



ADVANCED MEETING PACKAGE

EMERGENCY MEETING

DATE / TIME:

Thursday, September 4, 2025
6:00 P.M.

LOCATION:

Ballantrae Community Center
17611 Mentmore Blvd.
Land O' Lakes, FL 34638



*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746



Board of Supervisors
Ballantrae Community Development District.

Dear Supervisors:

An Emergency Meeting of the Board of Supervisors of the Ballantrae Community Development District is scheduled for **Thursday, September 04, 2025, at 6:00 P.M.** at the **Ballantrae CDD, Ballantrae Community Center, 17611 Mentmore Blvd., Land O' Lakes, FL 34638.**

The copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



District: BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, September 04, 2025

Time: 6:00 P.M.

Location: Ballantrae Community Center
17611 Mentmore Blvd.
Land O' Lakes, FL 34638

TEAMS:

[LINK](#)**

Meeting ID: 299 184 718 856 6

Passcode: PM6fb9qc

CALL IN: +1 323-538-4434

Phone conference ID: 135 024 773#

Mute/Unmute: *6

Emergency Meeting Agenda

For the full agenda packet, please contact BallantraePasco@AnchorStoneMgt.com

I. Call to Order / Roll Call

II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)*

III. Administrative Items

Discussion of the Footprint of the Playground and Relocation Options

A. Use Zone – Site Plan

[EXHIBIT 1](#)

B. Boundary & Topographic Survey

[EXHIBIT 2](#)

C. Footing Plan & Detail

[EXHIBIT 3](#)

D. Option 1 with Swing Set

[EXHIBIT 4](#)

E. Steadfast – Site Plans

1. Current

[EXHIBIT 5.1](#)

2. East

[EXHIBIT 5.2](#)

3. West

[EXHIBIT 5.3](#)

F. Proposal for Relocation – Steadfast – *to be distributed*

[EXHIBIT 6](#)

IV. Audience Comments – New Business *(limited to 3 minutes per individual)*

V. Supervisor Requests

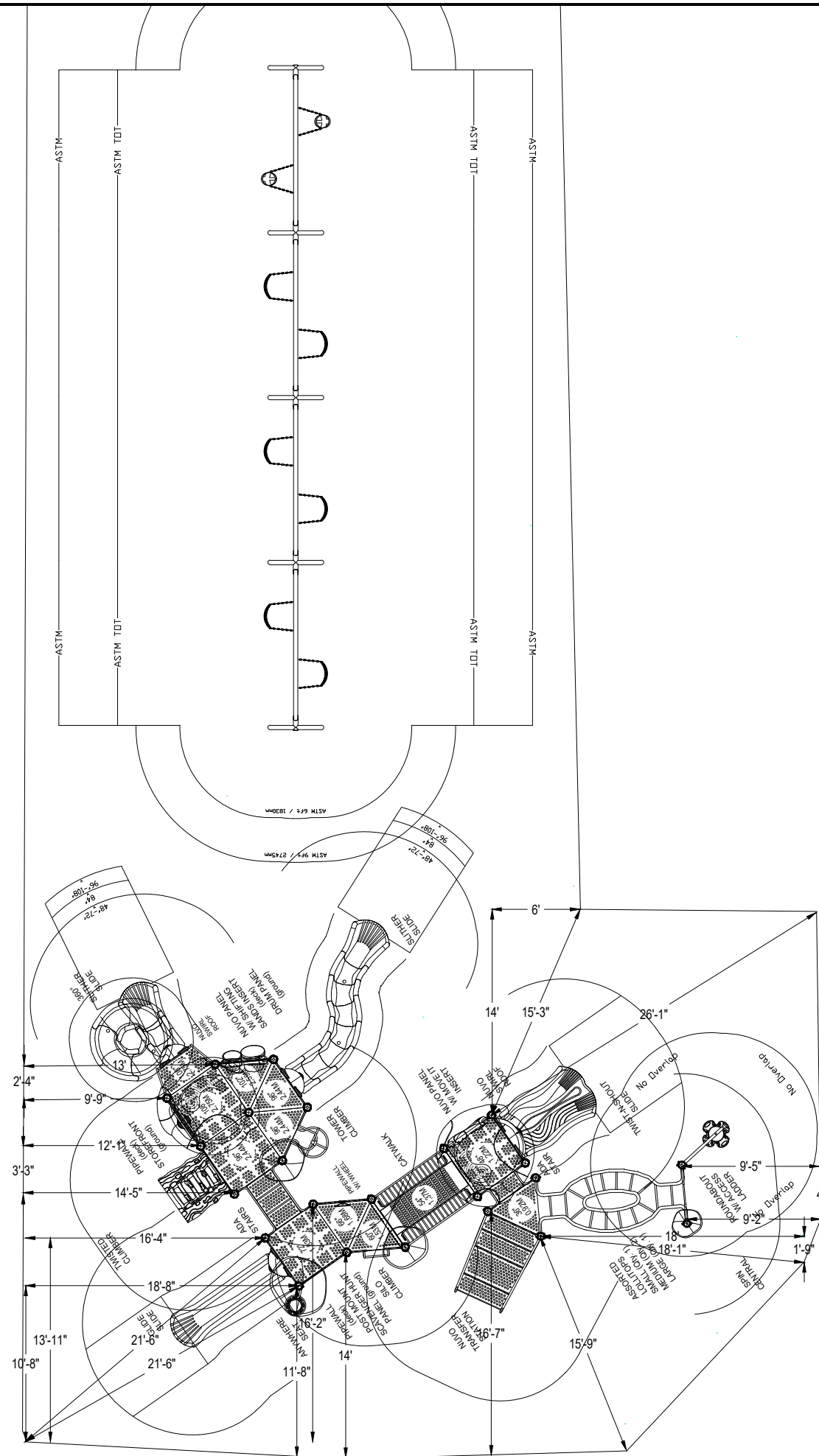
VI. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



*PLAYGROUND SUPERVISION REQUIRED



EQUIPMENT SIZE:
X' x Y' x Z'

USE ZONE:
X' x Y'

AREA:
0.00 SqFt.

PERIMETER:
0.0 Ft.

FALL HEIGHT:
0 Ft.

USER CAPACITY:
#

AGE GROUP:
5-12

ADA SCHEDULE	Total Elevated Play Activities: X		
	Total Ground-Level Play Activities: X		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	X	X	X
Provided	X	X	X

- ✓ ASTM F1487-17
- ✓ CPSC #325



PROJECT NO: XX-XXXXX.DIR	SCALE: 3/16"=1'-0"
DRAWN BY: FName LName	Paper Size B
DATE: DD-MM-YY	

Ballentrae Moasure

CITY, STATE

EXHIBIT 2

[RETURN TO AGENDA](#)

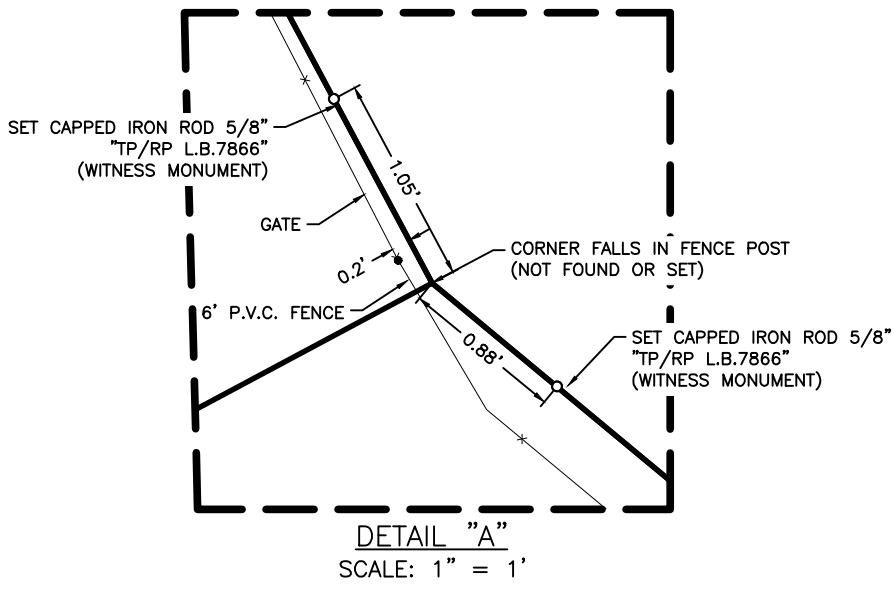


Ballantrae
Community Development District

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES
APPROVED
COMALT 2025-000285 7/22/2025
REVIEWED FOR CODE COMPLIANCE
This set of plans must be kept on the job site at all times. It is unlawful to make changes without written approval from Pasco County Building Construction Services. The approval of these documents does not grant authority to violate any current local, State or Federal Codes.

Building - Wendell Wardell - Approved 7/22/2025
Zoning - Richard Deterra - Approved 7/22/2025

CURVE TABLE							
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING	
C1	114°50'23"	170.00'	340.74'	286.50'	266.02'	N15°48'25"E(M)	
C2	25°18'28"	1410.00'	622.80'	617.75'	316.57'	S67°23'09"W(M)	
C3	89°09'31"	25.00'	38.90'	35.09'	24.64'	N35°27'37"E(M)	
C4	18°59'52"	940.00'	311.68'	310.25'	157.28'	N18°37'04"W(M)	
C5	89°59'38"	25.00'	39.27'	35.35'	25.00'	N73°06'49"W(M)	
C6	23°56'33"	1000.00'	417.87'	414.84'	212.03'	N16°08'44"W(M)	
C7	36°09'32"	1350.00'	851.97'	837.91'	440.71'	S65°21'28"W(M)	
C8	7°27'04"	1350.00'	183.36'	183.23'	91.81'	S51°00'23"W(M)	



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NOTE:
PLAYGROUND EQUIPMENT NOT MAPPED.

[illegible]

PASCO COUNTY

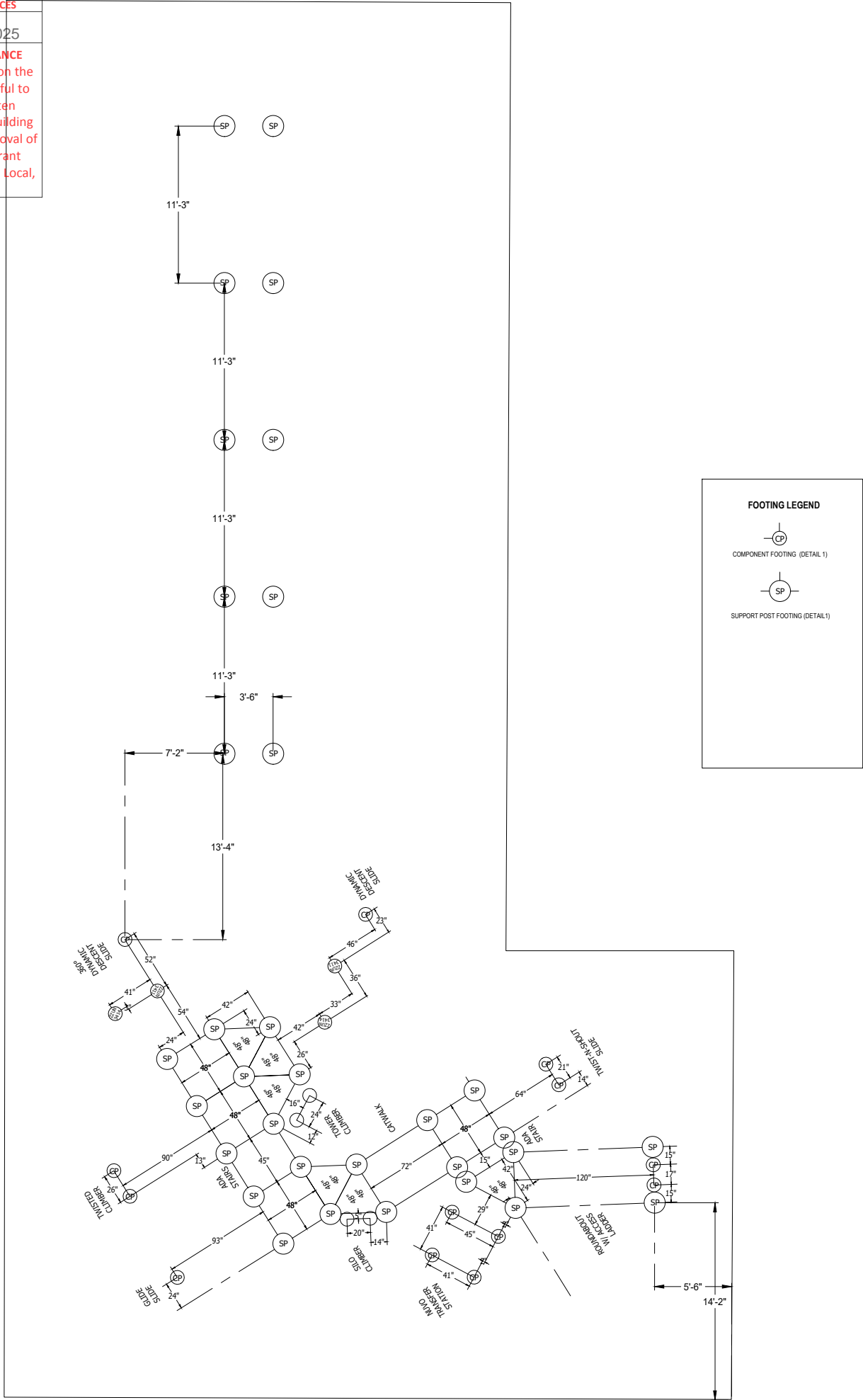
BUILDING CONSTRUCTION SERVICES

APPROVED

COMALT-2025-0002857/22/2025

REVIEWED FOR CODE COMPLIANCE

This set of plans must be kept on the job site at all times. It is unlawful to make changes without written approval from Pasco County Building Construction Services. The approval of these documents does not grant authority to violate any current Local, State or Federal Codes.



- NOTES:
- THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 8th EDITION OF THE FLORIDA BUILDING CODE (FBC 2023).
 - FOUNDATIONS ARE DESIGNED FOR A PRESUMED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF AND ALLOWABLE LATERAL BEARING PRESSURE OF 150 PCF, WITH ALLOWABLE PRESSURES INCREASED PER FBC. ASSUMED ALLOWABLE PRESSURES WERE PROVIDED IN FBC SECTION 1806.
 - WIND LOADS ON THE STRUCTURE WERE DETERMINED IN ACCORDANCE WITH ASCE 7-22, CHAPTER 29, USING THE FOLLOWING DESIGN CRITERIA: RISK CATEGORY II, ULTIMATE WIND SPEED: 175 MPH, NOMINAL WIND SPEED: 136 MPH AND EXPOSURE: D.
 - THE ENGINEER SEAL IS FOR FOUNDATION DESIGN FOR WIND LOADS ONLY. FOUNDATION DESIGN ASSUMES THE PLAYGROUND COMPONENTS ARE RIGIDLY CONNECTED AND STRUCTURALLY ADEQUATE TO TRANSFER THE WIND LOADS TO THE FOUNDATIONS.
 - CONCRETE STRENGTHS SHALL BE 3,000 PSI, MINIMUM. (f_c = 3,000 PSI AT 28 DAYS)
 - SITE FOOTING DETAILS AND SITE PLAN FOR FOUNDATION SIZE AND DESIGN CRITERIA
 - PLAYGROUND HAS BEEN DESIGNED BY THE MANUFACTURER FOR COMPLIANCE W/ ASTM F1487-21
 - ACCESSIBLE ROUTE PER 2023 FBC 240 AND 1008

SONEY FM LLC
CA # 9/16
10329 Cross Creek Blvd
Suite P
ampa, IL 35647
P: (121) 20-4196



- Notes:
- This item has been electronically signed & sealed by Ram A. Goel using a Digital signature & date.
 - Printed copies of this document are not considered signed & sealed. This signature must be verified on any electronic copies.

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Ram A. Goel, P.E. # 47431

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PLAYWORLD®

Playmore Recreational Products
& Services

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Fort Myers, FL 33966
(888)886-3757

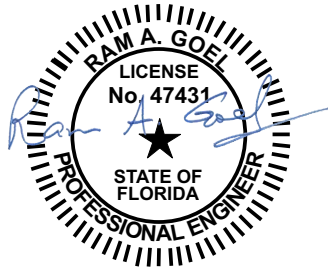
EQUIPMENT SIZE:
SEE DWG

USE ZONE:
SEE DWG

AREA: **4130 SqFt.** PERIMETER: **306 Ft**

FALL HEIGHT:
8 Ft.

USER CAPACITY: **78** AGE GROUP: **5-12**



✓ ASTM F1487-



PROJECT NO:
BCDD

PAGE:
3/16"=1'-0"

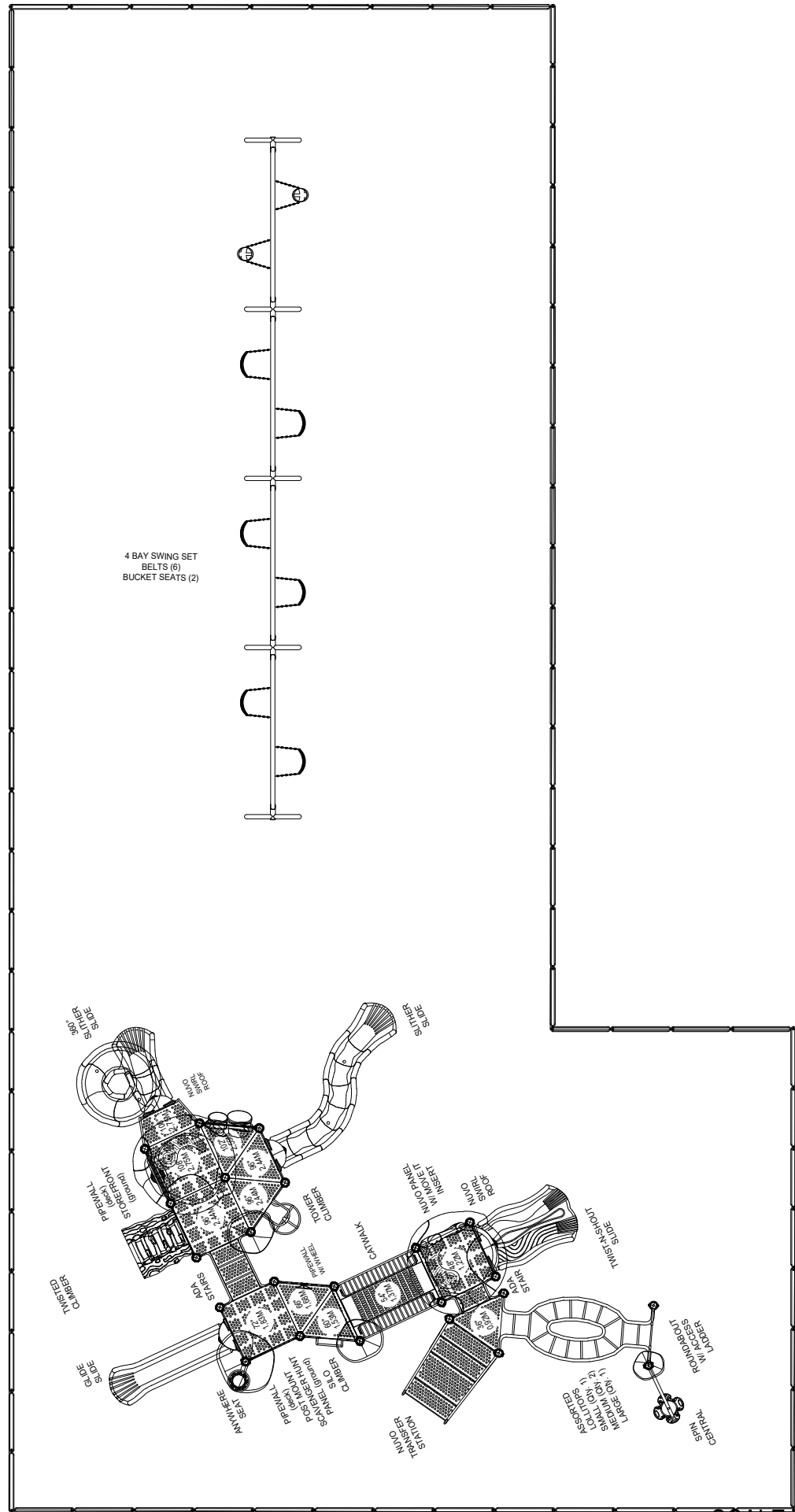
DRAWN BY:
WILL FARRELL

Paper Size
B

DATE:
05/21/2025

Ballentrae CDD

LAND O' LAKES, FL



SCALE: $1/16" = 1'-0"$

NOTES:

1. THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 8TH EDITION OF THE FLORIDA BUILDING CODE (FBC 2023).
2. FOUNDATIONS ARE DESIGNED FOR A PRESUMED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF AND ALLOWABLE LATERAL BEARING PRESSURE OF 150 PCF, WITH ALLOWABLE PRESSURES INCREASED PER FBC. ASSUMED ALLOWABLE PRESSURES WERE PROVIDED IN FBC SECTION 1806.
3. WIND LOADS ON THE STRUCTURE WERE DETERMINED IN ACCORDANCE WITH ASCE 7-22, CHAPTER 29, USING THE FOLLOWING DESIGN CRITERIA: RISK CATEGORY II, ULTIMATE WIND SPEED: 175 MPH, NOMINAL WIND SPEED: 136 MPH AND EXPOSURE: D.
4. THE ENGINEER SEAL IS FOR FOUNDATION DESIGN FOR WIND LOADS ONLY. FOUNDATION DESIGN ASSUMES THE PLAYGROUND COMPONENTS ARE RIGIDLY CONNECTED AND STRUCTURALLY ADEQUATE TO TRANSFER THE WIND LOADS TO THE FOUNDATIONS.
5. CONCRETE STRENGTHS SHALL BE 3,000 PSI, MINIMUM. (fc = 3,000 PSI AT 28 DAYS)
6. SITE FOOTING DETAILS AND SITE PLAN FOR FOUNDATION SIZE AND DESIGN CRITERIA
7. PLAYGROUND HAS BEEN DESIGNED BY THE MANUFACTURER FOR COMPLIANCE W/ ASTM F1487-21
8. ACCESSIBLE ROUTE PER 2023 FBC 240 AND 1008

PLAYGROUND SURFACING TO BE PER ASTM F1292-22



Digitally signed by Ram Goel
DN: CN=Ram Goel,
SERIALNUMBER=219a021a-00c6-4181-a542-73030a4e186
G=Ram, SN=Goel, C=US
Reason: I agree to the terms defined by the placement of my
signature on this document
Date: 2025.07.11 11:56:24-0400'

SONEY FM LLC
CA # 9/16
10329 Cross Creek Blvd
Suite P
Camp, HI 36617
P: (121) 20-1/96

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THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND TO BE IN COMPLIANCE WITH 2020 FLORIDA BUILDING CODE 7TH EDITION,

Ram A. Goel, P.E. # 47431

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**Playmore Recreational Products
& Services**
10271 Deer Run Farms Rd
Suite #1
Fort Myers, FL 33966
(888)886-3757

EQUIPMENT SIZE:
SEE DWG

USE ZONE:
SEE DWG

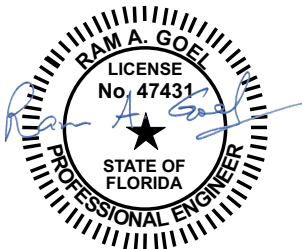
AREA:
4130 SqFt.

PERIMETER:
306 Ft

FALL HEIGHT:
8 Ft.

USER CAPACITY:
78

AGE GROUP:
5-12



✓ ASTM F1487-21



PROJECT NO:
BCDD

PAGE:
3/16"=1'-0"

DRAWN BY:
WILL FARRELL

Paper Size

DATE:
05/21/2025

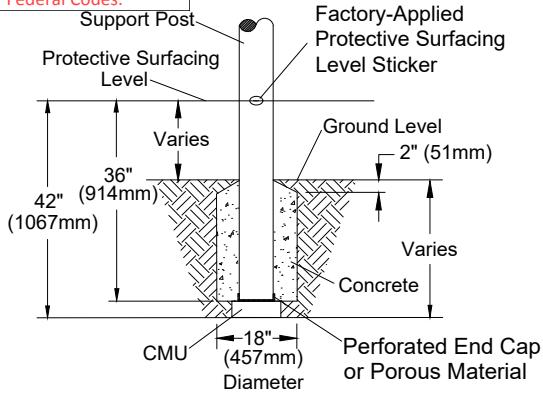
B

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES
APPROVED
REVIEWED FOR CODE COMPLIANCE
This set of plans must be kept on the job site at all times. It is unlawful to make changes without written approval from Pasco County Building Construction Services. The approval of these documents does not grant authority to violate any current Local, State or Federal Codes.

FOOTING DETAILS FOR PLAYWORLD EQUIPMENT

DETAIL 1

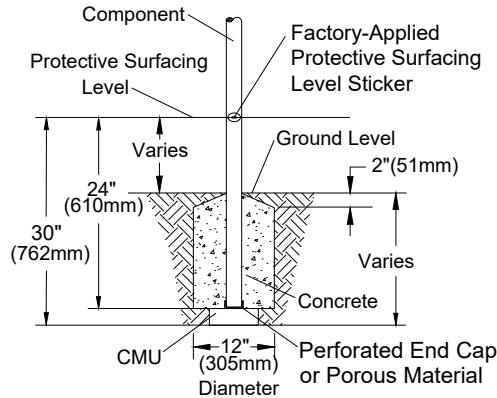
Support Post, Spiral Slide and Post Footing Detail



When utilizing Post Extensions
adjust depth of footing/concrete accordingly.

DETAIL 2

Component Footing Detail



NOTES:

1. THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 8th EDITION OF THE FLORIDA BUILDING CODE (FBC 2023).
2. FOUNDATIONS ARE DESIGNED FOR A PRESUMED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF AND ALLOWABLE LATERAL BEARING PRESSURE OF 150 PCF, WITH ALLOWABLE PRESSURES INCREASED PER FBC. ASSUMED ALLOWABLE PRESSURES WERE PROVIDED IN FBC SECTION 1806.
3. WIND LOADS ON THE STRUCTURE WERE DETERMINED IN ACCORDANCE WITH ASCE 7-22, CHAPTER 29, USING THE FOLLOWING DESIGN CRITERIA: RISK CATEGORY II, ULTIMATE WIND SPEED: 175 MPH, NOMINAL WIND SPEED: 136 MPH AND EXPOSURE: D.
4. THE ENGINEER SEAL IS FOR FOUNDATION DESIGN FOR WIND LOADS ONLY. FOUNDATION DESIGN ASSUMES THE PLAYGROUND COMPONENTS ARE RIGIDLY CONNECTED AND STRUCTURALLY ADEQUATE TO TRANSFER THE WIND LOADS TO THE FOUNDATIONS.
5. CONCRETE STRENGTHS SHALL BE 3,000 PSI, MINIMUM. (f'c = 3,000 PSI AT 28 DAYS)
6. SITE FOOTING DETAILS AND SITE PLAN FOR FOUNDATION SIZE AND DESIGN CRITERIA
7. PLAYGROUND HAS BEEN DESIGNED BY THE MANUFACTURER FOR COMPLIANCE W/ ASTM F1487-21
8. ACCESSIBLE ROUTE PER 2023 FBC 240 AND 1008

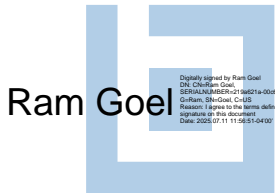
NOTE: FOUNDATIONS
ARE NOT TO SCALE

SITE NOTES:

- 1) The site plan provided must be checked against the actual site area to ensure that placement of your structure meets required clearances.
- 2) The dimensions labeled are for location of footing holes, not exact placement of equipment. Assemble, plumb, and level equipment before pouring concrete.
- 3) There must be a minimum distance of 6' (1830mm) between any obstacle, sidewalk, etc., and your structure.
- 4) Slides must have a use zone that extends out from the lower exit section of the slide a distance that is at least 6' (1830mm) or equal to the vertical distance from the highest point of the sliding surface to the top of the protective surfacing, whichever is greater. The slide use zone should not extend greater than 8' (2438mm) from the end of the lower exit section.
- 5) The complete area, including the space under and around the equipment, must be covered with an impact attenuating material. See the 1997 publication, "Handbook for Public Playground Safety", published by the U.S. Consumer Product Safety Commission, for guidelines and recommendations on the type and depth of surfacing material. For a copy of the "Handbook for Public Playground Safety", write to:
U.S. Consumer Product Safety Commission
Office of Information and Public Affairs
Washington, D.C. 20207

INSTALLATION NOTES:

- 1) Paved surfaces, such as asphalt and concrete, are not acceptable for use under your structure.
- 2) It is the consumer's responsibility to check with local utilities prior to excavating footings for any underground utility lines that may exist within the installation area.
- 3) It is the consumer's responsibility to check local soil conditions and drainage within the site area. Inquire with local contractors for appropriate recommendations.
- 4) If the structure is to be installed across uneven terrain, maintain the support post mark for protective surfacing level at the lowest grade. Adjust other footings accordingly.
- 5) The base of footings must be below frost lines.
- 6) Do not encase the bottom of support posts in concrete. Place all posts directly on packed stone.
- 7) Assemble the entire structure before pouring concrete unless specifically instructed to do so in the individual component installation instructions.
- 8) Read completely the installation instructions provided with your structure prior to beginning construction.



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(888)886-3757

EQUIPMENT SIZE:

SEE DWG

USE ZONE:

SEE DWG

AREA:

4130 SqFt.

PERIMETER:

306 Ft

FALL HEIGHT:

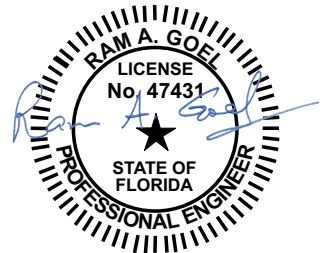
8 Ft.

USER CAPACITY:

78

AGE GROUP:

5-12



✓ ASTM F1487-



PROJECT NO:

BCDD

PAGE:

3/16"=1'-0"

DRAWN BY:

WILL FARRELL

Paper Size

B

DATE:

05/21/2025

Ballentrae CDD

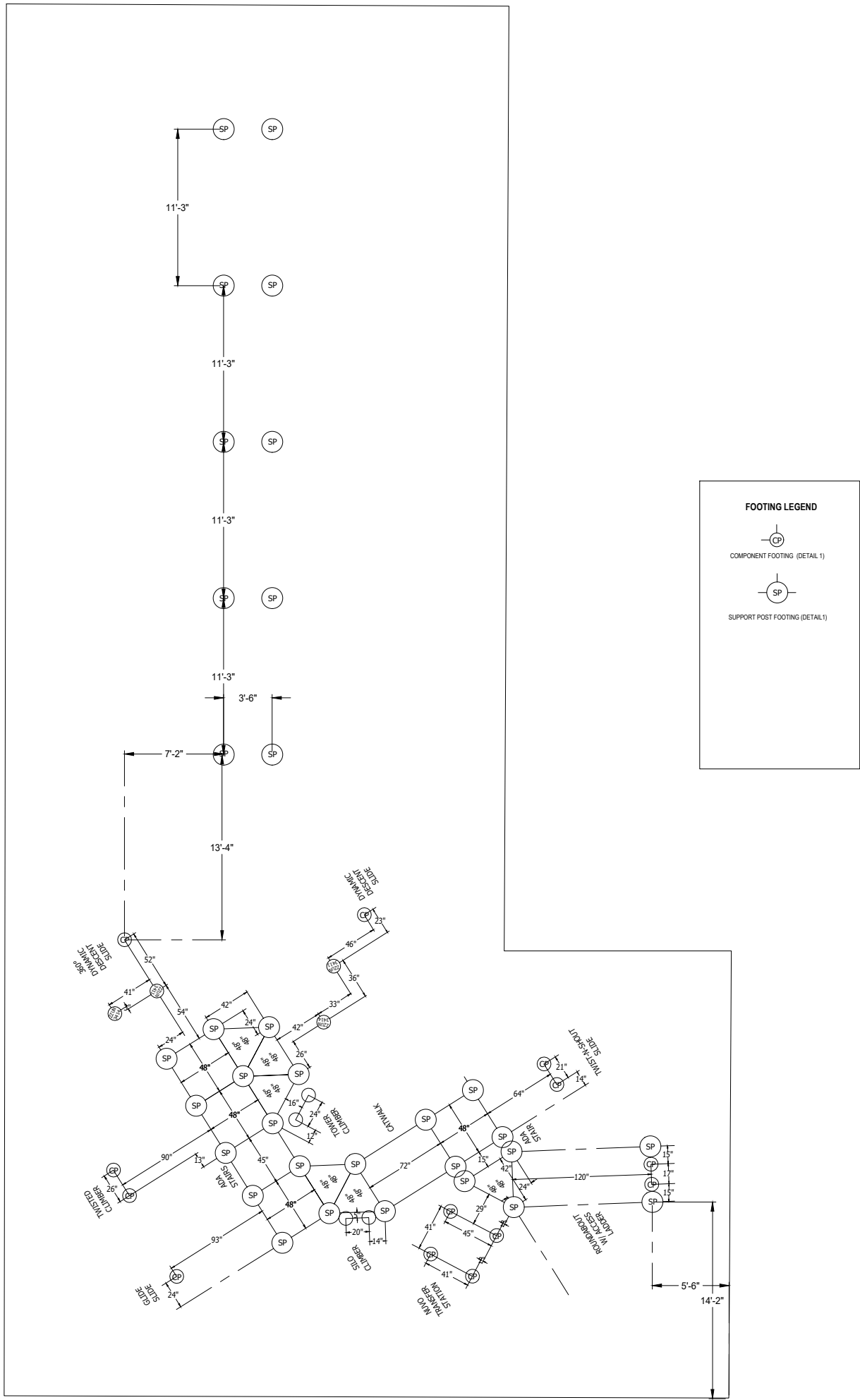
LAND O' LAKES, FL

EXHIBIT 3

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



NOTES:

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7. PLAYGROUND HAS BEEN DESIGNED BY THE MANUFACTURER FOR COMPLIANCE W/ ASTM F1487-21
8. ACCESSIBLE ROUTE PER 2023 FBC 240 AND 1008

SONEY FM LLC
CA # 9/16
10329 Cross Creek Blvd
Suite P
ampa, IL 35647
P: (121) 20-1196

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(888)886-3757

EQUIPMENT SIZE:
SEE DWG

USE ZONE:
SEE DWG

AREA:
4130 SqFt.

PERIMETER:
306 Ft

FALL HEIGHT:
8 Ft.

USER CAPACITY:
78

AGE GROUP:
5-12

✓ ASTM F1487-



PROJECT NO:
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PAGE:
3/16"=1'-0"

DRAWN BY:
WILL FARRELL

Paper Size
B

DATE:
05/21/2025

Ballentrae CDD

LAND O' LAKES, FL

Ballentrae CDD
LAND O' LAKES, FL

EXHIBIT 4

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



Ballentree Opt 1

EXHIBIT 5.1

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



B

Ballentrae Current Design

EXHIBIT 5.2

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



B

***PLAYGROUND SUPERVISION REQUIRED**

Ballentrae East Design

CITY, STATE

EXHIBIT 5.3

[RETURN TO AGENDA](#)



Ballantrae
Community Development District



EQUIPMENT SIZE:

$$X' \times Y' \times Z'$$

USE ZONE:

$$X' \times Y'$$

AREA:

4725 SqFt.

PERIMETER:

284 Ft.

FALL HEIGHT:

8 Ft.

USER CAPACITY:

#

AGE GROUP:

5-12

✓ ASTM F1487-17

✓ CPSC #325



PROJECT NO:

XX-XXXX.DIR

SCALE:

$$3/16"=1'-0"$$

DRAWN BY:

FName LName

DATE:

DD-MM-YY

Paper Size

B

***PLAYGROUND SUPERVISION REQUIRED**

Ballentrae West Design
CITY, STATE

EXHIBIT 6

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Ballantrae
Community Development District



Ballantrae
Community Development District