

**MINUTES OF MEETING
BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beach Road Golf Estates Community Development District held a Special Meeting on June 9, 2022, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/81619773399> and telephonically at 1-929-205-6099, Meeting ID 816 1977 3399, for both.

Present at the meeting were:

Barry Kove	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Peter Leyon	Assistant Secretary
Denise Kempf	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Peter Serena	Troon-General Manager
Richard Slattery	HOA
John Hammel	HOA
Antoinette Dona	Resident
Bill McCormick (via telephone)	Resident
Eric Culling	Florida Power & Light (FPL)
Reid Fellows	TR Transportation Consultants, Inc. (TRTC)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Kove welcomed Mr. Eric Culling, of FPL, and Mr. Reid Fellows, of TR Transportation Consultants, Inc. (TRTC) to the meeting.

Mr. Kove gave a briefing on the street lighting project that commenced two years ago and the various issues that arose after installing the north and south side lights on Bonita Beach Road. He stated that, once the issues were brought to the Board, the project was shut down. This meeting is specifically for fact finding and to hopefully enable the Board to select the best option to correct the issues at the next meeting. The Board must evaluate the implications of any financial changes to this project and how it will impact the construction fund and the Fiscal Year 2022 and Fiscal Year 2023 budget.

Mr. Kove reminded everyone that this involves a residential area and the decisions and future plans should reflect that at all times.

THIRD ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTH ORDER OF BUSINESS

Discussion: Streetlight Installation Project on Bonita Beach Road

In light of the Lease Agreement and current issues, Mr. Kove asked Mr. Culling to review the options so the Board can select the best one to complete the project.

Mr. Culling reviewed FPL’s lighting processes and procedures, which excluded giving recommendations or lighting designs to the CDD, as FPL’s services are based on the Board’s direction and design plans, from TR Transportation, who is the CDD’s third-party contractor.

Mr. Culling distributed and discussed the recently updated FPL Prescriptive Catalog of fixtures and shield options. Budget-wise, FPL would incur all costs associated with installing shields behind the fixtures currently in place on the north and south sides. He recommended pursuing this option before considering further options.

Mr. Culling presented the following options for consideration in chronological order:

- Step 1 - South Side Option: Recommended installing shield fixtures on the concrete poles on the south side of the road, in order to see what affect it has to homeowners on the

south side. If approved, he would discuss the style options with the manufacturer to determine which style is appropriate.

➤ Step 2 - North Side Option: Front light shields can be installed on the existing distribution poles on the north side, which should eliminate the glare; however, the downside is that it would significantly impact the amount of light reaching the roadway.

Mr. Culling responded to Board Member questions and discussed the following:

➤ Proceeding with Options 1 then 2 before considering lowering the wattage is recommended, as the CDD would incur the costs associated with the net book value and removal costs because it is under the Lighting Tarriff Agreement filed with the Florida Public Service Commission. The information can be provided to Mr. Adams.

➤ The CDD will incur costs of approximately \$600 to \$850 per fixture to replace the existing fixtures already installed in the field and there is a different fee structure if the CDD decides to replace the poles.

➤ The FPL Construction Department is aware and plans to address the way the lines were installed and tamp the fixtures down slightly to eliminate the line-of-sight from the point source light, at no cost to the CDD.

Regarding the design criteria, Mr. Fellows stated the way the poles are set up on the north side does not fit into the current design criteria. He must research to determine if tamping down the fixture will impact the design criteria. He is ready to submit the plans for the outside shield for the north and south sides to the County.

Discussion ensued regarding the Florida Department of Transportation (FDOT) establishing the Design Review Criteria for arterial roadways, which is how FDOT classified Bonita Beach Road. It was noted that the criteria for municipalities and agencies on the west coast varies dramatically.

Ms. Kempf asked if this could be challenged since Bonita Beach Road is a dead-end street. Mr. Fellow stated that he is submitting the permits to install the shields to the City and he will ask the City Representatives if the City is amenable to this change.

Mr. Culling stated there might be other options to consider, in certain areas, to limit direct line-of-sight to meet the established design criteria but, because of the distribution

facility location, they may run into setback requirements established by the power delivery, which will result in the CDD incurring escalating costs.

The Board agreed with Mr. Culling’s recommendation for FPL to explore all no cost options first and do a test section to reenergize up to 10 lights from the source point and install the shields for both the north and south sides. The test results would be presented at the June meeting.

Mr. Culling stated he would send the construction graphics identifying the testing areas to Mr. Adams and Mr. Adams will contact Trisha Goff, with the City of Bonita Springs, to find out if the City is amenable to proceeding with the testing, which will help the CDD know what to include on the next Limited Development Order (LDO) application.

Mr. Culling was asked to begin work on the cost of Plan B if testing fails. Mr. Culling, Mr. Fellows and Mr. Adams responded to Board Members’ multiple questions.

When asked, Mr. Adams stated he would have to confirm with the District Engineer to determine if the construction fund account can be used to fund Plan B, if the testing fails to achieve the desired results.

Resident Antionette Donna asked about the appearance of the shield. Mr. Culling showed the two shield styles available from the catalog and described how they are attached to the light source.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

There was no report

B. District Engineer: *Banks Engineering, Inc.*

There was no report.

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

- **NEXT MEETING DATE: June 20, 2022 at 1:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held on June 20, 2022.

SIXTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Resident Bill McCormick asked if the term arterial roadway is the same as commercial. Mr. Fellows replied no and described the different roadway classifications and noted that each type of roadway has different design criteria.

There were no Supervisors' requests.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, the meeting adjourned at 2:03 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair