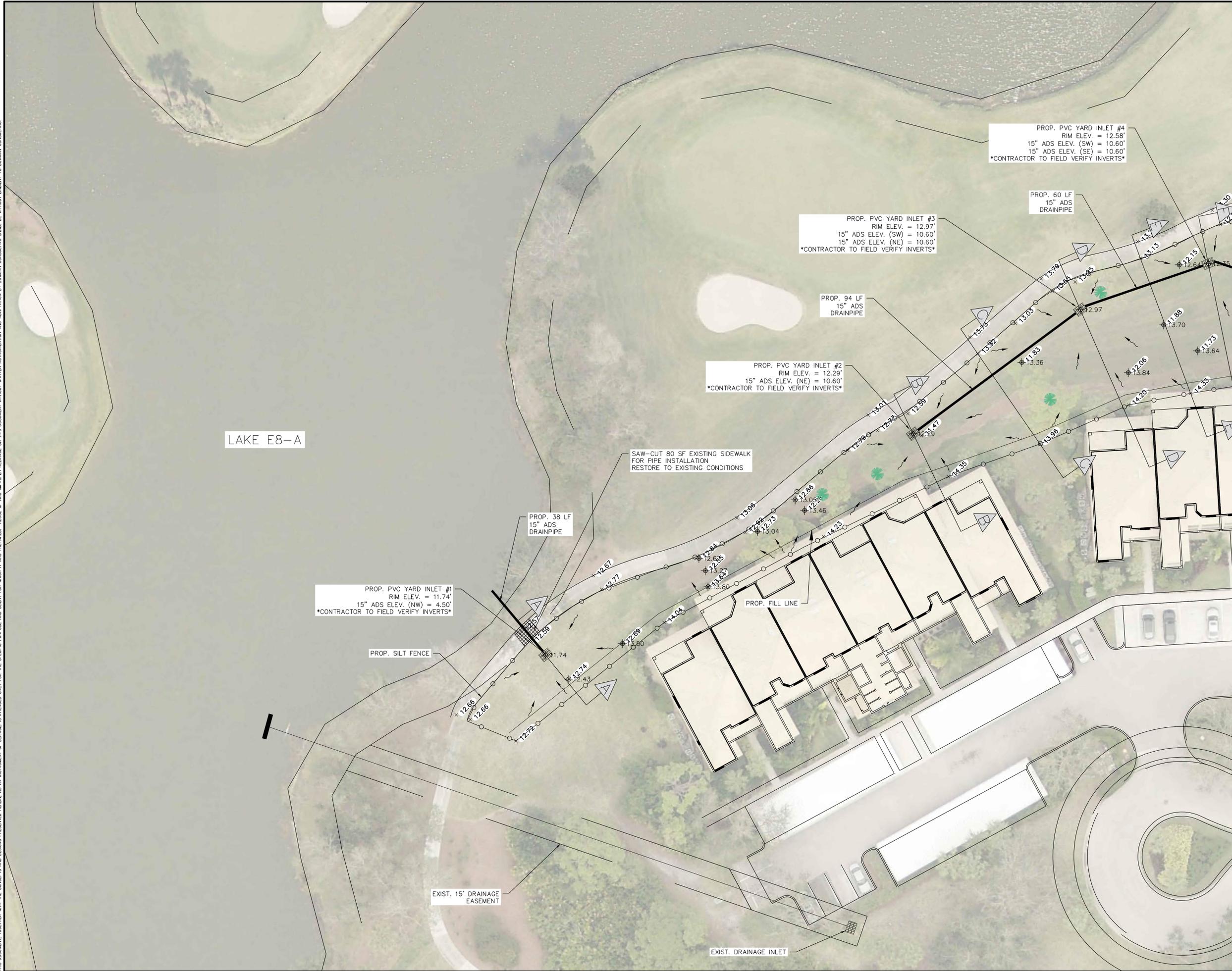
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PHASE 4
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- LEGEND:**
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 - MAGNOLIA TREE
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 - EXISTING GRADE POINT

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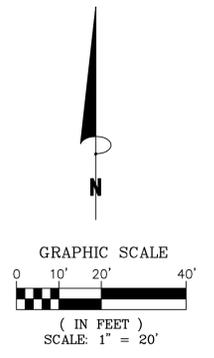
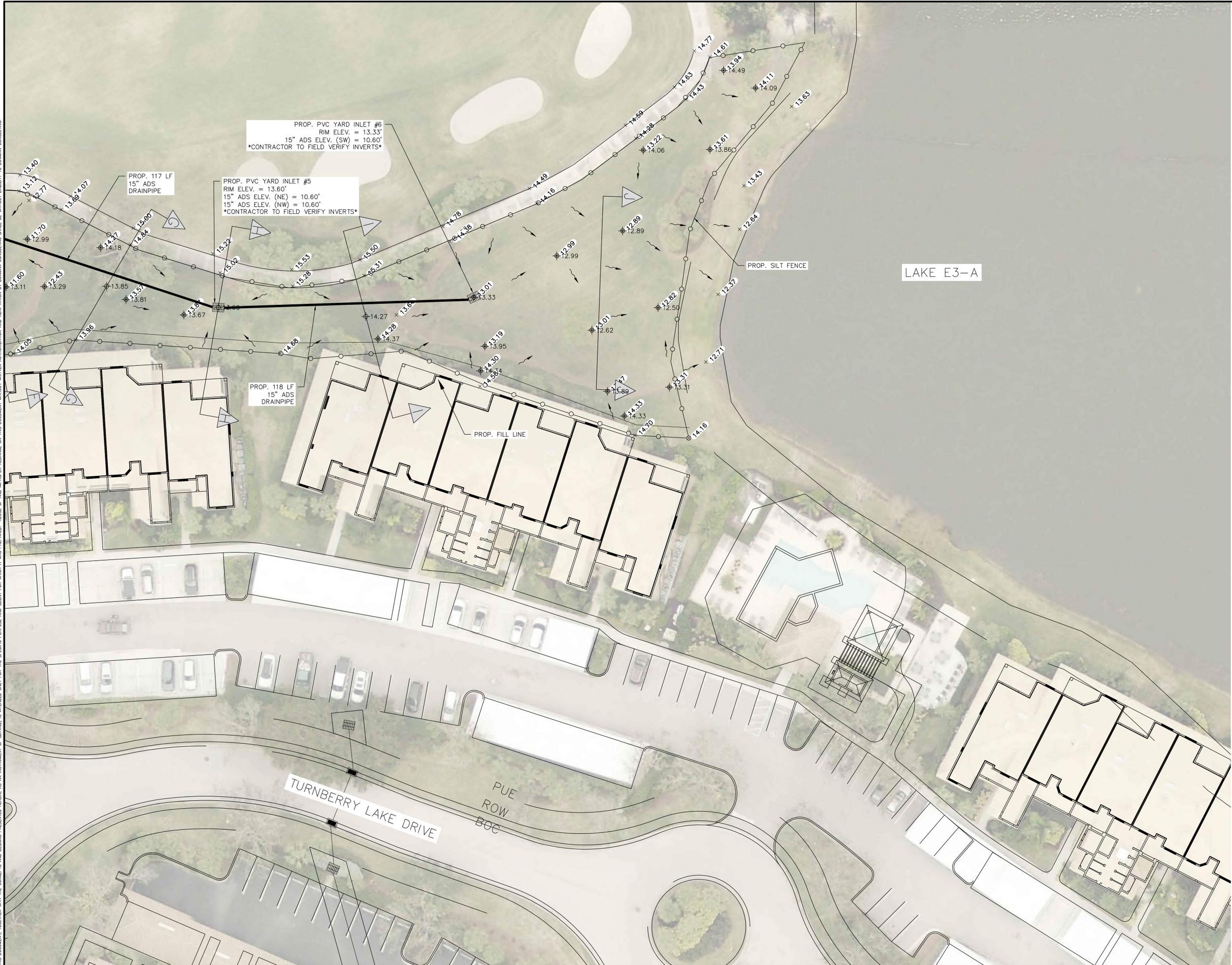
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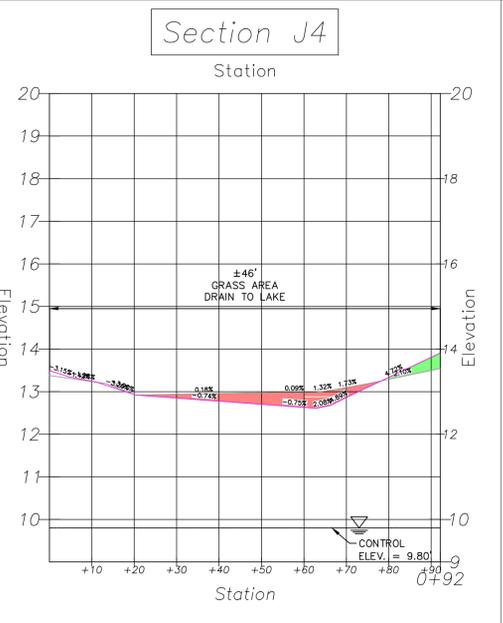
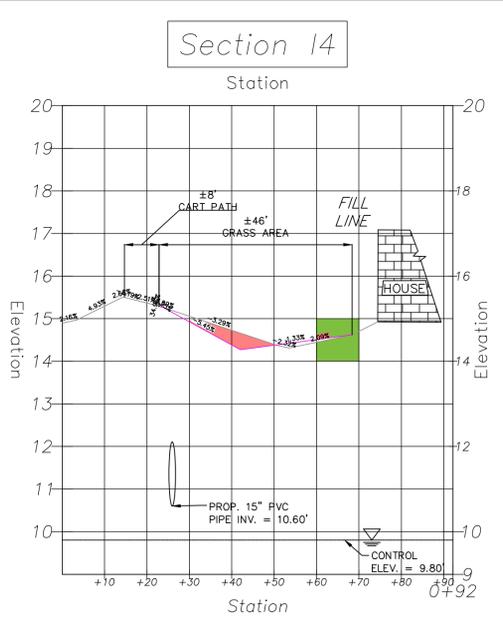
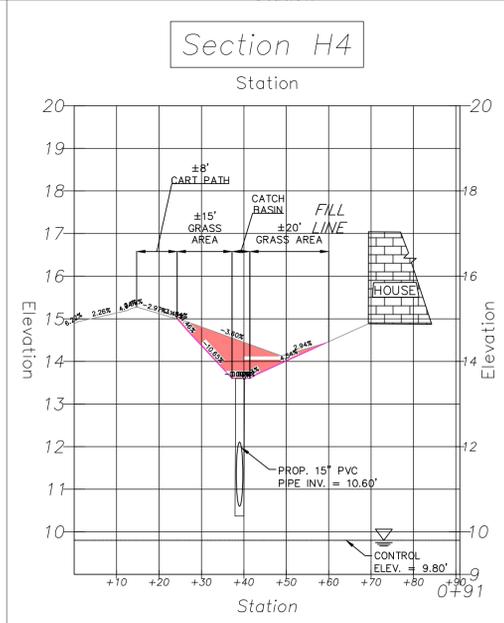
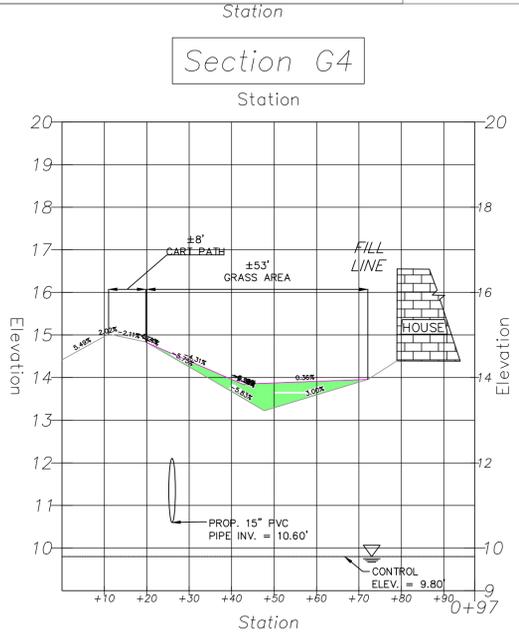
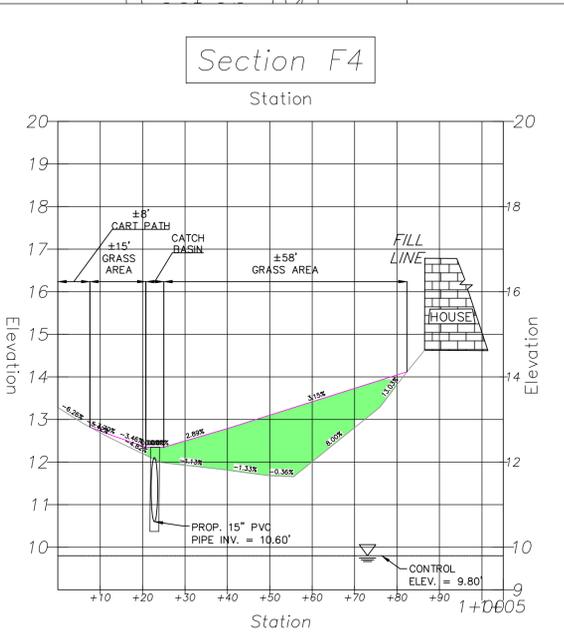
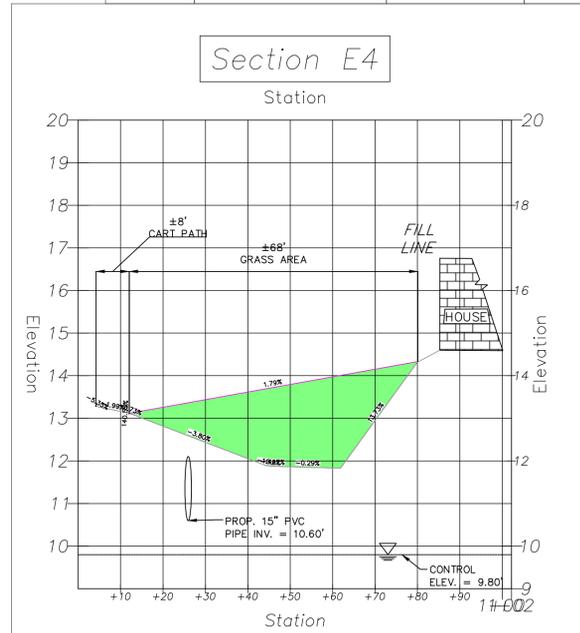
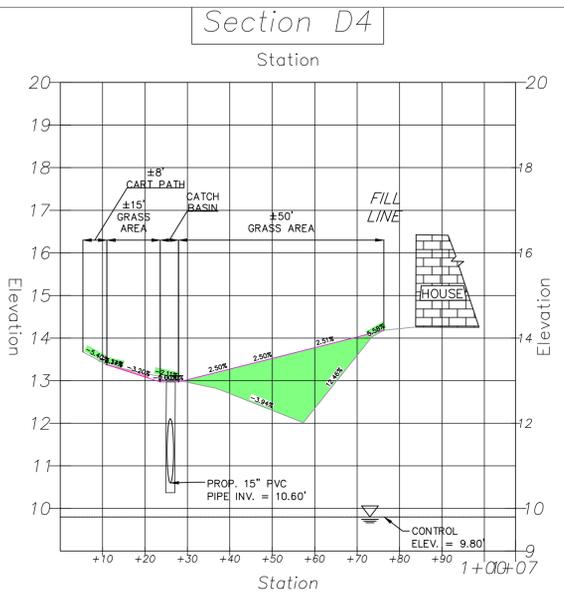
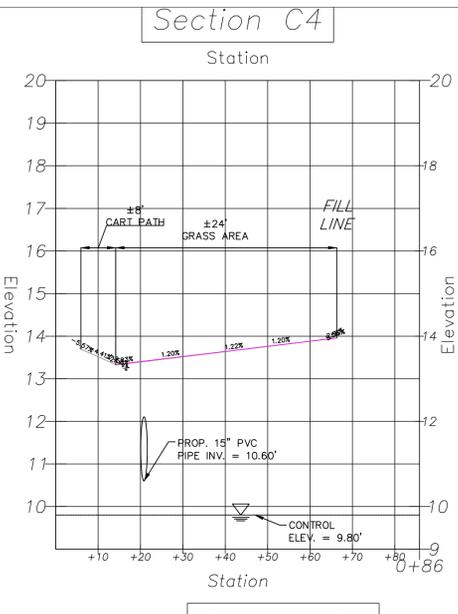
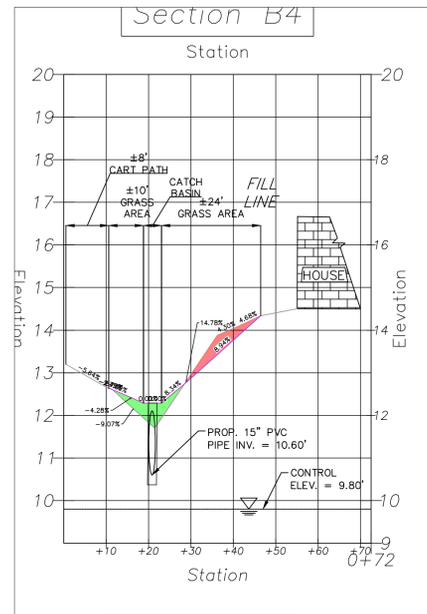
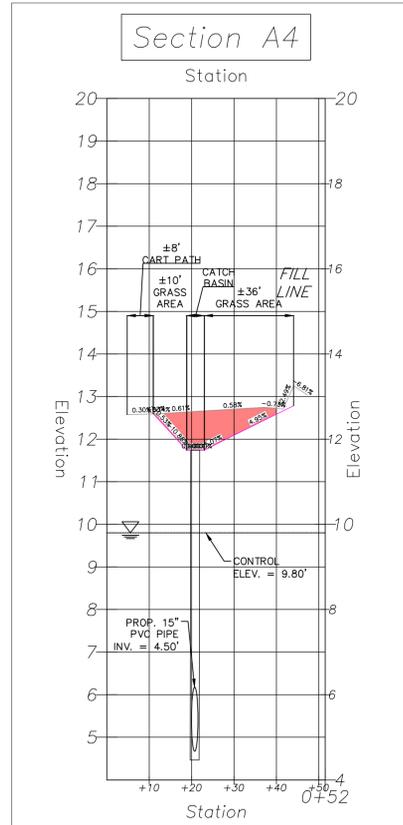
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 DATE 12/2025
PHASE 4
C-06B
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DRAWING No. XXXX-05C		
DATE 12/2025		
PHASE 4		
SHEET C-06C		

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

7



M.R.I Construction Inc.

5570 Zip Dr.
Fort Myers, FL. 33905
239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com

CGC -1507963

Date	Proposal #
------	------------

1/27/2026

606

Scope of Work

Customer

Bowman -Charlie Krebs
6200 Whiskey Creek Drive
Fort Myers FL 33919

Proposal

Description	Cost
-------------	------

River Ridge CDD control structure modification Mobilize and utilize a team to saw cut the weir structure to modify opening to the closer allowable size. All labor and equipment to complete this job. This excludes any permitting, landscaping or sod work.	3,500.00
--	----------

Please Know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total Cost: \$3,500.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any System due to unforeseen Things. Also if we incur in cap rock or heavy digging that could not be seen prior to excavating. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

In the event any legal action, arbitration, or other proceeding is initiated to collect payment or enforce any provision of this agreement, the customer agrees to pay all costs of collection, including but not limited to attorney's fees, court costs and any other expenses incurred by the company in connection with such action.

ALL INVOICES ARE DUE WITHIN 30 DAYS IF NOT THERE IS A 10% LATE FEE ADDED TO ALL INVOICES

Authorized Signature Mike Radford President

Signature _____
Printed Name _____
Date of Acceptance _____

M.R.I Construction Inc. Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

8

Dear Eric,

I am writing to you about a situation that we are facing as homeowners at 4611 Torrey Pines Court. We purchased our house in February 2021. Before the closing I was asked to meet with the NVR (Ken Pryor) and at that time he told me that we had to remove some trees that were illegally planted in the preserve on the side of our home. He said I had to do it before I moved in. He told me that the palm trees (very beautiful and large) were blocking the sunshine, destroying the grass and it was my responsibility to remove them if I wanted to move in the home. He had to approve the paper work and I believed that I had no choice. I never asked anyone if this was the truth but assumed it was. I had these beautiful and large trees removed at considerable expense to me. Several months later I happen to mention to Denise about this when I handed in an ARC request for some landscape edging. She was appalled and told me I should not have removed the trees and they were in the preserve and actually I was not allowed to remove them, even if the previous owner had planted them (which he should not have) but since they were there they should have stayed. I never even thought to ask. I hated the large spaces they left in the preserve.

As the years went by, the grass between my house and the preserve actually got worse. The sunlight did not help and now it is only a sand lot. I spoke to Greenscapes and they said the grass isn't growing because of the tree roots (from the preserve). I checked the lot map and it looks like the area I am talking about is a bit more on the preserve side of the land , however, the grass , or lack of, is actually getting worse on my area. I have brought this to the attention of the Torrey Pines board over the last few years and they said that you were going to find a solution. I am wondering what I can do to facilitate this. It really is an eyesore.

I am open to a creative solution, however, everytime the lawn mowers ride on it just kicks up more sand and it keep getting worse. I have even seen tire tracks on it!. Please let me know what I can do.

Thank you,

Judy Kessel





STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
29-46-25-E3-2800A.0000	10454789	RIVER RIDGE CDD	TORREY PINES C/E, ESTERO	1-2002	\$ 88,800	\$ 2,220	\$ 0

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9

From: [Cleo Adams](#)
To: [Daphne Gillyard](#); [Gianna Denofrio](#); [shane willis](#)
Cc: [Bob Schultz](#)
Subject: River Ridge Street Sweeper
Date: Sunday, March 15, 2026 9:57:52 AM

Daphne,
Please add to the March agenda for discussion purposes.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Eric Long <elong@psgrc.org>
Sent: Saturday, March 14, 2026 8:46 AM
To: shane willis <williss@whhassociates.com>
Cc: Ivo Nedelchev <inedelchev@psgrc.org>; Cleo Adams <crismond@whhassociates.com>; Bob Schultz <bob@wyeknotschultz.com>; Charlie Krebs <ckrebs@bowman.com>
Subject: Fwd: Sidewalks

Shane,

The comment below is about the sidewalks, but I noticed something on Friday after the sweeper left. Many areas in the community still had a significant amount of leaves that weren't picked up. I believe the sweeper needs to spend more time and conduct additional sweeps to ensure that all leaves are collected. We also discussed the possibility of additional blowing with Greenscapes. It appears that the next four weeks will be the peak period for leaf fall.

Eric Long

General Manager/COO, CAM
Pelican Sound Golf & River Club
4569 Pelican Sound Blvd.
Estero, FL 33928
Ofc. 239.948.5232
Cell 239.289.5580
www.pelicansoundgrc.com
Email elong@psgrc.org



Begin forwarded message:

From: Bill Pritchard <wdp8559@gmail.com>
Date: March 14, 2026 at 8:13:56 AM EDT
To: Eric Long <elong@psgrc.org>, Ivo Nedelchev <inedelchev@psgrc.org>
Subject: Sidewalks

Eric, Ivo,

We walk several times each day and have observed there is a heavy accumulation of leaves on many sections of sidewalk along the main roadways. The heavy accumulation of the leaves are slippery and create a hazard to walkers. Not sure what happened this week and I may be wrong but Greenscape seems to have been absent this whole week in the neighborhoods. As you know they usually clear the sidewalks in most but not all areas. At some point it becomes the club's responsibility. Thanks for listening!

Bill

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash			
SunTrust			
*Operating	\$1,113,084	\$ 285,823	\$ 1,398,907
Bank United - MMA	5,000	30,000	35,000
Bank United - ICS	21,836	270,328	292,164
*Synovus - Note account 2019	-	10,006	10,006
*Synovus - Note account 2024 CPF	-	317,768	317,768
*Synovus - Note account 2024	-	75,315	75,315
*Synovus - Note account 2024 - reserve	-	10,000	10,000
Prepaid expense	849	-	849
Due from general fund	-	872,079	872,079
Due from Other	484	-	484
Total assets	<u>\$1,141,253</u>	<u>\$1,871,319</u>	<u>\$ 3,012,572</u>
LIABILITIES			
Accounts payable	\$ 7,863	\$ 161,457	\$ 169,320
Due to SRF - Pelican Sound	872,079	-	872,079
Total liabilities	<u>879,942</u>	<u>161,457</u>	<u>1,041,399</u>
FUND BALANCE			
Assigned			
Working capital	63,557	37,626	101,183
Unassigned	197,754	1,672,236	1,869,990
Total fund balance	<u>261,311</u>	<u>1,709,862</u>	<u>1,971,173</u>
Total liabilities and fund balance	<u>\$1,141,253</u>	<u>\$1,871,319</u>	<u>\$ 3,012,572</u>

*Statement not received by time of financial statement preparation.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 9,737	\$ 281,404	\$ 293,522	96%
Interest & miscellaneous	67	348	750	46%
Total revenues	<u>9,804</u>	<u>281,752</u>	<u>294,272</u>	96%
EXPENDITURES				
Administrative				
Supervisors	2,153	4,464	10,918	41%
Management/accounting	4,284	21,420	51,408	42%
Audit	-	-	7,100	0%
Assessment fees	271	1,354	3,250	42%
Legal fees	-	925	10,000	9%
Engineering	833	1,666	7,500	22%
NPDES reporting filing	1,110	9,190	13,000	71%
Telephone	33	167	400	42%
Postage	36	547	1,000	55%
Insurance	-	9,361	9,450	99%
Printing & binding	62	312	750	42%
Legal advertising	-	153	1,000	15%
Contingencies	107	534	1,000	53%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	705	0%
ADA website compliance	-	-	210	0%
Property taxes	-	-	9	0%
Total administrative	<u>8,889</u>	<u>50,268</u>	<u>117,875</u>	43%
Field services				
Other contractual - field management				
Q & A	217	1,084	2,601	42%
Contingencies	-	-	1,000	0%
Other contractual	13,272	27,176	56,000	49%
Street lighting	469	1,899	4,500	42%
Plant replacement	-	-	15,000	0%
Debt service (prin & int) 2022 note	-	-	36,283	0%
Street sweeping	3,800	9,120	34,200	27%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>17,758</u>	<u>39,279</u>	<u>172,084</u>	23%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	4,462	4,313	103%
Total other fees and charges	-	4,462	4,313	103%
Total expenditures	<u>26,647</u>	<u>94,009</u>	<u>294,272</u>	32%
Net change in fund balances	(16,843)	187,743	-	
Fund balances - beginning				
Unassigned	278,154	73,568	84,131	
Fund balances - ending				
Assigned				
Working capital	63,557	63,557	63,557	
Unassigned	197,754	197,754	20,574	
Fund balances - ending	<u>\$ 261,311</u>	<u>\$ 261,311</u>	<u>\$ 84,131</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 42,671	\$ 1,220,483	\$ 1,286,580	95%
Interest & miscellaneous: Pelican Sound	662	3,753	500	751%
Total revenues	<u>43,333</u>	<u>1,224,236</u>	<u>1,287,080</u>	95%
EXPENDITURES				
Professional services				
Audit	-	-	3,400	0%
Legal	-	-	5,000	0%
Engineering	26,460	38,851	31,000	125%
Contingencies	-	-	600	0%
Total professional services	<u>26,460</u>	<u>38,851</u>	<u>40,000</u>	97%
Other contractual				
Field management	417	2,083	5,000	42%
Lake/wetland operations	7,717	32,492	115,000	28%
Drainage pipe annual inspection and cleaning	-	-	70,000	0%
Drainage pipe repair	-	-	95,000	0%
Lake bank remediation/dry retention enhance	-	-	60,000	0%
Debt service (prin & int) 2022 note	-	12,558	342,115	4%
Debt service (prin & int) 2024 note	-	11,047	134,065	8%
Capital outlay	145,750	148,223	745,000	20%
Roadway RM/traffic calming	18,870	25,150	55,000	46%
Contingencies	2,200	2,212	40,000	0%
Total other contractual	<u>174,954</u>	<u>233,765</u>	<u>1,661,180</u>	14%
Total expenditures	<u>201,414</u>	<u>272,616</u>	<u>1,701,180</u>	16%
Net change in fund balances	(158,081)	951,620	(414,100)	
Fund balances - beginning				
Unassigned	1,867,943	758,242	451,726	
Fund balances - ending				
Assigned				
Working capital	37,626	37,626	37,626	
Unassigned	1,672,236	1,672,236	-	
Fund balances - ending	<u>\$ 1,709,862</u>	<u>\$ 1,709,862</u>	<u>\$ 37,626</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FEBRUARY 28, 2026**

River Ridge CDD Check Detail February 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	02/05/2026	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/05/2026	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/05/2026	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/05/2026	ROBERT TWOMBLY	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/05/2026	KEITH MERRILL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/27/2026	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/27/2026	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/27/2026	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/27/2026	ROBERT TWOMBLY	151.002 · Suntrust Operating Account		-184.70

River Ridge CDD Check Detail February 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/27/2026	KEITH MERRILL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	6714	02/12/2026	FEDEX	151.002 · Suntrust Operating Account		-242.21
Bill	9-154-...	01/27/2026		519.410 · Postage	-205.72	205.72
Bill	9-163-...	02/11/2026		519.410 · Postage	-36.49	36.49
TOTAL					-242.21	242.21
Bill Pmt -Check	6715	02/12/2026	FPL	151.002 · Suntrust Operating Account		-21.38
Bill	55697-...	02/11/2026		539.024 · Street Lighting	-21.38	21.38
TOTAL					-21.38	21.38
Bill Pmt -Check	6716	02/12/2026	GULFSCAPES LANDSCAPE MANAGEMENT SERVICES	151.002 · Suntrust Operating Account		-3,286.00
Bill	129	02/11/2026		538.340 · Other Contractual Services	-3,286.00	3,286.00
TOTAL					-3,286.00	3,286.00
Bill Pmt -Check	6717	02/12/2026	HOLE MONTES, INC.	151.002 · Suntrust Operating Account		-833.00
Bill	541869	02/11/2026		519.320 · Engineering	-50.33	833.00
				539.012 · Engineering	-782.67	12,953.50
TOTAL					-833.00	13,786.50
Bill Pmt -Check	6718	02/12/2026	JOHNSON ENGINEERING, LLC	151.002 · Suntrust Operating Account		-550.00
Bill	8240	02/11/2026		538.300 · NPDES Program	-550.00	550.00
TOTAL					-550.00	550.00
Bill Pmt -Check	6719	02/12/2026	LEE COUNTY NATURAL RESOURCES	151.002 · Suntrust Operating Account		-560.00
Bill	2520	02/11/2026		538.300 · NPDES Program	-560.00	560.00
TOTAL					-560.00	560.00
Bill Pmt -Check	6720	02/12/2026	LEE COUNTY PROPERTY APPRAISER	151.002 · Suntrust Operating Account		-1,571.00

River Ridge CDD
Check Detail
 February 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	013238	01/27/2026		513.314 · Property Appraiser	-1,571.00	1,571.00
TOTAL					-1,571.00	1,571.00
Bill Pmt -Check	6721	02/12/2026	PRECISION CLEANING, INC.	151.002 · Suntrust Operating Account		-3,800.00
Bill	88312	02/11/2026		538.500 · Street Sweeping	-3,800.00	3,800.00
TOTAL					-3,800.00	3,800.00
Bill Pmt -Check	6722	02/12/2026	PREFERRED PINE STRAW, INC.	151.002 · Suntrust Operating Account		-2,548.65
Bill	105337	02/11/2026		538.340 · Other Contractual Services	-2,548.65	2,548.65
TOTAL					-2,548.65	2,548.65
Bill Pmt -Check	6723	02/12/2026	STRANGE ZONE, INC.	151.002 · Suntrust Operating Account		-849.99
Bill	2026-0...	02/11/2026		155.000 · Prepaid Expense	-849.99	849.99
TOTAL					-849.99	849.99
Bill Pmt -Check	6724	02/12/2026	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,867.41
Bill	2026-0...	02/11/2026		513.311 · Management	-3,946.20	4,284.00
				519.411 · Telephone	-30.70	33.33
				519.470 · Printing and Binding	-57.57	62.50
				539.020 · Field Management	-383.81	416.67
				538.336 · Q & A	-199.66	216.75
				513.310 · Assessment Roll Services	-249.47	270.83
TOTAL					-4,867.41	5,284.08
Bill Pmt -Check	6725	02/12/2026	COLLIER PAVING AND CONCRETE	151.003 · SRF - Pelican Sound		-18,870.10
Bill	14072	02/11/2026		539.466 · Roadway RM/Traffic Calming	-11,463.50	11,463.50
Bill	14073	02/11/2026		539.466 · Roadway RM/Traffic Calming	-7,406.60	7,406.60
TOTAL					-18,870.10	18,870.10
Bill Pmt -Check	6726	02/12/2026	HOLE MONTES, INC.	151.003 · SRF - Pelican Sound		-12,953.50
Bill	541869	02/11/2026		519.320 · Engineering	-782.67	833.00
				539.012 · Engineering	-12,170.83	12,953.50
TOTAL					-12,953.50	13,786.50
Bill Pmt -Check	6727	02/12/2026	PREMIER LAKES	151.003 · SRF - Pelican Sound		-5,928.00

River Ridge CDD
Check Detail
 February 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	3357	02/11/2026		539.021 · Lake/Wetland	-5,928.00	5,928.00
TOTAL					-5,928.00	5,928.00
Bill Pmt -Check	6728	02/12/2026	UNIVEST CAPITAL INC	151.003 · SRF - Pelican Sound		-1,788.81
Bill	339953	02/11/2026		539.021 · Lake/Wetland	-1,788.81	1,788.81
TOTAL					-1,788.81	1,788.81
Bill Pmt -Check	6729	02/12/2026	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 · SRF - Pelican Sound		-416.67
Bill	2026-0...	02/11/2026		513.311 · Management	-337.80	4,284.00
				519.411 · Telephone	-2.63	33.33
				519.470 · Printing and Binding	-4.93	62.50
				539.020 · Field Management	-32.86	416.67
				538.336 · Q & A	-17.09	216.75
				513.310 · Assessment Roll Services	-21.36	270.83
TOTAL					-416.67	5,284.08

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

A

River Ridge CDD
Pelican Sound Program Expense Forecasting Report
3/3/2026

	<u>Budget</u>	<u>YTD Actual</u>	<u>Planned/ Encumbered</u>	<u>Total</u>	<u>Variance</u>
Audit	\$ 3,400.00	-	\$ 3,400.00	3,400	0
Legal	\$ 5,000.00		\$ 5,000.00	5,000	0
Engineering	\$ 31,000.00	12,390.00	\$ 18,610.00	31,000	0
Contingencies	\$ 600.00	-	\$ 600.00	600	0
Field Management	\$ 5,000.00	1,667.00	\$ 3,333.00	5,000	0
Lake/Wetland Operations	\$115,000.00	24,775.00	\$ 91,524.10	116,299	-1,299
Drainage Pipe Inspections & Cleaning	\$ 70,000.00	-	\$ 5,800.00	5,800	64,200
Drainage Pipe Repair	\$ 95,000	-	\$ 95,000.00	95,000	0
Lake Bank Remediation/Dry Retention	\$ 60,000	350.00	\$ 60,000.00	60,350	-350
Debt Service (prin&int) 2022 Note	\$ 342,115	12,558.00	\$329,557.00	342,115	0
Debt Service (prin&int) 2024 Note	\$ 134,065	11,047.00	\$123,018.00	134,065	0
Capital Outlay	\$ 745,000	\$ 2,473.00	\$322,739.00	325,212	419,788
Roadway RM/Traffic Calming	\$ 55,000	\$ 6,280.00	\$ 56,863.60	63,144	-8,144
Aeration Repairs	\$ -	\$ 5,588.00	\$ (5,588.00)	0	0
Contingencies	\$ 40,000	12.00	\$ -	12	39,988
Totals	1,701,180	77,140	1,109,857	1,186,997	514,183

Carry Over 2025 Amended/Unassigned as of 9/30/25: \$484,828.00

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

B

River Ridge Breakdown March 3, 2026

Summary:

Lake/Wetland Operations:

- Current Contract: \$71,136.00 (expires 12/31/28)
- Nanno Bubbler Lease Agreement with Univest Capital Monthly Installments: (October thru September of \$21,465.72) and will be paid in full July 2026. Total Due: \$17,888.10
- Premier Lakes: Water Sample/Algae ID for golden algae: E-7A: \$300.00
- Premier Lakes: Clean up of Fish Kill Lake E8A due to cold weather: \$2,200.00

Total: \$ 91,524.10

Drainage Pipe Annual Inspection & Cleaning:

- MRI, Inspections: Annual Storm Structure Inspections - \$5,800.00 (and includes Hammock Greens) Scheduled for April 1st thru June 15th.

Total: \$5,800.00

Drainage Pipe Repair:

Total: \$

Lake Bank Remediation/Dry Retention Enhance:

- Premier Lakes: Flush cut dead Pine Tree adjacent to 20839 Gleneagles Links Dr. \$350.00

Total: \$ 350.00

Roadway Maintenance & Traffic Calming:

- Collier Paving: Concrete, Grinding, Asphalt Patch and Sidewalk Repairs approved 10/28/25: \$11,463.50
- Collier Paving: C/O #1 Sidewalk Replacement approved 11/18/25: \$7,406.60
- Collier Paving: Sidewalk repair/replacement/grinding projects approved 2/24/26: \$37,993.50.

Total: \$56,863.60

Capital Outlay:

- Av-Tech: Cloud device cost for 3 devices: \$1,500.00 x 3= \$4,500.00 annually
- McCullers Well Services: Backup Irrigation Well Improvements: \$291,500.00 Approved 11/18/25

- Av-Tech: Radar Sign and Camera: \$26,739.00 Approved 2/24/26.

Total: \$322,739.00

Aeration Repairs:

- (Semi Annual Maintenance Review August 4, 2025): \$5,588.19

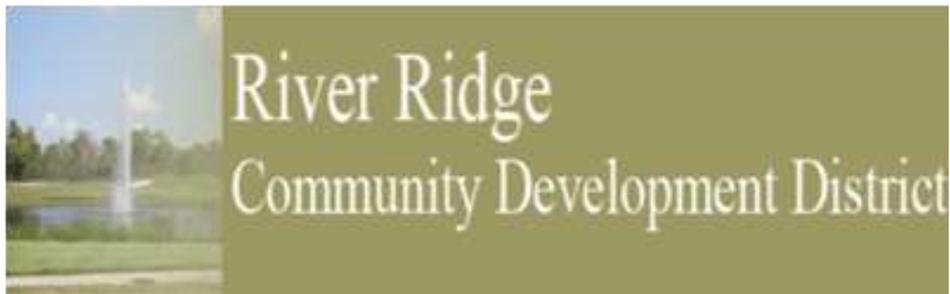
Total: \$5,588.19

Contingencies:

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

C



River Ridge Community Development District
Long-Range Infrastructure Plan
Executive Summary
10 Year Planning

Overview

The Community Development District (CDD) is a governmental entity established to address the long-term needs of its community. Created under Chapter 190 of the Florida Statutes, a CDD's primary responsibilities include planning, financing, constructing, operating, and maintaining community-wide infrastructure, as well as providing other essential services for the benefit of its residents.

The CDD ensures that residents have access to well-maintained infrastructure. When components of the infrastructure require replacement, the CDD will either fund them through the non-ad valorem assessment or enter into short-term financing arrangements or issue long-term bonds to fund projects over several years.

The cost of operating a CDD is borne by those who benefit from its services. Property owners within the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector. This assessment may consist of two parts:

1. An annual operations and maintenance assessment – This fluctuates from year to year based on the approved budget for that fiscal year.
2. An annual capital or debt service assessment – This is used to repay financing for community infrastructure and facilities.

Over the years, **River Ridge CDD** has undertaken numerous infrastructure improvements, including:

- Replacement of the Golf Course and Community irrigation pump station
- Multiple paver projects
- Community landscape enhancements
- Installation of a Golf Irrigation Control System
- Asphalt resurfacing on all roadways
- Stormwater management basin improvements
- Stormwater mitigation efforts

As the community continues to age—now over 25 years old, it is essential to begin reviewing and evaluating long-term infrastructure planning to ensure sustainability and continued functionality.

Purpose and Funding of the Long-Range Plan

The Long-Range Plan outlines critical infrastructure projects for the next ten years to ensure the continued maintenance and enhancement of the community, which is managed by the Community Development District (CDD). Additional projects may be identified and reviewed over the coming years, subject to evaluation once current projects are approved and completed. Projects will be reviewed and approved on a fiscal year basis.

The CDD's responsibilities within the community include:

- **Stormwater management**
- **Streets and sidewalks**
- **Community and golf course irrigation systems**
- **Lake and wetland management**
- **Other essential infrastructure components**

This plan serves as a guiding framework for long-term planning and does not represent a fixed schedule. Project funding will be assessed annually and may be adjusted, accelerated or delayed depending on available resources. If a recommended project undergoes significant changes in scope, cost, or timeline, the River Ridge Board of Supervisors will re-evaluate it.

Each project will be approved and funded through the non-ad valorem assessment for the following fiscal year, financing through a short-term loan or long-term bond. The goal is to implement a gradual increase in the non-ad valorem assessment while avoiding significant year-over-year changes.

All projects require approval by the River Ridge Community Development District Board of Supervisors.

Long-Range Projects by Critical Need

Critical Need	Project Name	Funding Year
1	Traffic Calming Project	2025
2	Phase 2 Additional Well	2026
3	Stormwater Management Phase III	2026
4	Monument Renovation	2026
5	Gatehouse Renovation	2026/2027
6	Phase III Paver Projects	2026
7	Phase IV Paver Projects	2030
8	Golf Course Irrigation Piping	2030
9	Community Irrigation Piping	2030/2031/2032+
10	Community Stormwater Safeguards Control Structures	2033
11	Asphalt Resurfacing & Gutter Repairs	2035
12	Landscape Enhancements	2035

River Ridge CDD Long-Range Planning Report (2025–2035)

Critical Need 1: Traffic Calming Projects

Estimated Cost: FY 2025 – \$150,000

Description: The district will evaluate the need for additional traffic-calming measures, such as speed tables, traffic signage, and other solutions to ensure safe traffic flow within the community. The first initiative will be the installation of radar speed signs throughout the property to deter speeding. Additional measures include educational initiatives and a comprehensive traffic-calming assessment to identify further needs and improvements.

Critical Need 2: Phase 2 Additional Well

Estimated Cost: FY 2026 – \$285,000

Description: This project will add an additional well on the property to provide a redundant water supply system, ensuring access to water during periods of limited reclaimed water availability or insufficient rainfall. This system will support sustainable water management practices and safeguard the landscaping and golf course from water shortages.

Critical Need 3: Stormwater Projects Phase III

Estimated Cost: FY 2026 – \$585,000

Description: This project aims to enhance drainage infrastructure by installing additional drainage systems in key areas. The focus includes the left side of Lakes 8 behind the Oak Run buildings, the area behind Seaside III, and the left side of Sound 1 behind the Turnberry I buildings. Additionally, improvements will be made to Sound 3 behind a portion of Palmetto Dunes. These enhancements will improve stormwater management and reduce the risk of flooding during heavy rainfall and enhance the golfing experience.

Critical Need 4: Monument Renovation

Estimated Cost: FY 2026 – \$220,000

Description: As Pelican Sound reaches its 25-year milestone, it is necessary to replace aging monuments to maintain the community's aesthetic appeal. Updates will include renovations at the Corkscrew Road entrance, Williams Road entrance, and US-41/Main Gate entrance. The permitting process will also cover neighborhood monument renovations, which will be funded through Pelican Sound's replacement capital.

Critical Need 5: Gatehouse Renovation

Estimated Cost: FY 2026 – \$460,000, FY 2027 – \$460,000

Description: The gatehouses at the Corkscrew Road and Main Gate entrances require structural and aesthetic improvements to both interior and exterior finishes. The renovations will include updated designs to create

architectural continuity with the Golf Club and River Club Complex, ensuring a cohesive and welcoming entrance experience for residents and visitors.

Critical Need 6: Phase III Paver Projects

Estimated Cost: FY 2026 – **\$150,000**

Description: Following the successful completion of Phase II roadway paver upgrades, Phases III will continue enhancements to key areas within the community.

- **Phase III:** Focused on upgrading the Main Gate Entrance, surrounding areas, and Williams Road Entrance.

Critical Need 7: Phase IV Paver Projects

Estimated Cost: FY 2030 – **\$360,000**

Description: Following the successful completion of Phase II roadway paver upgrades, Phases IV will continue enhancements to key areas within the community.

- **Phase IV:** Covering the Masters Entrance, Palmetto Dunes Entrance, Palmetto Dunes Cul-de-Sacs 1 & 2, Island Sound Entrance, mailbox crosswalks on Pelican Sound Drive & Sound Way, Golf Cart Crossing from River #2 to River #3 and Southern Hills Cul-de-Sacs 1 & 2.

Critical Need 8: Golf Course Irrigation Piping

Estimated Cost: FY 2030 – **\$5,250,000**

Description: This project involves the replacement and modernization of the golf course irrigation piping system, ensuring efficient water distribution to maintain healthy turf conditions. The new irrigation piping system will incorporate advanced piping materials and updated irrigation technology, improving water conservation and long-term sustainability. This project will be coordinated with the golf course renovations which is funded by the PSRGC.

Critical Need 9: Community Irrigation Piping

Estimated Cost: FY 2030 – **\$150,000**, FY 2031 – **\$50,000**, FY 2032 – **\$50,000**, FY 2033 – **\$50,000** FY 2034 – **\$50,000**, FY 2035 – **\$500,000**

Description: Over the next decade, the community's irrigation infrastructure will be systematically upgraded to improve efficiency and reliability. This phased project will replace aging mainline piping and introduce more efficient water distribution technologies, reducing water waste and optimizing irrigation coverage throughout the common areas and residential landscapes.

Critical Need 10: Community Stormwater Safeguards Control Structures

Estimated Cost: FY 2033 – **\$500,000**

Description: This project will involve upgrading and reinforcing or repairing existing stormwater control structures to enhance flood prevention and water retention capabilities. The improvements will address

drainage system integrity, erosion control, and environmental compliance, ensuring that the community remains resilient against heavy rainfall and storm events. This also includes the Dry Detention area number 1.

Critical Need 11: Asphalt Resurfacing & Gutter Repairs

Estimated Cost: FY 2035 – \$1,450,000

Description: As part of the long-term infrastructure plan, major asphalt resurfacing and gutter repair work will be conducted throughout the community. This project will ensure safer roadways, improved drainage, and extended pavement lifespan, addressing areas that have experienced wear and tear over time.

Critical Need 12: Landscape Enhancements

Estimated Cost: FY 2035 – \$800,000

Description: The Landscape Enhancements project focuses on replacing plantings that have reached the end of their useful life and updating landscaping to reflect current community conditions. This includes the removal and replacement of aging or declining trees, shrubs, and other vegetation with sustainable, climate-appropriate species. Additionally, improvements will be made to enhance the support of environmental sustainability. These enhancements will help preserve the natural beauty of the community while meeting the evolving needs.

Conclusion

The River Ridge CDD Long Range Planning (2025–2035) outlines strategic investments aimed at maintaining infrastructure integrity, safety, and aesthetic appeal while promoting sustainability and efficiency. Each initiative has been carefully planned to address immediate and future needs, ensuring continued high-quality living standards for residents.

Key Activity Dates: Long Term Operating Item

Preserve and Conservation Area Fire Protection Mitigation

Estimated Cost: Budgeted on a per year basis

Description: This project is to protect residential neighborhoods communities near preserves, conservation lands, and wildfire-prone areas. This plan would involve a proactive fire management strategy to minimize the risk of wildfire spreading to homes while maintaining the ecological balance of protected landscapes.

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on February 24, 2026 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928, and via Zoom at <https://us02web.zoom.us/j/81009509260>, and telephonically at 1-305-224-1968, Meeting ID: 810 0950 9260 for both.

Present:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Robert Twombly	Assistant Secretary
Keith Merrill	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present:

Cleo Adams	District Manager
Chuck Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Charlie Krebs	District Engineer
Bill Kurth	Premier Lakes
Eric Long	PSGRC General Manager
Jim Fitzpatrick	Resident/ President PSGRC Liaison

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)/Chairman Comments

No members of the public spoke.

Mr. Schultz stated a few additional items will be discussed as the meeting progresses.

THIRD ORDER OF BUSINESS

Update: Premier Lakes, Inc. (Bill Kurth)

Mr. Kurth reported the following:

- 42 ➤ A tree marked for removal is scheduled to be cut and removed tomorrow morning.
- 43 ➤ He met with the President and manufacturer of the nano-bubbler machines that are down
- 44 in lakes H-1B and E-7A, but the response was not good. He will continue negotiating with them
- 45 but, if unsuccessful, a repair proposal will be presented at the next meeting.
- 46 ➤ A recent cold front caused a fish kill. Crews will remove dead tilapia from the lakes soon.
- 47 Mr. Kurth responded to questions regarding whether the next cold front will result in
- 48 another fish kill, oxygen levels in the lakes and if canna lilies in Rivers 7 and 8 were sprayed.
- 49

50 **FOURTH ORDER OF BUSINESS**

Continued Discussion: Speed Limit/Stop Signs

- 53 • **Discussion/Consideration of My AV-Tech LLC Estimate 26018 for Cloud Radar Sign and**
- 54 **Traffic Camera**

55 Mr. Willis presented AV-Tech LLC Estimate 26018 and stated this system is similar to one

56 previously purchased by the CDD; however, since then, the price has increased \$1,000.

57 Mr. Long and Mr. Willis responded to questions regarding where the sign system will be

58 placed and the installation timeline.

59 **On MOTION by Mr. Schultz and seconded by Mr. Blumenthal, with all in favor,**

60 **AV-Tech LLC Estimate 26018 for Cloud Radar Sign and Traffic Camera, in the**

61 **amount of \$26,739, was approved.**

62

63 Asked for an update on other speed signs, Mr. Long stated he recently received an email

64 from Kacey, at AV-Tech. The challenge was that a corrupted certificate had to be re-installed,

65 which was addressed. Going forward, she will manually pull the reports from all the devices and

66 the December and January reports that are currently missing will be recovered.

68 **FIFTH ORDER OF BUSINESS**

Consideration of Collier Paving & Concrete Proposal/Estimate #26-0125 [20855 Gleneagles Links Curb Repairs]

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71

72 Mrs. Adams presented a recently distributed updated Collier Paving proposal.

73 Mr. Krebs stated the handout includes paver repairs for driveways that will be impacted.

74 He, along with the Chair and the vendor inspected the area. The decision was to have Collier

75 Paving reset the pavers correctly. The price in the handout was revised to include sidewalk repairs

76 on Pinehurst, necessary grinding on the sidewalk along Pelican Sound Boulevard near the

77 entrance to the amenity center, and a divot on Sound Way. Mr. Long will provide additional
78 locations that need to be addressed, and a supplemental proposal including those areas will be
79 presented at the next meeting.

80 Discussion ensued regarding the revised proposal, a contingency and establishing a not-
81 to-exceed amount.

82 **On MOTION by Mr. Merrill and seconded by Mr. Twombly, with all in favor,**
83 **Collier Paving & Concrete Proposal/Estimate #26-0125 for 20855 Gleneagles**
84 **Links Curb Repairs, in a not-to-exceed amount of \$38,000, was approved.**

85
86

87 **SIXTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of
Pelican Sound Gatehouses Renovations**

88
89

90 • **Discussion/Consideration of Proposal for Permanent Sod [Sign with Solar Panel]**

91 Mr. Long distributed handouts and presented two estimates of probable costs from
92 EnviroStruct LLC, for the gatehouse renovations. The Corkscrew Road estimate is \$407,239.88
93 and the Pelican Sound Drive estimate is \$516,602.88; each estimate includes a 20% contingency.
94 The Pelican Sound Drive estimate is being updated to include an awning, which is anticipated to
95 cost an additional \$80,000 to \$100,000. He discussed the need for a sealed bid, project
96 timeframes for each gatehouse, a paver project being added to the Pelican Sound Drive estimate,
97 and including a site plan for the pavers in the bidding documents. He predicts the total costs for
98 the pavers and both gatehouses will likely be over \$1 million. He discussed a meeting with Mr.
99 Krebs and Ms. Gibbs of the Village of Estero (VOE) to discuss permit requirements, land
100 development codes, zoning, the stormwater management project and the monuments.

101 Mr. Krebs will follow up with Ms. Gibbs regarding the Development Order (DO) or Limited
102 Development Order (LDO) designations of the pending projects.

103 Discussion ensued regarding sealed bidding, evaluation criteria, bid schedule, timeframe,
104 the overhang, the site plan, paver specifications, monument costs, gatehouse estimates, the
105 drainage project, cost-savings, financing options, mobilization and whether to phase the projects.

106

107 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Drainage
Improvements**

108
109

110 Mr. Long, stated all submittals were forwarded in December and there was no response
111 until recently. The well is being discussed with Florida Power & Light (FPL), who will have workers

112 onsite tomorrow to review the area; it appears as though a mini transformer will be needed and
113 will be placed near the Turnberry Pool. Mrs. Adams stated the 50% deposit was forwarded to
114 Corporate via express mail so that a check could be forwarded to the contractor.

115 Regarding the stormwater management project, Mr. Krebs stated Staff is preparing and
116 will send the applications to the South Florida Water Management District (SFWMD) and the VOE
117 this week. Mr. Long signed the affidavit as the owner since most of the work will be on the golf
118 course. The sketch and legals will be transmitted to Mr. Pires so the easements can be done. The
119 project will be completed all at once. Mr. Krebs stated the project will start in April or May.

120 The scope of work, project costs, and the application fees for the LDOs were discussed.

121

122 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of January 31, 2026**

123

124

125 Mrs. Adams presented the Unaudited Financial Statements as of January 31, 2025.

126 **A. Budget Variance**

127 **B. Breakdown**

128 **C. Long-Range Infrastructure Plan Executive Summary 10-Year Planning**

129 The financials were accepted.

130

131 **NINTH ORDER OF BUSINESS**

**Approval of January 27, 2026 Regular
Meeting Minutes**

132

133

134 The following changes were made:

135 Line 26: Change "Yellis" to "Yellig"

136 Line 27: Insert "- President PSGRC Liaison" after "resident"

137 Line 64: Insert period after "Page 761" and delete "as follows:"

138 Line 65 through 69: Delete both sentences.

139 Lines 84 and 203: Change "A Board Member" to "Mr. Twombly"

140 Line 204: Change "He" to "Mr. Krebs"

141

142

143

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the January 27, 2026 Regular Meeting Minutes, as amended, were approved.

144

145 • **Active Action and Agenda Items**

146 Items 6, 9, 10, 11, 12, 14, 15, 16 and 17 were completed.

147 Item 12: The streetlights are still out.

148

149 **TENTH ORDER OF BUSINESS**

Staff Reports

150

151 **A. District Counsel: Woodward Pires & Lombardo, P.A.**

152 **B. District Engineer: Bowman, Inc.**

153 There were no reports from District Counsel or the District Engineer.

154 **C. District Manager: Wrathell, Hunt and Associates, LLC**

155 • **Key Activity Dates**

156 The Monthly Key Activity Dates list was included for informational purposes.

157 Mrs. Adams will ask Destin for a work order for the mowing on Retention Area Zone 1.

158 • **NEXT MEETING DATE: March 24, 2026 at 1:00 PM**

159 ○ **QUORUM CHECK:**

160

161 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Public
Comments (5 minutes per speaker)**

162

163

164 Mr. Long reported receiving a resident complaint asking the CDD to clear Tract 1-B
165 vegetation, and an email regarding the four-way stop at Torrey Pines and Island Sound; it is an
166 area of concern as motorists are not stopping. Mrs. Adams stated the clearing cannot be done.

167 Discussion ensued regarding traffic at the intersection, motorists speeding past the stop
168 sign, enforcement options, instituting fines, adjusting a flashing light issue and installing cameras,
169 a traffic hawk, or speed tables.

170 Mr. Willis will contact the contractor and provide an update at the next meeting.

171 Mr. Schultz stated he received a letter from a resident in Edgewater III where there is a 3-
172 way intersection. Four or five years ago the CDD increased the drainage on Lake E-1E, which is
173 possibly obstructing the control structure and plantings and has become an eyesore.

174 Mrs. Adams stated new plantings can be installed during the rainy season.

175

176 **TWELFTH ORDER OF BUSINESS**

Adjournment

177

178 **On MOTION by Mr. Blumenthal and seconded by Mr. Twombly, with all in favor,**
179 **the meeting adjourned at 2:12 p.m.**

180

181

182

183

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 02.24.26 Meeting – for 03.24.26 Agenda

1. **ACTION** **12.14.21** PSGRC: Send periodic e-blast communications. **ONGOING**

2. **ACTION** Mr. Long: Continue e-blasts that CDD might take action if drivers do not adhere to stop signs and if violations increase. **ONGOING**

3. **ACTION** **04.23.24** Long/Krebs: Have Staff flag irrigation valves. Surveyors to locate & add to GIS. **05.27.25** Deferred until needed. **ONGOING**

4. **ACTION/AGENDA** **10.22.24** Mr. Long: Take lead on gatehouses & neighborhoods. Mr. Blumenthal: Serve as communication/monthly updates liaison. Info will be provided to neighborhoods, including guardhouse designs, when appropriate. **ONGOING**

5. **ACTION** **01.28.25** Mr. Pires: Send letter to Village Counsel & County affirming Village owns the road west of U.S. 41 to the Gatehouse. Supporting materials emailed to him on 11.20.24. **02.25.25** Mr. Krebs: Research permit & email to Mr. Pires to include it & road condition in letter. **03.25.25** Mr. Pires: Reply to Mr. Eschenfelder's email. Request meeting. **04.22.25**: Note: Village Council Member Mr. Jeff Hunt. Mr. Krebs: Send Mr. Pires his edits to sketch & legal description for response to City Attorney. **09.15.25** Mr. Krebs: Ask Mr. Murphy to send Affidavit for Viewer's Road (Corkscrew Road west of US-41) to Village of Estero advising that it belongs to Village. **10.28.25** Mr. Pires: Contact Village of Estero regarding speed limit signs on Corkscrew. **ONGOING**

6. **ACTION** **05.27.25** Mr. Long: Provide update on Century Link fiber line repair. **ONGOING**

7. **ACTION** **09.15.25** Mr. Krebs: Ask MRI for a proposal for modification of the control structure. **02.24.26** Mr. Krebs to follow up. **ONGOING**

8. **ACTION** **11.18.25** Mr. Willis: Ask GulfScapes to remove the tree stump. **COMPLETED after 11.18.25 mtg**

9. **ACTION** **01.27.26** Mr. Krebs: Prepare civil plans and site plans for the Gatehouse Renovation project, including square footage of pavers and curb. Schedule a pre-application meeting with Mr. Long and Mary Gibbs of the Village of Estero regarding the gatehouse renovations. **ONGOING**

10. **ACTION** **02.24.26** Mrs. Adams: Send Mr. Merrill a resolution for the qualifying period for the General Election. **ONGOING**

RIVER RIDGE CDD
ACTIVE ACTION AND AGENDA ITEMS
From 02.24.26 Meeting – for 03.24.26 Agenda

- 11. ACTION** **02.24.26** Mrs. Adams: Advertise the gatehouse renovation project. Mr. Adams: prepare the evaluation criteria. Mr. Krebs: prepare the project manual for the sealed bidding.

- 12. AGENDA** **02.24.26** Mrs. Adams: Include the 4-way stop sign at Torrey Pines and Island Sound as a discussion item on the next agenda. **ONGOING**

- 13. ACTION** **02.24.26** Mr. Willis: Contact a contractor regarding installation costs for a camera and Traffic Hawk at the intersection of Torrey Pines and Island Sound. **ONGOING**

- 14. ACTION** **02.24.26** Mr. Willis: Include Lake E-1E in the lake audit and facilitate have new plantings installed around the lake during the rainy season. **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

RIVER RIDGE CDD
Key Activity Dates
Updated: March 2026

Description	Reference	Submit To	Due Date	MONTH/DATE
Systems & Facilities Operation & Maintenance Agreement	SOP	N/A	Continued Contract with the Club to operate and maintain, the following systems and Facilities owned by or leased to the District and located within the boundaries of the District and the Pelican Sound: maintenance of landscaping in District ROW; maintenance of District signage in the District ROW; cleaning, roadway striping and raised pavement marker ("RPM") installation on District Roads and streets. (See Maintenance agreement for additional details).	Agreement executed June 28, 2016 (To be reviewed by Staff in the Spring)
Lake and Wetland Contract	SOP	N/A	Lake and Wetland Contract renewal executed with Premier Lakes: January 1, 2026 thru December 31, 2028.	January 1, 2026 thru December 31, 2028
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required during the dry season.	Monthly during rainy season
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Retention	SOP	N/A	Quarterly reviews and maintenance performed as required during the dry season.	Monthly during rainy season
Control Structure CB-166 adjacent to Pinehurst Greens Drive	SOP	N/A	Quarterly reviews and maintenance of any required debris removal montly during the dry season.	Monthly during rainy season
Control Structure CB-68 adjacent to 21832 Masters Circle	SOP	N/A	Quarterly reveiws and maintenance of any required debris removal monthly during the dry season.	Monthly during rainy season
Dry Retention Area Zone 1 adjacent to River Course #4 & #6	SOP	N/A	50% Mowing of Zone 1 completed in June 2025; 50% mowing of Zone 1 will be scheduled in the Spring 2026; with no mowing in the Spring of 2027.	Spring 2026 - Staff waiting for schedule
Dry Retention Cord Grass Trimming	SOP	N/A	Annual Cord Grass trimming completed on November 26, 2025.	11/1/2026
River (8) Tee Box Harvesting & River (7) Tee Box Trimming	SOP	N/A	Harvesting completed November 2025. Canna Lilly Trimming at River (7) Tee Box completed November 2025.	11/1/2026
Lake & Dry Retention Audit Report	SOP	N/A	Annual inspection and report of all District owned Lakes & Dry Retention. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes.	5/1/2026
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspections were completed during the month of August.	April/October2026
Lake Littoral Plantings	SOP	N/A	Review of ponds for littoral supplemental planting during annual audit.	5/1/2026
Lake Bank Remediation	SOP	N/A	Continue to monitor H1-A for future repairs.	5/1/2026
Street Sweeping @ 5 MPH W Precision Cleaning		N/A	Weekly December 1 through February & 2 x's per week March thru April 31, Bi weekly remainder of the year.Contract Executed with Precision Cleaning, Inc. for a cost of \$34,200.00. Added last two weeks of February as a C/O and as requested during the March meeting.	January thru December
Annual Letter to the Residents to be submitted by Bob Twombly.	SOP	All Residents as well as PSGRC Staff & mailed to Estero Property Owners Association	Annual news letter to be distributed to all residents during the February time frame providing past projects & accomplishments as well as upcoming events. Board of Supervisors to provide information to District Staff in a timely manner in order to be included in the Newsletter. Newsletters are to be emailed to Pelican Sound GM, Meadows Representative and Mailed to Estero Property Owners Association only.	Februray 2026
Water Quality Sampling of Lake H1-B	SOP	N/A	Premier Lakes to provide a water quality analysis in order to see the parameters when the lake looks good, so if it goes bad again, we can compare what changed by obtaining an additional sample	January 2022 first sample
Lake E7-A Dye Treatments	SOP	N/A	Lake E7-A - Dye treatments January thru April annually. Treated February 4th.	January thru April annually: 2/4, 3/4, 4/1 and 4/29.
Culvert/Interconnecting Drain Pipe Inspection and cleanout	SOP	N/A	Annual inspection and report of all District roadside catch basins, interconnect piping and outfall structures. To include Hammock Greens.	4/1/2026

NPDES Report Filing	SOP	N/A	As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.	10/1/2026 - Agenda Item - Presentation in October
Certificate of District Registered Voters	190(3)(a)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/1/2026
Road/Gutter and sidewalk/asphalt Inspections	SOP	N/A	Annual Inspection to be completed by the District Engineer during the month of October. Including review of asphalt depressions in the event we need to ROV a pipe - MRI to inspect if necessary. Inspection Completed October 1, 2025 - proposal approved 10/28/25.	10/1/2026
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 month's after the end of Fiscal Year.	6/1/2026
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15 each year. Long Range Capitol Improvements forecast to be included in the proposed budget.	6/15/2026
Assessment Roll Certification	Local County Requirement	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th of each year.	9/15/2026
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2026
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2026
Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: https://ethics.state.fl.us/Training/Training.aspx	12/31/2026 annually
Form 1 Filing - Statement of Financial Interest			Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. https://ethics.state.fl.us/ . File by July 1st following each calendar year in which they hold their position.	7/1/2026 annually
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services - Division of Treasury - Collateral Management	By November 30 of each year, file annual report for the period ending September 30th.	11/30/2026
Fiscal Year Annual District Filing Fee and Update Form	190, 189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175.00 is paid to the Florida Department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/1/2026
Letter of Explanation for the Assessment Levels	SOP	All Residents as well as PSGRC Staff	BOS requested staff to develop a letter to be sent to Residents explaining the increase in their assessments and is required to be distributed (30) days before the Public Hearing and received by WHA, Corporate forty days in advance of the hearing date.	To be mailed no later than July 20th annually, and received by WHA, Corporate 6/26/26 as maybe necessary.
Goals, Objectives & Annual Reporting Form	HB7013 Special Districts Performance Measures and Standards	Publish annually on the Districts website	Starting October 1, 2024, or by the end of the first full fiscal year after its creating (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives.	12/1/2026

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

*River Club Conference Center, Sound Room (Second Floor of Fitness Center)
4784 Pelican Sound Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2025	Regular Meeting	1:00 PM
November 18, 2025*	Regular Meeting	1:00 PM
December 9, 2025**CANCELED	Regular Meeting	1:00 PM
January 27, 2026	Regular Meeting	1:00 PM
February 24, 2026	Regular Meeting	1:00 PM
March 24, 2026	Regular Meeting	1:00 PM
April 28, 2026	Regular Meeting	1:00 PM
May 26, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	1:00 PM
June 23, 2026	Regular Meeting	1:00 PM
July 28, 2026	Regular Meeting	1:00 PM
August 25, 2026	Public Hearing and Regular Meeting <i>Adoption of FY2027 Budget</i>	1:00 PM
September 22, 2026	Regular Meeting	1:00 PM

Exceptions

**The November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday*

***The December meeting date is two (2) weeks earlier to accommodate the Christmas holiday*