



Rizzetta & Company

# Paseo Community Development District

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**Board of Supervisors' Meeting  
February 26, 2025**

District Office:  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912  
(239) 936-0913

[www.paseocdd.org](http://www.paseocdd.org)

# PASEO COMMUNITY DEVELOPMENT DISTRICT

Paseo Village Centre – Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912

<b>Board of Supervisors</b>	Dave Cabell Debra Johnson Kent Gammon R. Chris Shimer Ian Noy	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	Carl Barraco	Barraco and Associates, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

February 21, 2025

Board of Supervisors  
**Paseo Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, February 26, 2025 at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the revised agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
  - A. Landscape Inspection Services
    1. Review of February 10, 2024 Inspection Report..... Tab 1
    - 2. Consideration of Proposals Received in Response to the RFP for Landscape & Irrigation Maintenance .... Tab 2**
      - a. AmeriScape of SW Florida, Inc.
      - b. BrightView Landscape Services
      - c. Duval Landscape Maintenance
      - d. Florida Commercial Care
      - e. Pinnacle Landscapes, Inc.
      - f. Yellowstone Landscape
  - B. Landscape Liaison
  - C. Condo Assoc. Liaison
  - D. Master Assoc. Liaison
  - E. Chairman
  - F. District Engineer ..... Tab 3
    1. Consideration of Russ Berner Construction Revised Proposal for Paseo Drive Repaving..... Tab 4
  - G. District Counsel
  - H. District Manager (under separate cover)
- 4. BUSINESS ITEMS**
  - A. Consideration of Southeast Spreading Proposal for Spring Mulch Refresh ..... Tab 5
  - B. Consideration of Proposals for Pressure Washing ..... Tab 6
    1. Elite Painting and Design
    2. ProClean
    3. Rolling Suds
    - 4. Tim Amann Powerwashing**
  - C. Consideration of Weiser Rate Increase Request..... Tab 7
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Audit Committee Meeting held on January 22, 2025 ..... Tab 8

- B. Consideration of the Minutes of the Board of Supervisors’ Meeting held on January 22, 2025 ..... Tab 9
- C. Ratification of the Operations and Maintenance Expenditures for the Months of December 2024 and January 2025..... Tab 10

**6. SUPERVISOR REQUESTS**  
**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Sincerely,  
*Belinda Blandon*  
Belinda Blandon  
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

# Tab 1

# PASEO

## LANDSCAPE INSPECTION REPORT



February 10th, 2025  
Rizzetta & Company  
John Fowler– Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary & Zone 1

## General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- Dry areas are starting to show in the turf and some shrub species.
- What is the fertilizer schedule for the new year to the start of the Nitrogen ban?

The following are action items for Pinnacle Landscapes to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **bold, underlined black** indicates an update or question for the BOS.

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

Zone 4 Rosalinda, Provencia, Mercado & Sarita (includes Bibiana to Emilia and Javiera to Nalda)

Zone 5 Paseo Drive (starting at Paseo Grande and including bridge)

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. **Check irrigation for a couple possible coverage issues on Penzance between Palomino to Paseo Grande Blvd. There are a few localized dry spots showing.**
2. Treat for a couple ant mounds forming in the beds on Penzance Blvd. between Palomino and Paseo Grande Blvd.
3. Diagnose and treat a declining Pygmy Date Palm on Penzance Blvd. across from Musket Ln. (Pic. 3>)
4. Noting new turf was installed on the bed edges on Penzance Blvd. ROW from Paseo Grande Blvd. to West end of property. It looks healthy and should help retain mulch better.
5. A few dead hanging palm fronds on Penzance ROW along the aluminum fence.
6. Remove any dead stalks in the Red Ti plants on Penzance Blvd.
7. Treat some grassy weeds starting to show in the bed on Penzance Blvd. West of Flintlock Ln. to the end of the district.



# Zone 1

8. Remove Ball Moss in the Ligustrum on the dividing median for guests and residence on Paseo Grande Blvd. at the guard house. (Pic. 8)



9. Check the irrigation for time and coverage for the Zoysia showing localized hot spots on Herminia St. between East and West Paseo Grande Blvd.

10. Noting small weeds starting to form in the parking pavers on Paseo Grande Blvd.

11. Another rut that needs to be repaired on the East Paseo Grande Blvd. roundabout that is in a different spot than last inspection.

12. Remove dead hanging Bald Cypress branch on the lake bank of Paseo Grande Blvd. between light poles #98 and 99. (Pic. 12)



13. Diagnose and treat declining Maui Ixora on the East Paseo Grande Blvd. roundabout. Remove any dead or diseased material.

14. Check irrigation coverage on a couple spots starting to show on Paseo Grande Blvd. East.

15. Check the irrigation for the wilting Mexican Petunia in front of the dumpster wall on Paseo Grande Blvd. (Pic. 15)



16. Remove a couple dead hanging fronds in the Coconut Palms on entrance intersection of Paseo Grande Blvd. and Paseo Dr.

17. Treat large ant mound on Paseo Grande Blvd. between the turf and curb by light pole #69.

18. Diagnose and treat the turf at the Northwest gazebo on Paseo Grande Blvd. May be an irrigation issue.

19. Diagnose and treat declining 'Nora Grant' Ixora at the Northwest gazebo.

20. Appears like some Maui Ixora at the West Paseo Grande Blvd. are dead. Investigate and if still alive, schedule a rejuvenation cutback.

21. Diagnose and treat the Zoysia turf on the Southwest corner of Paseo Grande Blvd. and Herminia St.





**22. Diagnose and treat declining Zoysia on the corner of Herminia St. and Paseo Grande Blvd. on the East side. It may need new sod to fill in the area. (Pic. 22)**



## Zone 2

1. Check irrigation is working properly including time and coverage on Bibiana Way behind light pole #131. (Pic. 1)



2. **Need to improve the turf on Bibiana Way by light pole #131.**
3. Treat weeds in the Foxtail tree ring beds on Bibiana Way from Emilia St. to West end.
4. Investigate a newer Foxtail that appears to be struggling on Bibiana Way where it turns South and report your findings.
5. Cut out dead branches in the Ligustrum trees along the aluminum fence shared with Penzance at light pole #169 on Bibiana St.
6. Treat a large ant mound at the stop sign of Esperanza St. and Bibiana Way intersection.
7. Check the irrigation for time and coverage for localized dry spots on Esperanza St. ROWs.
8. Need to improve the quality of the turf at light pole #202 on Esperanza St. (Pic. 8>)
9. **Continuing to note the poor turf on Emilia St. between the sidewalk and the road. What can be done to improve this area?**
10. Check the irrigation coverage and time for dry spots on Emilia St. by lake bank.

11. Investigate a Foxtail palm on Adonica Way across the street from light pole #226 and ensure it is okay. (Pic. 11)



12. Improve the turf quality at the intersection of Adonica Way and Olinda Way.
13. Treat weeds in the tree ring beds on Adonica Way across the street from the mailbox kiosk area.
14. Treat parking pavers starting to show small weeds.
15. Remove dead frond in the Foxtail Palm at the Adonica Way and Delicia St.
16. Treat broadleaf turf weeds across the street from light pole #234 on Tulio Way.



## Zone 3

1. Treat weeds starting to show in the parking pavers in Zone 3.
2. Noting new sod has been installed in Zone 3 for trees removed. Most looks dry. Check irrigation for time and coverage. (Pic. 2)



3. Remove a couple dead Foxtail Palm fronds on Herminia St.
4. Treat broadleaf turf weeds on Izarra St. and Melosia St. intersection.
5. Pick up downed landscape debris at light pole #289 on Izarra St.
6. **Treat broadleaf turf weeds on the corner intersection of Paseo Grande Blvd. and Izarra Way.**
7. Treat broadleaf turf weeds on Nalda St. between light pole #244 and #245.
8. Improve turf quality on Oliveira St. between the sidewalk and the road.
9. Check irrigation time and coverage on Javiera Way across from light pole #41 that has localized dry spots.
10. Leaning Shady Lady Tree that may need to be straightened on Javiera Way across from light pole #42.



## Zone 4

1. Remove dead stalks in the Red Ti plants behind the monument of Provencia.
2. Remove Mexican Petunia growing up in the Arborcola at the Provencia roundabout.
3. Diagnose and treat declining 'Petit' Ixora on the exit monument of Rosalinda.
4. Remove Mexican Petunia growing up in the Arboricola at Felica Ct. roundabout.
5. Check the irrigation is working properly at Felica Ct. as some of the Mexican Petunia is showing drought stress.
6. Diagnose and treat declining Croton at the entrance monument of Rosalinda.
7. Check the irrigation is working properly at Sarita Ct. roundabout where the Mexican Petunia is wilting.
8. Remove Mexican Petunia growing up in the Petit Ixora at the Mercado Ct. roundabout. (Pic. 8)



## Zone 5

1. Noting a dead Pine Tree just in the conservation area on the Northeast corner of Paseo Grande Blvd. and Paseo Dr. that may be considered to cut down into the preserve.
2. Noting the leaning Magnolia that has been on a previous report on the exit corner of Paseo Dr. and Paseo Grande Blvd. Asking Pinnacle if it should be removed or could be straightened?
3. Remove dead hanging fronds in the Coconut palms South of the bridge on Paseo Dr.
4. Diagnose and treat the declining Copperleaf just South of the bridge on Paseo Dr. on the Westside. Has improved since last inspection but still less than desirable.
5. Check irrigation for time and coverage for the Mexican Petunia on Paseo Dr. just North of the bridge.
6. Diagnose and treat declining Croton on Paseo Dr. across from Adelio Ln.
7. Clean out dead material in the Shell Ginger at Paseo Dr. and Adelio Ln. intersection. (Pic. 7)
9. Diagnose and treat declining Duranta 'Gold Mound' on Paseo Dr. between Adelio Ln. and Dario Way.
10. Treat sedge in turf on the corner of Paseo Dr. and Esteban Dr. North intersection.
11. Diagnose and treat a couple Copperleaf behind light pole #356 on Paseo Dr.
12. Diagnose and treat Crinum Lilies being eaten by insects on the corner of Paseo Dr. and Hidalgo Ct. intersection.
13. Diagnose and treat a couple declining Gold Mound on Paseo Dr. between Hidalgo Ct. and Falisto Pl. Have not improved since last inspection. (Pic. 13)



8. Check the irrigation for time and coverage for the turf and Mexican Petunia across the street of Adelio Ln. that is showing drought stress.
14. Noting a new Royal Palm was installed where a dead Bismark Palm was removed on Paseo Dr. by Falisto Ct. This area now needs mulch.



## Zone 6

1. Treat broadleaf turf weeds on Dario Way North ROW between Paseo Dr. and the first single-family house. (Pic. 1)



2. Noting a Shady Lady on Dario Way appears to be leaning more than in the past inspections closest to the single-family house. Can this be straightened?



# Zone 7

1. Treat ant mound at Esteban Dr. North roundabout. (Pic. 1)



2. Treat broadleaf turf weeds at Esteban Dr. North roundabout.
3. Noting a new Royal Palm has been installed at the Macario Ct. roundabout and is establishing nicely.
4. Diagnose and treat declining Croton at Esteban Dr. South roundabout. New growth is trying to flush out. (Pic. 4)



## Zone 8

1. Treat sedge at Hildalgo Ct. roundabout in the turf.
2. Treat broadleaf turf weeds at Falisto Pl. roundabout.
3. Noting hog damage at the end of Falisto Pl. roundabout. (Pic. 3)





# Tab 2

**Paseo CDD RFP Bid Ranking  
Landscape Maintenance Services February 2025**

		Dave Cabell	Debra Johnson	Kent Gammon	Chris Shimer	Ian Noy	Totals	
<b>Ameri-Scapes</b>		Personnel (20)						
		Experience (20)						
initial term	\$408,537.00	Understanding Scope (25)						
		Contract Price (20)	16.790	16.790	16.790	16.790	16.790	83.950
1st annual renewal	\$408,537.00	Reasonableness (15)						
2nd annual renewal	\$408,537.00							
3rd annual renewal	\$419,057.00							
Four (4) yr. avg.	\$411,167.00	Totals	16.790	16.790	16.790	16.790	16.790	83.950
								Rank
								<b>5</b>
<b>Brightview</b>		Personnel (20)						
		Experience (20)						
initial term	\$344,340.00	Understanding Scope (25)						
		Contract Price (20)	19.610	19.610	19.610	19.610	19.610	98.050
1st annual renewal	\$344,340.00	Reasonableness (15)						
2nd annual renewal	\$354,670.00							
3rd annual renewal	\$365,310.00							
Four (4) yr. avg.	\$352,165.00	Totals	19.610	19.610	19.610	19.610	19.610	98.050
								Rank
								<b>2</b>
<b>Duval</b>		Personnel (20)						
		Experience (20)						
initial term	\$345,254.00	Understanding Scope (25)						
		Contract Price (20)	20.000	20.000	20.000	20.000	20.000	100.000
1st annual renewal	\$345,254.00	Reasonableness (15)						
2nd annual renewal	\$345,254.00							
3rd annual renewal	\$345,254.00							
Four (4) yr. avg.	\$345,254.00	Totals	20.000	20.000	20.000	20.000	20.000	100.000
								Rank
								<b>1</b>
<b>Florida Commercial Care</b>		Personnel (20)						
		Experience (20)						
initial term	\$352,641.52	Understanding Scope (25)						
		Contract Price (20)	18.720	18.720	18.720	18.720	18.720	93.600
1st annual renewal	\$363,220.77	Reasonableness (15)						
2nd annual renewal	\$374,117.39							
3rd annual renewal	\$385,340.91							
Four (4) yr. avg.	\$368,830.15	Totals	18.720	18.720	18.720	18.720	18.720	93.600
								Rank
								<b>3</b>
<b>Pinnacle</b>		Personnel (20)						
		Experience (20)						
initial term	\$367,181.00	Understanding Scope (25)						
		Contract Price (20)	18.480	18.480	18.480	18.480	18.480	92.400
1st annual renewal	\$367,181.00	Reasonableness (15)						
2nd annual renewal	\$374,525.00							
3rd annual renewal	\$385,760.00							
Four (4) yr. avg.	\$373,661.75	Totals	18.480	18.480	18.480	18.480	18.480	92.400
								Rank
								<b>4</b>
<b>Yellowstone</b>		Personnel (20)						
		Experience (20)						
initial term	\$401,184.95	Understanding Scope (25)						
		Contract Price (20)	16.460	16.460	16.460	16.460	16.460	82.300
1st annual renewal	\$413,220.50	Reasonableness (15)						
2nd annual renewal	\$425,617.10							
3rd annual renewal	\$438,385.60							
Four (4) yr. avg.	\$419,602.04	Totals	16.460	16.460	16.460	16.460	16.460	82.300
								Rank
								<b>6</b>

# Tab 3

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**MEMORANDUM**

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TO: Paseo Community Development District  
("CDD") ("District")

FROM: Frank Savage

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COMPANY: Rizzetta and Company ("District  
Management")

DATE: February 19, 2025

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COPY TO: Kari Hardwick, Belinda Blanton, Amber  
Spradley

PROJECT NUMBER: 22168

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RE: Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – February 26, 2025

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For the Paseo CDD BOS meeting scheduled for February 26, 2025, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Ongoing Item (Phase 1 Fluid Spills) – Following the January BOS meeting, a follow-up virtual meeting occurred on January 29, 2025 with District staff (management, engineering) and Supervisor Cabell to discuss the results of the prior inspection (performed on or around December 24, 2024) and determine next steps. Many of the areas previously identified throughout the Phase 1 restoration limits as impacted did not show current indications of asphalt binder weakening, however some areas remain that demonstrate active signs of binder weakening. Additionally, some areas contain sparse and small diameter droplets with binder weakening, with substantially smaller footprints than previously identified. The overall exhibit is updated to reflect all collected information (enclosed), as well as an updated exhibit isolating only those locations identified during the December 2024 re-inspection of the entire area (also enclosed).

Discussion ensued regarding the timing of restoration activities relative to the immediately adjacent and surrounding roadway network. There will likely be significant economy-of-scale savings that can be actualized by the District should these restoration activities occur as part of a larger restoration effort, as compared to isolated patching efforts to restore only those impacted areas. The District Engineer indicated the observed conditions do not necessitate immediate restoration and it may be prudent to wait on restoration efforts for that purpose; however, it is recommended those areas are monitored at established intervals (suggested semi-annually, which can be adjusted based on ongoing observed conditions) for further binder weakening.

When restoration activities are pursued by the District, it is understood that the District may seek compensation from the entity responsible for impacting these areas. District Engineer worked closely with District staff to determine a reasonable methodology for quantifying the anticipated cost of these impacts based on the anticipated lifespan of the roadway network and associated proportional loss of lifespan due to these impacts. The roadway network for this area is indicated by others to have an expected lifespan of 25 years; therefore, if the impacts directly reduce the roadway's actual lifespan to a period of

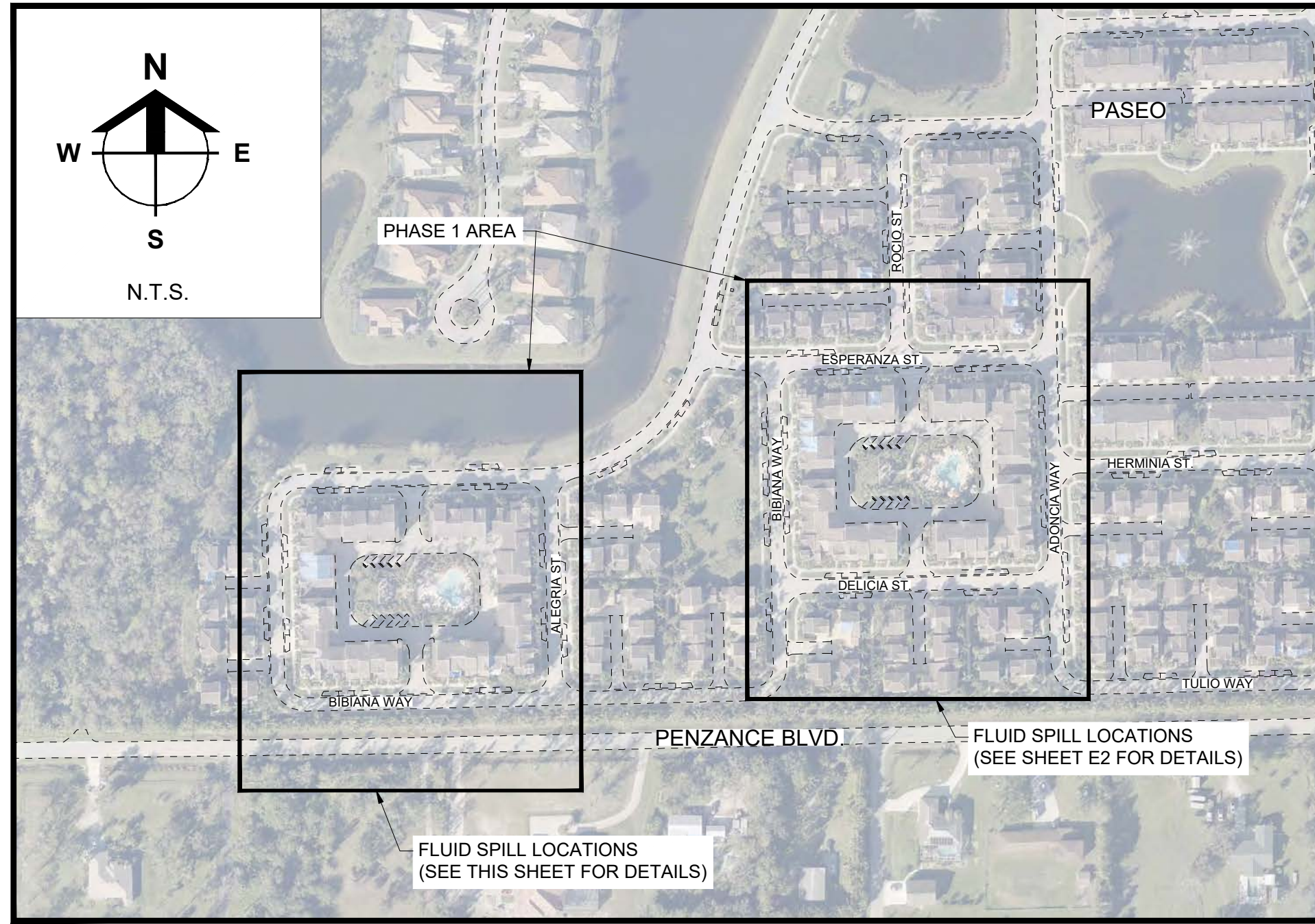
less than 25 years, then the proportional difference between the expected and actual lifespan due to these impacts should be applied to the associated restoration cost. As a hypothetical example, consider that the actual roadway lifespan is reduced from 25 years to 20 years due to these impacts. That 5-year loss of lifespan equates to a proportional difference of 20%, which would be applied to the overall restoration costs, and those contributions would presumably be funded by the party responsible for the roadway impacts identified.

It is also reasonable that the professional costs associated with identifying and documenting the impacts, as well as preparing this analysis, would presumably be funded by the party responsible for the roadway impacts identified.

- Ongoing Item (Hardscape Easement Needs) – As directed by the BOS during the January meeting, BAI has completed the requested legal descriptions and sketches (enclosed), which numerically align with the order of the previously provided easement exhibit (also enclosed). No additional action is being taken by District Engineer related to this item at this time.
- Ongoing Item (Paseo Drive Resurfacing) – During the January BOS meeting, the BOS directed BAI to work with staff to authorize Russ Berner Construction to proceed with Option 2 of the resurfacing on Paseo Drive, as well as the previously identified striping needs throughout the District. Subsequent correspondence with District staff and Supervisor Cabell led to the consideration of a third option, which would extend the restoration entirely over both travel lanes. Based on this discussion, the District Engineer was requested to coordinate with Russ Berner Construction for the purpose of obtaining an updated proposal that also considers this third option.

Accordingly, an updated exhibit was prepared (enclosed) depicting restoration Option 3, spanning a restoration area of approximately 13,600 square feet. Russ Berner Construction revised the previously furnished proposal to incorporate a price for this option (also enclosed), which BAI confirmed totals \$44,100, inclusive of both Option 3 and all striping needs. Anticipating potential BOS action on this item, BAI has confirmed with Russ Berner Construction that, if authorized, they are currently 4 to 6 weeks out on scheduling. Based on this timeframe, if authorized during the BOS meeting, the restoration work is anticipated to commence in late March or early April. No additional action is being taken by District Engineer related to this item at this time.

- In addition to those items outlined above herein, the following items are being finalized internally and will be updated at the BOS meeting:
  - perimeter berm/ swale restoration limits, costs and recommended actions;
  - lake bank erosion conditions and recommended actions.

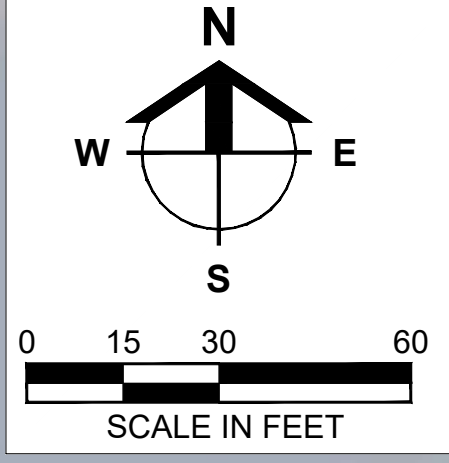
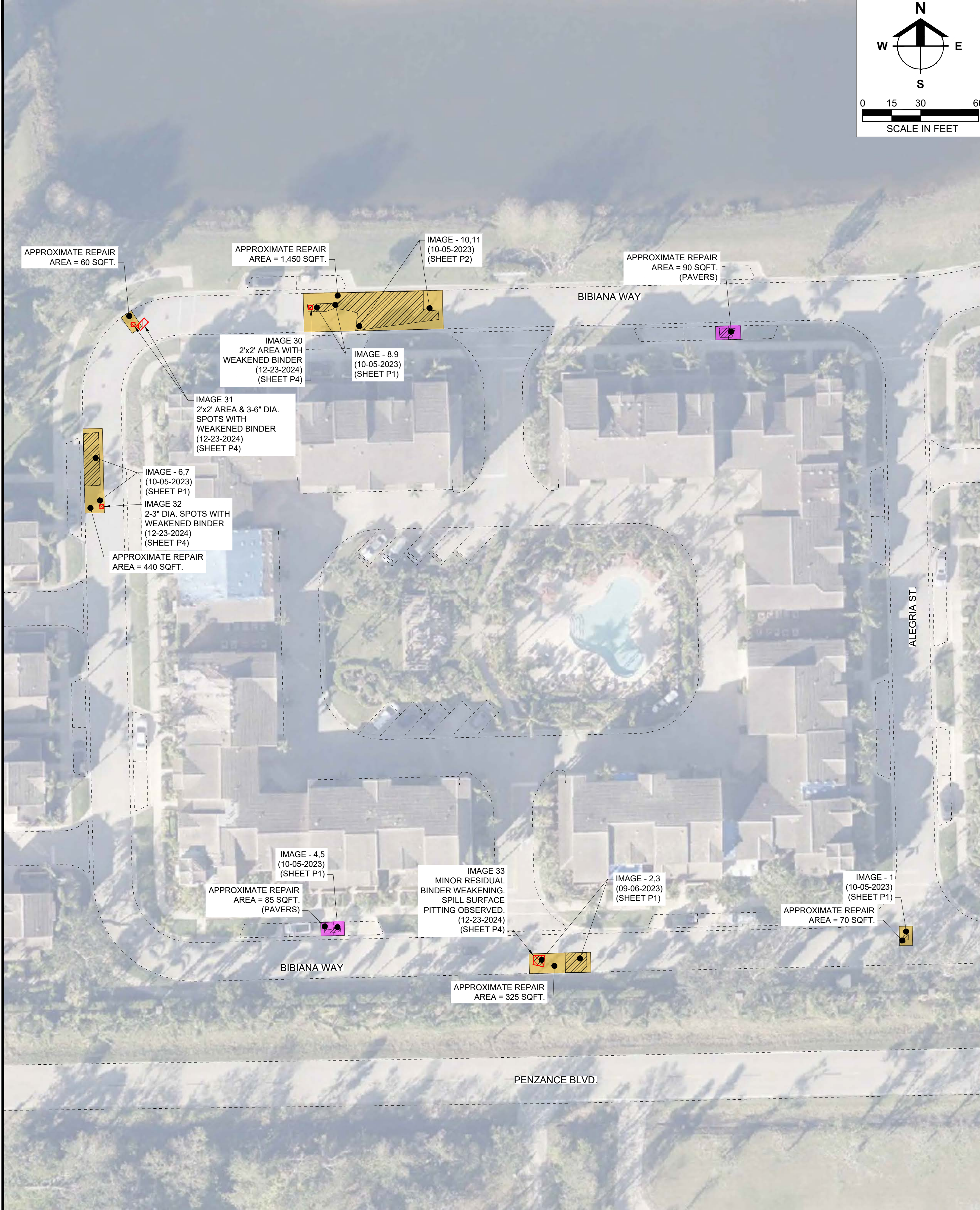


**LEGEND**

	APPROXIMATE LIMITS OF FLUID SPILL
	MILL 1" OF EXISTING ASPHALT AND RESURFACE WITH 1" TYPE S-III ASPHALT
	PAVER AREA TO BE RESTORED
	WEAKENED BINDER

**ASSET TABLE (THIS SHEET)**

ASPHALT AREA = 2,345 SQFT.
PAVERS AREA = 175 SQFT.
APPROX. WEAKENED BINDER AREA = 40 SQFT.



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
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[www.barraco.net](http://www.barraco.net)  
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FLORIDA CERTIFICATES OF AUTHORIZATION  
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PREPARED FOR  
**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
**PASEO**  
PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

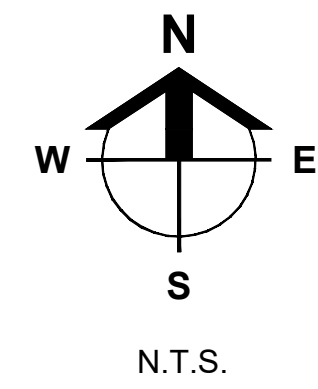
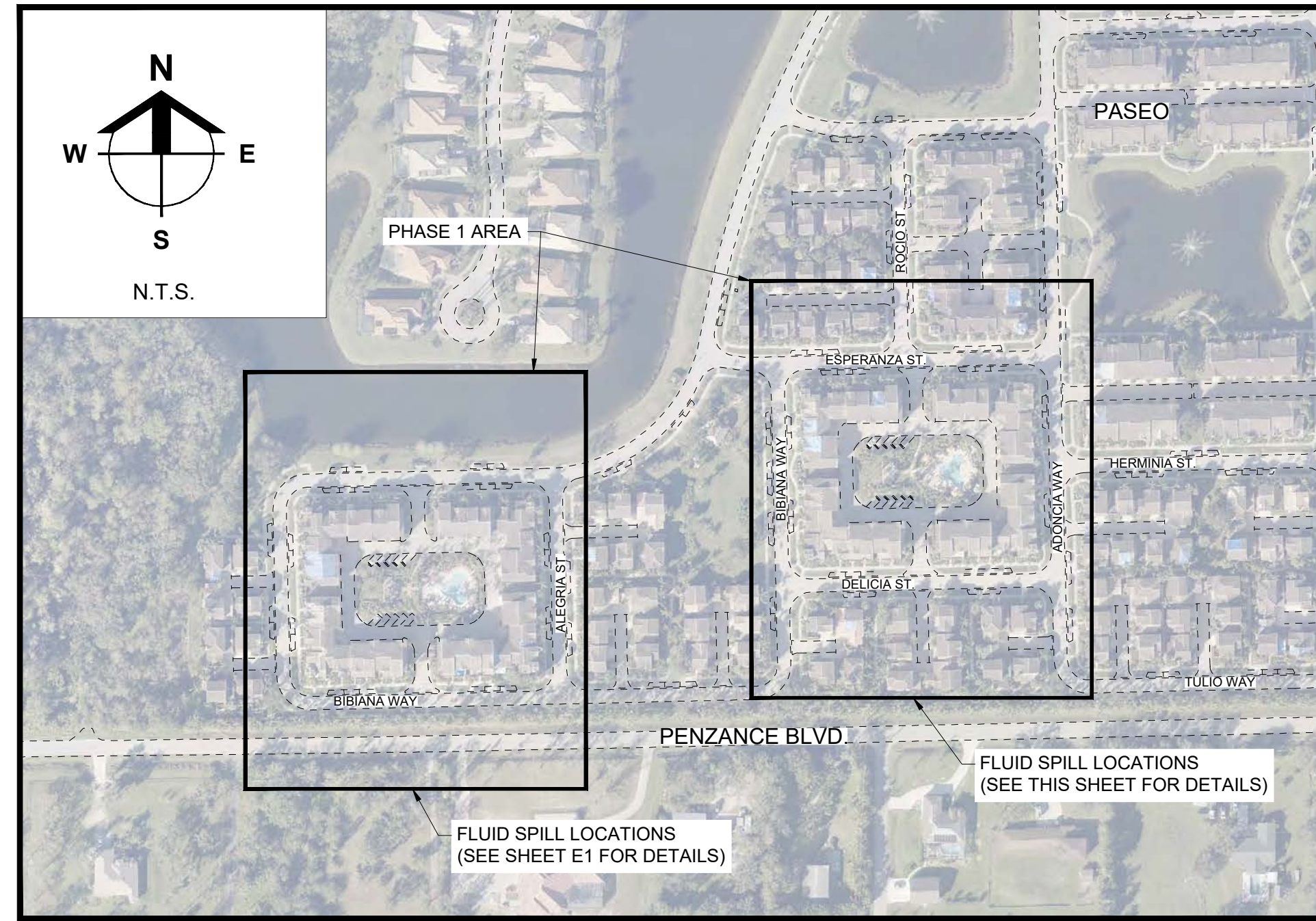
THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.  
SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
© COPYRIGHT 2025, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED  
FILE NAME | 22168 FLUID SPILL EXH - PHASE 1.DWG  
LOCATION | J:\22168\DWG\EXHIBITS\  
PLOT DATE | MON, 1-20-2025 - 11:00 AM  
PLOT BY | SCOTT WHEELER JR

**CROSS REFERENCED DRAWINGS**


PLAN REVISIONS  
PLAN STATUS  
EXHIBIT ONLY  
NOT FOR CONSTRUCTION

**FLUID SPILL EXHIBIT**  
PROJECT / FILE NO. | SHEET NUMBER  
**22168 | E1**

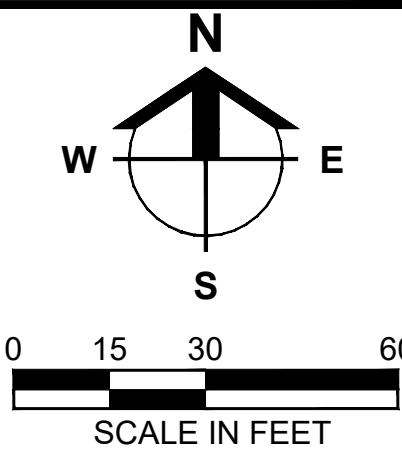
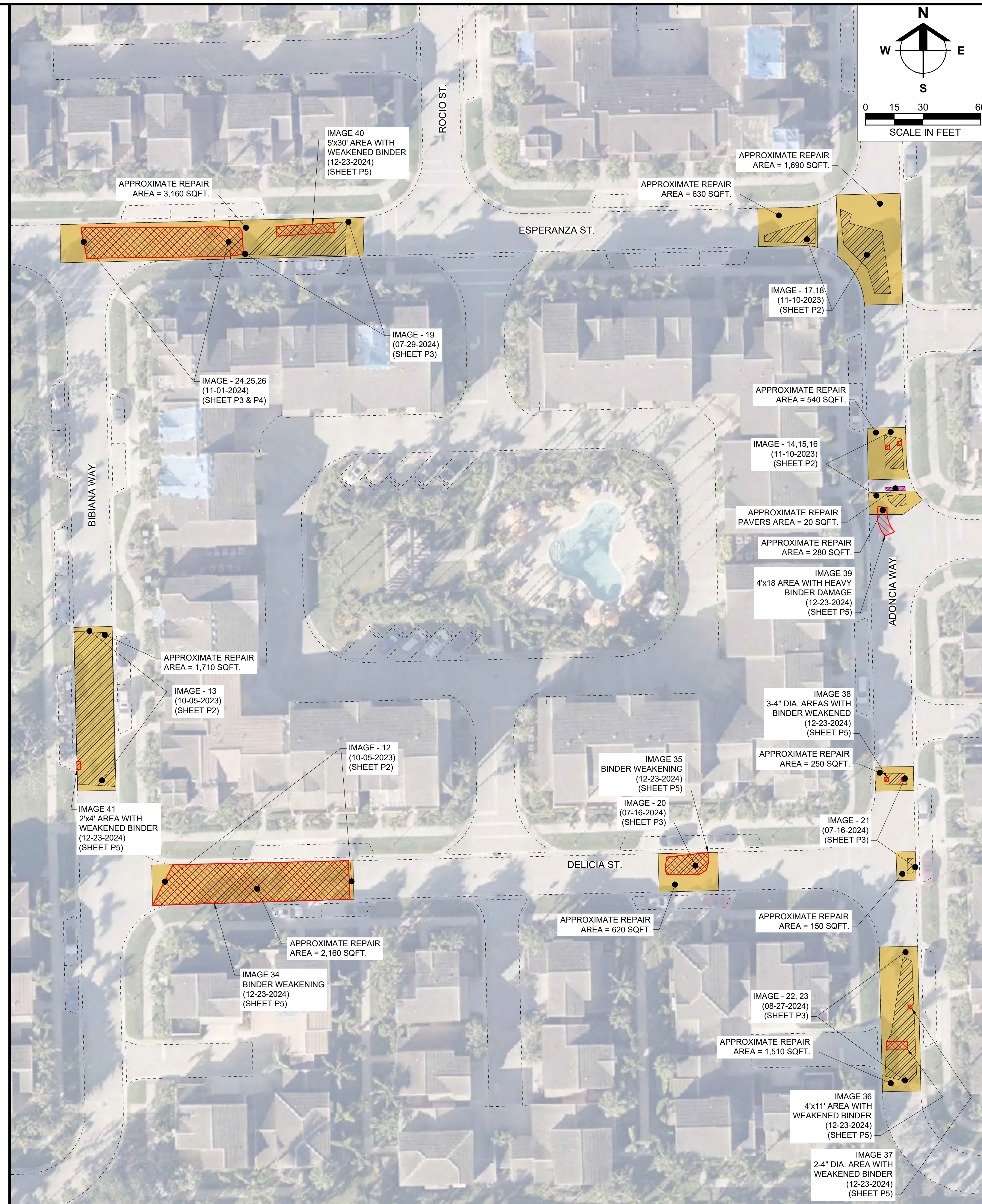


**LEGEND**

- APPROXIMATE LIMITS OF FLUID SPILL
- MILL 1" OF EXISTING ASPHALT AND RESURFACE WITH 1" TYPE S-III ASPHALT
- PAVER AREA TO BE RESTORED
- WEAKENED BINDER

**ASSET TABLE (THIS SHEET)**

ASPHALT AREA = 12,700 SQFT.  
 PAVERS AREA = 20 SQFT.  
 APPROX. WEAKENED BINDER AREA = 3,800 SQFT.



**Barraco**  
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 PHONE (239) 461-3170  
 FORT MYERS | PANAMA CITY BEACH  
 FLORIDA CERTIFICATES OF AUTHORIZATION  
 ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**PASEO**  
 COMMUNITY  
 DEVELOPMENT  
 DISTRICT

9530 MARKETPLACE ROAD  
 SUITE 206  
 FORT MYERS, FL 33912

PHONE (239) 936-0913  
 FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
 TOWNSHIP 45 SOUTH  
 RANGE 25 EAST  
 LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
 INTENDED FOR CONCEPTUAL  
 PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
 INTENSITIES OR DENSITIES MAY  
 CHANGE SIGNIFICANTLY BASED  
 UPON SURVEY, ENGINEERING,  
 ENVIRONMENTAL AND / OR  
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FILE NAME J:\22168\DWG\EXH-PHASE 1.DWG  
 LOCATION J:\22168\DWG\EXHIBITS\  
 PLOT DATE MON. 1-20-2025 11:01 AM  
 PLOT BY SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

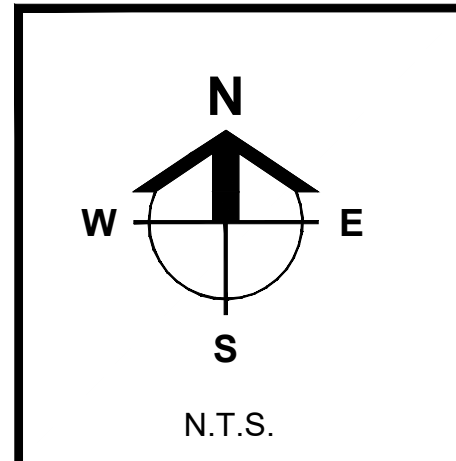
PLAN REVISIONS

PLAN STATUS

EXHIBIT ONLY  
 NOT FOR CONSTRUCTION

**FLUID  
 SPILL  
 EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>E2</b>

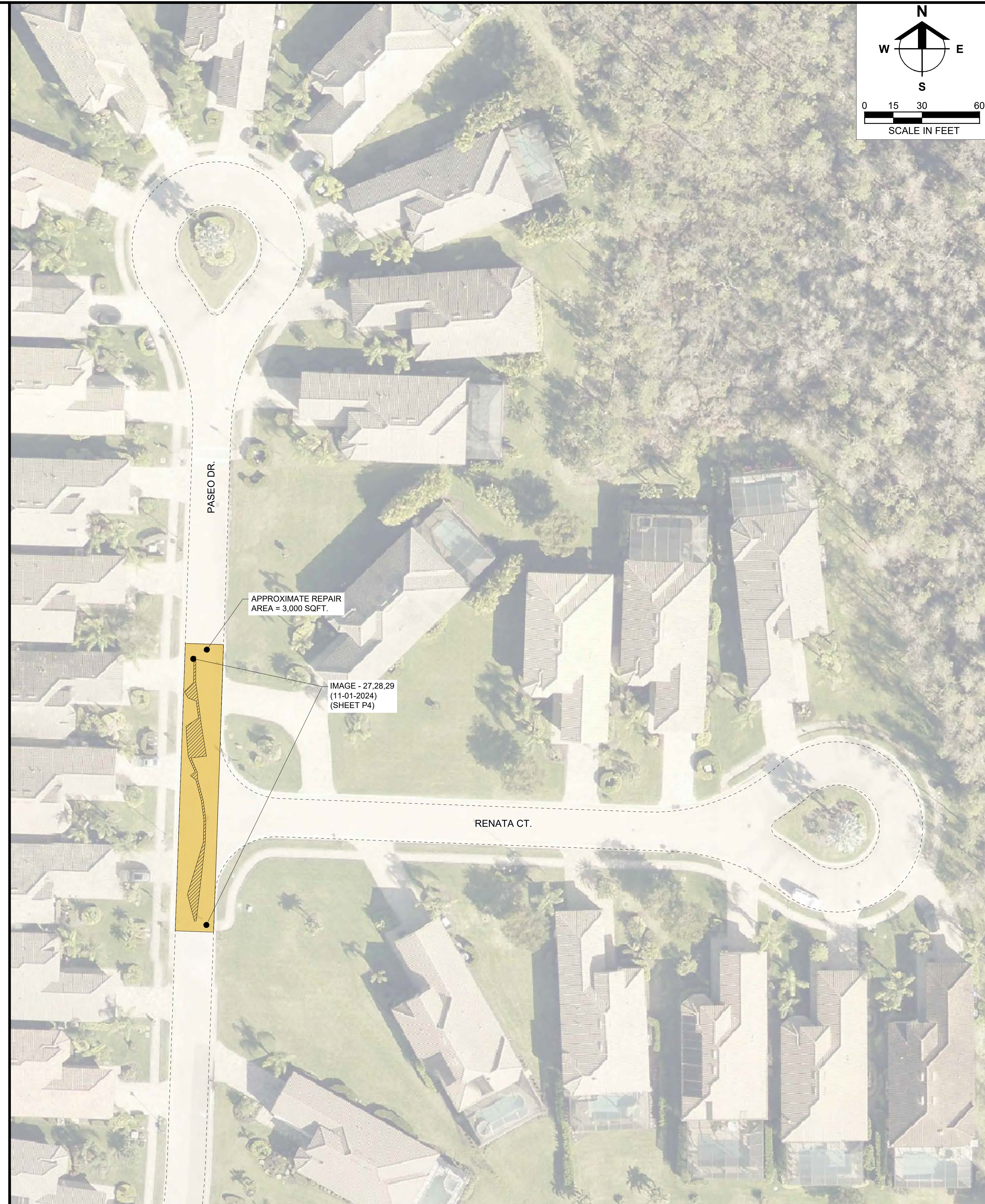
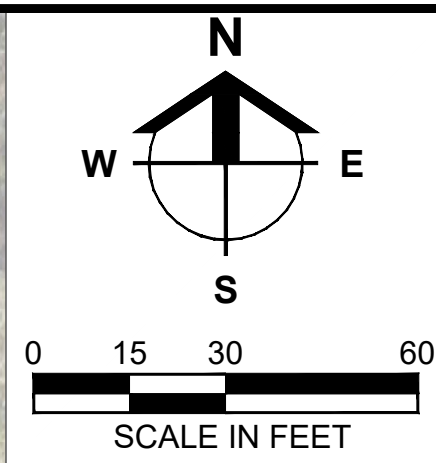


**LEGEND**

- APPROXIMATE LIMITS OF FLUID SPILL
- MILL 1" OF EXISTING ASPHALT AND RESURFACE WITH 1" TYPE S-III ASPHALT
- PAVER AREA TO BE RESTORED
- WEAKENED BINDER

**ASSET TABLE (THIS SHEET)**

- ASPHALT AREA = 3,000 SQFT.
- PAVERS AREA = 0 SQFT.
- APPROX. WEAKENED BINDER AREA = SQFT.



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FORT MYERS | PANAMA CITY BEACH  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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FILE NAME	J:\22168\DWG\EXHIBITS
LOCATION	MON. 1-20-2025 - 11:01 AM
PLOT DATE	SCOTT WHEELER JR
PLOT BY	

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

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**FLUID  
SPILL  
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>E3</b>





IMAGE - 1 (10-05-2023)



IMAGE - 2 (09-06-2023)

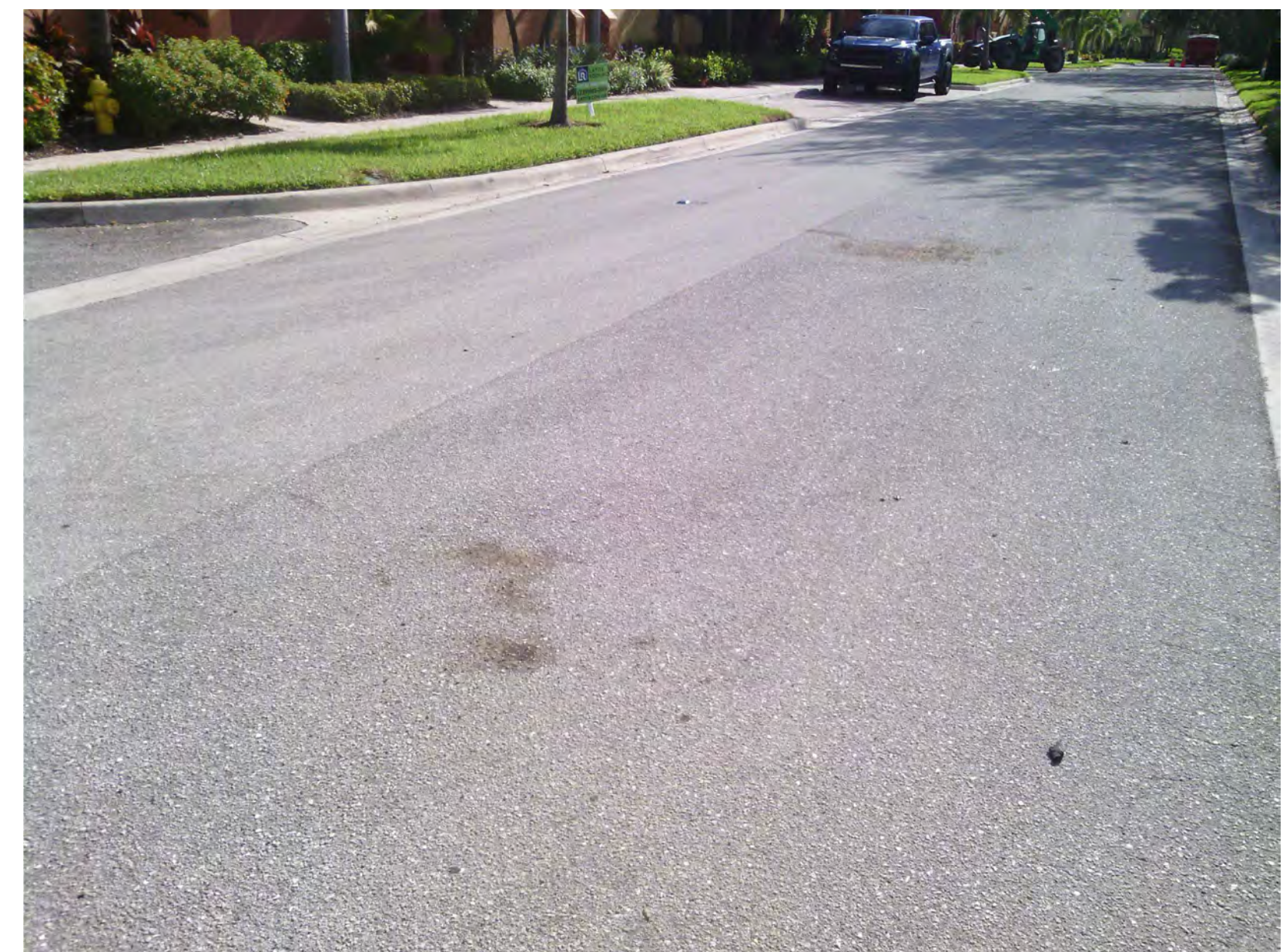


IMAGE - 3 (09-06-2023)



IMAGE - 4 (10-05-2023)



IMAGE - 5 (10-05-2023)

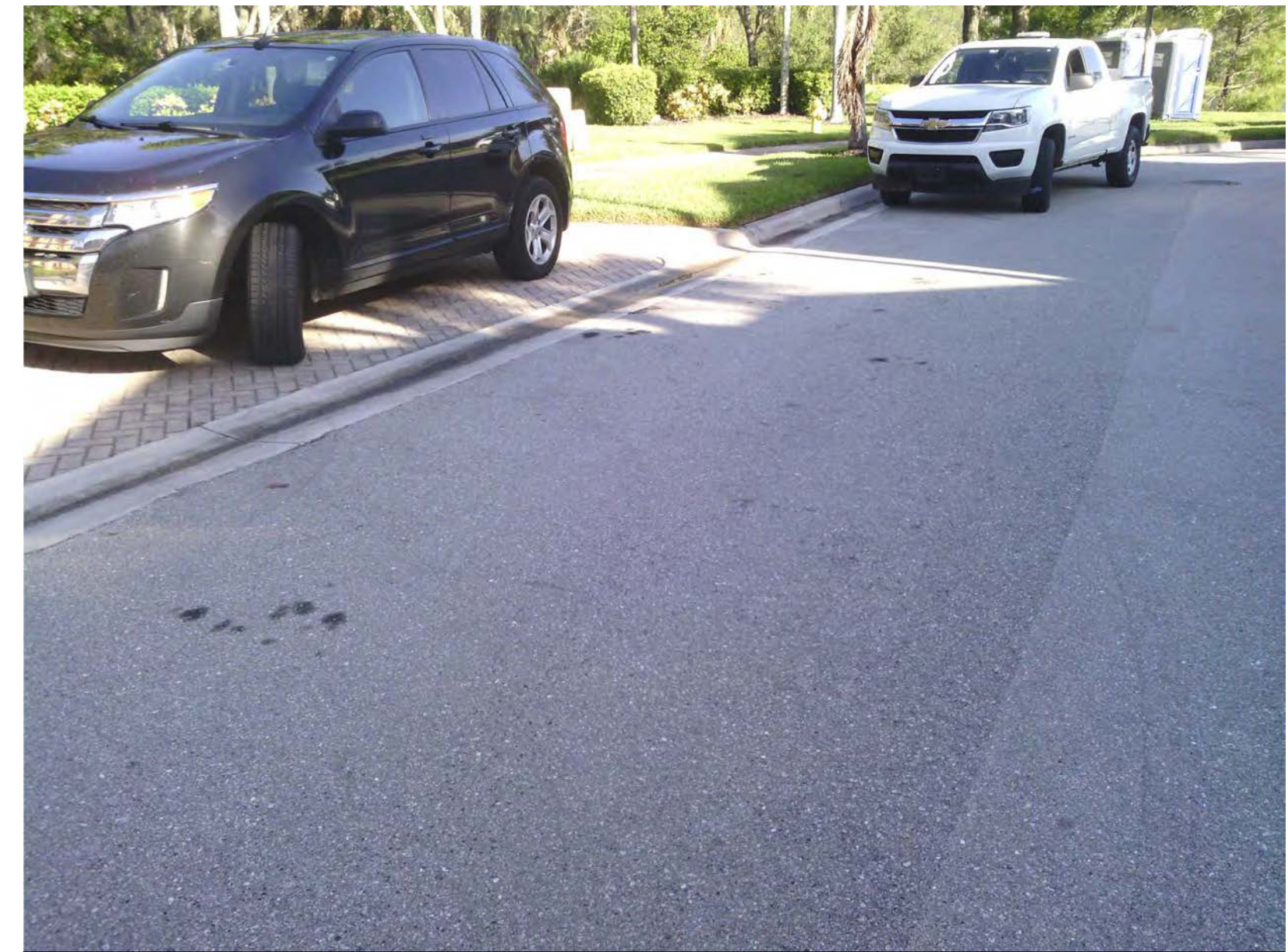


IMAGE - 6 (10-05-2023)



IMAGE - 7 (10-05-2023)



IMAGE - 8 (10-05-2023)



IMAGE - 9 (10-05-2023)

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

# PASEO

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DISTRICT

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SUITE 206  
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FAX (239) 936-1815

PROJECT DESCRIPTION

# PASEO

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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FILE NAME: J:\22168 FLUID SPILL EXH-PHASE 1.DWG

LOCATION: J:\22168\DWG\EXHIBITS\

PLOT DATE: MON, 1-20-2025 11:02 AM

PLOT BY: SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

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## FLUID SPILL EXHIBIT PHOTOS

PROJECT / FILE NO. SHEET NUMBER

**22168 P1**

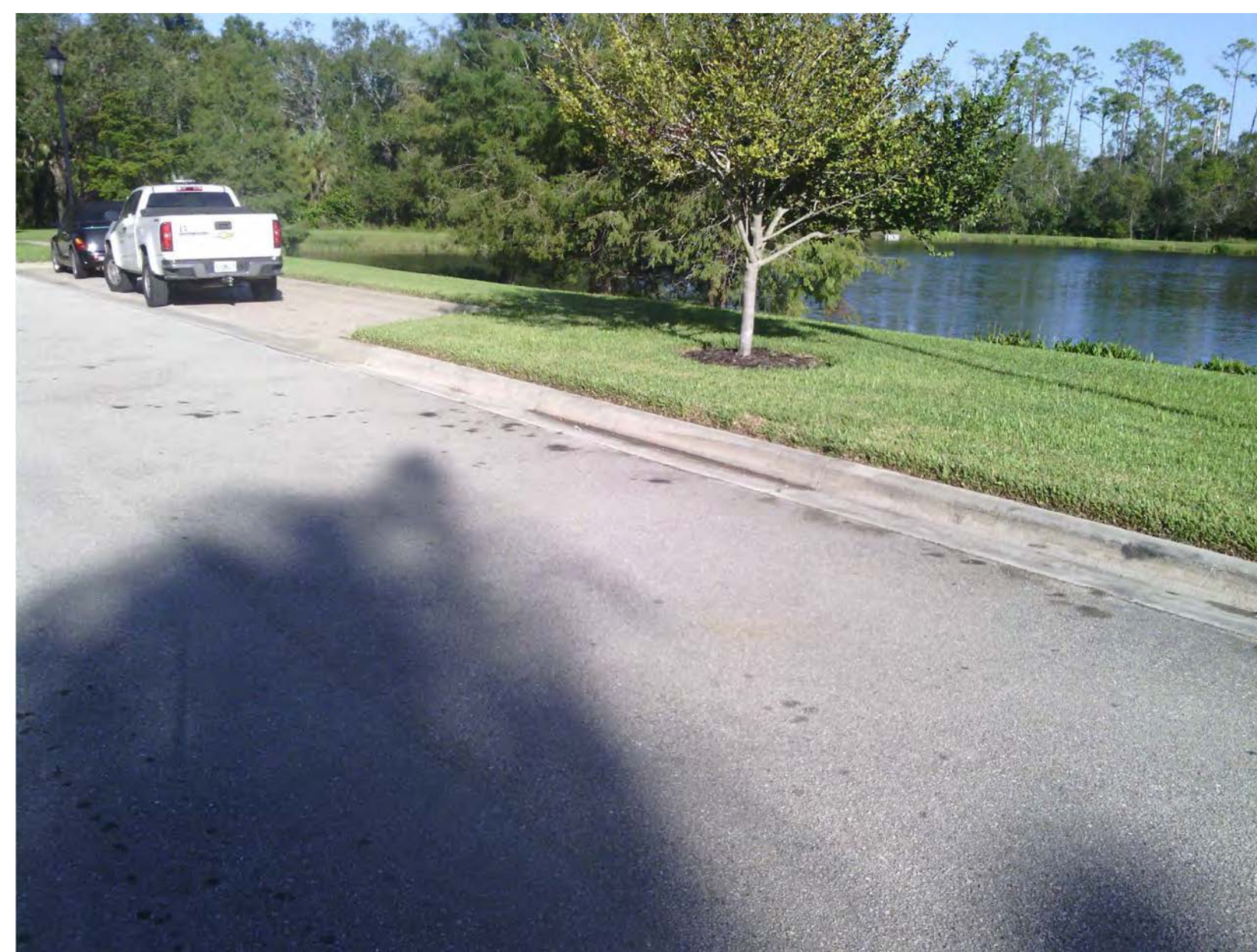


IMAGE - 10 (10-05-2023)



IMAGE - 11 (10-05-2023)



IMAGE - 12 (10-05-2023)



IMAGE - 13 (10-05-2023)



IMAGE - 14 (11-10-2023)



IMAGE - 15 (11-10-2023)



IMAGE - 16 (11-10-2023)



IMAGE - 17 (11-10-2023)



IMAGE - 18 (11-10-2023)

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PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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LOCATION: J:\22168\DWG\EXHIBITS\

PLOT DATE: MON, 1-20-2025 11:02 AM

PLOT BY: SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

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**FLUID  
SPILL  
EXHIBIT PHOTOS**

PROJECT / FILE NO. SHEET NUMBER

**22168 P2**



IMAGE - 19 (07-29-2024)



IMAGE - 20 (07-16-2024)

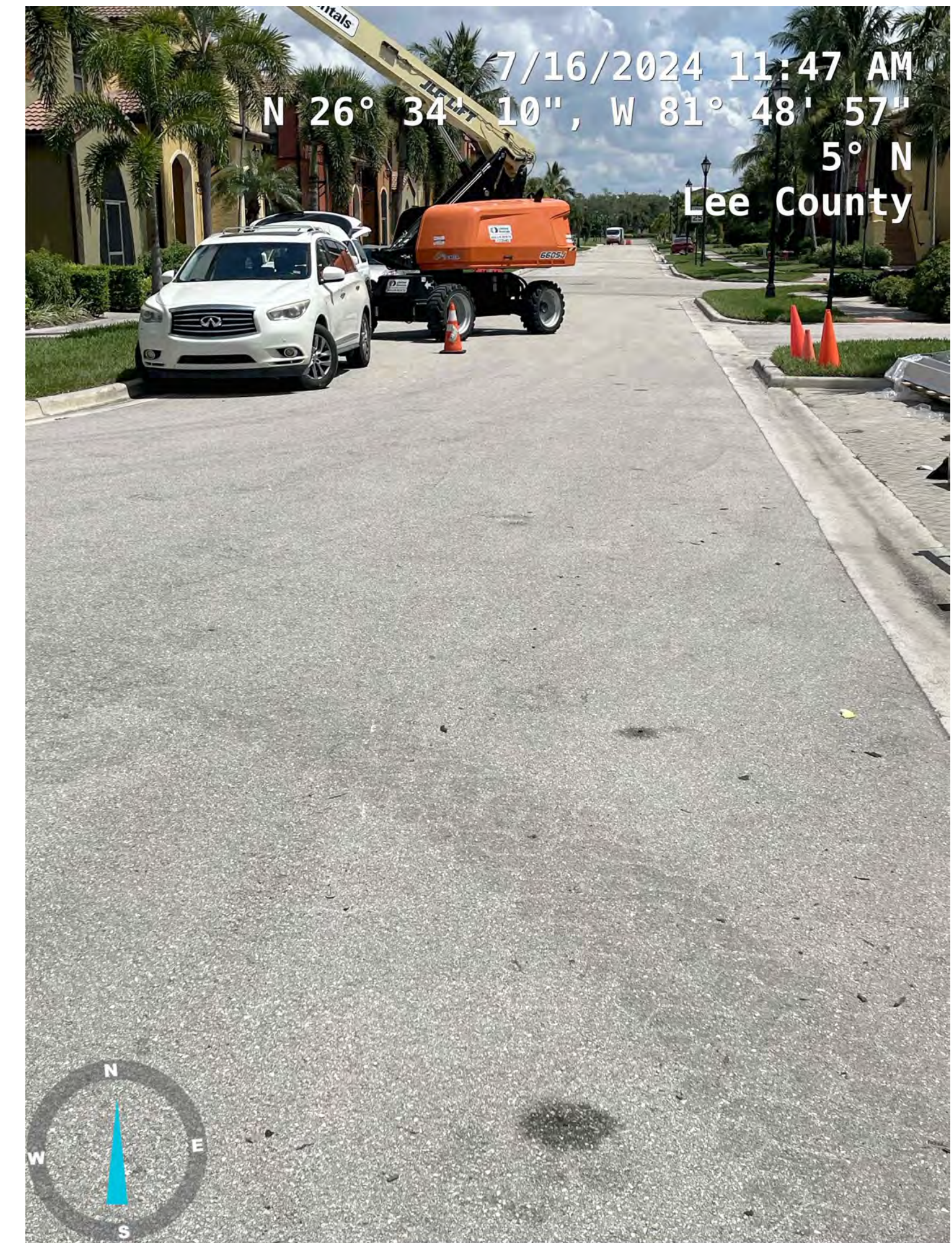


IMAGE - 21 (07-16-2024)



IMAGE - 22 (08-27-2024)



IMAGE - 23 (08-27-2024)



IMAGE - 24 (11-01-2024)

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PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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FILE NAME J:\22168\DWG\EXHIBITS  
LOCATION J:\22168\DWG\EXHIBITS  
PLOT DATE MON, 1-20-2025 - 11:03 AM  
PLOT BY SCOTT WHEELER JR

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PLAN REVISIONS

PLAN STATUS

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**FLUID  
SPILL  
EXHIBIT PHOTOS**

PROJECT / FILE NO. SHEET NUMBER  
**22168 P3**



IMAGE - 25 (11-01-2024)



IMAGE - 26 (11-01-2024)



IMAGE - 27 (11-01-2024)



IMAGE - 28 (11-01-2024)



IMAGE - 29 (11-01-2024)



IMAGE - 30 (12-23-2024)

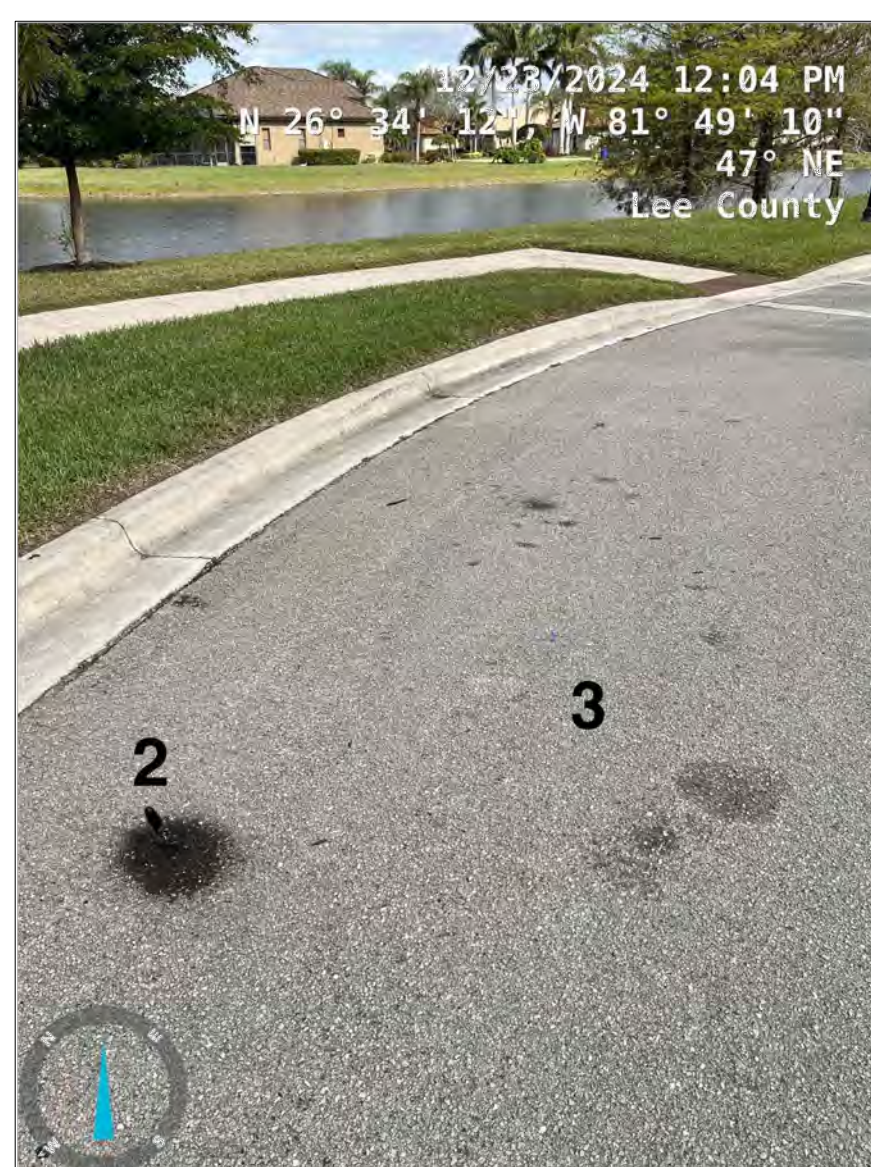


IMAGE - 31 (12-23-2024)



IMAGE - 32 (12-23-2024)



IMAGE - 33 (12-23-2024)

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PROJECT DESCRIPTION  
**PASEO**  
PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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FILE NAME: 22168 FLUID SPILL EXH-PHASE 1.DWG  
LOCATION: J:\22168\DWG\EXHIBITS\  
PLOT DATE: MON, 1-20-2025 - 11:03 AM  
PLOT BY: SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

PLAN STATUS  
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**FLUID  
SPILL  
EXHIBIT PHOTOS**

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>P4</b>



IMAGE - 34 (12-23-2024)

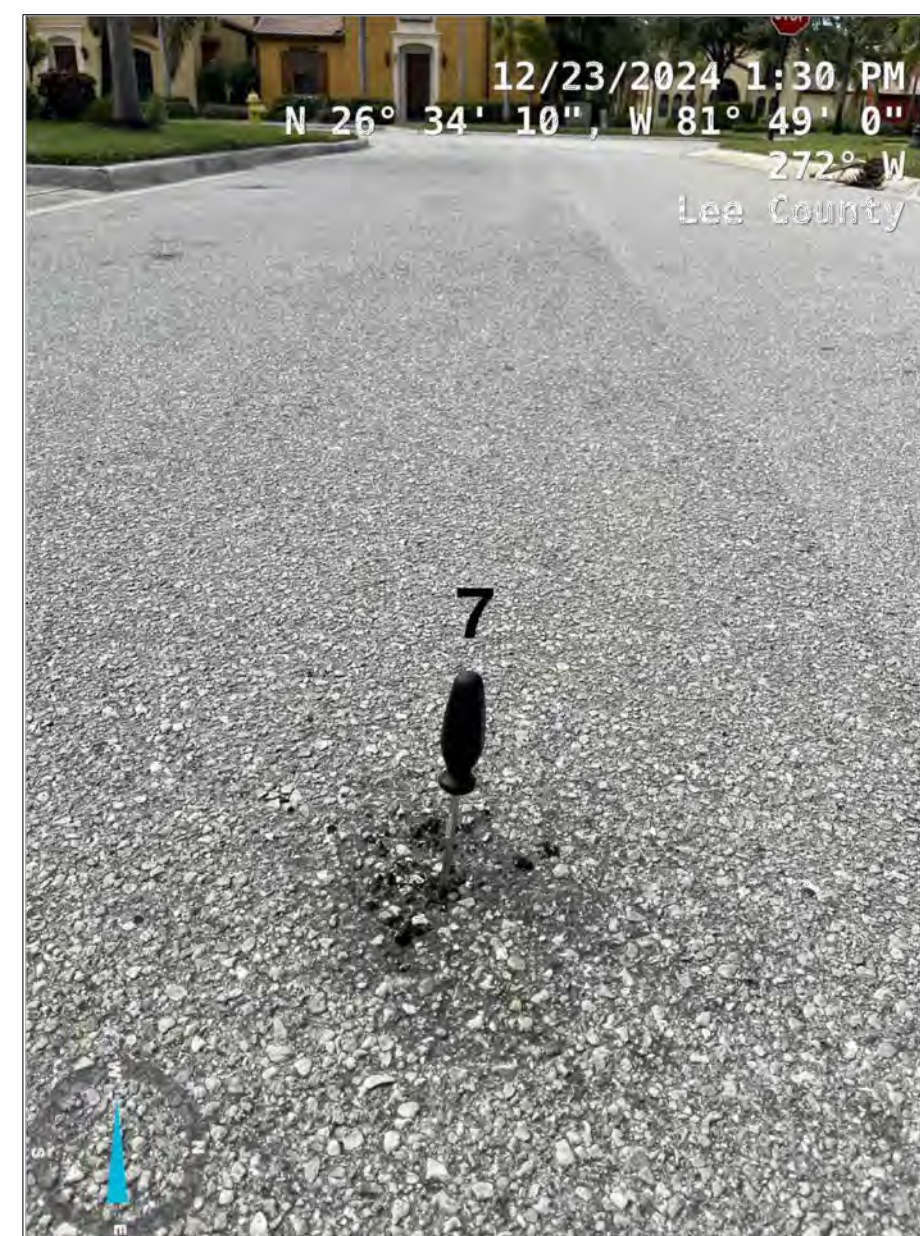


IMAGE - 35 (12-23-2024)



IMAGE - 36 (12-23-2024)

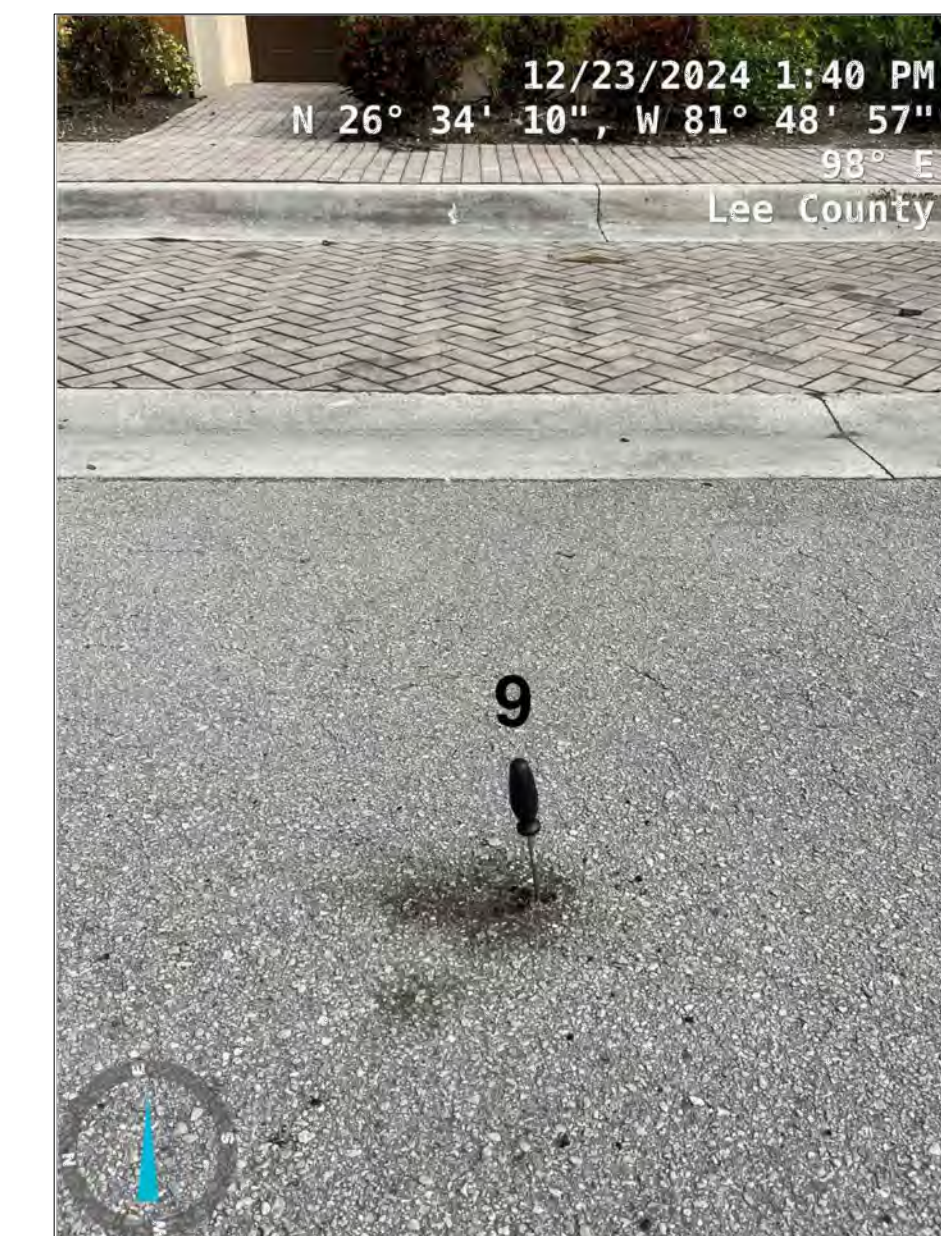


IMAGE - 37 (12-23-2024)



IMAGE - 38 (12-23-2024)

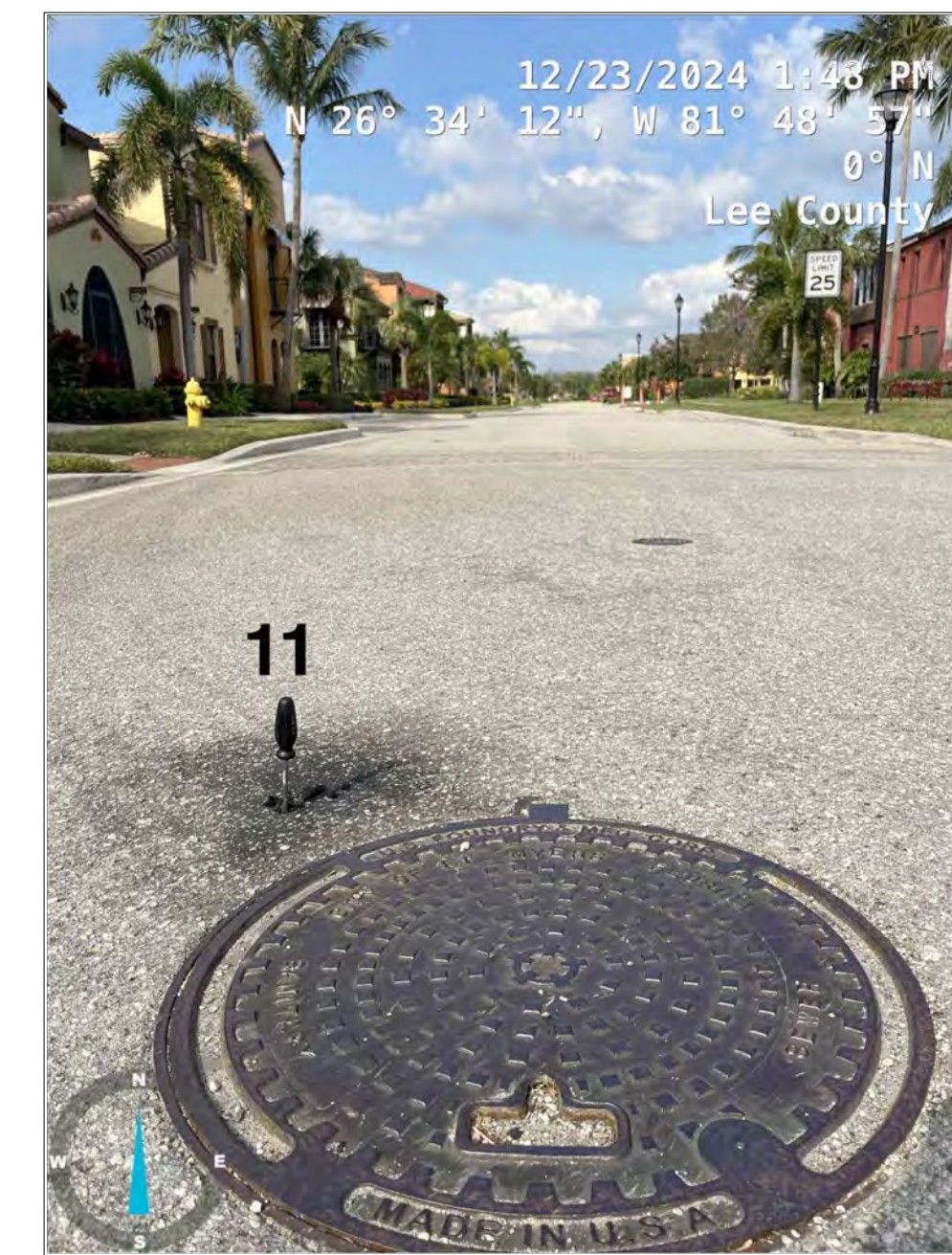


IMAGE - 39 (12-23-2024)



IMAGE - 40 (12-23-2024)



IMAGE - 41 (12-23-2024)

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FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**PASEO**  
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DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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FILE NAME: 22168 FLUID SPILL EXH - PHASE 1.DWG

LOCATION: JJ22168/DWG/EXHIBITS/

PLOT DATE: MON, 1-20-2025 - 11:04 AM

PLOT BY: SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT ONLY  
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**FLUID  
SPILL  
EXHIBIT PHOTOS**

PROJECT / FILE NO. SHEET NUMBER

**22168 P5**





**DESCRIPTION**

Parcel in  
Section 9, Township 45 South, Range 25 East  
City of Fort Myers, Lee County, Florida

A tract or parcel of land being a portion of TRACT F18 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southeast corner of said TRACT F18 run S88°41'18"W along the Southerly line of said TRACT F18 for 167.12 feet to the Southwest corner of said TRACT F18; thence run N01°18'42"W along the Westerly line of said TRACT F18 for 15.98 feet; thence run N88°41'18"E for 167.12 feet to an Easterly corner of said TRACT F18; thence run S01°18'42"E along the Easterly line of said TRACT F18 for 15.98 feet to the POINT OF BEGINNING.  
Containing 0.06 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the Southerly line of said TRACT F18 to bear S88°41'18"W.

---

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

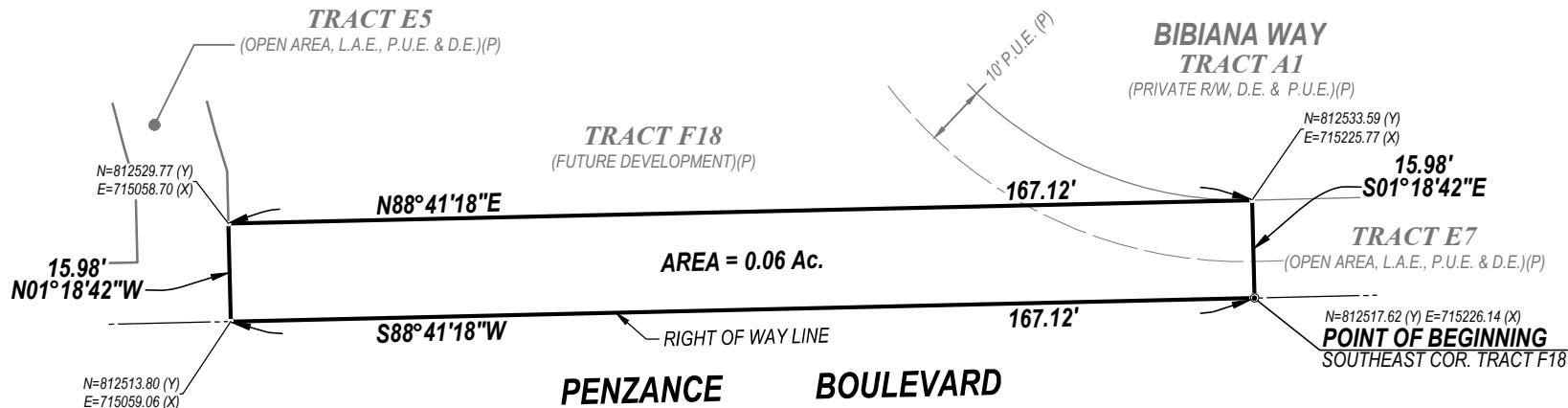
L:\22168 - Paseo CDD\SURVEYING\SKETCH\22168SK01.doc



SW 1/4  
SECTION 9  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST

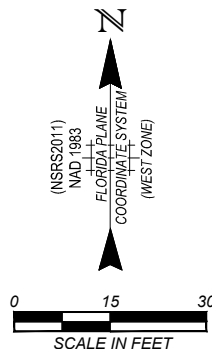
"PASEO, PHASE 1"

(INST No. 2006000162884, L.C.R.)



NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
- D.E. - DENOTES DRAINAGE EASEMENT.
- INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- L.A.E. - DENOTES LAKE ACCESS EASEMENT.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
- (P) - DENOTES PLAT.
- PG. - DENOTES PAGE.
- P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT F18 TO BEAR S88°41'18"W, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884,, LEE COUNTY RECORDS.
- DESCRIPTION IS ATTACHED.



**THIS IS NOT A SURVEY**

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR  
**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND  
LYING IN THE PLAT OF  
**PASEO,  
PHASE I**  
INST. No. 2006000162884,  
LEE COUNTY RECORDS  
A SUBDIVISION  
LYING IN SECTIONS 9 AND 10,  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST,  
CITY OF FORT MYERS,  
LEE COUNTY, FLORIDA

PROJECT SURVEYOR  
  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	22168SK01.DWG
LAYOUT	2
LOCATION	JJ22168DWGSURVEYINGSKETCH
PLOT DATE	THU 2-13-2025 - 12:17 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=30'
FIELD BOOK	

PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO  
ACCOMPANY  
DESCRIPTION  
PROJECT / FILE NO. 22168  
9-45-25  
SHEET NUMBER  
**2 OF 2**

**DESCRIPTION**

Parcel in  
Section 9, Township 45 South, Range 25 East  
City of Fort Myers, Lee County, Florida

A tract or parcel of land being a portion of TRACT F29 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows

BEGINNING at the Southwest corner of said TRACT F29 run along the Westerly and Northerly line of said TRACT F29 the following courses: N01°18'42"W for 14.53 feet to a point on a non-tangent curve and Easterly along an arc of a curve to the left of radius 63.00 feet (delta 12°52'30") (chord bearing N82°13'47"E) (chord 14.13 feet) for 14.16 feet; thence run N88°41'47"E along a non-tangent line for 67.93 feet; thence run N52°28'04"E for 24.59 feet; thence run S01°18'13"E for 30.65 feet to an intersection with the Southerly line of said TRACT F29; thence along the Southerly line of said TRACT F29 the following courses: S88°41'47"W for 92.73 feet and S88°41'18"W for 9.07 feet to the POINT OF BEGINNING. Containing 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the Southerly line of said TRACT F29 to bear S88°41'18"W.

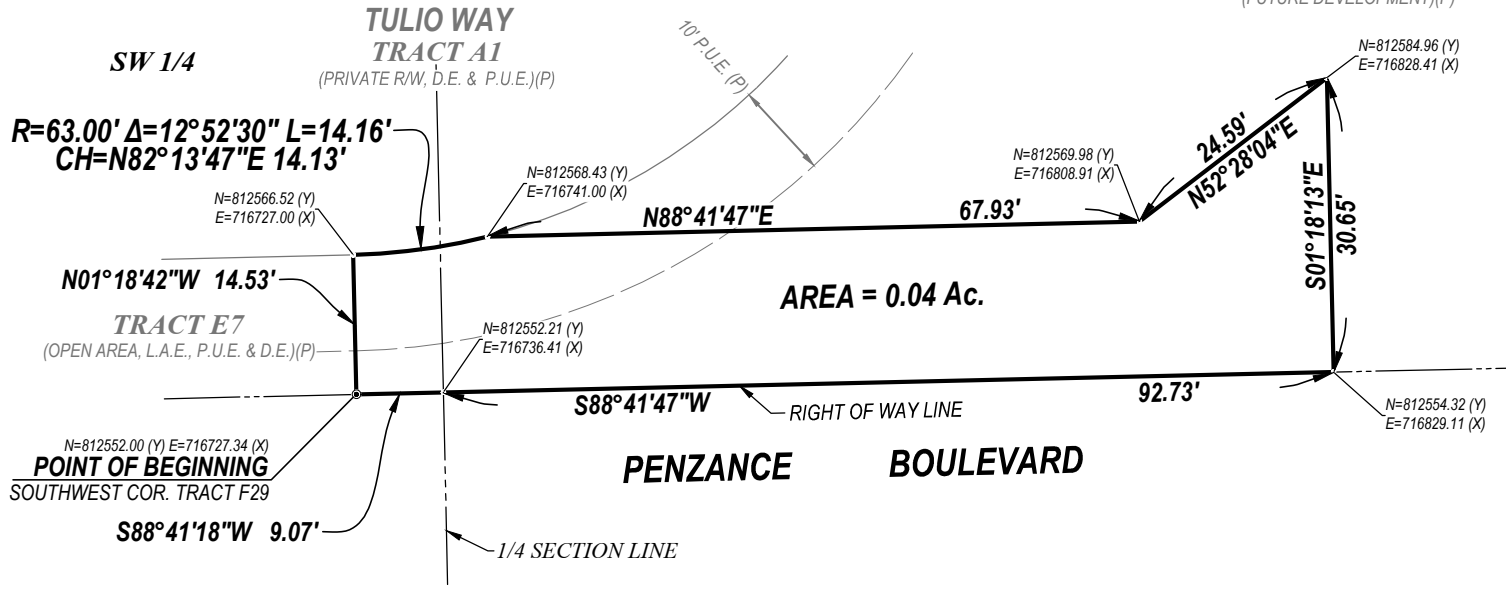
---

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

**SE 1/4  
SECTION 9  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST**

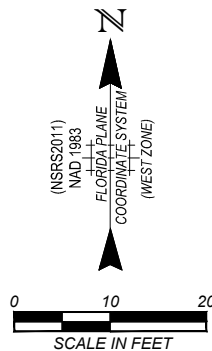
**"PASEO, PHASE 1"**

(INST No. 2006000162884, L.C.R.)



**NOTES:**

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
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3. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. L.A.E. - DENOTES LAKE ACCESS EASEMENT.
6. L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
7. (P) - DENOTES PLAT.
8. PG. - DENOTES PAGE.
9. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
10. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT F29 TO BEAR S88°41'18"W, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884,, LEE COUNTY RECORDS.
11. DESCRIPTION IS ATTACHED.



**THIS IS NOT A SURVEY**

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

PREPARED FOR  
**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND  
LYING IN THE PLAT OF  
**PASEO,  
PHASE I**  
INST. No. 2006000162884,  
LEE COUNTY RECORDS  
A SUBDIVISION  
LYING IN SECTIONS 9 AND 10,  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST,  
CITY OF FORT MYERS,  
LEE COUNTY, FLORIDA

PROJECT SURVEYOR  
  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	22168SK02.DWG
LAYOUT	2
LOCATION	J:\22168DWG\SURVEYING\SKETCH
PLOT DATE	THU 2-13-2025 - 12:15 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=20'
FIELD BOOK	

PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
22168 9-45-25	<b>2 OF 2</b>

**DESCRIPTION**

Parcel in  
Section 9, Township 45 South, Range 25 East  
City of Fort Myers, Lee County, Florida

A tract or parcel of land being a portion of TRACT F30 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows

BEGINNING at the Southeast corner of said TRACT F30 run S88°41'47"W along the Southerly line of said TRACT F30 for 101.48 feet; thence run N01°18'13"W for 31.17 feet; thence run S53°45'18"E for 26.62 feet; thence run N88°40'02"E for 80.37 feet to an Easterly corner of said TRACT F30; thence run S01°18'13"E along the Easterly line of said TRACT F30 for 14.98 feet to the POINT OF BEGINNING. Containing 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the Southerly line of said TRACT F30 to bear S88°41'47"W.

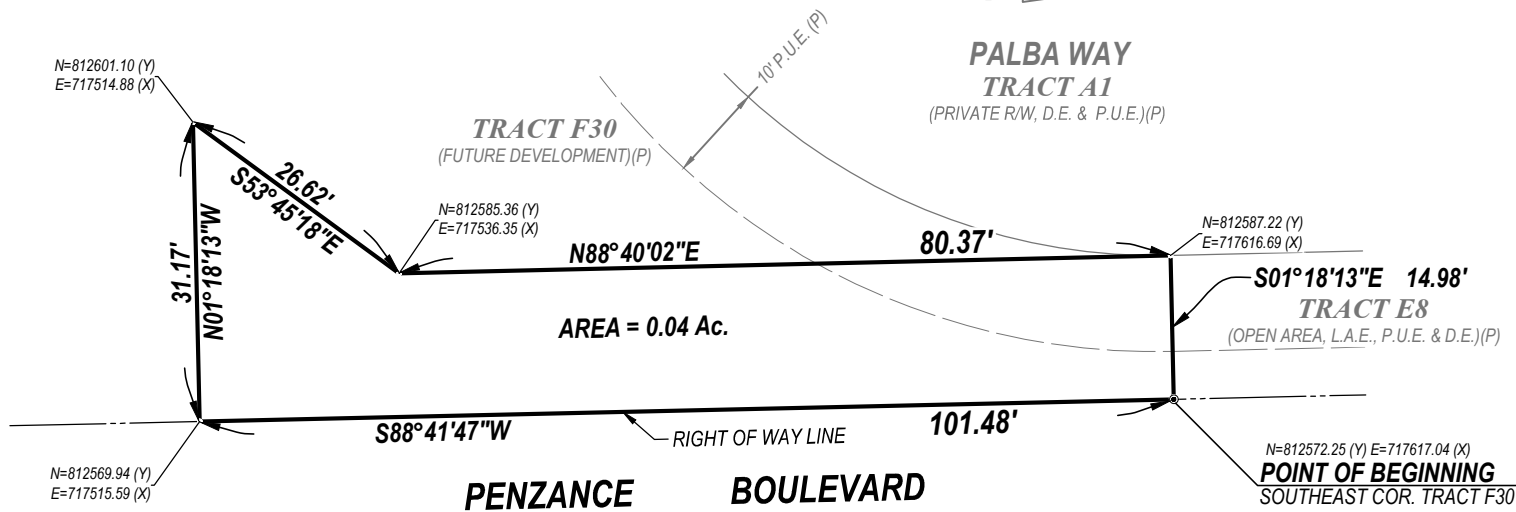
\_\_\_\_\_  
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

L:\22168 - Paseo CDD\SURVEYING\SKETCH\22168SK03.doc

SE 1/4  
SECTION 9  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST

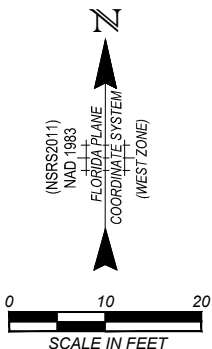
"PASEO, PHASE 1"

(INST No. 2006000162884, L.C.R.)



NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
- D.E. - DENOTES DRAINAGE EASEMENT.
- INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- L.A.E. - DENOTES LAKE ACCESS EASEMENT.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
- (P) - DENOTES PLAT.
- PG. - DENOTES PAGE.
- P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT F30 TO BEAR S88°41'47"W, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884,, LEE COUNTY RECORDS.
- DESCRIPTION IS ATTACHED.



**THIS IS NOT A SURVEY**

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND  
LYING IN THE PLAT OF  
**PASEO,  
PHASE I**  
INST. No. 2006000162884,  
LEE COUNTY RECORDS  
A SUBDIVISION  
LYING IN SECTIONS 9 AND 10,  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST,  
CITY OF FORT MYERS,  
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	22168S003.DWG
LAYOUT	2
LOCATION	J:\22168DWG\SURVEYING\SKETCH
PLOT DATE	THU: 2-13-2025 - 12:14 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=20'
FIELD BOOK	

PLAN REVISIONS


STRAP NUMBERS


SKETCH TO  
ACCOMPANY  
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22168 9-45-25	2 OF 2

**DESCRIPTION**

Parcel in  
Section 9, Township 45 South, Range 25 East  
City of Fort Myers, Lee County, Florida

A tract or parcel of land being a portion of LOT 1 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows

COMMENCING at the center line intersection of BIBIANA WAY and ROSALINDA COURT of said record plat run N54°15'58"W along the center line of said ROSALINDA COURT for 46.60 feet; thence run S35°44'02"W for 25.00 feet to an intersection with the Easterly line of said LOT 1 and the POINT OF BEGINNING.

From said Point of Beginning run along the Easterly line of said LOT 1 the following courses: S54°15'58"E for 1.37 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 25.00 feet (delta 88°13'37") (chord bearing S10°09'09"E) (chord 34.80 feet) for 38.50 feet to a point of reverse curvature and Southwesterly along an arc of a curve to the left of radius 1,591.00 feet (delta 00°11'46") (chord bearing S33°51'47"W) (chord 5.44 feet) for 5.44 feet; thence run N56°14'06"W along a non-tangent line for 13.07 feet; thence run N06°42'50"W for 9.16 feet; thence run N06°58'47"E for 15.16 feet; thence run N35°44'02"E for 10.06 feet to the POINT OF BEGINNING.

Containing 0.01 acres, more or less.

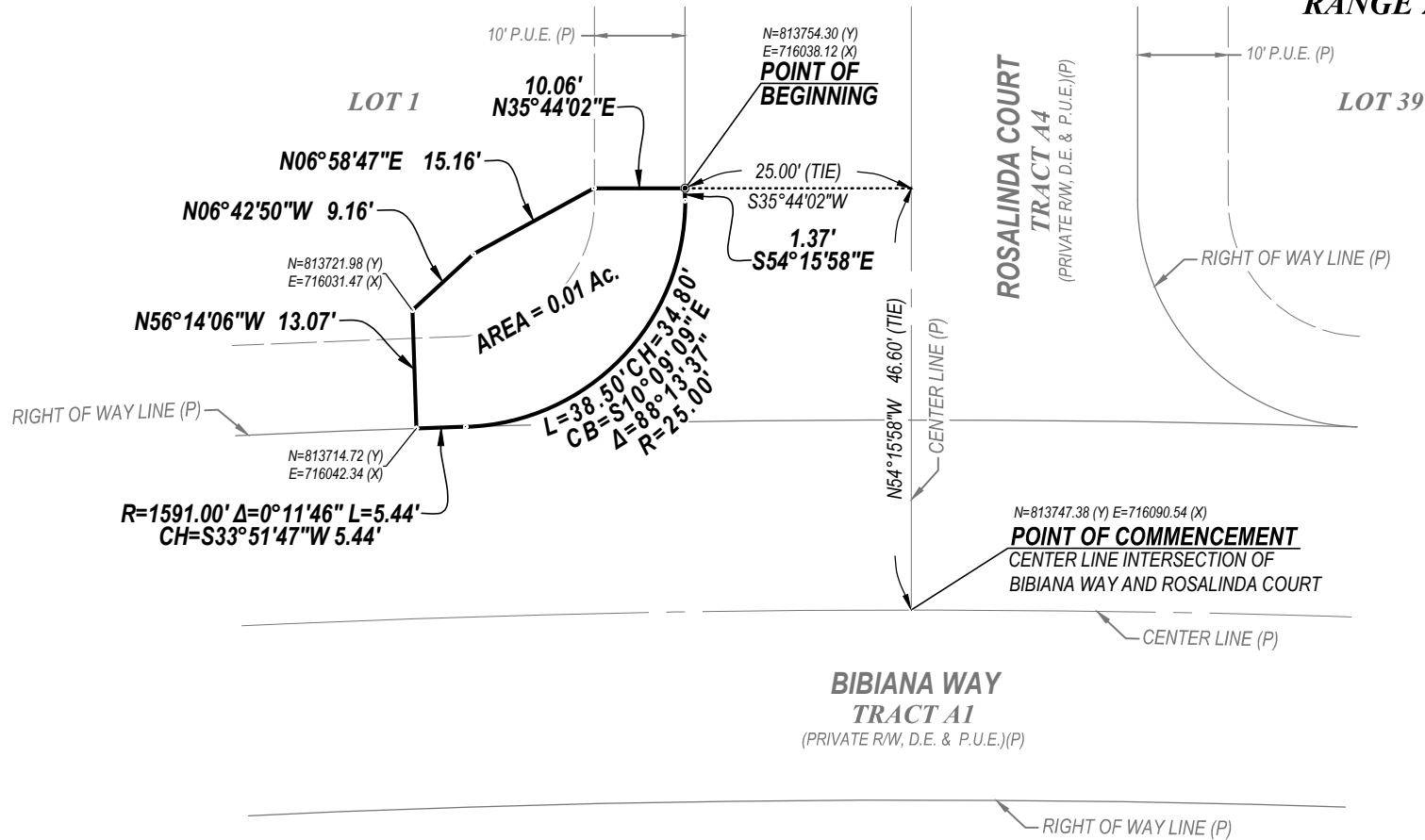
Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the center line of said ROSALINDA COURT to bear N54°15'58"W.

---

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

"PASEO, PHASE 1"  
(INST No. 2006000162884, L.C.R.)

SW 1/4  
SECTION 9  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST



PREPARED FOR  
**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND  
LYING IN THE PLAT OF  
**PASEO,  
PHASE I**  
INST. No. 2006000162884,  
LEE COUNTY RECORDS  
A SUBDIVISION  
LYING IN SECTIONS 9 AND 10,  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST,  
CITY OF FORT MYERS,  
LEE COUNTY, FLORIDA

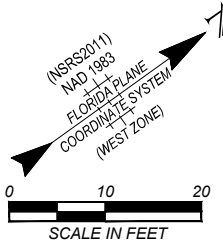
PROJECT SURVEYOR  
  
NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

FILE NAME	22188SK04.DWG
LAYOUT	2
LOCATION	J:\22188DWG\SURVEYING\SKETCH
PLOT DATE	THU: 2-13-2025 - 12:12 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=20'
FIELD BOOK	

PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO  
ACCOMPANY  
DESCRIPTION  
PROJECT / FILE NO. 22188  
9-45-25 SHEET NUMBER  
**2 OF 2**

- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
  - D.E. - DENOTES DRAINAGE EASEMENT.
  - INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - L.A.E. - DENOTES LAKE ACCESS EASEMENT.
  - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
  - (P) - DENOTES PLAT.
  - PG. - DENOTES PAGE.
  - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE CENTER LINE OF ROSALINDA COURT TO BEAR N54°15'58"W, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884,, LEE COUNTY RECORDS.
  - DESCRIPTION IS ATTACHED.



**THIS IS NOT A SURVEY**

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949  
DATE SIGNED:  
  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**DESCRIPTION**

Parcel in  
Section 9, Township 45 South, Range 25 East  
City of Fort Myers, Lee County, Florida

A tract or parcel of land being a portion of LOT 39 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows

COMMENCING at the center line intersection of BIBIANA WAY and ROSALINDA COURT of said record plat run N54°15'58"W along the center line of said ROSALINDA COURT for 48.52 feet; thence run N35°44'02"E for 25.00 feet to an intersection with the Southerly line of said LOT 39 and the POINT OF BEGINNING.

From said Point of Beginning run N35°44'02"E for 10.00 feet; thence run N84°48'24"E for 7.03 feet; thence run N35°44'02"E for 8.21 feet; thence run N64°30'33"E for 29.81 feet; thence run S51°37'05"E for 9.58 feet to a point on a non-tangent curve and an intersection with said Southerly line of LOT 39; thence run along the Southerly line of said LOT 39 the following courses: Southwesterly along an arc of a curve to the left of radius 1,591.00 feet (delta 00°52'29") (chord bearing S37°56'40"W) (chord 24.29 feet) for 24.29 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 25.00 feet (delta 88°13'37") (chord bearing S81°37'14"W) (chord 34.80 feet) for 38.50 feet and N54°15'58"W for 3.30 feet to the POINT OF BEGINNING.

Containing 0.02 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the center line of said ROSALINDA COURT to bear N54°15'58"W.

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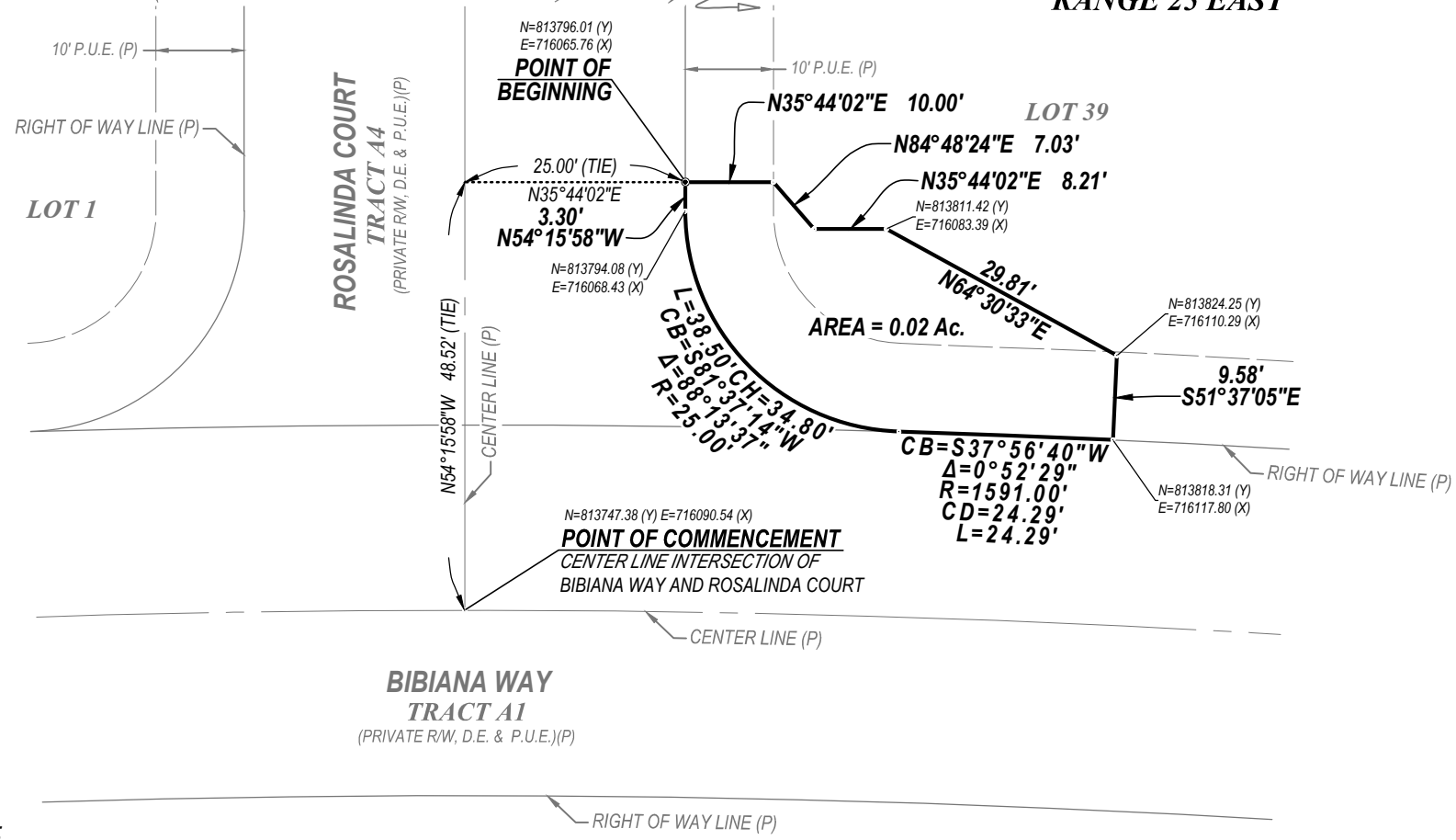
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949



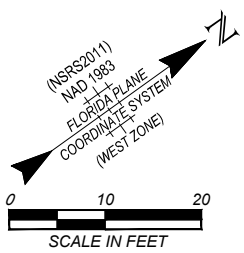
SW 1/4  
**SECTION 9**  
**TOWNSHIP 45 SOUTH,**  
**RANGE 25 EAST**

**"PASEO, PHASE 1"**

(INST No. 2006000162884, L.C.R.)



- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
  - D.E. - DENOTES DRAINAGE EASEMENT.
  - INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - L.A.E. - DENOTES LAKE ACCESS EASEMENT.
  - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
  - (P) - DENOTES PLAT.
  - PG. - DENOTES PAGE.
  - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE CENTER LINE OF ROSALINDA COURT TO BEAR N54°15'58"W, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884,, LEE COUNTY RECORDS.
  - DESCRIPTION IS ATTACHED.



**THIS IS NOT A SURVEY**

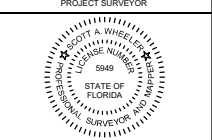
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED FOR  
**PASEO**  
COMMUNITY DEVELOPMENT DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF  
**PASEO, PHASE I**  
INST. No. 2006000162884,  
LEE COUNTY RECORDS  
A SUBDIVISION LYING IN SECTIONS 9 AND 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA  
PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	221688K05.DWG
LAYOUT	2
LOCATION	J:\22168DWG\SURVEYING\SKETCH
PLOT DATE	THU 2-13-2025 - 12:22 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=20'
FIELD BOOK	

PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

**DESCRIPTION**

Parcel in  
Section 9, Township 45 South, Range 25 East  
City of Fort Myers, Lee County, Florida

A tract or parcel of land being a portion of TRACT F29 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows

COMMENCING at the center line intersection of HERMINIA STREET and PASEO GRANDE BOULEVARD of said record plat run S01°19'58"E along the center line of said PASEO GRANDE BOULEVARD for 58.14 feet; thence run S88°40'02"W for 38.19 feet to an intersection with the Easterly line of said TRACT F29 and the POINT OF BEGINNING.

From said Point of Beginning run along said Easterly line of said TRACT F29 the following courses: Southerly along an arc of a curve to the right of radius 322.00 feet (delta 11°02'39") (chord bearing S13°25'52"W) (chord 61.97 feet) for 62.07 feet to a point of reverse curvature and Southerly along an arc of a curve to the left of radius 206.00 feet (delta 01°41'40") (chord bearing S18°06'22"W) (chord 6.09 feet) for 6.09 feet; thence run S88°40'02"W along a non-tangent line for 10.69 feet; thence run N01°19'58"W for 61.62 feet; thence run N45°16'52"W for 17.49 feet; thence run N08°15'18"W for 16.80 feet; thence run N11°21'40"E for 12.21 feet to an intersection with the Northerly line of said TRACT F29; thence run along said Northerly and Easterly line of said TRACT F29 the following courses: N88°40'02"E for 8.40 feet to a point of curvature and Southeasterly along an arc of a curve to the right of radius 32.00 feet (delta 99°14'31") (chord bearing S41°42'43"E) (chord 48.75 feet) for 55.43 feet to the POINT OF BEGINNING.

Containing 0.06 acres, more or less.

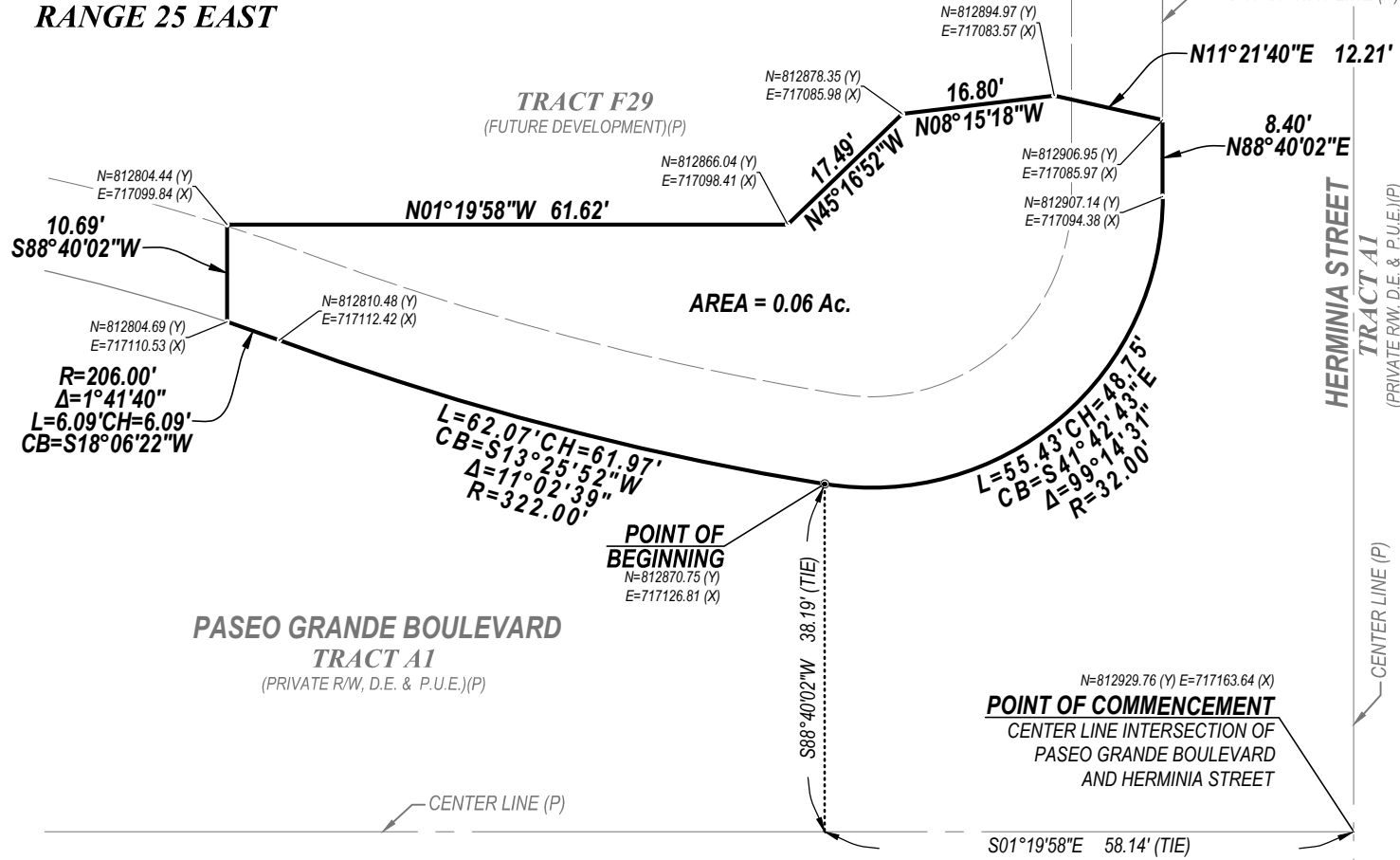
Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the center line of said PASEO GRANDE BOULEVARD to bear S01°19'58"E.

---

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

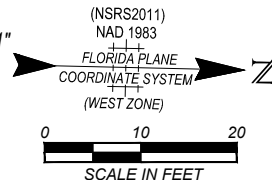
SE 1/4  
SECTION 9  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST

"PASEO, PHASE 1"  
(INST No. 2006000162884, L.C.R.)



NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
- D.E. - DENOTES DRAINAGE EASEMENT.
- INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- L.A.E. - DENOTES LAKE ACCESS EASEMENT.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
- (P) - DENOTES PLAT.
- PG. - DENOTES PAGE.
- P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE CENTER LINE OF PASEO GRANDE BOULEVARD TO BEAR S01°19'58"E, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884, LEE COUNTY RECORDS.
- DESCRIPTION IS ATTACHED.



**THIS IS NOT A SURVEY**

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

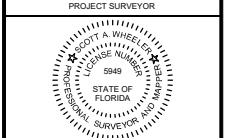
DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Barraco**  
and Associates, Inc.  
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2271 MCGREGOR BLVD., SUITE 100  
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FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FORT MYERS | PANAMA CITY BEACH  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR  
**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND  
LYING IN THE PLAT OF  
**PASEO,  
PHASE I**  
INST. No. 2006000162884,  
LEE COUNTY RECORDS  
A SUBDIVISION  
LYING IN SECTIONS 9 AND 10,  
TOWNSHIP 45 SOUTH,  
RANGE 25 EAST,  
CITY OF FORT MYERS,  
LEE COUNTY, FLORIDA



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	221688R06.DWG
LAYOUT	2
LOCATION	JJ22168DWGSURVEYINGSKETCH
PLOT DATE	THU 2-13-2025 - 12:08 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	02-13-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=20'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO  
ACCOMPANY  
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22168 9-45-25	<b>2 OF 2</b>

**DESCRIPTION**

Parcel in  
Section 9, Township 45 South, Range 25 East  
City of Fort Myers, Lee County, Florida

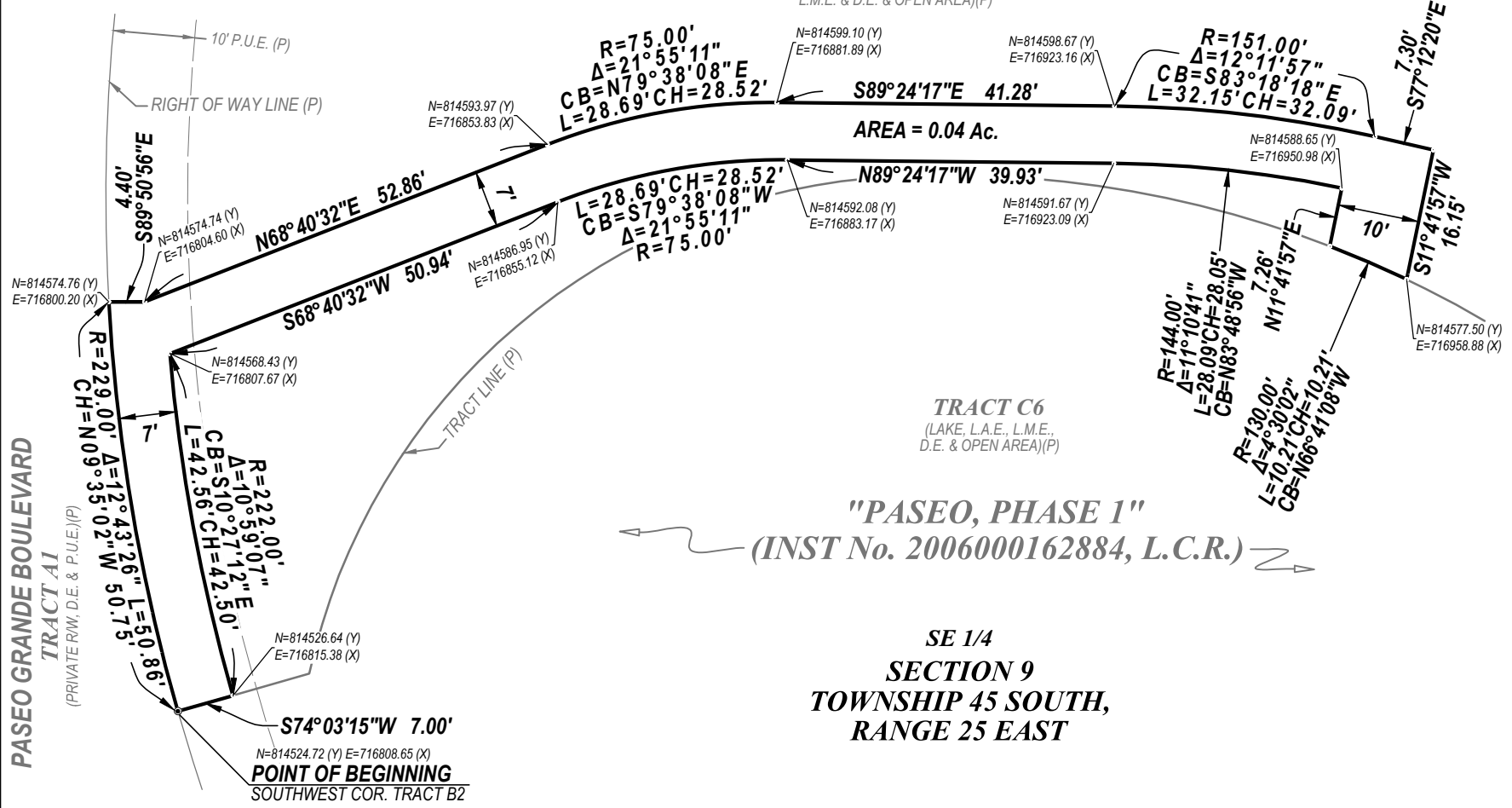
A tract or parcel of land being a portion of TRACT B2 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows

BEGINNING at the Southwest corner of said TRACT B2 run Northerly along the Westerly line of said TRACT B2 along an arc of a curve to the right of radius 229.00 feet (delta 12°43'26") (chord bearing N09°35'02"W) (chord 50.75 feet) for 50.86 feet; thence run S89°50'56"E along a non-tangent line for 4.40 feet; thence run N68°40'32"E for 52.86 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 75.00 feet (delta 21°55'11") (chord bearing N79°38'08"E) (chord 28.52 feet) for 28.69 feet to a point of tangency; thence run S89°24'17"E for 41.28 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 151.00 feet (delta 12°11'57") (chord bearing S83°18'18"E) (chord 32.09 feet) for 32.15 feet to a point of tangency; thence run S77°12'20"E for 7.30 feet; thence run S11°41'57"W for 16.15 feet to a point on a non-tangent curve and an intersection with the Southerly line of said TRACT B2; thence run Westerly along said Southerly line of said TRACT B2 along an arc of a curve to the left of radius 130.00 feet (delta 04°30'02") (chord bearing N66°41'08"W) (chord 10.21 feet) for 10.21 feet; thence run N11°41'57"E along a non-tangent line for 7.26 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 144.00 feet (delta 11°10'41") (chord bearing N83°48'56"W) (chord 28.05 feet) for 28.09 feet to a point of tangency; thence run N89°24'17"W for 39.93 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 75.00 feet (delta 21°55'11") (chord bearing S79°38'08"W) (chord 28.52 feet) for 28.69 feet to a point of tangency; thence run S68°40'32"W for 50.94 feet to a point on a non-tangent curve; thence run Southerly along an arc of a curve to the left of radius 222.00 feet (delta 10°59'07") (chord bearing S10°27'12"E) (chord 42.50 feet) for 42.56 feet to an intersection with the Southerly line of said TRACT B2; thence run S74°03'15"W along said Southerly line of said TRACT B2 for 7.00 feet to the POINT OF BEGINNING.  
Containing 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the Southerly line of said TRACT B2 to bear S74°03'15"W.

\_\_\_\_\_  
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

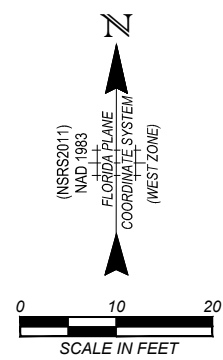
PASEO GRANDE BOULEVARD  
TRACT A1  
(PRIVATE R/W, D.E. & P.U.E.)(P)



**"PASEO, PHASE 1"**  
(INST No. 2006000162884, L.C.R.)

SE 1/4  
**SECTION 9**  
**TOWNSHIP 45 SOUTH,**  
**RANGE 25 EAST**

- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
  - D.E. - DENOTES DRAINAGE EASEMENT.
  - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - L.A.E. - DENOTES LAKE ACCESS EASEMENT.
  - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
  - (P) - DENOTES PLAT.
  - PG. - DENOTES PAGE.
  - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT B2 TO BEAR S74°03'15"W, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884,, LEE COUNTY RECORDS.
  - DESCRIPTION IS ATTACHED.



**THIS IS NOT A SURVEY**

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

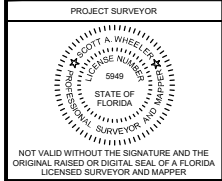
DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

PREPARED FOR  
**PASEO**  
COMMUNITY DEVELOPMENT DISTRICT  
9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912  
PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF  
**PASEO, PHASE I**  
INST. No. 2006000162884,  
LEE COUNTY RECORDS  
A SUBDIVISION LYING IN SECTIONS 9 AND 10, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA



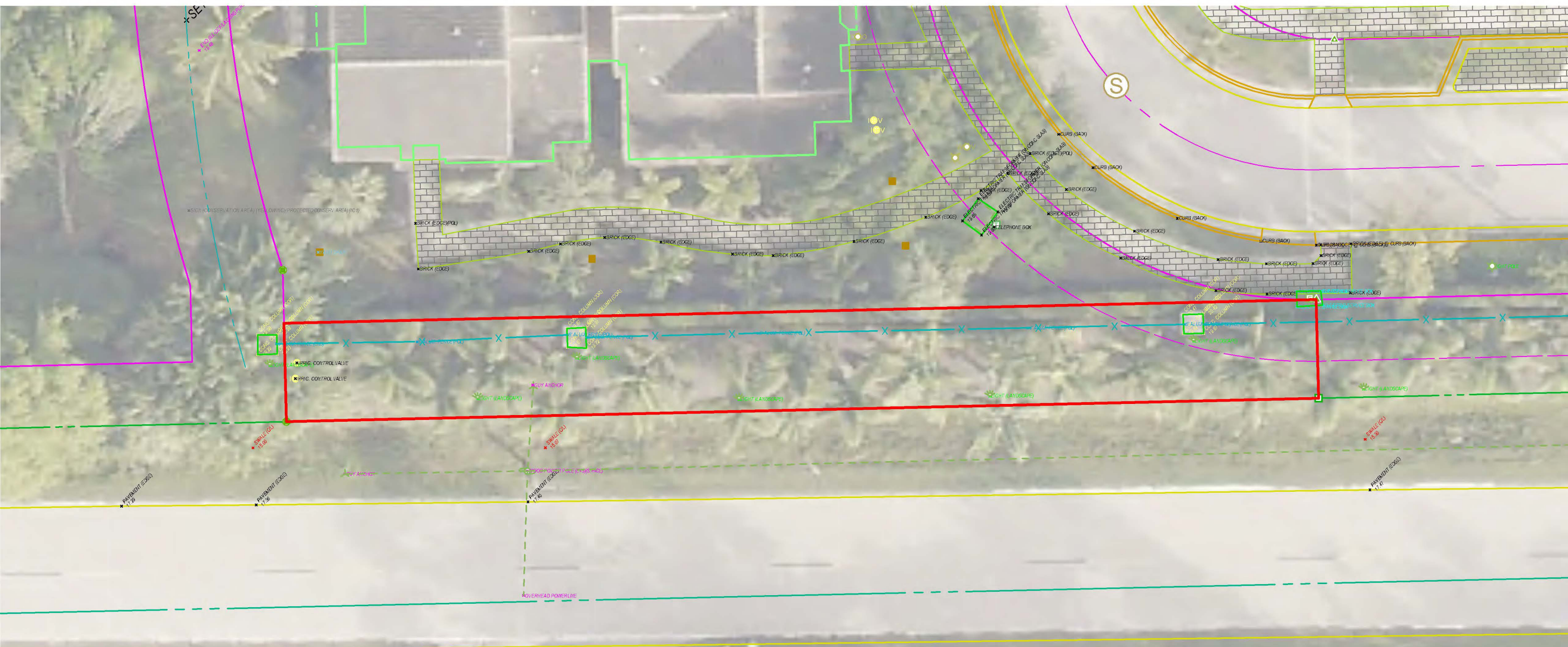
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE NAME	22168SK07.DWG
LAYOUT	2
LOCATION	JJ22168DWGSURVEYINGSKETCH
PLOT DATE	THU 2-13-2025 - 12:08 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=20'
FIELD BOOK	

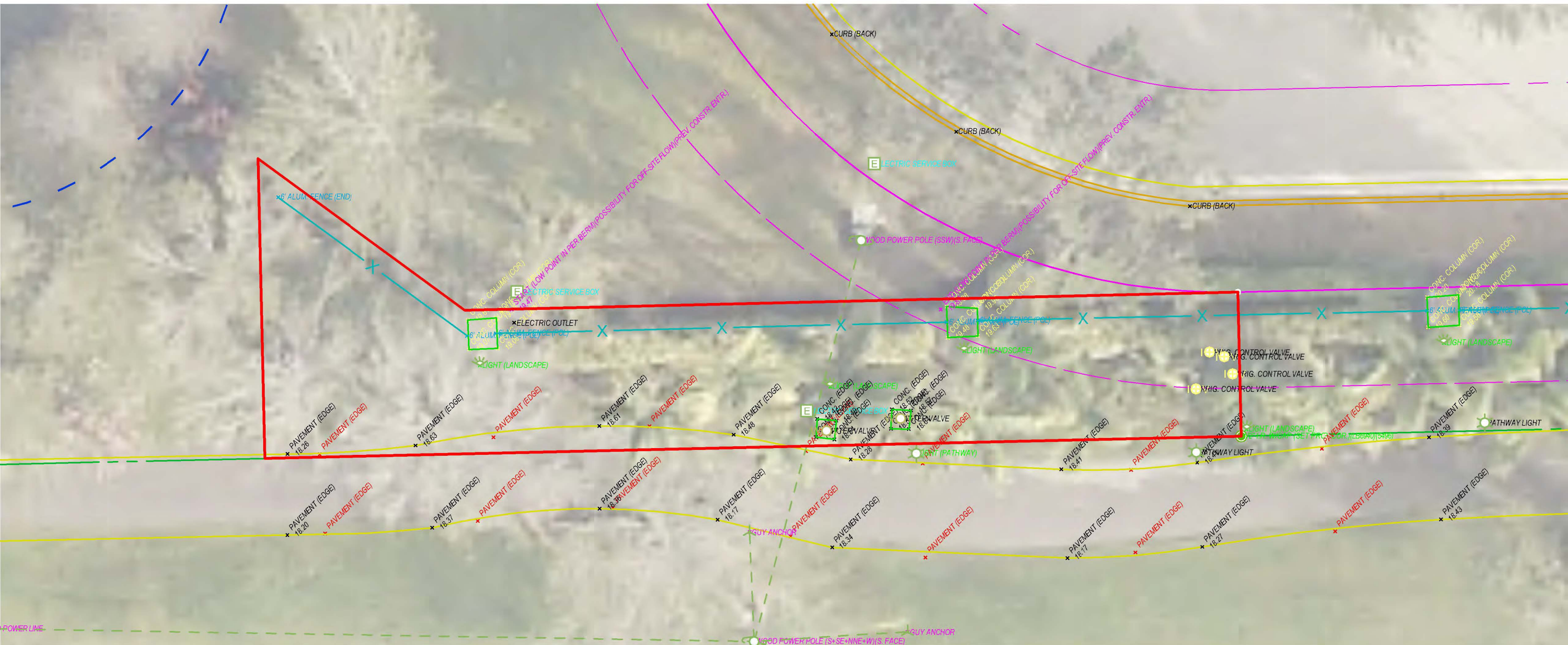
PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22168 9-45-25	2 OF 2













WALK BOSS

FACE OF WALK

FACE OF WALK

FACE OF WALK @ CURB (SIDE)

FACE OF WALK (S)

FACE OF WALK @ CURB (SIDE)

FACE OF WALK (PT)

WALK BOSS

FACE OF WALK

FACE OF WALK

WALK BOSS

FACE OF WALK

FACE OF WALK

FACE OF WALK

FACE OF WALK

WALK BOSS

FACE OF WALK

FACE OF WALK

FACE OF WALK

FACE OF WALK



\*BRICK PAVEMENT WALK @ CURB (BACK)

\*BRICK PAVEMENT WALK @ CURB (BACK)

\*PAVERS SETTLING (3.0X3.0 @ 1/2 WALK)

\*FACE OF WALK

\*BACK OF WALK

\*FACE OF WALK (CONTINUES)

\*BACK OF WALK

\*BACK OF WALK (PI)

\*BRICK PAVEMENT WALK @ CURB (BEFORE WALK (PI))

\*BRICK PAVEMENT WALK @ CURB (BEFORE WALK (PI))

\*BACK OF WALK (PI)

\*PAVERS SEPARATING (END)

\*FACE OF WALK

\*BACK OF WALK

\*PAVERS SEPARATING (START 20 WIDE)

\*BACK OF WALK

\*FACE OF WALK

\*END (@ PIER FEATURE)(2)

# Tab 4



# Proposal

RUSS BERNER CONSTRUCTION, INC.  
13800 Orange River Blvd.  
Fort Myers, Fl 33905  
Telephone (239) 694-5351  
estimates@russbernerconstruction.com

Date
2/11/2025
Proposal #
9539

Name / Address
Barraco and Associates, Inc. 2271 McGregor Blvd. Suite 100 Fort Myers, FL 33901

Job Name/Location
Paseo Drive Paving Fort Myers, FL

We hereby submit specifications and estimates for:	Amount
<p>OPTION 1: 1,649 SF OF MILL &amp; RESURFACE Install and maintain MOT for project duration. Mill asphalt at a depth of 1.5". Dispose of millings off site. Apply tack coat per industry standards. Install S-III asphalt to a compacted thickness of 1.5".</p>	17,450.00
<p>OPTION 2: 7,365 SF OF MILL &amp; RESURFACE Install and maintain MOT for project duration. Mill asphalt at a depth of 1.5". Dispose of millings off site. Apply tack coat per industry standards. Install S-III asphalt to a compacted thickness of 1.5".</p>	28,600.00
<p>OPTION 3: 13,623 SF OF MILL &amp; RESURFACE Install and maintain MOT for project duration. Mill asphalt at a depth of 1.5". Dispose of millings off site. Apply tack coat per industry standards. Install S-III asphalt to a compacted thickness of 1.5".</p>	35,600.00

We proposed hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Payment to be made as follows: In draws upon request and/or in full upon completion.  
Any alteration or deviation from above specifications involving extra costs will be executed only on written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Finance Charge: 1 1/2 % per month yielding an annual percentage of 18% will be charged on all past due accounts, plus cost of collection, if necessary, including a reasonable attorney fee.

Respectfully submitted: \_\_\_\_\_  
Note: This proposal may be withdrawn if not accepted within 30 days

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_



# Proposal

RUSS BERNER CONSTRUCTION, INC.  
13800 Orange River Blvd.  
Fort Myers, Fl 33905  
Telephone (239) 694-5351  
estimates@russbernerconstruction.com

Date
2/11/2025
Proposal #
9539

Name / Address
Barraco and Associates, Inc. 2271 McGregor Blvd. Suite 100 Fort Myers, FL 33901

Job Name/Location
Paseo Drive Paving Fort Myers, FL

We hereby submit specifications and estimates for:

Amount

PAVEMENT MARKINGS  
 STRIPING: One coat of paint on final lift of asphalt:  
 30 24" Painted Stop Bar  
 37 Painted Crosswalk

\*Excludes anything not specified in above scope of work\*

8,500.00

We proposed hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: **\$90,150.00**

Payment to be made as follows: In draws upon request and/or in full upon completion.  
Any alteration or deviation from above specifications involving extra costs will be executed only on written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

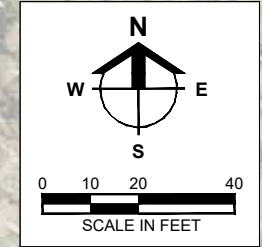
Finance Charge: 1 ½ % per month yielding an annual percentage of 18% will be charged on all past due accounts, plus cost of collection, if necessary, including a reasonable attorney fee.

Respectfully submitted: \_\_\_\_\_  
Note: This proposal may be withdrawn if not accepted within 30 days

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_



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

[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS  
AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
COPYRIGHT 2025, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 22051\_PASEO\_DRIVE\_EXHIBIT\_2025-02-03  
LOCATION: J:\22051\DWG\EXHIBITS\CDD\1  
PLOT DATE: MON. 2-3-2025 - 9:46 AM  
PLOT BY: DILLONRISNER

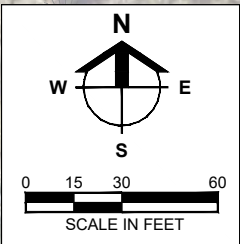
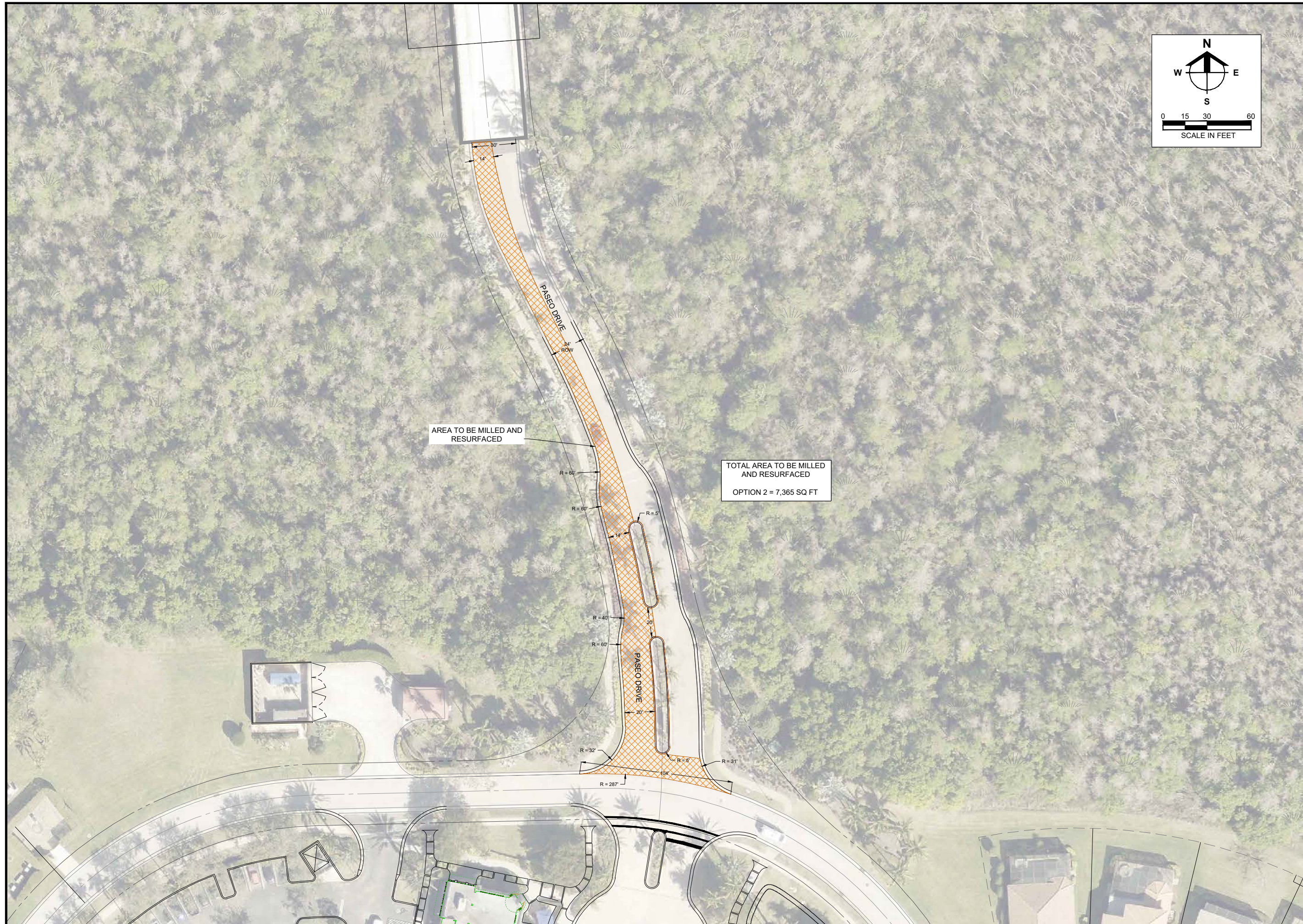
CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

PLAN STATUS

EXHIBIT ONLY  
NOT FOR CONSTRUCTION

PROJECT / FILE NO.	SHEET NUMBER
<b>22051</b>	<b>EXHIBIT 1</b>



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
[www.barraco.net](http://www.barraco.net)  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FORT MYERS | PANAMA CITY BEACH  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

# PASEO

COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

# PASEO

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
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FILE NAME: 22051\_PASEO\_DRIVE\_EXHIBIT\_2025-02-03  
LOCATION: J:\22051\DWG\EXHIBITS\CDD\1  
PLOT DATE: MON. 2-3-2025 - 9:46 AM  
PLOT BY: DILLONRISNER

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

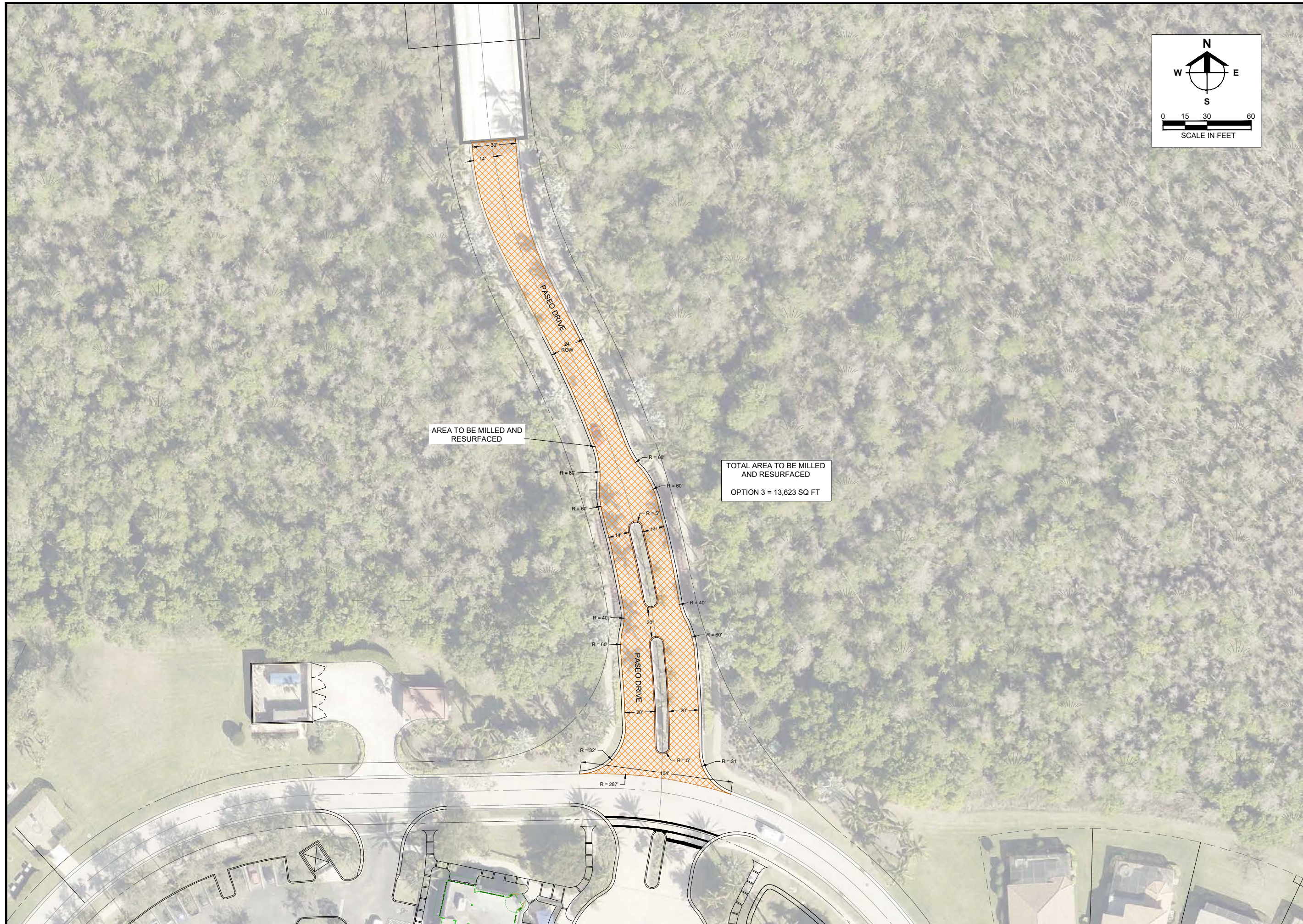
NO.	DESCRIPTION

PLAN STATUS

EXHIBIT ONLY  
NOT FOR CONSTRUCTION

PROJECT / FILE NO.	SHEET NUMBER
<b>22051</b>	<b>EXHIBIT 2</b>





PREPARED FOR

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
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FILE NAME: 22051\_PASEO\_DRIVE\_EXHIBIT\_2025-02-03  
LOCATION: J:\22051\DWG\EXHIBITS\CDD\1  
PLOT DATE: MON. 2-3-2025 - 9:47 AM  
PLOT BY: DILLONRISNER

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT ONLY  
NOT FOR CONSTRUCTION

# Tab 5

<b>Southeast Spreading Company, LLC</b>	
6089 Janes Lane Naples FL 34109	
Phone #	Fax #
239-332-2595	239-332-2852



Estimate	
Date	Estimate #
7/31/2024	24971
Please provide sales tax exemption certificate upon acceptance of estimate. (if applicable)	

Customer/Client Name / Address
Rizzetta & Company in Company of Paseo CDD 3424 Colwell Avenue, Suite 200 Tampa, Florida 33614

Ship To
Paseo CDD 8346 Esplanza Street Fort Myers, Florida 33912
R      RW

Provide PO # if applicable	Terms	Project Name/Description	Additional Job Name/Information
	Net 30	Paseo CDD	2025 Mulch Installation

Description	Qty	Rate	Total
Paseo CDD - Spring 2025 Refresh (light Application)*** 3cu ft. Bag Coco Brown			
Esperanza Common Area Section = 1,200 Bags			
Common Area tree rings/utility areas/monuments/cul de sacs/other misc. common areas = 1,632 Bags			
Entrance / Perimeter Wall = 1,200 Bags			
3 cu ft Mulch Installed	4,032	5.08	20,482.56

PLEASE NOTE: THE ABOVE PRICING IS ONLY VALID FOR 7 DAYS Thank you for your business! Please sign and fax/email proposal back to (239)332-2852 or shane@southeastspreading.com	<b>Subtotal</b>	\$20,482.56
	<b>Sales Tax (6.5%)</b>	\$0.00
	<b>Total</b>	<b>\$20,482.56</b>
APPROVAL & DATE		
Signature _____ Date _____		

# Tab 6

## PRESSURE WASHING BID COMPARISON

---

	Amount	Over/Under Current Contract
*Premier Pressure Washing	\$23,642.80	
Elite Painting and Design	\$97,945.00	(\$74,302.20)
Pro Clean	\$37,058.00	(\$13,415.20)
Rolling Suds	\$54,001.00	(\$30,358.20)
**Tim Amann Powerwashing	\$17,300.00	\$6,342.80

\*Current Vendor

\*\*Does not include sidewalks or roadside curbs/gutters

# ESTIMATE

Elite Painting and Design  
6730 Hickory Hammock Cir  
Bradenton, FL 34202-1741

elitepaintinganddesign@gmail.com  
+1 (941) 726-9685

## Bill to

ATTN: KARI L. HARDWICK  
Paseo CDD  
Paseo Grande Blvd  
Fort Myers, FL 33912  
United States

## Ship to

ATTN: KARI L. HARDWICK  
Paseo CDD  
Paseo Grande Blvd  
Fort Myers, FL 33912  
United States

## Estimate details

Estimate no.: 1324  
Estimate date: 02/12/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Pressure Washing</b>	Casa Grande Ln North Neighborhood - Pressure washing of CDD perimeter curb, entrance island curbs and roundabout curbs.	1	\$10,715.10	\$10,715.10
2.		<b>Pressure Washing</b>	Casa Grande Ln North Neighborhood - Pressure washing of CDD sidewalks.	1	\$13,814.49	\$13,814.49
3.		<b>Pressure Washing</b>	Neighborhood large center island - Pressure washing of CDD curbs.	1	\$2,497.33	\$2,497.33
4.		<b>Pressure Washing</b>	Neighborhood large center island - Pressure washing of CDD sidewalks.	1	\$6,765.23	\$6,765.23
5.		<b>Pressure Washing</b>	Main entrance - Pressure washing of CDD curbs.	1	\$1,371.55	\$1,371.55
6.		<b>Pressure Washing</b>	Main entrance - Pressure washing of CDD sidewalks.	1	\$1,368.19	\$1,368.19
7.		<b>Pressure Washing</b>	Main entrance - Pressure washing of CDD paver driveway and parking.	1	\$3,438.84	\$3,438.84
8.		<b>Pressure Washing</b>	East side - Pressure washing of total CDD curbs including condos and neighborhoods.	1	\$14,435.00	\$14,435.00
9.		<b>Pressure Washing</b>	East side - Pressure washing of total CDD sidewalks including commons areas and neighborhoods.	1	\$3,705.03	\$3,705.03

10.	<b>Pressure Washing</b>	West side - Pressure washing of total CDD curbs including condos and neighborhoods.	1	\$15,581.16	\$15,581.16
11.	<b>Pressure Washing</b>	West side - Pressure washing of total CDD sidewalks including commons areas and neighborhoods.	1	\$3,795.23	\$3,795.23
12.	<b>Pressure Washing</b>	Pressure washing of CDD common area parking spots throughout East and West sides.	1	\$15,163.73	\$15,163.73
13.	<b>Pressure Washing</b>	Pressure washing of CDD 36 paver cross walks and concrete edging of paver crosswalks throughout community.	1	\$2,251.06	\$2,251.06
14.	<b>Pressure Washing</b>	Pressure washing of CDD paver roundabouts and concrete edges of roundabout pavers on east and west side of main center island of community.	1	\$3,043.06	\$3,043.06
<b>Total</b>					<b>\$97,945.00</b>

Accepted date

Accepted by

Accept

Decline

Date: Feb 5, 2025  
No. 7589

# Estimate

## ProClean

(941) 271-0542 Office  
nate@procleaneverything.com



### Presented To:

Paseo (Fort Myers)  
Kari Hardwick  
11611 Paseo Grande Boulevard  
Fort Myers, FL 33912  
239-936-0913 Ext. 0299 Business  
khardwick@rizzetta.com

Date of Est.	Description of Service	Amount
Feb 5, 2025	<b>(Paseo CDD Highlighted) Sidewalks/ Walkways Surface Cleaning &amp; Algaecide Treatment</b>	\$19,750.00
	<b>(Paseo CDD Highlighted) Community Street Gutter/Curbing Surface Cleaning &amp; Algaecide Treatment</b>	\$7,575.00
	<b>Entry Guard House Roof Soft-Wash (Preventative Algaecide Treatment Method)</b>	
	<b>(2 Additional Community Street Gutters Both Sides) (NO Sidewalks): 54,074 ft Street Gutters (.18 per ft)</b>	\$9,733.00

Total

Thank you for allowing us the opportunity to present our service to you!







Rolling Suds & Paseo CDD Partnership

# HISTORY



Rolling Suds is a respected, family-owned company with a **30-year legacy** of delivering outstanding **power washing services** to homeowners, property owners, and businesses.

In 2022, we expanded our reach through franchising, and now proudly serve communities with over **200 locally owned and operated locations** across the United States.

Rolling Suds of Naples – Fort Myers opened in 2023 and has serviced hundreds of local customers and communities including:

- The Ritz Carlton Naples
- Waterside Shops
- Ave Maria
- RSW Airport



# PROPRIETARY SOLUTION & TRUCKS



Over the past three decades, Rolling Suds has meticulously developed and perfected our **proprietary cleaning formula**. This advanced solution is scientifically engineered to make dirt and grime removal faster and more efficient, all while being **safe for families, pets, and the environment**.



Our Rolling Suds trucks are crafted and assembled in-house, featuring a **unique design unlike any other**. Equipped with all necessary water and equipment onboard, our trucks offer a **safer, faster, and more cost-effective solution for our customers**.



## Reference List

- Bob Heiderman - President of Board Classics at Lely  
(414) 530-9508 - [robertheiderman@msn.com](mailto:robertheiderman@msn.com)
- Allyson Holland - District Manager Ave Maria  
239-867-4322 - [aholland@sdsinc.org](mailto:aholland@sdsinc.org)
- Joe DiSabantonio - President of Board - Bradford Lakes  
585-738-5454 - [joe@spsidealsolutions.com](mailto:joe@spsidealsolutions.com)





**Erik Howe**

Owner



**(239) 284-2982**



**ERIK.HOWE@ROLLINGSUDS.COM**





# ESTIMATE

Rolling Suds Power Washing Naples & Ft. Myers

3673 Exchange Ave #4  
 Naples, FL 34104, USA  
 Erik.Howe@rollingsuds.com  
 (239) 510-9490

**Estimate #**  
**Date**  
**Total**

1158  
 Mon Feb 03, 2025  
 \$54,001.00

**Prepared For:**

Kari Hardwick Rizzetta & Company  
 11611 Paseo Grande Blvd Unit 206  
 Fort Myers, Florida 33912  
 (239) 936-0913  
 khardwick@rizzetta.com

**Service Location:**

Description	QTY	Price	Amount
<p><b>Community Sidewalk</b>            Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your sidewalks using our powerful but safe surface cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed.</p>	1.00	\$13,681.00	\$13,681.00
<p><b>Parking Cutouts</b>            Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your parking cutouts using our powerful but safe surface cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed.</p>	138.00	\$60.00	\$8,280.00
<p><b>Paver Roundabouts &amp; Front Entrance</b>            Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your surfaces using our powerful but safe cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed. For pavers with sanded joints, please note that some sand will come out of the paver joints while being pressure cleaned.</p>	1.00	\$4,057.00	\$4,057.00

<p><b>Paver Walkways</b> We discussed this item with Tom &amp; Kari and Tom is going to get us a number of how many paver walkways cross the street so we can add this to the quote if you would like them cleaned.</p>	1.00	\$0.00	\$0.00
<p><b>Curbs and Street Gutters</b> Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your curbs and street gutters using our powerful but safe surface cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed.</p>	1.00	\$27,983.00	\$27,983.00
<p><b>Right to Match Lowest Quote</b> Rolling Suds would like the right to be able to match the lowest quote if provided to them and provide our 100% satisfaction guarantee.</p>	1.00	\$0.00	\$0.00
<p><b>Inflation Lock</b> Lock in your cost for an additional 2 years so you don't need to worry about managing an increasing budget line item for the next two years! We value relationships and want to make your life easier. Your property will also receive priority scheduling and a 10% discount on any supplemental jobs that may arise over the years. Any questions, just reach out and were happy to discuss this option. This inflation lock will begin in 2025. and will remain in full force until 2027. If either party seeks to terminate this agreement during the agreement period, the terminating party must provide a 30 day written notice to the other party prior to any work being scheduled. If you would like to skip a year of service, this must be communicated to Rolling Suds within 30 days of anticipated service - if this is not communicated there will be a 10% booking fee applied. Due to the environmental conditions of our region, any act of Force Majeure will automatically exempt your property from any penalty.</p>	1.00	\$0.00	\$0.00
		Sub total	\$54,001.00
		Total	\$54,001.00

**Terms:**

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

**Notes:**

**Thank you for your business**







# Quotation

**Tim Amann**  
Powerwashing, Painting, Home Repairs

Company Address

Date 2/19/2025

Tim Amann Pressure Cleaning  
6864 Abbott ST. FT Myers, FL. 33966  
Phone: 239-362-8176

Quotation # 3243197  
Customer ID [Bblandon@rizzetta.com](mailto:Bblandon@rizzetta.com)

Bill To: ATTN: Keri Hardwick

Quotation valid until: 5/30/2025  
Prepared by: Tim Amann

Comments or Special Instructions				
Quote includes all materials and labor for pressure cleaning parking cut outs including cut out curbs for the Paseo CDD No deposit required. Also including 2 roundabouts and all crosswalks along with guard gate pavers, gutters, gaurd gate building and curbs.				
Salesperson	P.O. Number	Estimated Start	Estimated Finish	Terms
T. Amann	N/A	TBD	4 weeks , weather permitting	50% unpon completion of 1/2 of work

Quantity	Description	Unit Price	Taxable?	Amount
	Parking cut outs and curbs			\$ 11,500.00
	Roundabouts and all crosswalks			\$ 3,000.00
	Gard Gate- pavers , curbs and guard building			\$ 2,800.00

If you have any questions concerning this quotation, please contact: **Tim Amann**  
PH: 239-3628176 email: [tapressurecleaning@gmail.com](mailto:tapressurecleaning@gmail.com)

Thank you for your business!

Subtotal	\$	17,300.00
Tax Rate		
Sales Tax	\$	-
Other		
<b>TOTAL</b>	<b>\$</b>	<b>17,300.00</b>

**Tab 7**

**Weiser Security Services, Inc.**  
**Account Work Order, version 0723 B**

12/05/24  
Date

01/03/25  
Effective Date

Fort Myers  
Branch

**BILLING INFO:**

Organization Name	Paseo CDD
Address1	9530 Marketplace Rd
Address2	Suite 206
City, State, Zip	Fort Myers, FL 33912
Acct's Payable Contact	Kari Hardwick
Phone # for AP Contact	239-916-0913
E-Mail For Billing	khardwick@rizzetta.com
Does Client Require an Invoice Portal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Site Code: 1090195  
 Phone: (239)916-0913  
 Phone: \_\_\_\_\_

\_\_\_\_\_  
 Joseph Carter  
**Account Owner assigned this client**

Post Address \_\_\_\_\_ Phone \_\_\_\_\_

Client Authorization _____	E-Mail _____	Phone _____
Position: _____		
Client Contact _____	E-Mail _____	Phone _____
Position: _____		

**SALES TAX & BILLING**

Sales Tax:  Exempt  Taxable

Lee \_\_\_\_\_ FL \_\_\_\_\_  
 County State Percent

Billing & Invoice Portal: \_\_\_\_\_  
 Special instructions: \_\_\_\_\_

**ACTION**

Change in account name, owners, property managers, etc. **Prior Name:** \_\_\_\_\_  Guard

New account  Sub-Contractor

Pay rate change  Permanent  Cyber

Bill rate change  Temporary

Permanent increase in HPW \_\_\_\_\_ HPW Increase

Permanent decrease in HPW \_\_\_\_\_ HPW Decrease

Temporary increase in HPW \_\_\_\_\_ HPW Increase

**WEISER EQUIPMENT REQUIRED**

Rain coats  Vehicle(s)  Gun belt(s)  Cell phone(s)  WeisGuard

Post weapon(s)  Tour system(s)  Computer/Ipad  Web Portal

**TEKWAVE - Web Portal Add - On**

	Amount	Built in or Billed Monthly?	Note: Enter zero if built-in
<input type="checkbox"/> Smart Tour/WeisGuard	\$ -		
<input type="checkbox"/> Visitor Managment	\$ _____	One Time start up cost.....	\$ _____
<input type="checkbox"/> Logistics Package	\$ -		
<input type="checkbox"/> Other	\$ -		

**Remote Monitoring / Cyber Startup Costs**

Amount to be billed..... \$ - How many month(s) \_\_\_\_\_

**Training Wage if not Minimum Wage** \_\_\_\_\_  
**How many OJT Hours were built in on the Rate Approval?** \_\_\_\_\_

Client Name

Paseo CDD

Site Code:

1090195

ADDITIONAL BILLING INFORMATION

If Retainer: Amount \_\_\_\_\_ Check No. \_\_\_\_\_

If Prepaid: Amount \_\_\_\_\_ Check No. \_\_\_\_\_

Purchase Order #: \_\_\_\_\_

Rebillable charges such as Golf Cart, car, etc?  
If so, what specifically is required?  
\_\_\_\_\_

Send source documents to client?  
If source documents are required, can client see pay rates?  Yes  No

Bill additional for Overtime?  
If, yes, what is the overtime Multiplier? \_\_\_\_\_ 1.48 times the standard bill rate.

Bill additional for Holidays?  
If yes, what is the holiday multiplier? \_\_\_\_\_ 1.48 times the standard bill rate.

Pay overtime for Holiday Pay?  
If yes, what is the holiday multiplier? 1.5? 2? \_\_\_\_\_ 1.48 times the standard pay rate.

ACA / Obama Care

How is ACA billed?  Billed separately  Built into the rate

How much per hour? \$ 0.47

HOURS & RATES:

**LIST FROM LOWEST PAY TO HIGHEST**

Position/Title	Billable HPW	Pay Rate	Bill Rates			Labor %
			Regular	Overtime	Holiday	
Guard 2	72.00	\$16.88	\$23.66	\$ 35.02	\$ 35.02	71.34%
Supervisor	40.00	\$17.94	\$25.13	\$ 37.19	\$ 37.19	71.39%
A Select from List	_____	_____	_____	\$ -	\$ -	#DIV/0!
A Select from List	_____	_____	_____	\$ -	\$ -	#DIV/0!
A Select from List	_____	_____	_____	\$ -	\$ -	#DIV/0!
A Select from I	_____	_____	_____	\$ -	\$ -	#DIV/0!
A Select from I	_____	_____	_____	\$ -	\$ -	#DIV/0!
Budgeted	112.00			24.1850		71.36%
Without OT		\$ 17.2586				72.52%
With Budgeted OT		\$ 17.5390	\$ 24.1850			
					<b>OT BUDGET</b>	3.25%

Market Segment \_\_\_\_\_ 67 - Residential

Do we have any other accounts in this city?  Yes  No

Client's fiscal year begins: \_\_\_\_\_ Date client prepares their budget: \_\_\_\_\_

Ron Allen  
Business Development Manager

12/05/24  
Date

Joseph Carter  
Managing Director

12/05/24  
Date

Sr. V.P. - COO.

Date



# Tab 8

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**PASEO  
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Paseo Community Development District was held on **Wednesday, January 22, 2025 at 10:00 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell	<b>Committee Member</b>
Deb Johnson	<b>Committee Member</b>
Kent Gammon	<b>Committee Member</b>
R. Chris Shimer	<b>Committee Member</b>
Ian Noy	<b>Committee Member</b>

Also present were:

Belinda Blandon	<b>Sr. District Manager, Rizzetta &amp; Company, Inc.</b>
Kari Hardwick	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and conducted the roll call.

**SECOND ORDER OF BUSINESS**

**Presentation of the Audit Proposal  
Instructions and Evaluation Criteria**

Ms. Blandon provided an overview of the audit proposal instructions and evaluation criteria, and recommended that the Board utilize the evaluation criteria including price so that there is a set fee for the audit up front. Mr. Noy suggested not including pricing in the evaluation criteria in order to not allow pricing to be the determining factor but further stated he was flexible in his opinion.



On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Committee Recommended the due date for Audit Services Proposals be set for March 17, 2025, at 3:00 p.m., Utilizing the Instructions and Evaluation Criteria to include price, for the Audit Committee of the Paseo Community Development District.

44  
45  
46  
47  
48

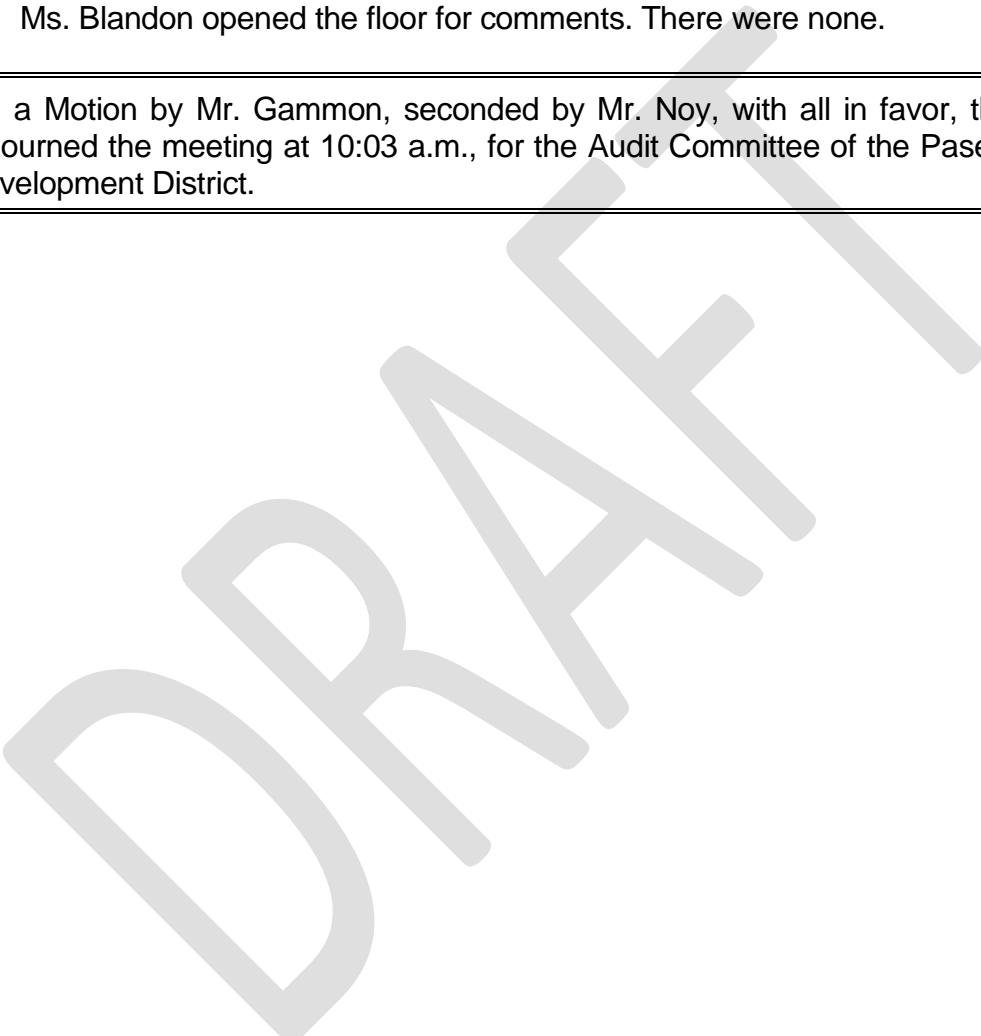
**THIRD ORDER OF BUSINESS**

**Comments/Adjournment**

Ms. Blandon opened the floor for comments. There were none.

On a Motion by Mr. Gammon, seconded by Mr. Noy, with all in favor, the Committee adjourned the meeting at 10:03 a.m., for the Audit Committee of the Paseo Community Development District.

49  
50



# Tab 9

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**PASEO  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, January 22, 2025 at 10:04 a.m.** at the Paseo Village Center, located at 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell	<b>Board Supervisor, Chairman</b>
Debra Johnson	<b>Board Supervisor, Vice Chair</b>
Kent Gammon	<b>Board Supervisor, Assistant Secretary</b>
R. Chris Shimer	<b>Board Supervisor, Assistant Secretary</b>
Ian Noy	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>Sr. District Manager, Rizzetta &amp; Company, Inc.</b>
Kari Hardwick	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel</b>
	<b>Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
John Fowler	<b>Landscape Inspection Services, Rizzetta &amp; Company, Inc.</b>
	<b>(via Teams)</b>
Frank Savage	<b>Barraco &amp; Associates, Inc.</b>
Evan Fay	<b>Pinnacle Landscapes</b>
Ted Galeano	<b>Pinnacle Landscapes</b>
Bailey Hill	<b>Solitude Lake Management</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Cabell opened the floor to audience comments.

Mr. Heather addressed the Board regarding increased hog activity, trapping, and fencing. He further asked for clarification regarding trees damaging infrastructure and who is responsible.

Mr. Hild addressed the Board regarding hog damage and the need for grub treatment

48 and fencing.

49

50 Mr. Buchinski addressed the Board regarding hog activity and damage, iron deposits  
51 on the Esperanza sign, and providing Zoom or video for meetings.

52

53 **THIRD ORDER OF BUSINESS**

**Staff Reports**

54

55 A. Landscape Inspection Services

56 Mr. Fowler provided a brief overview of the January 2025 Landscape  
57 Inspection Report highlighting items of concern. Mr. Cabell advised that  
58 Pinnacle has sent in their response addressing all items. Ms. Johnson  
59 advised that she is reviewing the sod proposals submitted. Mr. Cabell stated  
60 that West Penzance looks great; he thanked Pinnacle for their efforts. Mr.  
61 Shimer expressed the need to tidy up in the inside fence line along  
62 Penzance West.

63

64 Mr. Fowler provided an update regarding the status of the RFP for  
65 Landscape and Irrigation Maintenance; he advised that seven firms  
66 attended the mandatory pre bid meeting.

67

68 C. Landscape Liaison

69 Ms. Johnson reviewed the proposals she has executed since the last  
70 meeting. She advised that 549 Oak trees have been removed from the  
71 property through the four phases of tree removals and it's recommended to  
72 replace with Shady Lady. Ms. Johnson asked if the Board would like the  
73 property flagged for recommended replanting locations or if a map would  
74 be best. The Board asked for maps identifying locations for replacement  
75 trees. Ms. Johnson advised that she has held off on approving proposals  
76 for sod replacements so that the Board can discuss. The Board  
77 recommended moving forward with replacements that will not be affected  
78 by Phase 2 Condo construction. Ms. Johnson advised that Condo  
79 construction teams have left debris along the Penzance fence line between  
80 buildings 11 & 12, she asked that the Condo Association have these  
81 materials removed.

82

83 D. Condo Assoc. Liaison

84 Mr. Noy provided an update regarding the pressure washing meeting that  
85 was held onsite; he recommended that the District coordinate its pressure  
86 washing with the Condo Association. Mr. Noy advised that the Condo  
87 Association will be making a decision this week as to its contractor for the  
88 Phase 2 construction, he advised that the work could begin in February and  
89 the schedule will be dependent upon which contractor is selected. He  
90 further advised that a Project Manager will be hired for Phase 2.

91

92 Ms. Johnson reviewed the issues with the Phase 1 condo construction and  
93 asked staff to discuss this with the Condo Association in an effort to alleviate  
94 the concerns for Phase 2; she recommended setting parameters and

95 expectations. Mr. Cabell recommended putting the concerns in writing. Mr.  
96 Cohen recommended setting a pre construction meeting. Ms. Blandon  
97 advised that a workshop can be held prior to a Board of Supervisors  
98 Meeting. Mr. Shimer advised that better coordination is needed for Phase  
99 2. Mr. Noy recommended inviting the contractor to the workshop.

100  
101 E. Master Assoc. Liaison  
102 Ms. Johnson advised that she had no report.

103  
104 F. Chairman  
105 Mr. Cabell reviewed his report as emailed to the Board.

106  
107 Mr. Gammon provided an overview of the Presidents Council meeting; he  
108 advised the Council thanked the Board for taking on the hog trapping efforts.  
109 Mr. Gammon advised that there are concerns related to maintenance of the  
110 CDD property between homeowner property lines and the preserve; he  
111 asked that Pinnacle review.

112  
113 G. District Engineer  
114 Mr. Savage reviewed the report as provided in the agenda package and  
115 discussed the status of the fluid spill exhibit, and CDD assets on non CDD  
116 property. Mr. Cohen advised that the District is awaiting receipt of the  
117 exhibits related to the CDD assets. The Board directed the District Engineer  
118 to provide the legal descriptions and sketches related to the CDD assets  
119 project.

120  
121 Mr. Cabell inquired as to the status of the order of magnitude, or proposal,  
122 for the Berm work. Mr. Savage advised that it is in the works.

123  
124 Ms. Johnson inquired as to the status of the lake bank repairs. Mr. Savage  
125 advised that he can conduct an updated review of the banks and then bid  
126 out the work.

127  
128 Mr. Cabell inquired as to the Fluid Spill Exhibit. Mr. Savage advised that he  
129 would like to have another call with Staff to discuss.

130  
131 Mr. Savage reviewed the proposals received for the repaving of Paseo  
132 Drive from the bridge to Paseo Grande Boulevard and the striping needs.  
133

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Russ Berner Construction Proposal, Option 2 (7,365 SF of Mill and Resurface), Including Striping, Totaling \$37,100.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

134  
135 H. District Counsel

136 Mr. Cohen provided an update related to the litigation regarding the sale of  
137 land to the Master Association, he advised that the motion to dismiss was  
138 granted, allowing for an amended complaint by the plaintiff.

139  
140 Mr. Cohen advised that he has reviewed the indenture related to the transfer  
141 of excess bond funds; he advised the District cannot utilize the excess funds  
142 for the General Fund and the excess funds must be used to pay down debt  
143 service.

144  
145 I. District Manager

146 Ms. Blandon reviewed the District Manager report as contained within the  
147 agenda package and advised that the next meeting of the Board of  
148 Supervisors is scheduled for Wednesday, February 26, 2025 at 10:00 a.m.  
149 She further provided an overview of the current financial statements of the  
150 District. Ms. Blandon reminded the Board to ask questions regarding the  
151 landscape and irrigation RFP if they arise.

152  
153 Ms. Blandon introduced Ms. Bailey Hill of Solitude Lake Management; she  
154 advised that there is a concern related to midge flies at lake #2. Ms. Hill  
155 recommended sampling the lakes. Mr. Cabell asked for quotes for sampling  
156 of all lakes that do not contain fountains.

157  
158 **FOURTH ORDER OF BUSINESS**

**Consideration of Audit Committee  
Recommendation**

159  
160  
161 Ms. Blandon advised that the Audit Committee met prior to the onset of the Board of  
162 Supervisors meeting and has recommended that the Board move forward with the RFP,  
163 including pricing as an evaluation criteria.

164  
On a Motion by Mr. Gammon, seconded by Mr. Shimer, with all in favor, the Board Accepted the Recommendation of the Audit Committee and Directed Staff to Move Forward with the Audit RFP, as Presented, Including Pricie, for the Paseo Community Development District.

165  
166 **FIFTH ORDER OF BUSINESS**

**Discussion Regarding Hog Wild  
Bokeelia Insurance**

167  
168  
169 Mr. Cohen reviewed the insurances provided by Hog Wild Bokeelia and advised that  
170 his concern is the lack of Workers Compensation. Board discussion ensued regarding  
171 indemnification language contained within the contract.

172  
On a Motion by Mr. Cabell, seconded by Mr. Shimer, with all in favor, the Board Authorized Moving Forward with the Hog Trapping Contract with Hog Wild Bokeelia, Modifying the Contract to Fit the Insurance Provided by the Vendor, for the Paseo Community Development District.

173

174 **SIXTH ORDER OF BUSINESS**

**Consideration of Pinnacle Landscapes  
Proposal for Grub Prevention  
Treatment**

175  
176  
177

178 Ms. Johnson reviewed the proposal and asked Mr. Fay to confirm that treatment  
179 will be for all CDD areas. Mr Fay confirmed. Mr. Cabell discussed his concern with killing  
180 bad and good bugs; he further stated the treatment will not remediate the hog problem.  
181 Ms. Johnson advised that the grub treatment is a preventative treatment and in reviewing  
182 the IFIS recommendations, the application should be done between April and June, and  
183 every six months. She recommended having the proposal resubmitted in May. Mr. Cabell  
184 recommended placing the proposal on the February agenda after a determination is made  
185 regarding the Landscape and Irrigation Maintenance RFP. Mr. Fay confirmed that his  
186 pricing will increase if Pinnacle is not the landscape provider.

187

188 **SEVENTH ORDER OF BUSINESS**

**Consideration of Johnson Engineering  
Proposal for 2024-2025 WUP  
Compliance Monitoring**

189  
190  
191

192 Ms. Blandon reviewed the proposal submitted by Johnson Engineering and  
193 advised that there is an increase to the pricing this year. Board discussion ensued  
194 regarding the need for the Compliance Monitoring.

195

On a Motion by Ms. Johnson, seconded by Mr. Gammon, with all in favor, the Board Approved the Johnson Engineering Proposal for 2024-2025 Water Use Compliance Monitoring, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

196

197 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals Received  
in Response to the RFP for Tree  
Removals, Phase 4**

198  
199  
200

201 Ms. Blandon provided an overview of the proposals received from AmeriScape,  
202 GreatView Lawn Care, and Joshua Tree.

203

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the GreatView Lawn Care Proposal for Phase 4 Tree Removals, totaling \$4,950.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

204

205 **NINTH ORDER OF BUSINESS**

**Consideration of Spectrum  
Nightscapes Lighting Proposals**

206  
207

208 Ms. Hardwick advised that she requested the first proposal for lighting of the Royal  
209 Palms at the entrance of the community as it would be a great look to highlight the palms;  
210 she advised that Spectrum provided two options, one for color changing and one for white.  
211 Ms. Hardwick advised that while onsite reviewing the trees, Spectrum noted that the

212 walkway between the Palms and Lake is not currently lit and so they provided a proposal  
213 to do so. Ms. Johnson advised that she would be okay with adding white lighting to the  
214 Royal Palms, but the walkway lighting should be put on a long-term plan. The Board  
215 concurred.  
216

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Spectrum Nightscapes Proposal for White Lights on the Entrance Royal Palms (\$2,065), Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

217  
218 **TENTH ORDER OF BUSINESS** **Consideration of Earth Tech**  
219 **Environmental Proposals**  
220

221 Ms. Blandon reviewed the proposals received from Earth Tech Environmental for  
222 2025 Preserve Maintenance and 2025 Native Vegetation Trimming and Removal.  
223 Discussion ensued.  
224

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Earth Tech Environmental Proposals for 2025 Preserve Maintenance (\$20,500) and 2025 Native Vegetation Trimming and Removal (\$26,000), Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

225  
226 **ELEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**  
227 **Board of Supervisors Meeting held on**  
228 **December 4, 2024**  
229

230 Ms. Blandon presented the Minutes of the Board of Supervisors meeting held on  
231 December 4, 2024 and asked if there were any questions, comments, and/or changes. Mr.  
232 Cabell noted that he asked Staff to review the tape for the motion on line 181 and revise for  
233 clarity.  
234

On a Motion by Mr. Cabell, seconded by Mr. Noy, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on December 4, 2024, Subject to the Correction Noted on the Record, for the Paseo Community Development District.

235  
236 **TWELFTH ORDER OF BUSINESS** **Ratification of the Operations and**  
237 **Maintenance Expenditures for the**  
238 **Months of November and December**  
239 **2024**  
240

241 Ms. Blandon advised that the Operations and Maintenance expenditures for the  
242 period of November 1-30, 2024 totaled \$114,650.43; she further advised that the December  
243 package was not ready at the time the agenda was issued. She asked if there were any  
244 questions. There were none.



245

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of November 2024, totaling \$114,650.43, for the Paseo Community Development District.

246

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

247

248

Ms. Blandon opened the floor to Supervisor requests.

249

250

Mr. Cabell asked that Mr. Siciliano clean the Esperanza sign.

251

252

Mr. Shimer inquired as to placing the holiday lights on the entry palms full time. Ms. Blandon advised that those lights have not been placed since the District installed the color changing lights, and the Board just approved the installation of uplighting for these palms.

253

254

255

256

257

Mr Shimer offered to assume the Condo Association Liaison role from Mr. Noy. The Board concurred.

258

259

260

Mr. Shimer thanked Rizzetta & Company for the CDD101 and stated it was informative.

261

262

263

Mr. Noy asked that Staff reach out to the Master Association and ask that they remind residents to use the sidewalks.

264

265

266

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

267

268

Ms. Blandon advised there was no further business to come before the Board and asked for a motion to adjourn the meeting.

269

270

271

On a Motion by Mr. Shimer, seconded by Mr. Noy, with all in favor, the Board adjourned the meeting at 11:40 a.m., for the Paseo Community Development District.

272

273

274

275

276

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chair

# Tab 10

# PASEO COMMUNITY DEVELOPMENT DISTRICT

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District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.paseocdd.org](http://www.paseocdd.org)

## **Operation and Maintenance Expenditures December 2024 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2024 through December 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$202,726.21**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADA Site Compliance, LLC	100950	INV-11616	Technological Auditing & Compliance 12/24	\$ 1,299.00
CenturyLink	20241203-1	311416420 11/24 ACH	Telephone Services 11/24	\$ 572.11
City of Fort Myers	20241217-2	1-015317-00 11/24 ACH	Compactor 11604 Pasco Grande Blvd 11/24	\$ 4,329.52
CNB Mechanical Inc	100941	890	Quarterly Maintenance 11/24	\$ 250.00
Crystal Clean Inc.	100919	N7306	Cleaning Services 11/24	\$ 954.68
Crystal Clean Inc.	100919	N7391	Cleaning Services 12/24	\$ 948.19
Curbking Construction Corp, Inc	100928	1013	Mobilization & Paver Reset 10/24	\$ 3,050.00
David W Cabell	20241210-4	DC120424 ACH	Board of Supervisors Meeting 12/04/24	\$ 200.00
Debra Johnson	20241210-3	DJ120424 ACH	Board of Supervisors Meeting 12/04/24	\$ 200.00
Florida Power & Light Company	20241218-1	FPL Summary 11/24 ACH 300	FPL Summary 11/24 ACH 300	\$ 13,167.79
Florida Power & Light Company	20241220-1	28467-91263 11/24 ACH	11170 Paseo Dr. #SL 11/24	\$ 46.34
Florida Power & Light Company	20241220-1	76250-95372 11/24 ACH	11047 Esteban DR #FNTN 11/24	\$ 575.61

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gannett Florida LocaliQ	100929	6745794	Legal Advertising 10/24	\$ 292.68
Greatview Lawncare, LLC	100930	18417	Oak Trees Cleanup 11/24	\$ 35,000.00
HomeTeam Pest Defense, Inc.	100942	105426981	Rodent Service 11/24	\$ 40.00
Hoover Pumping Systems Corp.	100917	185154	Jockey Motor Replacement 12/24	\$ 4,860.69
Hoover Pumping Systems Corp.	100943	185033	Service Call 11/24	\$ 286.00
Hotwire Communications, LTD	20241217-1	30210660 12.24 ACH	Internet Services 12/24	\$ 229.99
Ian Y Noy	20241210-1	IN120424 ACH	Board of Supervisors Meeting 12/04/24	\$ 200.00
Johnson Engineering, LLC	100944	20097877-024-11	WUP Compliance Monitoring Svcs 11/24	\$ 88.00
Kent Gammon	20241210-2	KG120424 ACH	Board of Supervisors Meeting 12/04/24	\$ 200.00
LuLinJett	100920	44754	Polo Shirts 12/24	\$ 384.00
Naples Christmas Lighting	100931	553	Holiday Decorations 2024 - Final	\$ 2,187.50
New IQ, LLC	100932	43475	Gate Repairs 10/24	\$ 423.50

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
New IQ, LLC	100945	43870	Headlight Sticker Tags 11/24	\$ 3,335.00
Persson, Cohen & Mooney, P.A.	100933	5510	Legal Services 10/24	\$ 243.00
Persson, Cohen & Mooney, P.A.	100933	5511	Legal Services 10/24	\$ 5,313.60
Pinnacle Landscapes, Inc.	100934	16715	General Monthly Maintenance 10/24	\$ 26,836.25
Pinnacle Landscapes, Inc.	100934	16752	Irrigation Repairs 10/24	\$ 3,252.00
Pinnacle Landscapes, Inc.	100934	16772	Landscape Maintenance 11/24	\$ 6,652.00
Pinnacle Landscapes, Inc.	100934	16817	Plant Replacement 11/24	\$ 750.00
Pinnacle Landscapes, Inc.	100934	16818	Plant Replacement 11/24	\$ 750.00
Pinnacle Landscapes, Inc.	100934	16819	Plant Replacement 11/24	\$ 750.00
Pinnacle Landscapes, Inc.	100934	16820	Plant Replacement 11/24	\$ 750.00
Pinnacle Landscapes, Inc.	100951	16802	General Maintenance 11/24	\$ 26,836.25
Pinnacle Landscapes, Inc.	100951	16846	Irrigation Repairs 11/24	\$ 2,009.00

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Landscapes, Inc.	100951	16863	Winter Annuals 12/24	\$ 2,689.50
Pinnacle Pest Management Services, Inc.	100935	9122	Pest Control 10/24	\$ 75.00
Pinnacle Pest Management Services, Inc.	100946	9217	Monthly Rodent Baiting 11/24	\$ 75.00
Provencia at Paseo	100936	10.1.2024	Reimbursement for Hog Trapping 10/24	\$ 340.00
Provencia at Paseo	100936	11.1.2024	Reimbursement for Hog Trapping 11/24	\$ 340.00
Provencia at Paseo	100936	9.1.2024	Reimbursement for Hog Trapping 09/24	\$ 340.00
Rizzetta & Company, Inc.	100926	INV0000095424	District Management Fees 12/24	\$ 13,041.59
Rizzetta & Company, Inc.	100957	INV0000095537	Cell Phone 11/24	\$ 50.00
Rizzetta & Company, Inc.	100958	INV0000095560	Amenity Management & Oversight and Personnel Reimbursement 12/24	\$ 4,008.58
Rizzetta & Company, Inc.	100961	INV0000096151	Personnel Reimbursement 12/24	\$ 2,517.99
Robert C Shimer	100952	RS120424	Board of Supervisors Meeting 12/04/24	\$ 200.00
Signarama - Fort Myers	100918	INV-3716B	Arm Brackets -Balance 12/24	\$ 455.00

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Signarama - Fort Myers	100953	INV-3709	Traffic Signs 11/24	\$ 443.98
Signarama - Fort Myers	100953	INV-3716	Arm Brackets 12/24	\$ 1,857.50
Solitude Lake Management, LLC	100937	PSI119168	Monthly Maintenance 11/24	\$ 2,367.87
Solitude Lake Management, LLC	100963	PSI125984	Monthly Maintenance 12/24	\$ 2,367.87
Spectrum Nightscapes, LLC	100938	147	Pathway Lighting Repairs 11/24	\$ 1,342.75
Suntech Electrical Contractors, Inc.	100947	5484-102	Lighting Repair 11/24	\$ 7,532.00
Suntech Electrical Contractors, Inc.	100964	5484-103	Lighting Repairs 11/24	\$ 690.00
TEM Systems, Inc.	100960	i1009	Thermal Receipt Paper 11/24	\$ 525.00
Thomas F Siciliano II	100956	120924 Siciliano	Reimbursement for Grate 12/24	\$ 445.00
Tim Amann Pressure Cleaning	100939	110524 Amann	Pressure Washing Services 11/24	\$ 500.00
Tower Compactor Rentals, LLC	100949	Rental-24-24862	Trash Compactor 12/24	\$ 333.90
Weiser Security Services, Inc	100940	1187553	Guard Weekly Billing 10/25/24-10/31/24	\$ 2,555.44



# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Weiser Security Services, Inc	100940	1188582	Guard Weekly Billing 11/1/24-11/7/24	\$ 2,555.44
Weiser Security Services, Inc	100940	1189638	Guard Weekly Billing 11/08/24-11/14/24	\$ 2,531.73
Weiser Security Services, Inc	100954	1190545	Guard Weekly Billing 11/15/24-11/21/24	\$ 2,555.79
Weiser Security Services, Inc	100959	1191523	Guard Weekly Billing 11/22/24-11/28/24	<u>\$ 2,726.58</u>
<b>Report Total</b>				<b><u>\$ 202,726.21</u></b>

# PASEO COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.paseocdd.org](http://www.paseocdd.org)

## **Operation and Maintenance Expenditures January 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2025 through January 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$137,977.34**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	100922	28861	Engineering Services 11/24	\$ 4,743.75
CenturyLink	20250107-1	311416420 12/24 ACH	Telephone Services 12/24	\$ 571.47
City of Fort Myers	20250117-1	1-015317-00 12/24 ACH	Compactor 11604 Pasco Grande Blvd 12/24	\$ 4,809.48
Crystal Clean Inc.	100942	N7486	Cleaning Services 1/25	\$ 974.30
David W Cabell	20250124-3	DC012225 ACH	Board of Supervisors Meeting 01/22/25	\$ 200.00
Debra Johnson	20250124-2	DJ012225 ACH	Board of Supervisors Meeting 01/22/25	\$ 200.00
Florida Department of Revenue	20250117-2	Sales Tax 12/24	Sales Tax 12/24	\$ 138.84
Florida Power & Light Company	20250120-1	FPL Summary 12/24 ACH 300	FPL Summary 12/24 ACH 300	\$ 15,846.78
Florida Power & Light Company	20250122-1	28467-91263 12/24 ACH	11170 Paseo Dr. #SL 12/24	\$ 55.50
Florida Power & Light Company	20250122-1	76250-95372 12/24 ACH	11047 Esteban DR #FNTN 12/24	\$ 693.64
Grau & Associates, P.A.	100937	26655	Auditing Services FY 2023-2024	\$ 2,000.00
HomeTeam Pest Defense, Inc.	100923	105449707	Rodent Services 10/24	\$ 40.00

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
HomeTeam Pest Defense, Inc.	100923	105449903	Rodent Services 10/24	\$ 25.00
HomeTeam Pest Defense, Inc.	100938	106124479	Rodent Service 12/24	\$ 30.00
Hoover Pumping Systems Corp.	100924	185099	Annual Service Agreement 01/25	\$ 2,890.00
Hotwire Communications, LTD	20250116-1	30210660 01/25 ACH	Internet Services 01/25	\$ 229.99
Ian Y Noy	20250124-4	IN012225 ACH	Board of Supervisors Meeting 01/22/25	\$ 200.00
Kent Gammon	20250124-1	KG012225 ACH	Board of Supervisors Meeting 01/22/25	\$ 200.00
New IQ, LLC	100925	44007	Gate Repairs 12/24	\$ 105.00
Passarella & Associates, Inc.	100947	19PCD3028-7C	Professional Services 09/24	\$ 150.00
Persson, Cohen & Mooney, P.A.	100926	5584	Legal Services 11/24	\$ 777.60
Persson, Cohen & Mooney, P.A.	100943	5666	Legal Services 12/24	\$ 4,131.00
Pinnacle Landscapes, Inc.	100933	16903	General Maintenance 12/24	\$ 26,836.25
Pinnacle Landscapes, Inc.	100933	16928	Irrigation Repairs 12/24	\$ 3,834.00

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Landscapes, Inc.	100933	16934	Mulch 12/24	\$ 300.00
Pinnacle Landscapes, Inc.	100944	16940	Maintenance & Irrigation 01/25	\$ 897.50
Pinnacle Landscapes, Inc.	100944	16941	Maintenance & Irrigation 01/25	\$ 725.00
Pinnacle Landscapes, Inc.	100944	16942	Maintenance & Irrigation 01/25	\$ 725.00
Pinnacle Landscapes, Inc.	100944	16943	Maintenance & Irrigation 01/25	\$ 1,790.00
Pinnacle Landscapes, Inc.	100944	16950	Irrigation Maintenance 01/25	\$ 3,400.00
Pinnacle Landscapes, Inc.	100944	16952	Tree Removal 01/25	\$ 950.00
Pinnacle Landscapes, Inc.	100944	16953	Tree Removal 01/25	\$ 750.00
Pinnacle Pest Management Services, Inc.	100934	9318	Monthly Rodent Baiting 12/24	\$ 75.00
Provencia at Paseo	100927	1212024	Reimbursement for Hog Trapping 12/24	\$ 340.00
Risk Mitigation Solutions, Inc.	100928	401320	Annual Website & Reporting 12/24	\$ 1,850.00
Rizzetta & Company, Inc.	100921	INV0000096185	District Management Fees 01/25	\$ 13,041.59

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100946	INV0000096354	Personnel Reimbursement 01/25	\$ 3,124.95
Rizzetta & Company, Inc.	100965	INV0000096301	Amenity Management & Oversight and Personnel Reimbursement 01/25	\$ 4,160.91
Rizzetta & Company, Inc.	100966	INV0000096319	Reimbursement 12/24	\$ 143.13
Robert C Shimer	100948	RS012225	Board of Supervisors Meeting 01/22/25	\$ 200.00
Solitude Lake Management, LLC	100949	PSI138650	Monthly Maintenance 01/25	\$ 2,367.87
Southern Cross Contracting Services, LLC	100950	5311	Deposit -Fire Spray 01/25	\$ 500.00
Spectrum Nightscapes, LLC	100929	173	Transformer Services 12/24	\$ 1,965.00
Suntech Electrical Contractors, Inc.	100935	5484-104	Lighting Repairs 11/24	\$ 448.00
Suntech Electrical Contractors, Inc.	100939	5484-105	Lighting Repairs 1/25	\$ 4,635.00
Suntech Electrical Contractors, Inc.	100939	5484-106	Lighting Repairs 1/25	\$ 705.00
TEM Systems, Inc.	100930	i10268	Subscription Renewal 12/24	\$ 5,235.00
Tower Compactor Rentals, LLC	100931	Rental-25-00960	Trash Compactor 01/25	\$ 333.90

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Bank	100940	7588063	Trustee Fees 12/01/24-11/30/25	\$ 4,040.63
Weiser Security Services, Inc	100932	1192413	Guard Weekly Billing 11/29/24-12/05/24	\$ 2,555.44
Weiser Security Services, Inc	100932	1192991	Guard Weekly Billing 12/06/24-12/12/24	\$ 2,466.20
Weiser Security Services, Inc	100936	1193905	Guard Weekly Billing 12/13/24-12/19/24	\$ 2,549.86
Weiser Security Services, Inc	100941	1195377	Guard Weekly Billing 12/20/24-12/26/24	\$ 2,732.16
Weiser Security Services, Inc	100941	1196422	Guard Weekly Billing 12/27/24-1/2/25	\$ 2,732.16
Weiser Security Services, Inc	100951	1197446	Guard Weekly Billing 01/03/25-01/09/25	\$ <u>2,555.44</u>
<b>Report Total</b>				<b>\$ <u>137,977.34</u></b>