EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Wednesday
November 11, 2026
6:00 p.m.

Meeting Location:
The WaterGrass Club
32711 Windelstraw Drive
Wesley Chapel, FL 33545

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

Epperson Ranch
Community Development District

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250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Epperson Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District is scheduled for **Wednesday, November 11, 2026, at 6:00 p.m.** at the **WaterGrass Club,** located at **32711 Windelstraw Drive, Wesley Chapel, Florida, 33545**.

An advanced 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.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

Cc: Attorney
Engineer
Field Services Manager
District Records

Epperson Ranch Community Development District

Board of Supervisors
Dawn Curran-Tubb, Chairman
Christy Bartels, Vice Chairman
Harl Page, Assistant Supervisor
Cherdonna Epps-Gardner, Assistant Supervisor

Staff
Heath Beckett, District Manager
Jonathan Johnson, District Counsel
Greg Woodcock, District Engineer
Michael Bush, Field Services

Meeting Agenda
November 11, 2026, 6:00 p.m.

Call-in Number: +1 (904) 348-0776
Meeting ID: 684 257 747#

1. **Call to Order/Roll Call**
2. **Audience Comments –** *(limited to 3 minutes per individual for agenda items)*
3. **Vendor Reports – Questions from Board Members Only**
   A. Steadfast Alliance
      - October Waterway Inspection Report — Exhibit 1

   B. Juniper
4. **Staff Reports – Questions from Board Members Only**
   A. District Counsel
   B. District Engineer
      - Presentation of 7611 Pool Compass Loop Erosion Report — Exhibit 2
      - Presentation of SWFWMD Operations & Maintenance Report and Proposals — Exhibit 3
        1. Finn Outdoor – Total $53,250
        2. ADS – Total $45,705
      - Presentation of Mitered End Section Proposal Summary — Exhibit 4
        1. Finn Outdoor – Total $43,900
        2. ADS – Total $35,965
      - Presentation of Sign Inventory — Exhibit 5

1. Florida Brothers Maintenance & Repair LLC Proposal - $9,543.73

C. Field Services Manager *(to be distributed)* Exhibit 6

- Skoops Poop Pet Station Report (dated 10/25 & 11/1) Exhibit 7

D. District Manager

- Presentation and Discussion of Mach Form Comments *(updated as of November 5)* Exhibit 8
- Presentation of Cooper Pools Quotes Exhibit 9

1. 2025-660 - $10,250.00
2. 2025-661 - $74,000.00

7. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 5, 2026 *(to be distributed)* Exhibit 10

B. Consideration for Acceptance – The September 2026 Unaudited Financial Statements Exhibit 11

8. Business Items

A. Consideration & Adoption of **Resolution 2027-02**, Re-Designating Registered Agent Exhibit 12

B. Consideration of Rosco's Security Pedestrian Gate Repair Proposal - $6,575.34 Exhibit 13

9. Discussion Topics

10. Supervisors' Requests

11. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

12. Action Items Summary

13. Next Meeting Quorum Check: December 7, 2026 at 6:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

Christy Bartels	☐ IN PERSON	☐ REMOTE	☐ NO
[VACANT]	☐ IN PERSON	☐ REMOTE	☐ NO
Harl Page	☐ IN PERSON	☐ REMOTE	☐ NO
Dawn Curran-Tubb	☐ IN PERSON	☐ REMOTE	☐ NO
Cherdonna Epps-Gardner	☐ IN PERSON	☐ REMOTE	☐ NO

14. Adjournment

EXHIBIT 1

Return to Agenda



Epperson Ranch CDD Aquatics

Inspection Date:

10/23/2026 12:18 PM

Prepared by:

Kevin Riemensperger

Aquatics Division Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Return to Agenda

Inspection Report

SITE: 1/2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Fringe amounts of surface algae and grasses noted. The technician to address these during the next service event.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 3/4

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Routine maintenance and monitoring will continue here.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Return to Agenda

Inspection Report

SITE: 5/6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Plantings on 5 are flourishing, and have reached an excellent size to overwinter.
Pond 6 has a small amount of filamentous algae present around the perimeter

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 7/8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

7 features a minor but significant amount of algae along the perimeter. The technician has been directed to treat this during the next service visit.
Pond 8 is excellent.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Return to Agenda

Inspection Report

SITE: 9/10

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

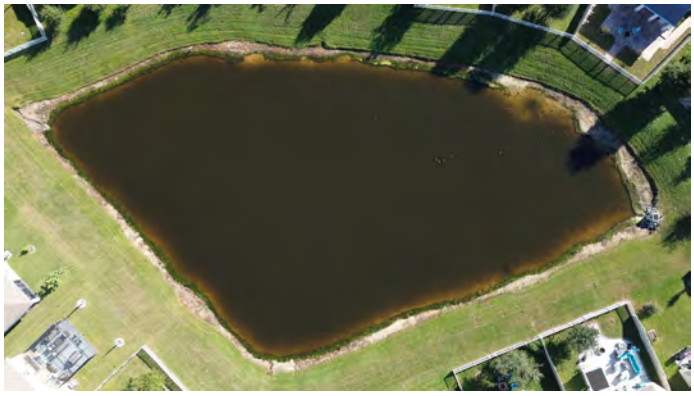
9 hosts small amounts of Torpedograsses between beneficials. Technicians will carefully address these to avoid any collateral among the beneficials here.

Pond 10 has total surface coverage of Salvinia. This was likely brought in from rains earlier this month. Perimeter treatment has already been applied, and systemic herbicide has been dosed. The pond should clear in 2-3 weeks.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush ✕Other: Salvinia

SITE: 11/12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Pond 11 hosts fringe amounts of filamentous algae.
12 is excellent.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Return to Agenda

Inspection Report

SITE: 13/14

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

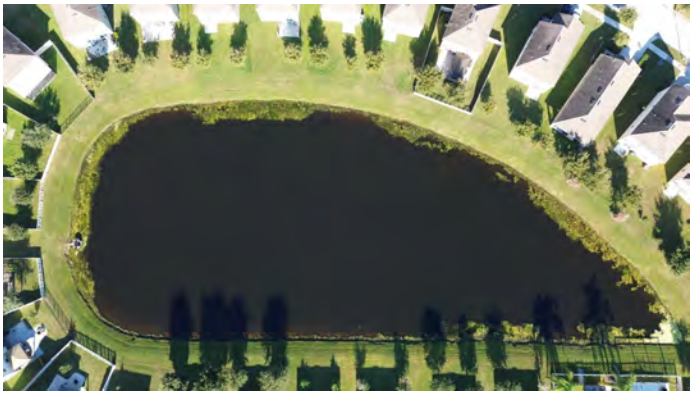
Routine maintenance and monitoring will continue here.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 15/16

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Pond 15 is operating as expected for a small "sump" pond.
Pond 16 hosts a significant amount of surface filamentous algae. One round of copper treatment should address the majority of growth. To be hit during the next service visit.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Return to Agenda

Inspection Report

SITE: 17/18

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Routine maintenance and monitoring will continue here.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 19/20

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Routine maintenance and monitoring will continue here.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Return to Agenda

Inspection Report

SITE: 21/22

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Some weed intrusion among beneficials. The technicians have been alerted to address this on their next visit.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 23/24

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Pond 24 looking much better with recent wild side treatments.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

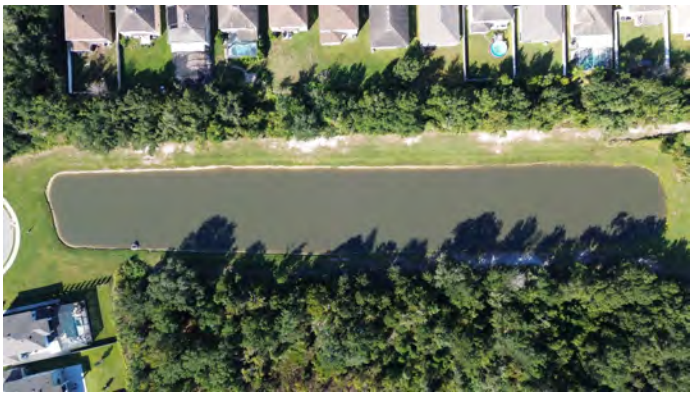
Return to Agenda

Inspection Report

SITE: 25/26

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Routine maintenance and monitoring will continue here.

WATER: ✕Clear Turbid Tannic

ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: ✕N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 27/28

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Routine maintenance and monitoring will continue here.

WATER: ✕Clear Turbid Tannic

ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: ✕N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Return to Agenda

Inspection Report

SITE: 29/30

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

The ponds are in good condition, with beneficial having survived well considering the tumultuous seasons faced this year.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 31/32

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

Routine maintenance and monitoring will continue here.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Return to Agenda

MANAGEMENT SUMMARY



Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Occassional rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to were they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

Seasonally good pond conditions today. The rain last week seems to have had overall positive effects here. No new algal blooms and most of the terrestrial weeds on exposed banks are submerged and drowning. This has opened up new space for aquatic weeds to move in, but the end of growing season is near which will make management and maintenance much easier for the next few months. We'll focus more on implementing more targeted applications for specific issues at that point.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond’s shore.

Thank you for choosing Steadfast Environmental!

Return to Agenda

MAINTENANCE AREA

EPPERSON RANCH SOUTH CDD

Wesley Chapel, FL



Return to Agenda

EXHIBIT 2

Return to Agenda

August 11, 2026

Stantec visited Meadow Pointe IV Community Development District on August 11, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit due for renewal. We identified an issue concerning the backyard of 7611 Pool Compass Loop. A corregated pipe was identified discharging to the pond and coming from the direction of the residental property. The area downstream of the pipe has eroded the pond bank. Recommend having the residnet discharge their overflow onto their property to perculate into the ground prior to discharging on CDD property.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Return to Agenda

August 11, 2026

Location Map:



Location:

Return to Agenda

August 11, 2026





Return to Agenda

EXHIBIT 3

Return to Agenda

Epperson Ranch CDD
Proposal Summary - Operation and Maintenance
10/22/2026

Contractor	Contact/Proposal Amount	Notes
Finn Outdoor	Robb Brown	
Location 1	$1,850	
Location 2	$1,850	
Location 3	$1,850	
Location 4	$1,850	
Location 5	$1,200	
Location 6	$1,850	
Location 7	$1,850	
Location 8	$600	
Location 9	$4,200	
Location 10	$850	
Location 11	$1,850	
Location 12	$1,850	
Location 13	$600	
Location 14	$1,850	
Location 15	$2,100	
Location 16	$5,600	
Location 17	$5,600	
Location 18	$3,500	
Location 19	$4,200	
Location 20	$4,200	
Location 21	$1,850	
Location 22	$2,100	
Total	$53,250	
ADS	Chad Harris	
Location 1-2-3-4-11-12-14-21	$11,600	
Locations 6-7	$2,900	
Locations 5	$1,275	
Locations 15-22	$2,550	
Location 9	$3,870	
Location 16	$5,160	
Location 17	$5,160	
Location 18	$3,225	
Location 19	$3,870	
Location 20	$3,870	
Location 8-13	$1,350	
Location 10	$875	
Total	$45,705	

Return to Agenda

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Epperson Ranch CDD

Ship to
Epperson Ranch CDD

Estimate details
Estimate no.: 2604
Estimate date: 08/28/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**MES Maintenance**	Location 1 -- Add #57 stone with compacted fill beneath eroded areas of mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section	1	$1,850.00	$1,850.00
2.		**MES Maintenance**	Location 2 -- Add #57 stone with compacted fill beneath eroded areas of mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section	1	$1,850.00	$1,850.00
3.		**MES Maintenance**	Location 3 -- Add #57 stone with compacted fill beneath eroded areas of mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section	1	$1,850.00	$1,850.00
4.		**MES Maintenance**	Location 4 -- Add #57 stone with compacted fill beneath eroded areas of mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section	1	$1,850.00	$1,850.00
5.						

Return to Agenda

	Control Structure Maintenance	Location 5 -- Place sand cement bags extending 3’ from structure to protect against additional erosion.	1	$1,200.00	$1,200.00
6.	**MES Maintenance**	Location 6 -- Remove form boards, add compacted fill, and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.	1	$1,850.00	$1,850.00
7.	**MES Maintenance**	Location 7 -- Remove form boards, add compacted fill, and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.	1	$1,850.00	$1,850.00
8.	**Control Structure Maintenance**	Location 8 -- Replace damaged bracket with heavy duty aluminum bracket and reattach to control structure.	1	$600.00	$600.00
9.	**Erosion/Pond Bank Restoration**	Location 9 -- Restore 30 linear feet of pond bank with limestone rip rap, geotextile underlay, fill soil, and sod to match surroundings.	1	$4,200.00	$4,200.00
10.	**MES Maintenance**	Location 10 -- Clear silt and debris from inside of the structure and clear vegetation a minimum of 5’ around the structure.	1	$850.00	$850.00
11.	**MES Maintenance**	Location 11 -- Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.	1	$1,850.00	$1,850.00
12.	**MES Maintenance**	Location 12 -- Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.	1	$1,850.00	$1,850.00
13.	**Control Structure Maintenance**	Location 13 -- Replace damaged bracket with heavy duty aluminum bracket and reattach to control structure.	1	$600.00	$600.00
14.	**MES Maintenance**	Location 14 -- Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure	1	$1,850.00	$1,850.00

Return to Agenda

		to stabilize the area around the existing mitered end section.			
15.	**Control Structure Maintenance**	Location 15 -- Place sand cement bags extending to cover exposed pipe.	1	$2,100.00	$2,100.00
16.	**Erosion/Pond Bank Restoration**	Location 16 -- Restore 40 linear feet of pond bank with limestone rip rap, geotextile underlay, fill soil, and sod to match surroundings.	1	$5,600.00	$5,600.00
17.	**Erosion/Pond Bank Restoration**	Location 17 -- Restore 40 linear feet of pond bank with limestone rip rap, geotextile underlay, fill soil, and sod to match surroundings.	1	$5,600.00	$5,600.00
18.	**Erosion/Pond Bank Restoration**	Location 18 -- Restore 25 linear feet of pond bank with limestone rip rap, geotextile underlay, fill soil, and sod to match surroundings.	1	$3,500.00	$3,500.00
19.	**Erosion/Pond Bank Restoration**	Location 19 -- Restore 30 linear feet of pond bank with limestone rip rap, geotextile underlay, fill soil, and sod to match surroundings.	1	$4,200.00	$4,200.00
20.	**Erosion/Pond Bank Restoration**	Location 20 -- Restore 30 linear feet of pond bank with limestone rip rap, geotextile underlay, fill soil, and sod to match surroundings.	1	$4,200.00	$4,200.00
21.	**Erosion/Pond Bank Restoration**	Location 21 -- Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.	1	$1,850.00	$1,850.00
22.	**Control Structure Maintenance**	Location 22 -- Place sand cement bags extending to cover exposed pipe.	1	$2,100.00	$2,100.00
			Total		**$53,250.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

Return to Agenda

ADS
ADVANCED DRAINAGE SOLUTIONS

Stormwater Operation & Maintenance Repair Proposal

Prepared For: Epperson Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 08/31/26
Proposal No. : 1317
Project Location: Epperson

Project Overview

Work will address undermined mitered end sections, exposed-pipe protection, control-structure bracket repairs, pond-bank erosion, and structure clearing as documented in the inspection report.

Detailed Scope of Work

Locations 1, 2, 3, 4, 6, 7, 11, 12, 14 and 21 - MES Stabilization
Excavate and repair undermined and eroded areas beneath and around the existing mitered end sections. Install compacted fill, #57 stone where noted or required for stabilization, non-woven geotextile filter fabric, and riprap extending a minimum of 2 feet from the structure. At Locations 6, 7, 11, 12 and 21, extend riprap to the grass line on the upstream side where applicable and restore disturbed areas with sod. Remove existing form boards at Locations 6 and 7.

Locations 5, 15 and 22 - Sand-Cement Bag Protection
Furnish and install sand-cement bags as directed by the Stantec recommendations. At Location 5, extend protection approximately 3 feet from the structure to reduce additional erosion. At Locations 15 and 22, install bags as required to cover and protect the exposed pipe.

Locations 9, 16, 17, 18, 19 and 20 - Pond Bank Riprap Erosion Repairs
Repair a combined 195 linear feet of pond-bank erosion. Prepare and compact the repair areas, install geotextile filter fabric toed in at the top and bottom, place rubble riprap in accordance with the Stantec repair detail, and restore disturbed areas with sod. Authorized footage increases or decreases will be adjusted at $129.00 per linear foot.

Return to Agenda

Locations 8 and 13 - Control Structure Bracket Repairs
Remove the damaged bracket at each identified control structure, furnish and install a heavy-duty aluminum replacement bracket, and securely reattach the bracket to the existing structure using appropriate hardware.

Location 10 - Structure Cleaning and Vegetation Clearing
Remove silt and debris from inside the drainage structure and clear vegetation a minimum of 5 feet around the structure to restore access and proper stormwater functionality.

Price Per Location

Locations	Qty.	Unit	Unit Price	Extension
MES Repairs (10 Locations)				
1, 2, 3, 4, 11, 12, 14, 21	8	EA	$1,450.00	$11,600.00
6, 7	2	EA	$1,450.00	$2,900.00
Sand-Cement Bag Repairs (3 Locations)				
5	1	EA	$1,275.00	$1,275.00
15, 22	2	EA	$1,275.00	$2,550.00
Pond-Bank Riprap Repair (6 Locations)				
9	30	LF	$129.00 / LF	$3,870.00
16	40	LF	$129.00 / LF	$5,160.00
17	40	LF	$129.00 / LF	$5,160.00
18	25	LF	$129.00 / LF	$3,225.00
19	30	LF	$129.00 / LF	$3,870.00
20	30	LF	$129.00 / LF	$3,870.00
Control Structure Repair (2 Locations)				
8, 13	2	EA	$675.00	$1,350.00
Vegetation, Silt, and Debris Clearing (1 Location)				
10	1	EA	$875.00	$875.00

Return to Agenda

Project Pricing

10 (MES) Repairs @ $1,450	**$14,500.00**
3 Sand-Cement Bag Repairs @ $1,275	**$3,825.00**
195 LF Pond-Bank Riprap Erosion Repair @ 129.00	**$25,155.00**
2 Control Structure Bracket Replacement @ $675	**$1,350.00**
1 Vegetation, Silt & Debris Clearing @ $875	**$875.00**
Total Project Cost	**$45,705.00**

Notes

Pricing is based on completing the identified locations as one coordinated project and includes standard labor, materials, equipment, mobilization, debris removal, and reasonable restoration. MES repairs assume existing structures and piping can be stabilized in place, with replacement excluded. Riprap quantities will be adjusted at $129/LF for approved changes. Dewatering, permitting, redesign, surveying, utility relocation, concealed repairs, and unforeseen site conditions are excluded unless authorized by written change order. Work is subject to weather, material availability, site access, pond levels, utility locates, and District scheduling.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Return to Agenda

Accepted date

Accepted by

August 6, 2026

Stantec visited Epperson Ranch Community Development District on Thursday, August 6, 2026 to review ponds associated with SWFWMD Operation and Maintenance due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

Greg Woodcock

Project Manager

Stantec

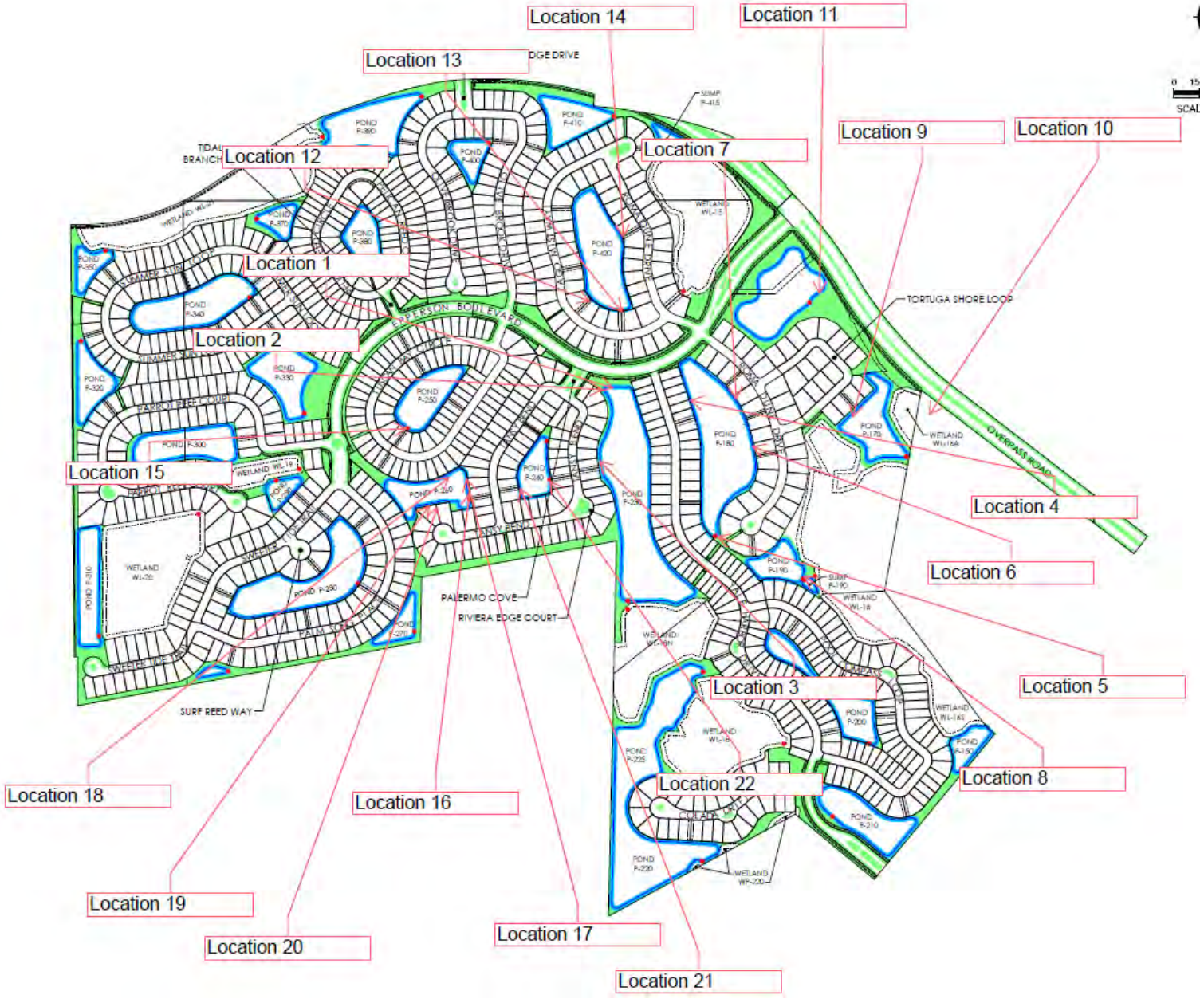
(352) 777-0183

Greg.Woodcock@Stantec.com

Return to Agenda

August 6, 2026

Location Map:



Return to Agenda

August 6, 2026

Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered



Location 2: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered



Return to Agenda

August 6, 2026

Location 3: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered.



Location 4: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered





Return to Agenda

Location 5: Place sand cement bags extending 3’ from structure to protect against additional erosion.



Location 6: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Remove form boards, add compacted fill, and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



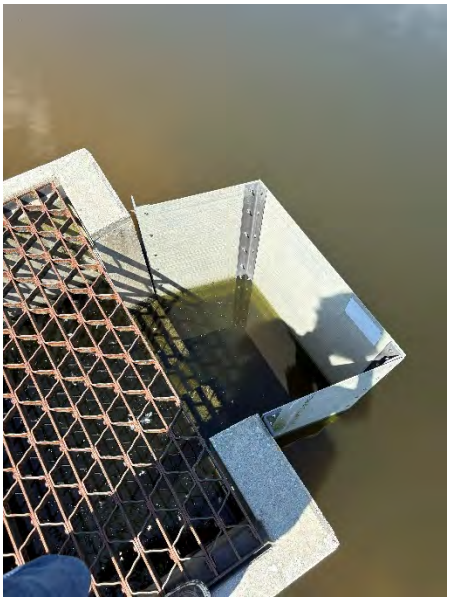
Return to Agenda

August 6, 2026

Location 7: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Remove form boards, add compacted fill, and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



Location 8: Replace damaged bracket with heavy duty aluminum bracket and reattach to control structure.



Return to Agenda

Location 9: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 30 LF of Rip Rap



Location 10: Clear silt and debris from inside of the structure and clear vegetation a minimum of 5' around the structure.



Return to Agenda

August 6, 2026

Location 11: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.

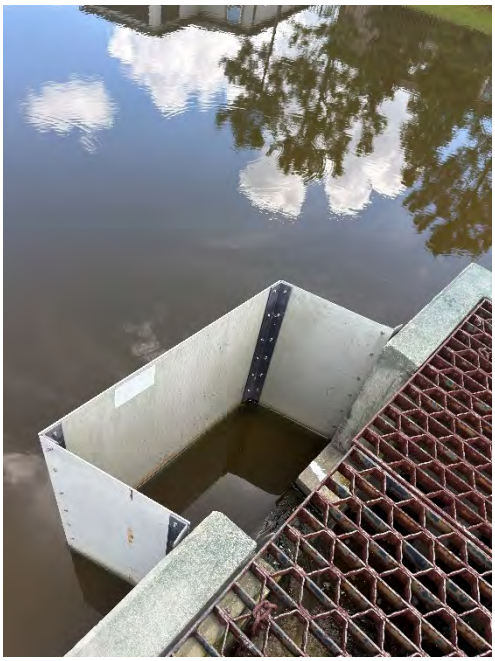


Location 12: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



Return to Agenda

Location 13: Replace damaged bracket with heavy duty aluminum bracket and reattach to control structure.



Location 14: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered.





Return to Agenda

Location 15: Place sand cement bags extending to cover exposed pipe.



Location 16: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 40 LF of Rip Rap



Return to Agenda

Location 17: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 40 LF of Rip Rap



Location 18: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 25 LF of Rip Rap



Return to Agenda

Location 19: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 30 LF of Rip Rap.



Location 20: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 30 LF of Rip Rap



Return to Agenda

August 6, 2026

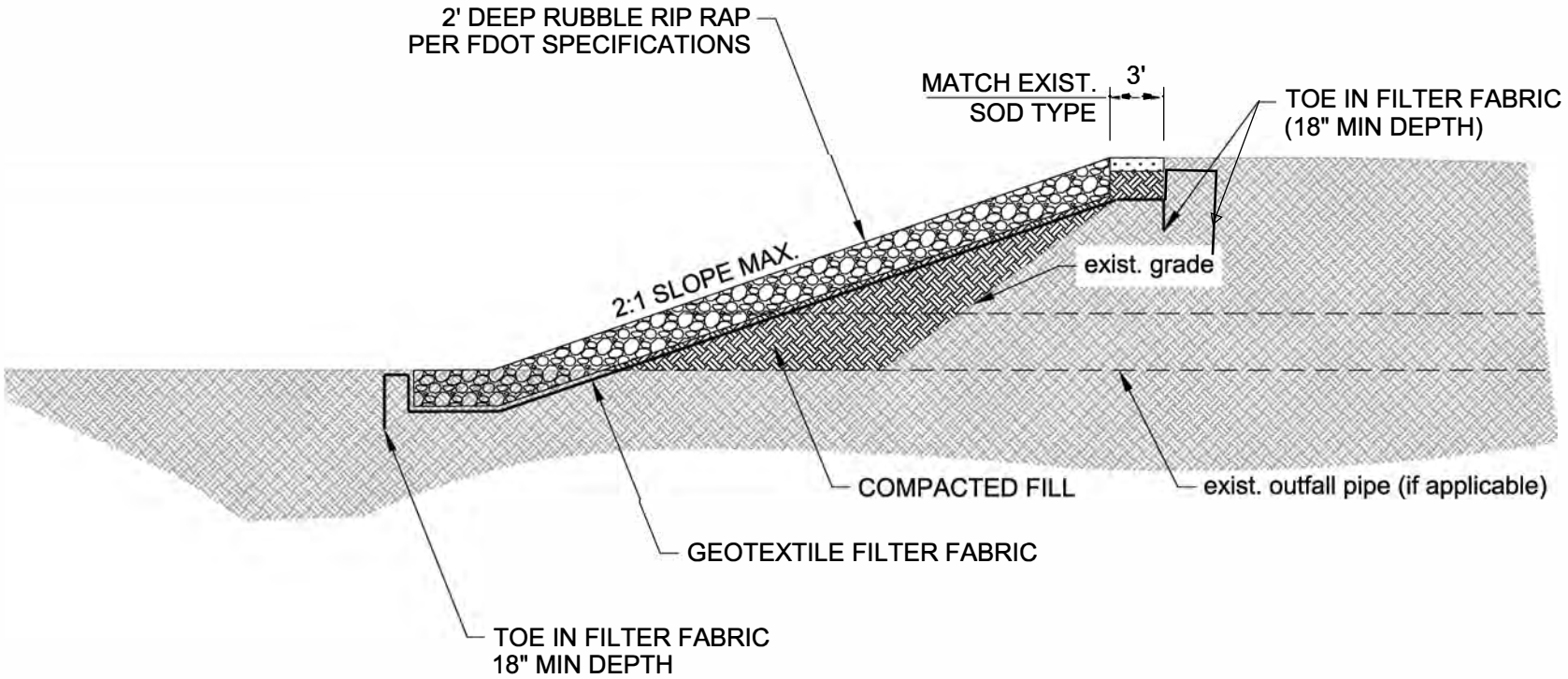
Location 21: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



Location 22: Place sand cement bags extending to cover exposed pipe.



Return to Agenda



RIP RAP RESTORATION DETAIL
N.T.S.

EXHIBIT 4

Return to Agenda

Epperson Ranch CDD
Proposal Summary - Mitered End Section (MES)
10/22/2026

Stantec

Contractor	Contact/Proposal Amount	Notes
Finn Outdoor	Robb Brown	
Location 1	$1,850	
Location 2	$600	
Location 3	$1,200	
Location 4	$1,850	
Location 5	$1,850	
Location 6	$1,200	
Location 7	$1,850	
Location 8	$2,400	
Location 9	$1,200	
Location 10	$1,850	
Location 11	$2,400	
Location 12	$1,850	
Location 13	$8,400	
Location 14	$1,850	
Location 15	$1,850	
Location 16	$1,850	
Location 17	$1,850	
Location 18	$1,850	
Location 19	$1,850	
Location 20	$1,850	
Location 21	$1,850	
Location 22	$600	
Total	$43,900	
ADS	Chad Harris	
Location 1	$1,450	
Locations 4-5-7-10-14-18-19	$10,150	
Locations 12-15-20-21	$5,800	
Locations 16-17	$2,900	
Location 3-6-8-9-11	$6,375	
Location 13	$7,740	
Location 2	$675	
Location 22	$875	
Total	$35,965	

Return to Agenda

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Epperson Ranch CDD

Ship to
Epperson Ranch CDD

Estimate details
Estimate no.: 2605
Estimate date: 09/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**MES Maintenance**	Location 1 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
2.		**Control Structure Maintenance**	Location 2 -- Replace damaged bracket with heavy duty aluminum bracket and reattach to control structure.	1	$600.00	$600.00
3.		**Control Structure Maintenance**	Location 3 -- Place sand cement bags extending to cover exposed pipe and restore eroded bank.	1	$1,200.00	$1,200.00
4.		**MES Maintenance**	Location 4 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
5.		**MES Maintenance**	Location 5 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
6.		**Control Structure Maintenance**	Location 6 -- Place sand cement bags extending to cover exposed pipe and restore eroded bank.	1	$1,200.00	$1,200.00
7.		**MES Maintenance**	Location 7 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure	1	$1,850.00	$1,850.00

Return to Agenda

		to stabilize the area around the existing mitered end section. Sod all disturbed areas			
8.	**Control Structure Maintenance**	Location 8 -- Place sand cement bags extending to cover exposed pipe and restore eroded bank.	1	$2,400.00	$2,400.00
9.	**Control Structure Maintenance**	Location 9 -- Place sand cement bags extending to cover exposed pipe and restore eroded bank.	1	$1,200.00	$1,200.00
10.	**MES Maintenance**	Location 10 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
11.	**Control Structure Maintenance**	Location 11 -- Place sand cement bags extending to cover exposed pipe and restore eroded bank.	1	$2,400.00	$2,400.00
12.	**MES Maintenance**	Location 12 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
13.	**Erosion/Pond Bank Restoration**	Location 13 -- Restore 60 linear feet of pond bank with limestone rip rap, geotextile underlay, fill soil, and sod to match surroundings	1	$8,400.00	$8,400.00
14.	**MES Maintenance**	Location 14-- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
15.	**MES Maintenance**	Location 15 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
16.	**MES Maintenance**	Location 16 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
17.	**MES Maintenance**	Location 17 -- Add compacted fill and place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00

Return to Agenda

18.	**MES Maintenance**	Location 18 -- Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
19.	**MES Maintenance**	Location 19 -- Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
20.	**MES Maintenance**	Location 20 -- Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
21.	**MES Maintenance**	Location 21 -- Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod all disturbed areas	1	$1,850.00	$1,850.00
22.	**Control Structure Maintenance**	Location 22 -- Clear out vegetation and debris on the structure and 5’ around the structure	1	$600.00	$600.00
			Total		**$43,900.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

Return to Agenda

ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for Mitered End Section & Pond Repairs

Prepared For: Epperson Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 08/31/26
Proposal No. : 1316
Project Location: Epperson

Project Overview

Project includes stormwater maintenance and repair improvements throughout Lakeshore Ranch. The work includes control structure cleaning, shoreline stabilization, vegetation clearing, and drainage swale restoration to improve stormwater system performance and reduce erosion.

Scope of Work

Locations	Proposed Work	Unit Price	Total Price
	MES Repairs (14 Locations)		
1	Repair undermined MES; compacted fill, filter fabric and riprap stabilization	$1,450.00	$1,450.00
4, 5, 7, 10, 14, 18, 19	Repair undermined MES; compacted fill, filter fabric, riprap and disturbed-area restoration	$1,450.00	$10,150.00
12, 15, 20, 21	Repair undermined MES with compacted fill, filter fabric and riprap	$1,450.00	$5,800.00
16, 17	Repair undermined MES; riprap extending minimum 2 ft around structure and 5 ft beyond end	$1,450.00	$2,900.00
	Sand-Cement Bag Repairs (5 Locations)		
3, 6, 8, 9, 11	Install sand-cement bags to cover and stabilize exposed pipe (5 items)	$1,275.00	$6,375.00
	Riprap Erosion Repair (1 Location)		
13	Install 60 LF of riprap erosion repair including compacted fill, filter fabric and restoration	$129.00 / LF	$7,740.00
	Structural Repair (1 Location)		
2	Replace damaged bracket with heavy-duty aluminum bracket and reattach to control structure	$675.00	$675.00
	Vegetation & Debris Removal (1 Location)		
22	Clear vegetation and debris from structure and approximately 5 ft around structure	$875.00	$875.00

Return to Agenda

Project Pricing

14 MES Repairs @ $1,450	**$20,300**
5 Sand-Cement Bag Repairs @ $1,275	**$6,375**
Location 2 Aluminum Bracket Repair	**$675**
Location 13 - 60 LF Riprap @ $129/LF	**$7,740**
Location 22 Vegetation/Debris Clearing	**$875**
Total Project Cost	**$35,965.00**

Notes

- Price includes labor, equipment, materials, mobilization and normal disposal associated with the proposed work.
- Disturbed work areas will be restored following completion where identified in the Stantec repair recommendations.
- Work is subject to suitable pond water levels, weather conditions and reasonable site access.
- Any concealed structural damage or site conditions materially different from those shown in the Stantec report will be brought to the District's attention before additional work is performed.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Return to Agenda

Accepted date

Accepted by

August 11, 2026

Stantec visited Epperson Ranch Community Development District on August 11, 2026 to review ponds associated with SWFWMD Operation and Maintenance due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

Greg Woodcock

Project Manager

Stantec

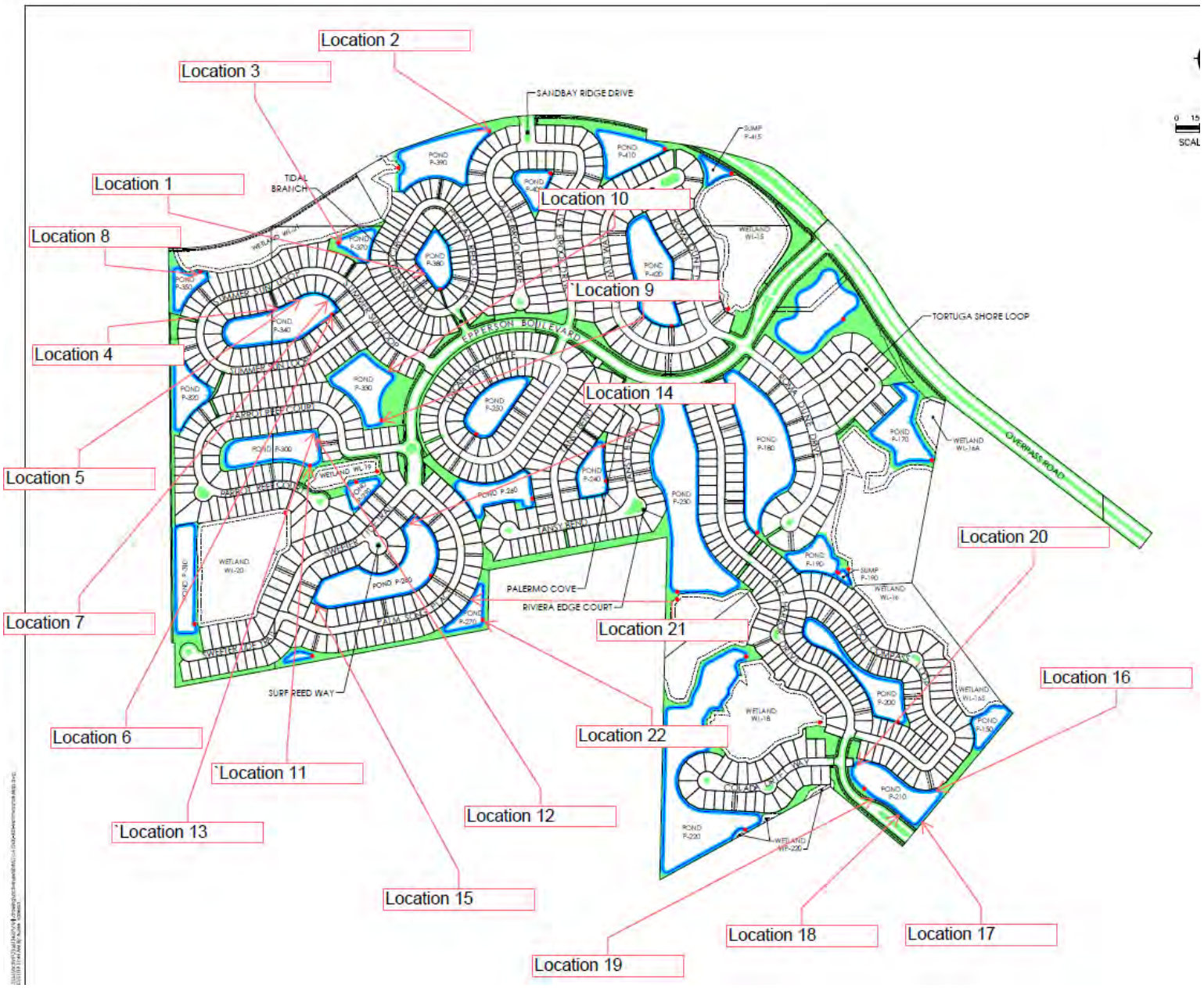
(352) 777-0183

Greg.Woodcock@Stantec.com

Return to Agenda

August 11, 2026

Location Map:



Return to Agenda

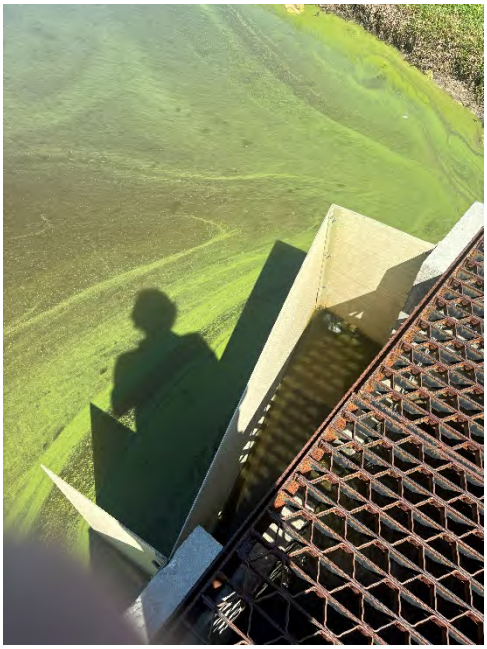
August 11, 2026

Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered.



Location 2: Replace damaged bracket with heavy duty aluminum bracket and reattach to control structure.





Return to Agenda

Location 3: Place sand cement bags extending to cover exposed pipe.



Location 4: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.





Return to Agenda

August 11, 2026

Location 5: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



Location 6: Place sand cement bags extending to cover exposed pipe.



Return to Agenda

August 11, 2026

Location 7: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



Location 8: Place sand cement bags extending to cover exposed pipe.



Return to Agenda

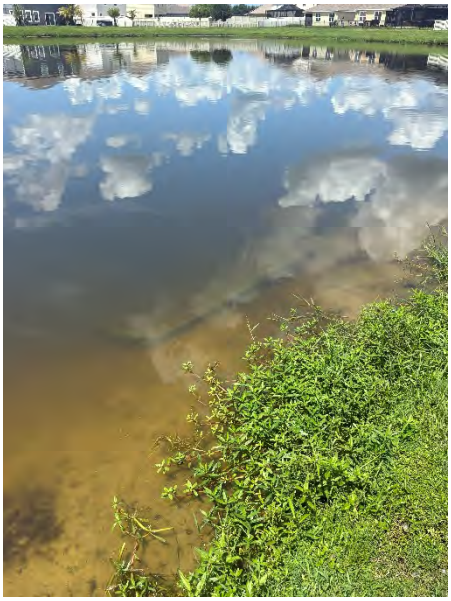
August 11, 2026

Location 9: Place sand cement bags extending to cover exposed pipe.



Location 10: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.





Return to Agenda

August 11, 2026

Location 11: Place sand cement bags extending to cover exposed pipe.





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Return to Agenda

Location 13: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. Provide 60 LF of RIP RAP repair.





Location 14: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.





Return to Agenda

August 11, 2026

Location 15: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered.





Location 16: Mitered End Sections (MES). MES is showing signs of erosion and is undermined at the bottom of the structure. Erosion observed beneath existing mitered end section. Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from the end of the existing structure and extend 5’ from the end of the MES to deter undermining.





Return to Agenda

August 11, 2026

Location 17: Mitered End Sections (MES). MES is showing signs of erosion and is undermined at the bottom of the structure. Erosion observed beneath existing mitered end section. Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from the end of the existing structure and extend 5’ from the end of the MES to deter undermining.





Location 18: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



Return to Agenda

August 11, 2026

Location 19: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Rip rap to extend to grass line on upstream side of MES. Sod all disturbed areas.



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Return to Agenda

August 11, 2026

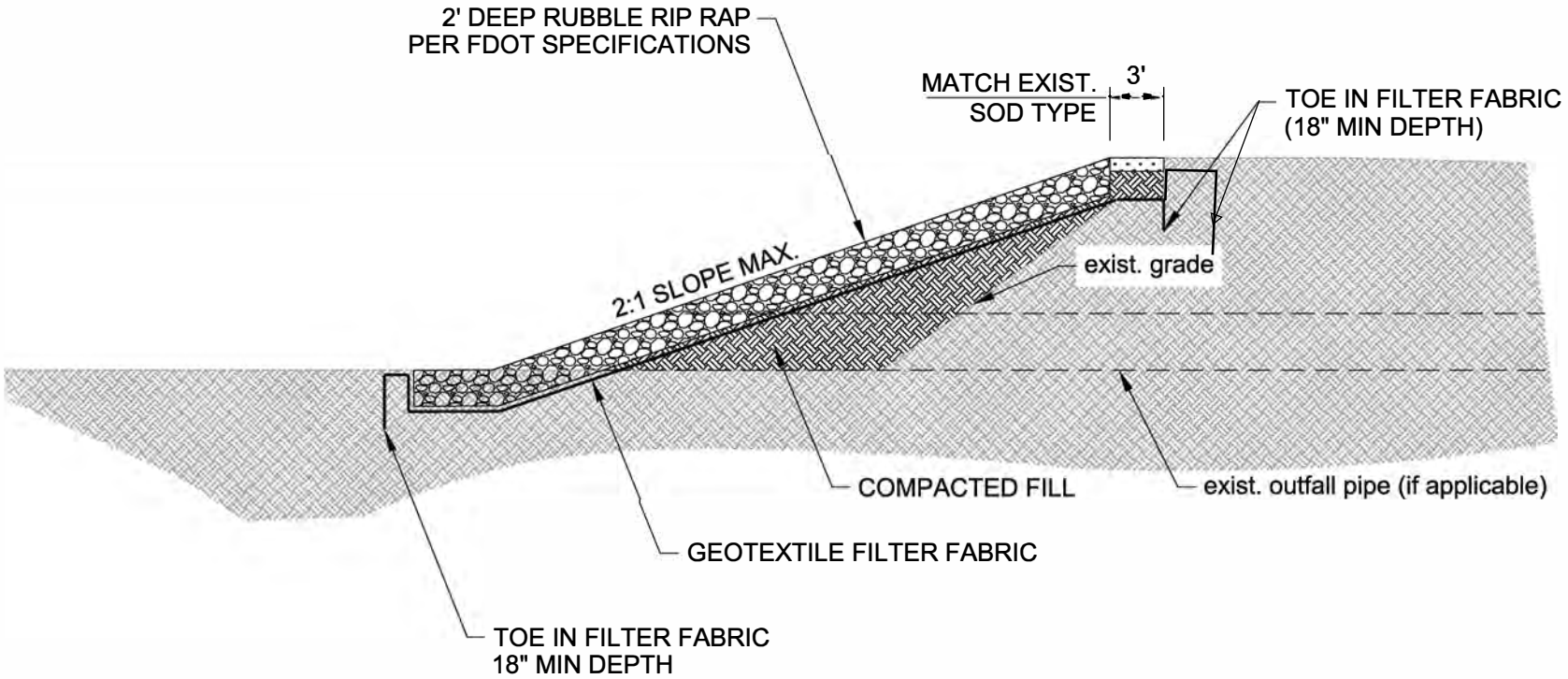
Location 21: Mitered End Sections (MES). MES is showing signs of erosion and is undermined. Erosion observed beneath existing mitered end section. Add compacted fill and place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered.



Location 22: Clear out vegetation and debris on the structure and 5’ around the structure



Return to Agenda



RIP RAP RESTORATION DETAIL
N.T.S.

EXHIBIT 5

Return to Agenda

ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933

Bill to

Epperson Ranch CDD
250 International Parkway
Suite 208
Lake Mary , FL 32746

Heath Beckett

Estimate details

Estimate no.: 1556
Estimate date: 07/26/2026
Expiration date: 08/29/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Street Sign Repair**	Scope of Work: Florida Brothers Maintenance & Repair, LLC (FBMR) in this estimate/proposal, shall furnish all labor, supervision, transportation, standard tools, equipment, and incidental materials necessary to complete the Phase 1 traffic sign compliance corrections identified within the Epperson Ranch Sign Inventory Report and corresponding Estimate Builder. This proposal is based upon the correction of fifty-three (53) inventoried sign locations throughout the Epperson Ranch Community Development District. The identified locations require various corrective actions to bring the existing sign installations into compliance with the engineering report and applicable Manual on Uniform Traffic Control Devices (MUTCD) installation standards (via Section 2A.18). The Phase 1 work includes the correction of forty-six (46) sign height adjustments, nine (9) sign offset relocations, five (5) sign replacements, two (2) sign removals, one (1) sign realignment, and one (1) new street sign installation, as identified within the engineer's inventory (64 corrections).		$0.00	

Return to Agenda

		FBMR shall field verify each sign location prior to beginning work and complete the required corrective action identified for each location. Work shall include adjusting existing sign mounting heights to achieve the required MUTCD minimum mounting height, relocating existing signposts to establish the proper lateral offset from the roadway where required, replacing identified sign assemblies or components, removing signs designated for removal, realigning existing signs to the proper direction of travel, and furnishing and installing the identified new street sign assembly. Where sign relocation is required, FBMR shall carefully remove the existing sign assembly and post, relocate the installation to the proper offset location, reset the existing post in a stable and plumb condition, backfill and compact disturbed areas, reinstall the existing sign assembly, and verify the completed installation is properly aligned, securely fastened, and oriented toward approaching traffic. Where sign height adjustments are required, FBMR shall loosen and adjust the existing mounting hardware, reposition the sign assembly to the required mounting height, reinstall and tighten all hardware, and verify the completed installation is level, plumb, secure, and compliant with the required mounting elevation. Replacement work shall include the removal of the existing sign or sign component and the installation of the replacement sign, assembly, or associated hardware as identified within the approved estimate. Existing posts and mounting hardware shall be reused whenever determined to be in serviceable condition unless replacement is specifically included within the estimate. FBMR shall provide a minimum of two (2) person installation crew for the duration of the project. Labor includes mobilization throughout the community, field measurements, installation, adjustments, minor excavation required for relocations, minor backfilling and compaction, cleanup of work areas, and a final visual inspection to verify each completed sign installation has been corrected in accordance with the engineering report and applicable MUTCD standards. All work shall be performed in a professional and workmanlike manner while making every reasonable effort to minimize disruption to vehicular and pedestrian traffic throughout the community.	
2.	**Other**	Exclusions / Not Included: Unless specifically identified within this proposal, the following items are excluded:	$0.00

Return to Agenda

		-Engineering services, engineering revisions, sealed drawings, surveys, or certifications. -Permits, permit fees, inspection fees, or governmental review fees. -Maintenance of Traffic (MOT), traffic control plans, lane closures, road closures, flaggers, or law enforcement assistance. -Utility relocation, utility repairs, or private utility locating services. -Repair or replacement of underground utilities, irrigation systems, drainage structures, conduit, wiring, or unforeseen underground obstructions. -Replacement of existing signs, posts, brackets, foundations, or breakaway assemblies unless specifically identified within this estimate or on the attached files shared. -Concrete foundations, concrete demolition, pavement restoration, curb repair, sidewalk repair, or asphalt restoration. Any concrete found within signage needing relocated will result in 2x the amount in hours. -Landscape restoration beyond minor grading immediately surrounding relocated posts. -Sod replacement, irrigation repairs, mulch replacement, or replacement of disturbed landscaping. -Tree trimming, vegetation removal, or clearing necessary to access sign locations. -Removal of buried concrete, unsuitable soils, rock, abandoned foundations, or concealed underground obstructions. -Disposal of hazardous materials. -Additional work resulting from revisions to the engineering report or owner-requested scope changes after approval. -Damage resulting from vandalism, vehicle impacts, storms, or third-party activities occurring before or after FBMR's work. -Any work not specifically described within this proposal. Any concealed conditions or unforeseen site conditions encountered during construction that prevent completion of the work as described shall be documented and presented to the Owner. Additional labor, equipment, materials, or repairs needed will be added to invoicing in the event necessary.			
3.	**Street Sign Repair**	Raise/Adjust Existing Signs: Raise and adjust thirty-six (36) existing sign installations to correct the mounting height. Work includes loosening the existing mounting hardware, repositioning the sign to the required height, securing all hardware, and verifying that the completed sign is level, properly oriented, and securely installed.	36	$131.955	$4,750.38

Return to Agenda

4.	**Street Sign Repair**	Raise/Adjust and Remove Existing Signs: Raise and adjust two (2) existing sign installations while also removing the sign face, sign component, or related item identified for removal. Work includes adjusting the remaining sign installation to the required mounting height and leaving the completed installation secure and properly aligned.	2	$131.955	$263.91
5.	**Street Sign Repair**	Relocate Existing Signs – Offset Correction: Relocate two (2) existing sign installations to correct the required lateral offset from the roadway or curb. Work includes removing or extracting the existing post as necessary, relocating and resetting the post, reinstalling the existing sign assembly, backfilling and compacting the disturbed area, and verifying the completed installation is plumb, secure, and properly oriented.	2	$196.50	$393.00
6.	**Street Sign Repair**	Raise/Adjust and Relocate Existing Signs Raise and relocate six (6) existing sign installations to correct both the mounting height and lateral offset. Work includes removing and resetting the existing post as necessary, repositioning the sign installation to the required offset, adjusting the sign face to the required height, backfilling and compacting the disturbed area, and verifying proper alignment and security.	6	$196.50	$1,179.00
7.	**Street Sign Repair**	Replace Existing Signs: Replace three (3) existing signs or sign assemblies identified for replacement. Work includes removing the existing sign or sign component, installing the approved replacement, securing the mounting hardware, and verifying the completed installation is level, properly oriented, and securely installed.	3	$262.50	$787.50
8.	**Street Sign Repair**	Replace and Raise/Adjust Existing Sign: Replace and adjust the mounting height of one (1) existing sign installation. Work includes removing the existing sign or sign component, installing the approved replacement, repositioning the sign to the required mounting height, securing the mounting hardware, and verifying the completed installation.	1	$196.50	$196.50
9.	**Street Sign Repair** **Return to Agenda**	Replace, Raise/Adjust, and Relocate Existing Sign: Replace, raise, and relocate one (1) existing sign installation. Work includes removing the	1	$262.50	$262.50

		existing sign assembly and post as necessary, relocating the installation to the required offset, installing the approved replacement sign or component, adjusting the mounting height, backfilling and compacting the disturbed area, and verifying the completed installation is secure and properly aligned.			
10.	**Street Sign Repair**	Realign Existing Sign: Realign one (1) existing sign installation to correct its direction or orientation. Work includes loosening the existing mounting hardware, repositioning the sign toward the proper direction of travel, tightening the hardware, and verifying the sign is level and secure.	1	$131.96	$131.96
11.	**Street Sign Repair**	New Street Sign Installation: Provide labor for the installation of one (1) new street-sign location. Work includes field verification, assembly and installation of the approved street-sign components, adjustment to the required height and orientation, and verification that the completed installation is level, secure, visible, and properly positioned.	1	$262.50	$262.50
12.	**Other**	Company Overhead & Profit @ 16%. Subtotal x 16% = $1,316.48	16	$82.28	$1,316.48

Total **$9,543.73**

Expiry date 08/29/2026

Note to customer

Thank you for the opportunity to provide this proposal.

Please review the attached scope of work carefully. Upon written acceptance by signature or email confirmation, this agreement shall supersede any prior versions issued.
Approved estimates constitute a binding agreement. Either party may terminate the agreement with thirty (30) days written notice. A deposit of 15% is required for some supplies and labor to start project. Deposits are non-refundable.
This agreement applies solely to the services and materials outlined in the attached scope. Any additional work or materials requested on-site by CAM will require a written change order.
FBMR shall not be liable for incidental or consequential damages arising from delays, service interruptions, or third-party actions.
Please review & understand FBMR terms and conditions prior to signing agreement. Attached field study and cost breakdown is attached for review of project.
If community is NOT tax exempt, taxes will be applied.

Accepted date **Accepted by**

Return to Agenda

Standard Terms and Conditions

1. Acceptance of Proposal
This proposal applies only to the services and materials specifically described in the attached estimate and scope of work. Upon written acceptance by signature or email confirmation, this proposal becomes a binding agreement and supersedes any prior proposals or discussions related to this project.

2. Scope of Work
Florida Brothers Maintenance & Repair, LLC, hereinafter referred to as FBMR, agrees to provide labor and materials only for the work specifically outlined in the proposal. Any work, materials, or services not expressly listed shall be considered outside the scope of work and shall require a written change order approved by both parties prior to execution. Verbal instructions or field direction shall not modify the scope of this agreement.

3. Change Orders
Any additions, revisions, or modifications requested by the Owner, Community Association Manager (CAM), property representative, governing authority, or other authorized representatives that alter the original scope of work shall require a written change order. Change orders may affect pricing, materials, and project scheduling and must be approved before additional work proceeds.

4. Permits, Engineering & Code Compliance
Permit fees, engineering services, inspections, and code compliance upgrades are not included unless specifically stated within the approved scope of work or proposal. If permits or engineering services are expressly included in the estimate, FBMR shall coordinate such items as outlined. FBMR shall not be responsible for additional requirements, revisions, or upgrades imposed by governing authorities beyond the defined scope of work and approved proposal.

5. Existing Conditions
FBMR assumes that existing structures, framing, and substrates are structurally sound and suitable for the proposed work. FBMR shall not be responsible for concealed conditions, corrosion, deterioration, hidden utilities, structural deficiencies, or conditions not visible prior to commencement of work. Any such conditions discovered during the course of work may require additional labor and materials and shall be addressed through written change order.
FBMR shall not be responsible for damage to concealed utilities, irrigation lines, electrical, plumbing, communication lines, or other systems not disclosed or visible prior to commencement of work.

6. Retrofit Work
Where work involves attachment to or modification of existing structures, such work shall be considered retrofit construction. FBMR provides no structural warranty on existing conditions or previously installed systems.

7. Materials
All materials shall be new and installed according to generally accepted industry standards unless otherwise specified. FBMR is not responsible for manufacturer defects, supplier delays, or issues related to owner-supplied materials.

8. Painting & Coatings
Where painting is included, FBMR will perform surface preparation and coating as described in the proposal. Performance of coatings depends on the condition of existing substrates. FBMR is not responsible for failures related to previously applied coatings, oxidation, or substrate deterioration. Painting workmanship carries a limited sixty (60) day warranty under normal conditions.

9. Material Price Escalation
Material costs are based on current supplier pricing at the time of proposal. In the event of significant increases in material costs, tariffs, supply chain disruptions, manufacturer price changes, or material shortages occurring prior to procurement, FBMR reserves the right to adjust pricing accordingly with written notice to the Owner.

10. Field Measurements & Site Conditions
All dimensions provided in proposals are based on available information and field observations. Final fabrication and installation may require adjustments based on actual field measurements. Variations in opening sizes, existing framing alignment, or site conditions may require modification and may be addressed through written change order if additional labor or materials are required.

11. Design or Scope Revisions by Owner or Governing Authorities
Any revisions to the approved design, materials, specifications, or scope of work requested by the Owner, Community Association Manager, CDD board, governing authority, or other authorized party after proposal acceptance shall constitute additional work and may require revised pricing, materials, scheduling adjustments, or fabrication changes. Such revisions shall require written approval prior to implementation.

12. Project Schedule
Estimated project schedules are based on normal working conditions and reasonable site access. FBMR shall not be responsible for delays caused by weather, material shortages, governmental actions, labor disruptions, supply chain interruptions, or other events beyond FBMR's reasonable control.

13. Force Majeure
FBMR shall not be responsible for delays or failure to perform caused by events beyond its reasonable control including, but not limited to, acts of God, hurricanes, floods, natural disasters, pandemics, governmental actions, labor shortages, transportation interruptions, material shortages, or other force majeure events.

14. Site Access
This proposal assumes reasonable site access during normal working hours. Restricted access, after-hours requirements, phased scheduling, unsafe working conditions, or special site requirements may result in additional charges.

15. Payment Terms
Payment terms shall be as stated in the proposal or invoice. Deposits are non-refundable once materials are ordered or work has commenced. FBMR reserves the right to suspend work if payments are not made according to agreed terms or if site conditions are deemed unsafe.

16. Ownership of Materials
All materials delivered to the project site remain the property of FBMR until payment is received in full.

17. Mechanic's Lien Rights
FBMR reserves all rights afforded under Florida law to file and enforce a mechanic's lien for labor, services, and materials provided in connection with this project until full payment is received.

Return to Agenda

18. Limitation of Liability
FBMR's total liability arising from this agreement shall be limited to the value of the contracted work performed. FBMR shall not be liable for incidental, consequential, special, indirect, or punitive damages including but not limited to loss of use, loss of revenue, business interruption, or property damage not directly caused by FBMR.
19. Indemnification
Owner agrees to indemnify and hold FBMR harmless from claims, damages, or losses arising from existing site conditions, structural deficiencies, concealed hazards, or third-party actions not caused by FBMR.
20. Subcontractors
FBMR reserves the right to engage qualified subcontractors to perform portions of the work. All subcontractors shall be deemed agents of FBMR for purposes of project execution. FBMR shall remain responsible for overall project coordination; however, FBMR shall not be liable for delays, defects, or damages arising from subcontractor performance beyond the standard workmanship warranty provided herein. Subcontractors shall carry their own applicable licensing and insurance where required. No contractual relationship is created between the Owner and any subcontractor.
21. Design & Engineering Responsibility
FBMR is not acting as a design professional, architect, or engineer for this project. Any design verification, structural engineering review, or code compliance certification required by governing authorities shall be the responsibility of the Owner unless expressly included in the scope of work.
22. Warranty
FBMR warrants workmanship to be performed in a professional manner consistent with generally accepted industry standards. Except as expressly stated herein, no other warranties, express or implied, including warranties of merchantability or fitness for a particular purpose, are provided unless otherwise stated.
23. Documentation
FBMR may document site conditions, progress of work, and completed work through photographs or written records for quality control, documentation, and project record purposes.
24. Termination
Either party may terminate this agreement with thirty (30) days' written notice. In the event the Owner cancels this agreement after acceptance, all payments made to date shall be forfeited to FBMR to compensate for time, administrative costs, project planning, and revisions previously provided. Owner shall also be responsible for payment of all labor performed, materials ordered, and costs incurred prior to termination.
25. Attorney Fees & Legal Costs
In the event legal action is required to enforce this agreement or recover payment, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and collection expenses.
26. Governing Law
This agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. Any disputes arising under this agreement shall be resolved in the county where the project is located.
27. Authorized Representatives
The Owner shall designate an authorized representative, such as a Community Association Manager (CAM), property manager, board member, or other designated agent, who is authorized to approve work, change orders, scheduling, and project decisions on behalf of the Owner. FBMR shall be entitled to rely upon instructions, approvals, and communications provided by such representative. FBMR shall not be responsible for disputes, conflicting instructions, or approvals between board members, residents, tenants, or other parties not designated as the authorized representative.
28. Pre-Existing Site Conditions
FBMR shall not be responsible for damage to landscaping, irrigation lines, underground utilities, decorative surfaces, pavers, concrete finishes, pavement markings, or other site features not clearly identified, marked, or disclosed prior to commencement of work. The Owner is responsible for identifying and marking underground utilities, irrigation systems, or sensitive site conditions prior to work beginning.
29. Unforeseen or Concealed Conditions
If FBMR encounters concealed, unknown, or unforeseen conditions during the course of work that differ materially from those reasonably observables prior to commencement, including but not limited to hidden structural damage, deteriorated materials, concealed utilities, hazardous conditions, or code deficiencies, FBMR shall notify the Owner, and such conditions may require additional labor, materials, or corrective work. Any additional work required to address such conditions shall be performed only upon approval of a written change order.
30. Right to Cure
In the event the Owner believes work performed by FBMR is defective or not in accordance with the agreement, the Owner shall provide written notice describing the alleged deficiency and allow FBMR a reasonable opportunity to inspect and correct the issue before engaging third parties, withholding payment, or initiating legal action.
31. Entire Agreement
This agreement, including the proposal, scope of work, and these Terms & Conditions, constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or verbal. Any modification to this agreement must be made in writing and approved by both parties.
32. Incidental Property Damage
While FBMR will exercise reasonable care in performing all services, certain maintenance, repair, demolition, drilling, cutting, and retrofit activities may involve reasonable and unavoidable disturbance to surrounding materials or finishes. FBMR shall not be responsible for minor or incidental damage to adjacent surfaces, finishes, landscaping, pavement, or site improvements that may reasonably occur during the performance of the work where such conditions are necessary to complete the scope of work. Repair or restoration of adjacent areas not specifically included in the approved scope of work shall be considered additional work and subject to a written change order.
Acceptance of this proposal/estimate confirms that the Owner/Responsible Party has reviewed and agrees to these attached Terms & Conditions.

Return to Agenda

Epperson Ranch Community Development District
Sign Analysis



prepared for:

Epperson Ranch Community Development District
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

prepared by:

Stantec
380 Park Place Blvd.
Suite 300
Clearwater, FL 33578

June 2026

Return to Agenda

INTRODUCTION

This report was conducted at the request of the Epperson Ranch Community Development District (CDD) to document the deficiencies of the existing signs within the various neighborhoods. Once the deficiencies are completed and the signs comply with the *Manual on Uniform Traffic Control Devices* (MUTCD), the Pasco County Sheriff's office will be able to enforce the signs on the Epperson Ranch CDD property.

This report includes a field inventory of the signs within the community to determine their compliance with the guidelines of the 2009 Edition of the MUTCD.

Field reviews were conducted by Stantec staff, reviewing existing signs in the Epperson Ranch CDD located off Overpass Road with the entry on Epperson Ranch Blvd., in Pasco County Florida.

The majority of the existing signs within Epperson Ranch CDD are mounted on u-channel, some of the signs are mounted on decorative round poles bordered with decorative trim.





Excerpts from the MUTCD which apply to this inventory are noted below. The figure references of these text excerpts are from the MUTCD showing some of the standards reviewed for compliance.

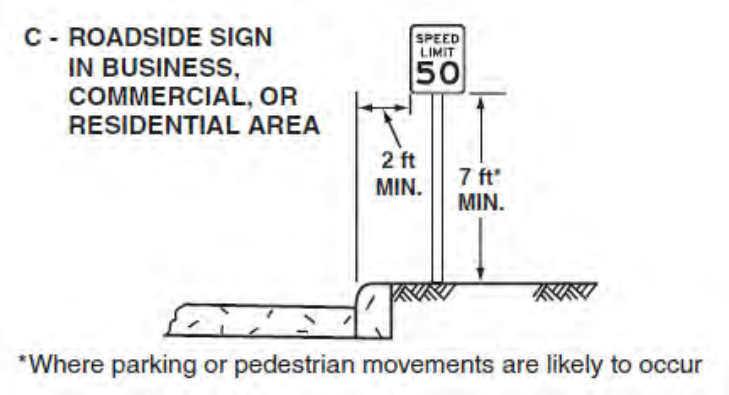
Section 2A.18 Mounting Height

Standard:

05 **The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way, of signs installed at the side of the road in business, commercial, or residential areas where parking or pedestrian movements are likely to occur, or where the view of the sign might be obstructed, shall be 7 feet (see Figure 2A-2).**

Option:

06 The height to the bottom of a secondary sign mounted below another sign may be 1 foot less than the height specified in Paragraphs 4 and 5.



Section 2B.03 Size of Regulatory Signs

Standard:

01 **Except as provided in Section 2A.11, the sizes for regulatory signs shall be as shown in Table 2B-1.**

Table 2B-1. Regulatory Sign and Plaque Sizes (Sheet 1 of 4)

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
Stop	R1-1	2B.05	30 x 30*	36 x 36	36 x 36	—	30 x 30*	48 x 48
Yield	R1-2	2B.08	36x36x36*	48x48x48	48x48x48	60x60x60	30x30x30*	—
Speed Limit	R2-1	2B.13	24 x 30*	30 x 36	36 x 48	48 x 60	18 x 24*	30 x 36

Section 2B.10 STOP Sign or YIELD Sign Placement

Guidance:

07 *STOP or YIELD signs should not be placed farther than 50 feet from the edge of the pavement of the intersected roadway Guidance:*

08 *A sign that is mounted back-to-back with a STOP or YIELD sign should stay within the edges of the STOP or YIELD sign. If necessary, the size of the STOP or YIELD sign should be increased so that any*

other sign installed back-to-back with a STOP or YIELD sign remains within the edges of the STOP or YIELD sign.

12 *Stop lines that are used to supplement a STOP sign should be located as described in Section 3B.16. Yield lines that are used to supplement a YIELD sign should be located as described in Section 3B.16.*
13 *Where there is a marked crosswalk at the intersection, the STOP sign should be installed in advance of the crosswalk line nearest to the approaching traffic.*

13 *Where there is a marked crosswalk at the intersection, the STOP sign should be installed in advance of the crosswalk line nearest to the approaching traffic.*

Section 2B.13 Speed Limit Sign (R2-1)

Standard:

02 **The Speed Limit (R2-1) sign (see Figure 2B-3) shall display the limit established by law, ordinance, regulation, or as adopted by the authorized agency based on the engineering study. The speed limits displayed shall be in multiples of 5 mph.**

Section 3B.16 Stop and Yield Lines

Guidance:

01 *Stop lines should be used to indicate the point behind which vehicles are required to stop in compliance with a traffic control signal.*

Option:

02 Stop lines may be used to indicate the point behind which vehicles are required to stop in compliance with a STOP (R1-1) sign, a Stop Here For Pedestrians (R1-5b or R1-5c) sign, or some other traffic control device that requires vehicles to stop, except YIELD signs that are not associated with passive grade crossings.

06 **Stop lines shall consist of solid white lines extending across approach lanes to indicate the point at which the stop is intended or required to be made.**

Guidance:

08 *Stop lines should be 12 to 24 inches wide.*
10 *If used, stop and yield lines should be placed a minimum of 4 feet in advance of the nearest crosswalk line at controlled intersections, except for yield lines at roundabouts as provided for in Section 3C.04 and at midblock crosswalks. In the absence of a marked crosswalk, the stop line or yield line should be placed at the desired stopping or yielding point, but should not be placed more than 30 feet or less than 4 feet from the nearest edge of the intersecting traveled way.*

INVENTORY

All existing signage that did not meet the MUTCD specifications were photographed and inventoried with designations of sign type, size, height and offset to edge of sign from the curb. These conditions were compared to the MUTCD minimum requirements previously mentioned to determine compliance and need to adjust/replace the regulatory signs to allow law enforcement to enforce the signs.

The following inventory tables are numbered sequentially based on the sign locations. Street names indicate the intersection and/or cross street where the sign was inventoried. Each table includes a photograph of the existing sign, location, type of sign, height and offset. The MUTCD guidelines, compliance and additional notes are provided for each sign. A *Regulatory Sign* gives notice to road users of traffic laws or regulations and noncompliance signage documented and require modification or repair prior to certification can be submitted for traffic enforcement agreement.

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
1	Fountain Haze Loop	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-2"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-9"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
2	Palm Song Place	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-1"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-3.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
3	Yale Harbor Drive	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-7"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-1"	1'-6"	YES



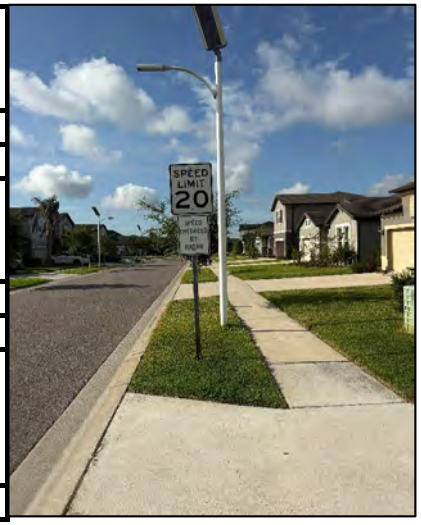
NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
4	Yale Harbor Drive	SPEED LIMIT (R2-1)	24"x30"	24"x30"	YES
		VEHICLE FEEDBACK (W13-20)	18"x24"	24"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'-2"	7'-0"	YES
5'-2"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-1"	1'-6"	YES



NOTES: Remove SPEED ENFORCED BY RADAR sign.

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
5	Yale Harbor Drive	SPEED HUMP (W17-1)	40"x40"	36"x36"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-6"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-11"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
6	Colada Drift Way	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-9.5"	7'-0"	NO

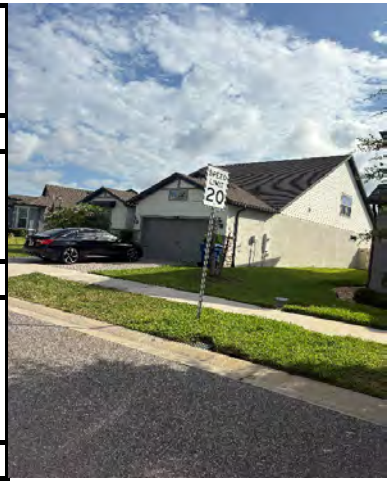
Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-6"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
7	Colada Drift Way	SPEED LIMIT (R2-1)	24"x30"	24"x30"	YES
			Height to Bottom of Sign	**MUTCD Minimum Height**	**MUTCD Minimum Height Met**
			6'-10.5"	7'-0"	NO
			Offset from Face of Curb to Edge of Sign	**MUTCD Minimum Offset**	**MUTCD Minimum Offset Met**
			2'-5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
8	Pool Compass Loop	HORIZONTAL ALIGNMENT (W1-1)	40"x40"	30"x30"	YES
		ADVISORY SPEED (W13-1P)	18"x18"	18"x18"	YES
			Height to Bottom of Sign	**MUTCD Minimum Height**	**MUTCD Minimum Height Met**
			7'-10"	7'-0"	YES
			6'-2"	6'-0"	YES
			Offset from Face of Curb to Edge of Sign	**MUTCD Minimum Offset**	**MUTCD Minimum Offset Met**
			1'-11"	1'-6"	YES



NOTES: Advisory speed sign damaged.

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
9	Pool Compass Loop	SPEED LIMIT (R2-1)	24"x30"	24"x30"	YES
		NO TRAFFIC THRU	12"x18"	24"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'-3"	7'-0"	YES
5'-6.5"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-4"	1'-6"	YES



NOTES: Remove NO TRAFFIC THRU DEAD END sign.

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
10	Olive Brook Drive	SPEED LIMIT 20 MPH (R2-1)	24"x30"	24"x30"	YES
		SPEED ENFORCED BY RADAR	18"x24"	18"x24"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'+	7'-0"	YES
7'	6'-0"	YES

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
10.5"	1'-6"	NO



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
11	Olive Brook Drive	HORIZONTAL ALIGNMENT (W1-1)	40"x40"	30"x30"	YES
		ADVISORY SPEED (W13-1P)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-10"	7'-0"	NO
5'-1.5"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-7"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
12	Olive Brook Drive	HORIZONTAL ALIGNMENT (W1-1)	40"x40"	30"x30"	YES
		ADVISORY SPEED (W13-1P)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-11"	7'-0"	NO
5'-4"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
9"	1'-6"	NO



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
13	Windward Palm Lane	STOP SIGN (R1-1)	30"x30"	30"x30"	YES
			Height to Bottom of Sign	**MUTCD Minimum Height**	**MUTCD Minimum Height Met**
			7'-1"	7'-0"	YES
			Offset from Face of Curb to Edge of Sign	**MUTCD Minimum Offset**	**MUTCD Minimum Offset Met**
			1'-11"	1'-6"	YES



NOTES: Realign street signs.

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
14	Tuscan Bay Circle	HORIZONTAL ALIGNMENT (W1-1)	30"x30"	30"x30"	YES
		ADVISORY SPEED (W13-1P)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-5"	7'-0"	NO
4'-8"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-6.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
15	Lago Mist Way	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'+	7'-0"	YES

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-10"	1'-6"	YES



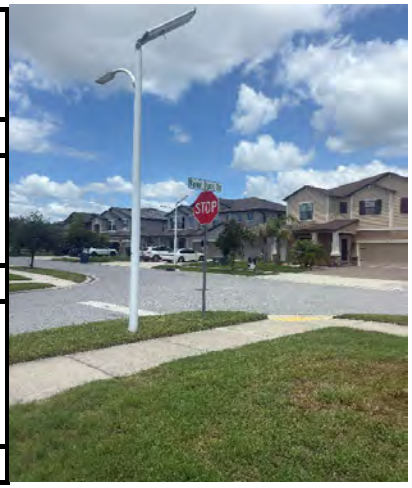
NOTES: No street signs.

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
16	Roma Dune Dr	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'+	7'-0"	YES

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-4"	1'-6"	NO



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
17	Tansy Bend Way	HORIZONTAL ALIGNMENT (W1-1)	40"x40"	30"x30"	YES
		ADVISORY SPEED (W13-1P)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
5'-9.5"	7'-0"	NO
4'-3"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
8"	1'-6"	NO



NOTES: Top sign damaged.

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
18	Tuscan Bay Cir	HORIZONTAL ALIGNMENT (W1-1)	40"x40"	30"x30"	YES
		ADVISORY SPEED (W13-1P)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-10"	7'-0"	NO
5'-.5"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-9.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
19	Epperson Blvd	SPEED LIMIT (R2-1)	24"x30"	24"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-3.5"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-4"	1'-6"	YES



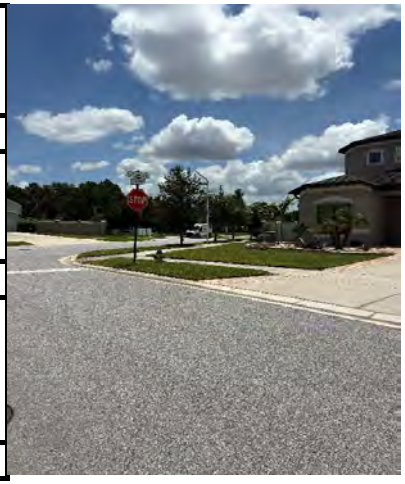
NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
20	Lago Mist Way	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-5"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-1"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
21	Epperson Blvd	PEDESTRIAN (W11-2)	40"x40"	40"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-1"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-5"	1'-6"	NO



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
22	Epperson Blvd	GOLF CART (W11-11)	40"x40"	30"x30"	YES
		MERGING AHEAD	24"x18"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-6"	7'-0"	NO
4'-8"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-8"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
23	Epperson Blvd	GOLF CART (W11-11)	40"x40"	30"x30"	YES
		MERGING AHEAD	24"x18"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-11.5"	7'-0"	NO
5'-2"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-6.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
24	Epperson Blvd	GOLF CART (W11-11)	40"x40"	30"x30"	YES
		MERGING AHEAD	24"x18"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'-1"	7'-0"	NO
5'-3.5"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
0"	1'-6"	NO



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
25	Epperson Blvd	SPEED LIMIT (R2-1)	24"x30"	24"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
4'	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-7.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
26	Epperson Blvd	KEEP RIGHT (R4-7)			
		NINE BUTTON (OM1-1)			
			Height to Bottom of Sign	**MUTCD Minimum Height**	**MUTCD Minimum Height Met**
			Offset from Face of Curb to Edge of Sign	**MUTCD Minimum Offset**	**MUTCD Minimum Offset Met**



NOTES: Sign destroyed and needs to be replaced.

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
27	Epperson Blvd	TRAIL CROSSING (W11-15)	40"x40"	24x24	YES
		DIAGONAL ARROW (W16-7P)	24"x12"	12"x9"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7-5"	7'-0"	YES
4'-6.5"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-8"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
28	Epperson Blvd	GOLF CART (W11-11)	40"x40"	30"x30"	YES
		DIAGONAL ARROW (W16-7P)	24"x12"	12"x9"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-3.5"	7'-0"	NO
5'-2"	6'-0"	NO

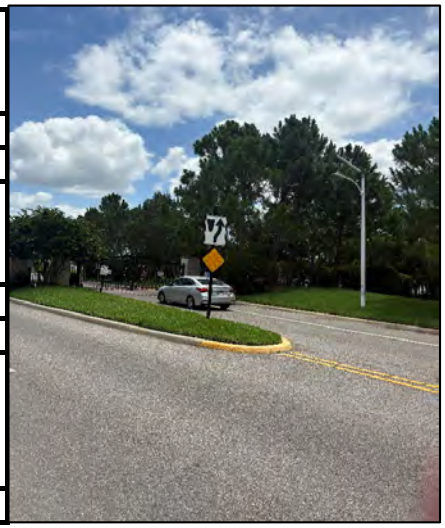
Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
3'-1.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
29	Epperson Blvd	KEEP RIGHT (R4-7)	24"x30"	24"x30"	YES
		NINE BUTTON (OM1-1)	24"x24"	18"x18"	YES
			Height to Bottom of Sign	**MUTCD Minimum Height**	**MUTCD Minimum Height Met**
			6'-4"	7'-0"	NO
			4'-1"	6'-0"	NO
			Offset from Face of Curb to Edge of Sign	**MUTCD Minimum Offset**	**MUTCD Minimum Offset Met**
			2'-8"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
30	Epperson Blvd	GOLF CART (W11-11)	40"x40"	30"x30"	YES
		MERGING AHEAD	24"x18"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-4"	7'-0"	NO
4'-6"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
31	Epperson Blvd	SPEED LIMIT 15 MPH (R2-1)	24"x30"	24"x30"	YES
		NO PARKING (R8-3)	24"x24"	24"x24"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'+	7'-0"	YES
5'-6"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-1"	1'-6"	NO



NOTES: .

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
32	Tortuga Shore Loop	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-9"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-1"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
33	Tortuga Shore Loop	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-9"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
34	Roma Dune Drive	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-8.5"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-1"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
35	Epperson Blvd	YIELD SIGN (R1-2)	36"x36"x36"	36"x36"x36"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7'-2.5"	7'-0"	YES

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-7.5"	1'-6"	YES



NOTES: Sign is faded and needs to be replaced

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
36	Sweeter Tide Trail	STOP SIGN (R1-1)	30"x30"	30"x30"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-3.5"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-11.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
37	Epperson Blvd	CARTS MERGE	24"x18"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-7.5"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-9.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
38	Epperson Blvd	CARTS MERGE	18"x24"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-3.5"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-8"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
39	Epperson Blvd	CARTS MERGE	18"x24"	18"x24"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-7"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-9"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
40	Epperson Blvd	CARTS MERGE	18"x24"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-9.5"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-11.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
41	Pelican Reed Circle	STOP SIGN (R1-1)	30"x30"	30"x30"	YES
			Height to Bottom of Sign	**MUTCD Minimum Height**	**MUTCD Minimum Height Met**
			6'-10"	7'-0"	NO
			Offset from Face of Curb to Edge of Sign	**MUTCD Minimum Offset**	**MUTCD Minimum Offset Met**
			1'-6"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
42	Epperson Blvd	TRAIL CROSSING (W11-15)	40"x40"	24x24	YES
		DIAGONAL ARROW (W16-7P)	24"x12"	12"x9"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
7-3.5"	7'-0"	YES
4'-2"	6'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-1"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
43	Epperson Blvd	CARTS MERGE	18"x24"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
4'-4"	4'-0"	YES

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-7.5"	1'-6"	YES



NOTES: Replace Sign

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
44	Epperson Blvd	NO CARTS	18"x24"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-2"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
3'-1.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
45	Epperson Blvd	NO CARTS	24"x30"	12"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
6'-6"	7'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-8.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
46	Epperson Blvd	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-9"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-6"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
47	Parrot Reef Court	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-9.5"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-2.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
48	Palm Song Place	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-6.5"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-3"	1'-6"	YES



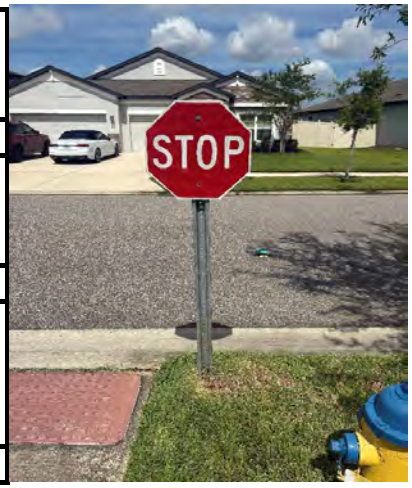
NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
49	Palm Song Place	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-11"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
4.5"	1'-6"	NO



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
50	Yale Harbor Drive	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-7"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-2.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
51	Olive Brook Drive	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-8"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-8"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
52	Tuscan Bay Circle	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-8"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
2'-0.5"	1'-6"	YES



NOTES:

Return to Agenda

Inventory Sign Number	On Roadway	Sign	Size	MUTCD Minimum Sign Size	MUTCD Minimum Size Met
53	Roma Dune Drive	STOP SIGN (R1-1)	18"x18"	18"x18"	YES

Height to Bottom of Sign	MUTCD Minimum Height	MUTCD Minimum Height Met
3'-7"	4'-0"	NO

Offset from Face of Curb to Edge of Sign	MUTCD Minimum Offset	MUTCD Minimum Offset Met
1'-3"	1'-6"	NO



NOTES:

Return to Agenda

DocuSign Envelope ID: 67EA0FE2-DF80-4EBA-9CAB-6A9BEA4653E3

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

Return to Agenda

NP=111.27

WL "15" CATEGORY III (5.45 Ac.)

53+00 54+00 55+00 56+00 57+00 58+00 59+00 60+00 61+00 62+00

OVERPASS ROAD

EPPERSON BLVD

ROMA DUNE DR

31 — SPEED LIMIT 15 — R2-1 24" x 30"

R8-3a 24" x 30"

ANY STREET — SUPPLEMENTAL PLAQUE 12" x 24"

SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX 17346 (TYP)

PAINT BULLNOSE YELLOW

24" WHITE STOP BAR

45

30

42 — PLAND

AHEAD — W16-9P 12" X 24"

PAVEMENT MARKING PER FDOT INDEX 17346 (TYP)

STOP — R1-1 36" x 36" (WITH 2-D3 STREET NAME SIGNS)

24" WHITE STRIPING PER FDOT INDEX 17346

NO CARTS BEYOND THIS POINT/ PEDESTRIANS ONLY SIGN

"NO CARS/STOP" POST

6" WHITE W/ WHITE/RED RPM'S @ 20' C/C

NO CARTS BEYOND THIS POINT SIGN

46 — STOP — R1-1 18" x 18"

RESIDENT/VISITOR DIRECTIONAL SIGN

MERGE TO TRAVEL LANE SIGN

SPECIAL MARKING PER FDOT INDEX 17346 & 17347 (TYP)

6" DOUBLE SOLID WHITE PAINT BULLNOSE YELLOW

SPEED LIMIT 15 — R2-1 24" x 30" — 25

26 — R4-7 24" x 30"

CALL BOX — OM1-1

NO CARTS BEYOND THIS POINT SIGN

STOP — R1-1 18" x 18" — 6

NO CARTS BEYOND THIS POINT/ PEDESTRIANS ONLY SIGN

44

"NO CARS/STOP" POST

NO CARTS BEYOND THIS POINT/ PEDESTRIANS ONLY SIGN

43

6" WHITE STRIPING PER FDOT INDEX 17346

3

REMOTE CONTROL ENTRY GATE

27

6" YELLOW STRIPING PER FDOT INDEX 17346

SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX 17346 (TYP)

STOP — R1-1 30" x 30" (WITH 2-D3 STREET NAME SIGNS)

24" WHITE STOP BAR

R4-7 24" x 30"

W16-7PL 12" X 24"

OM1-1

28

SPECIAL MARKING PER FDOT INDEX 17346 & 17347 (TYP)

SPEED LIMIT 30 — R2-1 24" x 30"

STOP — R1-1 30" x 30" (WITH 2-D3 STREET NAME SIGNS)

24" WHITE STOP BAR

29

Inv.=112.94 12"RCP Inv.=111.59 12"RCP Inv.=111.84 Inv.=110.58 15"RCP Inv.=108.06 Inv.=108.07

N

0 50 100

GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.83

SIDEWALK LEGEND

PROPOSED 6' WIDE X 4" THICK FIBER-REINFORCED CONCRETE AT LEAST 3,000 PSI IN STRENGTHCONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER

PROPOSED 8' AND 6' WIDE X 6" THICK FIBER-REINFORCED CONCRETE AT LEAST 3,000 PSI IN STRENGTH SIDEWALK TO BE INSTALLED BY SITE DEVELOPER

PROPOSED 12' WIDE X 6" THICK FIBER-REINFORCED CONCRETE AT LEAST 3,000 PSI IN STRENGTH ALTERNATIVE VEHICLE TRAILS TO BE INSTALLED BY SITE DEVELOPER

3

SIDEWALK NOTES:

1. SIDEWALK INDICATED AS INSTALLED BY DEVELOPER SHALL BE COMPLETED PRIOR TO FINAL INFRASTRUCTURE INSPECTION OR SHALL BE SUBJECT TO COVERAGE UNDER A PERFORMANCE GUARANTEE.
2. SIDEWALK DETECTABLE WARNING SURFACES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTE:
SEE SHEET C-105 FOR ENTRY HARDSCAPE FEATURES DETAILS

SHEET KEY MAP

C-701 C-702

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28762
Landscape Architecture Certificate of Authorization No. LC26000405
5806-B Breckenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

EPPERSON BLVD
PHASE 1

SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
6	09/01/2016	COUNTY REVIEW COMMENTS
3	06/06/2016	PASCO COUNTY COMMENTS
1	04/04/2016	REVIEW SUBMITTAL

PROJECT NO: MDG-EP-1076
FILE: SPM
DESIGN BY: CARSON
DRAWN BY: CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-701

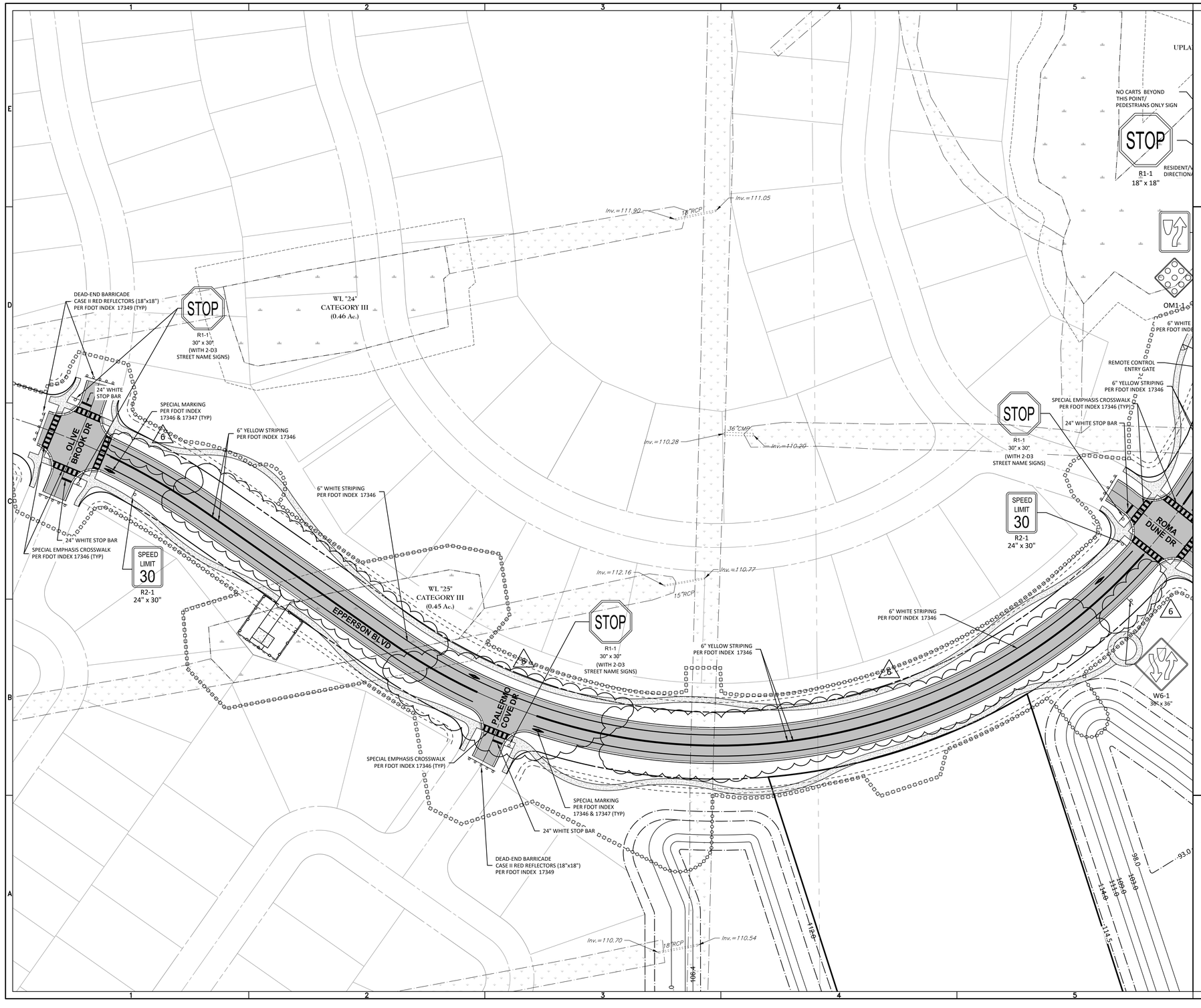
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District
in writing when construction begins.

Return to Agenda



N

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GRAPHIC SCALE: 1" = 50'

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION:
NAVD 88 TO NGVD 29 = +0.83

SIDEWALK LEGEND

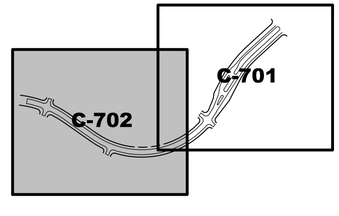
PROPOSED 6' WIDE X 4" THICK FIBER-REINFORCED CONCRETE AT LEAST 3,000 PSI IN STRENGTHCONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER

PROPOSED 8' AND 6' WIDE X 6" THICK FIBER-REINFORCED CONCRETE AT LEAST 3,000 PSI IN STRENGTH SIDEWALK TO BE INSTALLED BY SITE DEVELOPER

PROPOSED 12' WIDE X 6" THICK FIBER-REINFORCED CONCRETE AT LEAST 3,000 PSI IN STRENGTH ALTERNATIVE VEHICLE TRAILS TO BE INSTALLED BY SITE DEVELOPER

SIDEWALK NOTES:

1. SIDEWALK INDICATED AS INSTALLED BY DEVELOPER SHALL BE COMPLETED PRIOR TO FINAL INFRASTRUCTURE INSPECTION OR SHALL BE SUBJECT TO COVERAGE UNDER A PERFORMANCE GUARANTEE.
2. SIDEWALK DETECTABLE WARNING SURFACES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.



SHEET KEY MAP

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Transportation Engineering
Ecological Services • Landscape Architecture
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5806-B Breckenridge Pkwy.
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www.HeidtDesign.com

EPPERSON BLVD
PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PREPARED FOR: EPPERSON RANCH, LLC

	DATE	DESCRIPTION
6	09/01/2016	COUNTY REVIEW COMMENTS
4	08/01/2016	REVISED PAVEMENT MARKING
3	06/06/2016	PASCO COUNTY COMMENTS
1	04/04/2016	REVIEW SUBMITTAL
	DATE	DESCRIPTION

PROJECT NO: MDG-EP-1076
FILE: SPM
DESIGN BY: CARSON
DRAWN BY: CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

C-702

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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District
in writing when construction begins.

Return to Agenda

EPPERSON RANCHEPPERSON BLVD PHASE 1 SIGNS TABLE

SIGN IDENTIFICATION	POST HEIGHT	SIGN SIZE	SIGN QUANTITY
R1-1	FDOT INDEX 17302	36" x 36"	1
R1-1	FDOT INDEX 17302	30" x 30"	5
R1-1	4.00'	18" x 18"	2
R2-1 (15 MPH)	FDOT INDEX 17302	24" X 30"	2
R2-1 (30 MPH)	FDOT INDEX 17302	24" X 30"	2
R4-7	FDOT INDEX 17302	24" x 30"	2
R8-3a	FDOT INDEX 17302	24" x 30"	1
W6-1	FDOT INDEX 17302	36" x 36"	1
W11-11	FDOT INDEX 17302	30" x 30"	2
W16-9P	FDOT INDEX 17302	12" x 24"	1
W16-7PL	FDOT INDEX 17302	12" x 24"	2
OM1-1 (YELLOW)	FDOT INDEX 17302		2
SUPPLEMENTAL PLATE "ANY STREET"		12" x 24"	1

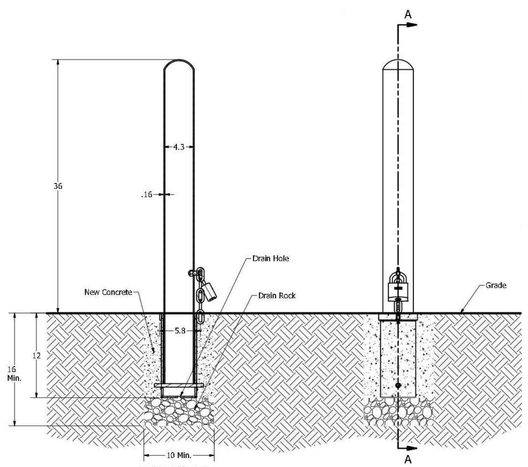
SPECIFICATIONS FOR DESIGN AND INSTALLATION
OF TRAFFIC CONTROL DEVICES ON NON-COUNTY ROADS

1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

2. STREET NAME SIGNS SHALL BE 6" ON LOCAL ROADS AND 9" ON COLLECTOR AND ARTERIAL ROADS. SIX-INCH SIGNS SHALL HAVE 4" SERIES C LETTERS AND 9" SIGNS SIGNS SHALL HAVE 6" SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE STREETS (NON-COUNTY MAINTAINED) SHALL BE STANDARD D3 STREET NAMES WITH THE COLORS REVERSED, WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS.

3. CONTRACTOR MUST CONTACT ENGINEER OF RECORD PRIOR TO ORDERING STREET NAME SIGNS. APPROVED STREET NAMES CAN NOT BE DETERMINED UNTIL RECORDING OF THE PLAT.

4. EXISTING STRIPING AND OTHER PAVEMENT MARKINGS TO BE REMOVED SHALL BE DONE AS NECESSARY BY HYDROBLASTING. GRINDING IS NOT PERMITTED.



SECTION A-A

"NO CARS/STOP" POST DETAIL

SPECIFICATIONS FOR DESIGN AND INSTALLATION
OF TRAFFIC CONTROL DEVICES ON COUNTY ROADS

1) PURPOSE:

THESE SPECIFICATIONS HAVE BEEN DEVELOPED TO PROVIDE DEVELOPERS WITH A UNIFORM SYSTEM FOR INSTALLATION OF TRAFFIC CONTROL DEVICES ON THE COUNTY ROAD SYSTEM. A UNIFORM SYSTEM PROVIDES FOR REDUCED MAINTENANCE COSTS AND A HIGH STANDARD OF VISIBILITY FOR DRIVERS. ALL REQUIRED TRAFFIC CONTROL DEVICES SHALL BE INSTALLED BY THE DEVELOPER OF THE PROJECT.

2) FLORIDA STATE STATUTE 316.0745:

2.1) ANY AND ALL TRAFFIC CONTROL DEVICES INSTALLED ON THE COUNTY ROAD SYSTEM SHALL CONFORM TO FLORIDA STATE STATUTE 316.0745, UNIFORM SIGNALS AND DEVICES.
2.2) THIS STATUTE REQUIRES THAT ALL DEVICES CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THE FDOT HAS ADOPTED THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS THE STANDARDS TO BE USED IN THE STATE OF FLORIDA.

3) PAVEMENT MARKINGS:

3.1) ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED TAPES; RAISED PAVEMENT MARKERS SHALL BE CLASS "B".
3.2) PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED ON ALL ROADS CLASSIFIED OTHER THAN RESIDENTIAL WITH AN ADT GREATER THAN 500 VEHICLES, OR IF OTHER CONDITIONS EXIST THAT REQUIRE PAVEMENT MARKINGS, (SEE M.U.T.C.D. SECTION 3B-1).

3

4) TRAFFIC CONTROL SIGNS:

4.1) ALL SIGN BLANKS SHALL BE OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
4.2) ALL SIGN FACES SHALL BE HIGH INTENSITY GRADE AND OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA.
4.3) ALL SIGNS SHALL BE NO LESS THAN THE STANDARD SIZE AS SPECIFIED BY THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. NO MINIMUM SIZE SIGNING SHALL BE ACCEPTED. LARGER SIGNS SHALL BE USED WHEN REQUIRED BY DESIGN SPEED, ETC.
4.4) STREET NAME SIGNS SHALL BE 6" ON LOCAL ROADS, AND 9" ON COLLECTOR AND ARTERIAL ROADS. SIX INCH SIGNS SHALL HAVE 4" SERIES C LETTERS AND 9" SIGNS SHALL HAVE 6" SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE ROADS SHALL BE STANDARD D3 STREET NAME SIGNS WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS AND BORDER. STREET NAME SIGN BRACKETS FOR 6" SIGNS 30" LONG OR LESS, OR 9" SIGNS 24" LONG OR LESS, SHALL HAVE A 5 INCH BLADE OR CROSS. ALL OTHER STREET NAME SIGNS SHALL BE MOUNTED WITH BRACKETS WITH A 12 INCH BLADE OR 8 INCH CROSS. ALL STREET NAME SIGN BRACKETS SHALL BE SUPPLIED WITH BOLTS, SET SCREWS WILL NOT BE ACCEPTED.
4.5) ON ROADS TO BE MAINTAINED BY PASCO COUNTY, ALL SIGNS OTHER THAN STREET NAMES SHALL BE DATE CODED WITH A YELLOW REFLECTIVE LABEL AFFIXED TO THE BACK OF THE SIGN. IT WILL BE PUNCHED TO SHOW MONTH, DAY AND YEAR OF INSTALLATION (SEE SAMPLE LABEL). ALTERNATE LABEL DESIGNS PROVIDING THE DATE CODE INFORMATION MAY BE USED IF A SAMPLE IS SUBMITTED AND APPROVED BY PASCO COUNTY PRIOR TO INSTALLATION.

SAMPLE LABEL: SIZE 2" X 4"

WARNING

REMOVAL OF, OR DEFACING ANY TRAFFIC CONTROL
DEVICE IS PUNISHABLE BY FINE AND/OR IMPRISONMENT
REPORT DAMAGE BY CALLING (727) 847-2411

INSTALLED

J F M A M J J A S O N D

10'S 20'S 30'S - 1 2 3 4 5 6 7 8 9

01 02 03 04 05 06 07 08 09

4.6) ALL POST SYSTEMS, MOUNTING BRACKETS AND HARDWARE SHALL BE OF A TYPE CURRENTLY IN USE BY THE PASCO COUNTY PUBLIC WORKS DEPARTMENT AND CURRENTLY CERTIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR USE IN THE STATE OF FLORIDA. ALTERNATIVE SYSTEMS, ETC., SHALL ONLY BE USED IF APPROVED BY THE COUNTY ENGINEER.

5) CERTIFICATION OF MATERIALS:

5.1) ALL TRAFFIC CONTROL DEVICES AND MATERIALS SHALL BE ON THE CURRENT FDOT APPROVED PRODUCTS LIST. PROOF OF CERTIFICATION IS REQUIRED FOR ALL TRAFFIC CONTROL DEVICES.
5.2) A TRAFFIC CONTROL DEVICES SUBMITTAL DATA FORM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION OF ANY TRAFFIC CONTROL DEVICE. NO TRAFFIC CONTROL DEVICE SHALL BE INSTALLED UNTIL THE CERTIFICATION SUBMITTAL HAS BEEN APPROVED BY THE TRAFFIC OPERATIONS DIVISION. THESE FORMS ARE AVAILABLE FROM THE TRAFFIC OPERATIONS DIVISION. COPIES OF THE APPROVED TRAFFIC CONTROL DEVICES SUBMITTAL DATA FORM SHALL BE SENT TO THE CONTRACTOR AND THE ENGINEERING INSPECTIONS DIVISION.

6) TRAFFIC CONTROL DEVICES PLAN:

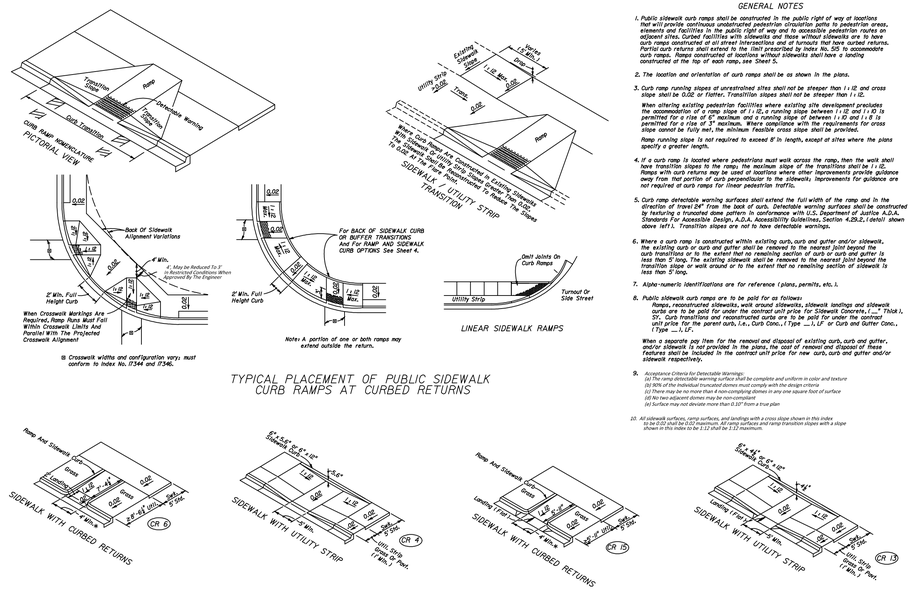
6.1) A DETAILED SET OF PLANS FOR REQUIRED TRAFFIC CONTROL DEVICES SHALL BE SUBMITTED FOR ALL ROAD CONSTRUCTION, SITE DEVELOPMENT, SUBDIVISION, AND RIGHT-OF-WAY USE PERMITS. THESE PLANS SHALL BE IN CONFORMANCE WITH FDOT DESIGN STANDARDS. ALL PLANS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
6.2) WITH THE SUBMITTAL OF FINAL PLANS TO THE DEVELOPMENT REVIEW DIVISION, TWO ADDITIONAL SETS OF THE TRAFFIC CONTROL PLAN PORTION OF THE ENTIRE PLAN SHALL BE SUBMITTED. THESE TWO SETS WILL BE FORWARDED TO THE TRAFFIC OPERATIONS DIVISION.

7) COST ESTIMATE:

AN ENGINEER'S COST ESTIMATE SHALL BE REQUIRED FOR ALL PROPOSED TRAFFIC CONTROL DEVICES. THE ESTIMATE SHALL BE PROVIDED IN CONJUNCTION WITH THE TRAFFIC CONTROL DEVICES SUBMITTAL DATA FORM (SEE SECTION 5.2).

8) INSPECTION AND ACCEPTANCE:

8.1) UPON COMPLETION OF THE INSTALLATION OF THE TRAFFIC CONTROL DEVICES, THE CONTRACTOR SHALL CALL THE ENGINEERING INSPECTIONS DIVISION FOR AN INSPECTION AT (727) 847-8154.
8.2) THE INSPECTION SHALL BE MADE BY THE ENGINEERING INSPECTION DIVISION WITHIN 48 HOURS (TWO WORKING DAYS) OF THE REQUEST.
8.3) AN INSPECTION REPORT SHALL BE MADE BY THE ENGINEERING INSPECTIONS DIVISION. COPIES OF THE REPORT SHALL BE SENT TO THE ENGINEER AND THE DEVELOPER.
8.4) NO ROADWAY SHALL BE OPEN TO THE PUBLIC UNTIL ALL TRAFFIC CONTROL DEVICES HAVE BEEN INSPECTED AND ACCEPTED BY PASCO COUNTY.



TYPICAL PLACEMENT OF PUBLIC SIDEWALK CURB RAMPS AT CURBED RETURNS

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Landscape Architecture Certificate of Authorization No. LC26000405
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Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

EPPERSON BLVD PHASE 1

SIGNING, PAVEMENT MARKING & SIDEWALK DETAILS AND NOTES

PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	04/04/2016	REVIEW SUBMITTAL
3	06/06/2016	PASCO COUNTY COMMENTS

PROJECT NO: MDG-EP-1076
FILE: SPM
DESIGN BY: CARSON
DRAWN BY: CBKALE

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
DATE:
REGISTRATION NO. 50082

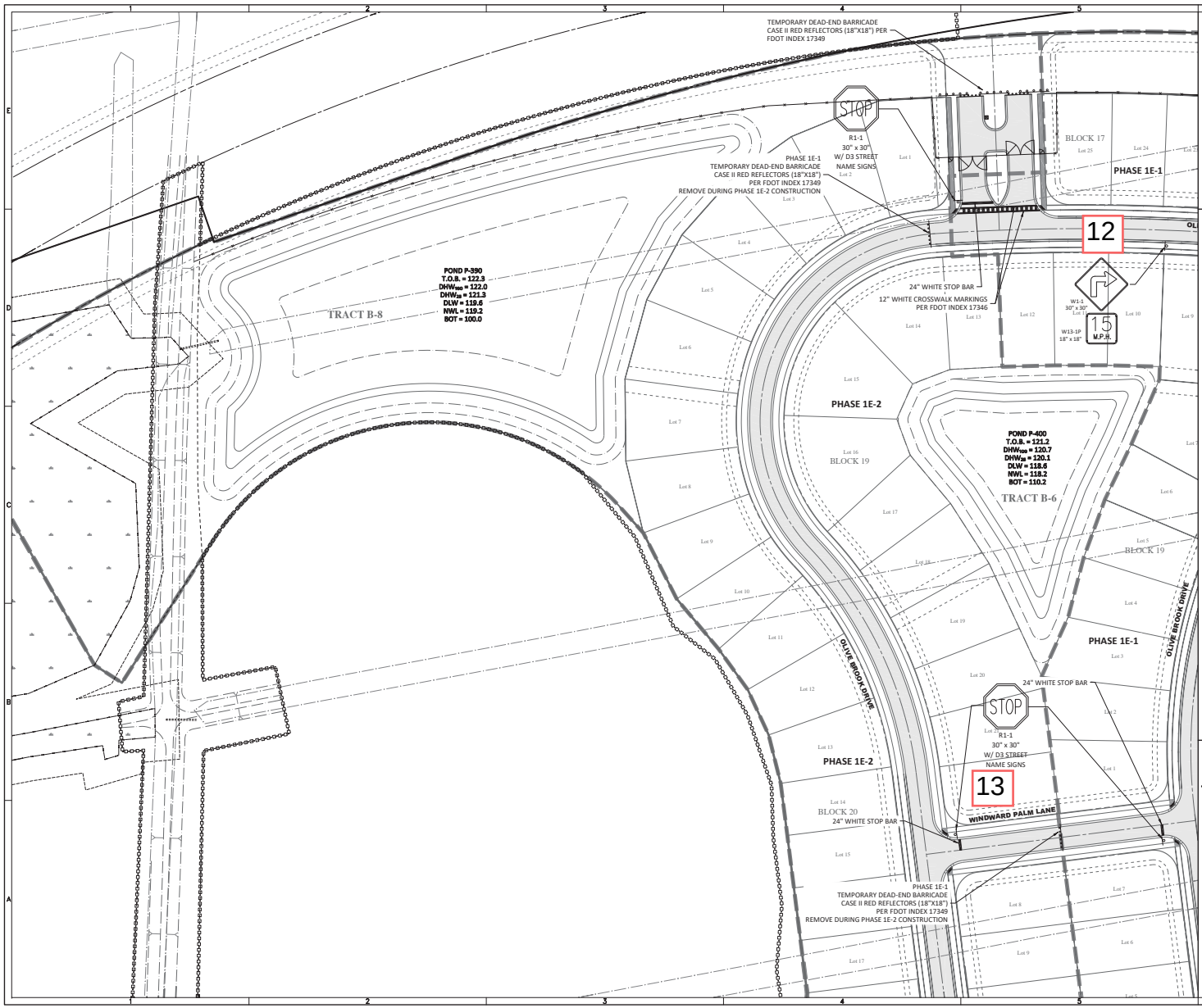
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.



SIDEWALK LEGEND

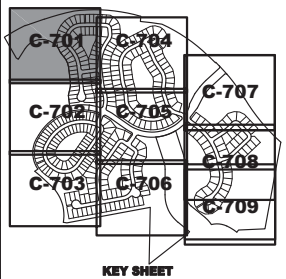
- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY INDIVIDUAL HOUSE CONTRACTOR
- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER
- PROPOSED TRAIL: 4" THICK CONCRETE (FIBER REINFORCED, 3000 PSI) TO BE INSTALLED BY SITE DEVELOPER

SIDEWALK NOTES:

1. SIDEWALK INDICATED AS INSTALLED BY DEVELOPER SHALL BE COMPLETED PRIOR TO FINAL INFRASTRUCTURE INSPECTION OR SHALL BE SUBJECT TO COVERAGE UNDER A PERFORMANCE GUARANTEE.
2. SIDEWALKS INSTALLED BY BUILDERS SHALL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY OF ITS CORRESPONDING DWELLING UNIT.
3. ALL SIDEWALKS SHALL BE 6" THICK WHERE SIDEWALK IS CROSSED BY A DRIVEWAY.
4. SIDEWALK DETECTABLE WARNING SURFACES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SIGN COUNT

SIGN NAME	DESCRIPTION	QUANTITY
R1-1	30"X30"	12
R1-1	18"X18"	6
CARS MERGE WITH VEHICULAR TRAFFIC		5
NO CARTS BEYOND THIS POINT		1
NO CARS/STOP POST		6
W1-1	30"X30"	9
W13-1P	18"X18"	9
W14-1	24"X24"	6



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Fax: 813-464-7629
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EPPERSON RANCH SOUTH
PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	02/12/2017	REVIEW SUBMITTAL

PROJECT NO: MDG-EP-1076
FILE: SPM
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS

FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Edwin J. Rogers, P.E. on 2/15/2017 using a Digital Signature.

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REGISTRATION NO. 50082

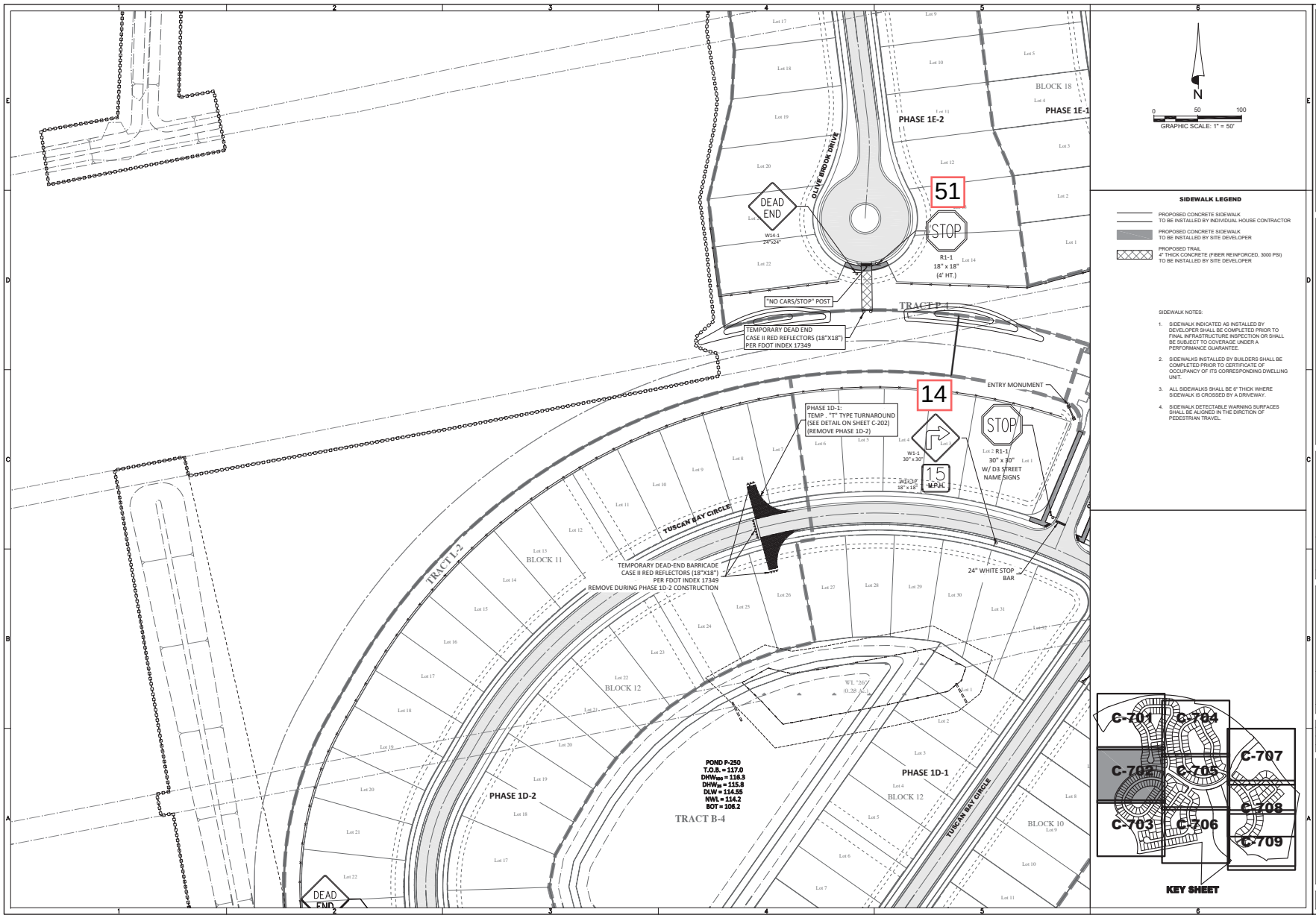
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SIDEWALK LEGEND

- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY INDIVIDUAL HOUSE CONTRACTOR
- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER
- PROPOSED TRAIL: 4" THICK CONCRETE (FIBER REINFORCED, 3000 PSI) TO BE INSTALLED BY SITE DEVELOPER

SIDEWALK NOTES:

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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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EPPERSON RANCH SOUTH
PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	01/12/2017	REVIEW SUBMITTAL

PROJECT NO:	MDG-EP-1076
FILE:	SPM
DESIGN BY:	STOLLINGS
DRAWN BY:	STOLLINGS

FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Edwin J. Rogers, P.E. on 2/15/2017 using a Digital Signature.

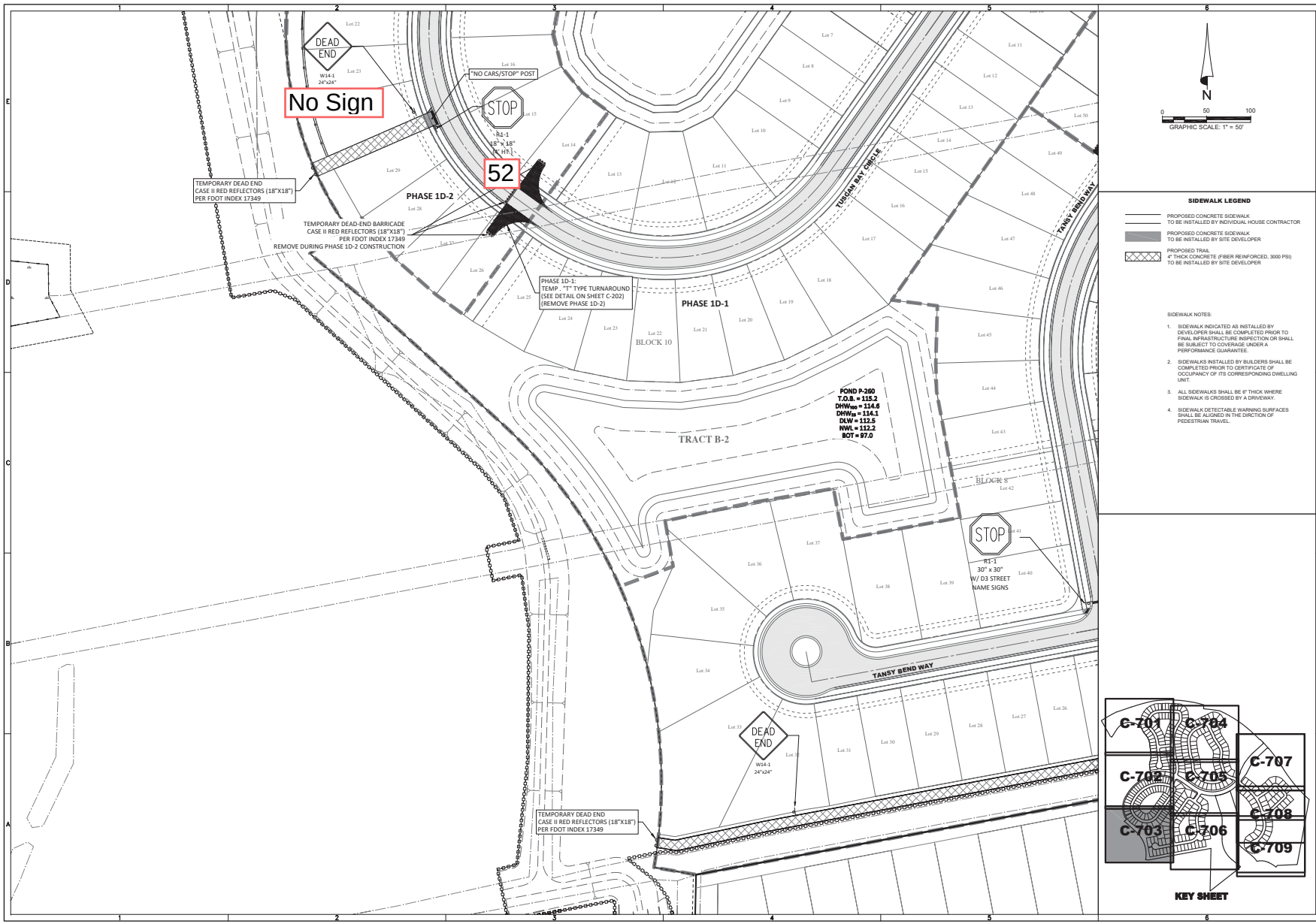
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N

0 50 100
GRAPHIC SCALE: 1" = 50'

SIDEWALK LEGEND

- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY INDIVIDUAL HOUSE CONTRACTOR
- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER
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KEY SHEET

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DRAWN BY: STOLLINGS

FLORIDA PROFESSIONAL ENGINEER

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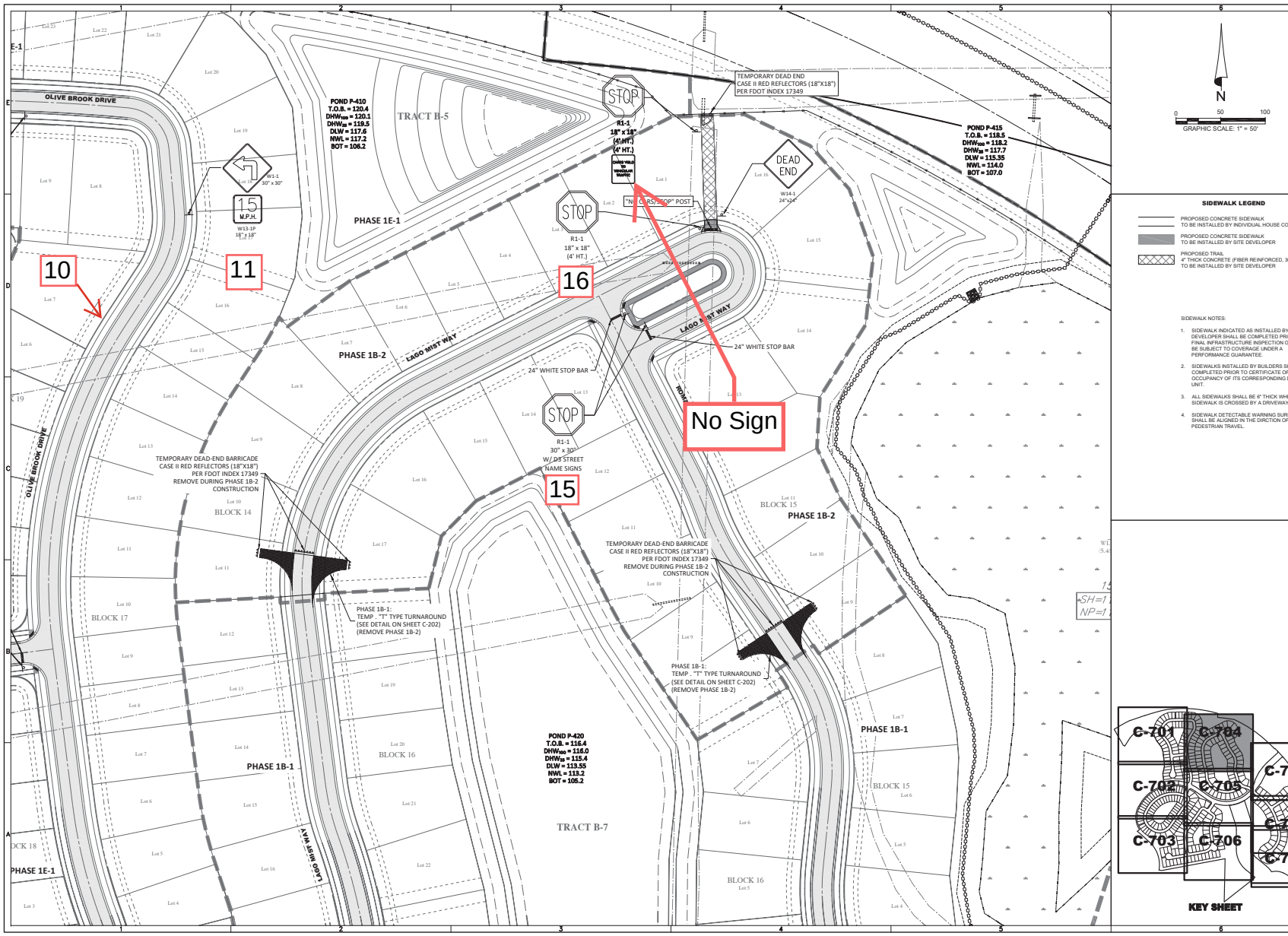
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SIDEWALK LEGEND

- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY INDIVIDUAL HOUSE CONTRACTOR
- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER
- PROPOSED TRAIL: 4" THICK CONCRETE (FIBER REINFORCED, 3000 PSI) TO BE INSTALLED BY SITE DEVELOPER

SIDEWALK NOTES:

1. SIDEWALK INDICATED AS INSTALLED BY DEVELOPER SHALL BE COMPLETED PRIOR TO FINAL INFRASTRUCTURE INSPECTION OR SHALL BE SUBJECT TO COVERAGE UNDER A PERFORMANCE GUARANTEE.
2. SIDEWALKS INSTALLED BY BUILDERS SHALL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY OF ITS CORRESPONDING DWELLING UNIT.
3. ALL SIDEWALKS SHALL BE 6" THICK WHERE SIDEWALK IS CROSSED BY A DRIVEWAY.
4. SIDEWALK DETECTABLE WARNING SURFACES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

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Fax: 813-464-7629
www.HeidtDesign.com

EPPERSON RANCH SOUTH
PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	02/15/2017	REVIEW SUBMITTAL

PROJECT NO: MDG-EP-1076
FILE: SPM
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS

FLORIDA PROFESSIONAL ENGINEER

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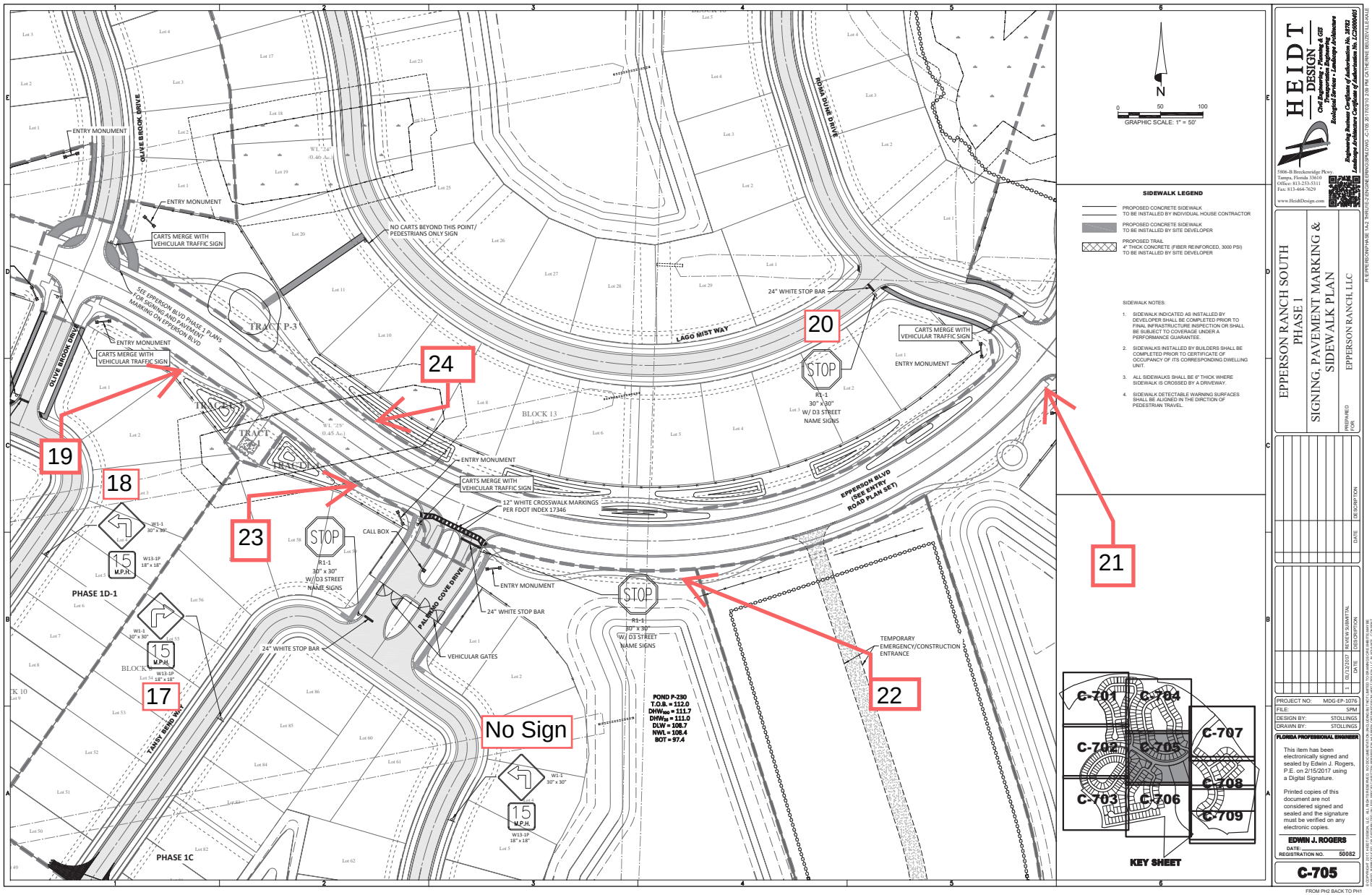
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DATE:
REGISTRATION NO. 50082

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0 50 100

GRAPHIC SCALE: 1" = 50'

SIDEWALK LEGEND

PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY INDIVIDUAL HOUSE CONTRACTOR

PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER

PROPOSED TRAIL 4" THICK CONCRETE (FIBER REINFORCED, 3000 PSI) TO BE INSTALLED BY SITE DEVELOPER

SIDEWALK NOTES:

1. SIDEWALK INDICATED AS INSTALLED BY DEVELOPER SHALL BE COMPLETED PRIOR TO FINAL INFRASTRUCTURE INSPECTION OR SHALL BE SUBJECT TO COVERAGE UNDER A PERFORMANCE GUARANTEE.
2. SIDEWALKS INSTALLED BY BUILDERS SHALL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY OF ITS CORRESPONDING DWELLING UNIT.
3. ALL SIDEWALKS SHALL BE 6" THICK WHERE SIDEWALK IS CROSSED BY A DRIVEWAY.
4. SIDEWALK DETECTABLE WARNING SURFACES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.

KEY SHEET

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

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EPPERSON RANCH SOUTH
PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	02/12/2017	REVIEW SUBMITTAL

PROJECT NO:	MDG-EP-1076
FILE:	SPM
DESIGN BY:	STOLLINGS
DRAWN BY:	STOLLINGS

FLORIDA PROFESSIONAL ENGINEER

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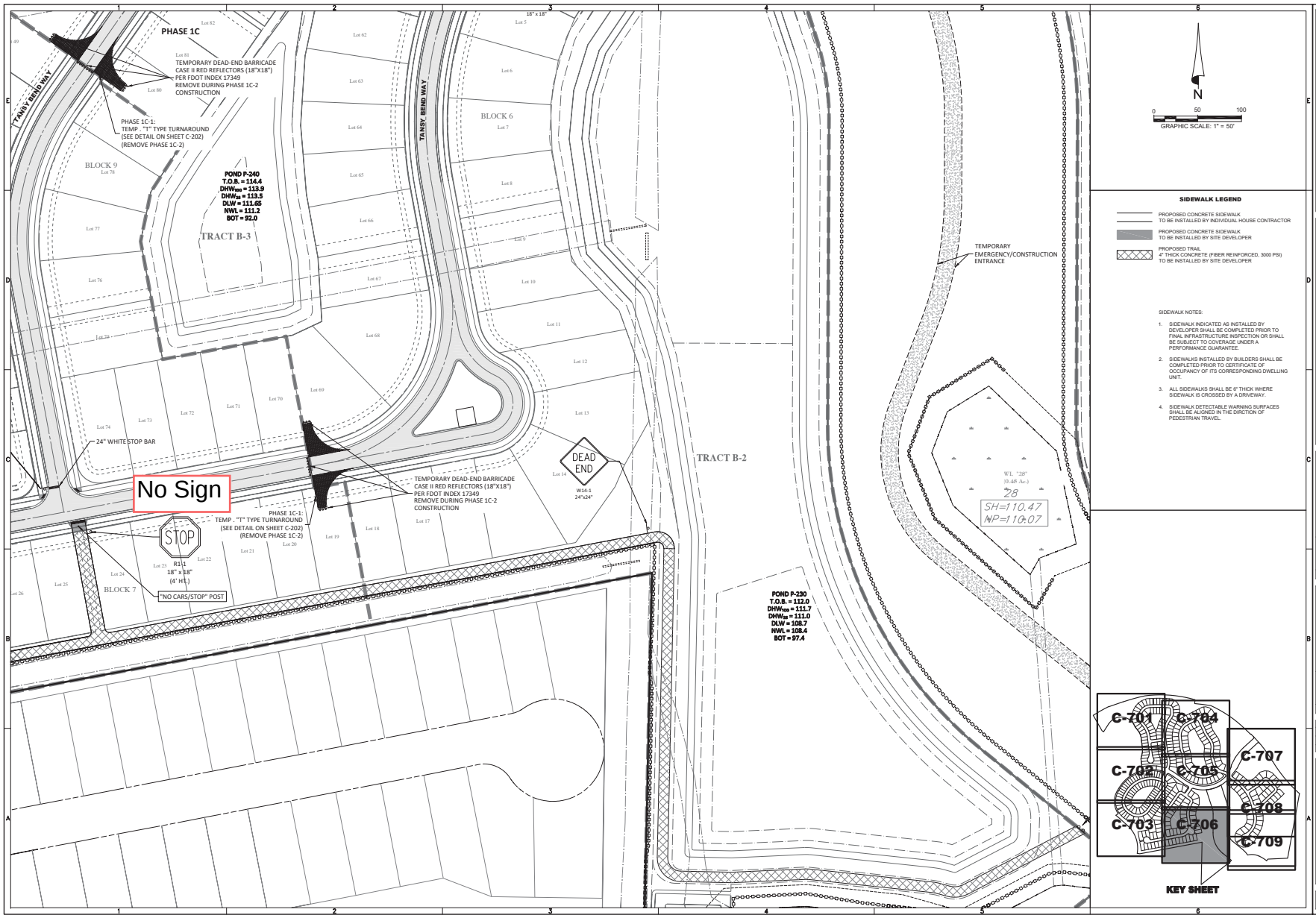
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SIDEWALK LEGEND

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- PROPOSED CONCRETE SIDEWALK TO BE INSTALLED BY SITE DEVELOPER
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SIDEWALK NOTES:

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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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www.HeidtDesign.com

EPPERSON RANCH SOUTH PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	02/15/2017	REVIEW SUBMITTAL

PROJECT NO:	MDG-EP-1076
FILE:	SPM
DESIGN BY:	STOLLINGS
DRAWN BY:	STOLLINGS

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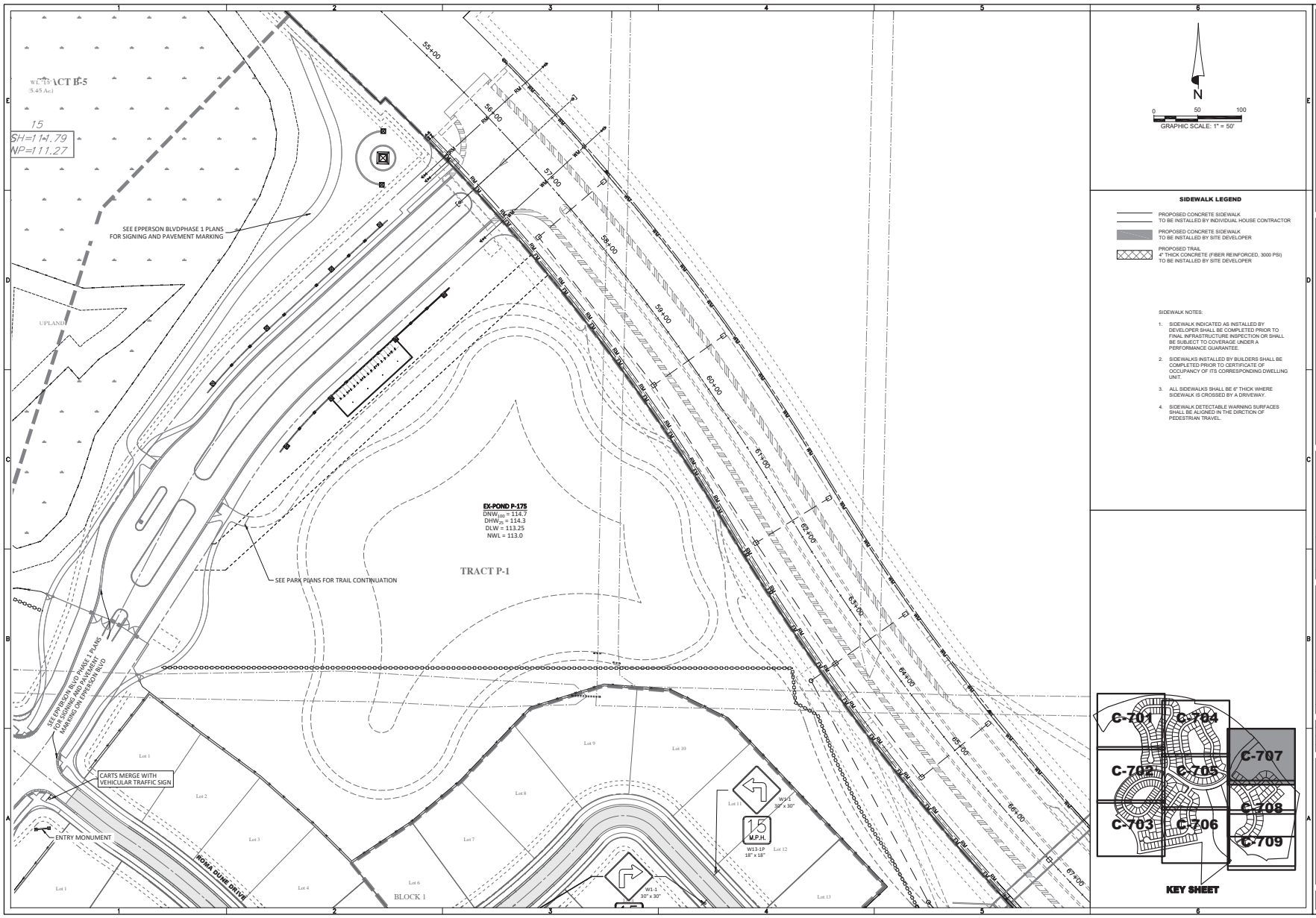
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.



N

0 50 100

GRAPHIC SCALE: 1" = 50'

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KEY SHEET

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EPPERSON RANCH SOUTH PHASE 1

SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	02/12/2017	REVIEW SUBMITTAL

PROJECT NO: MDG-EP-1076
FILE: SPM
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS

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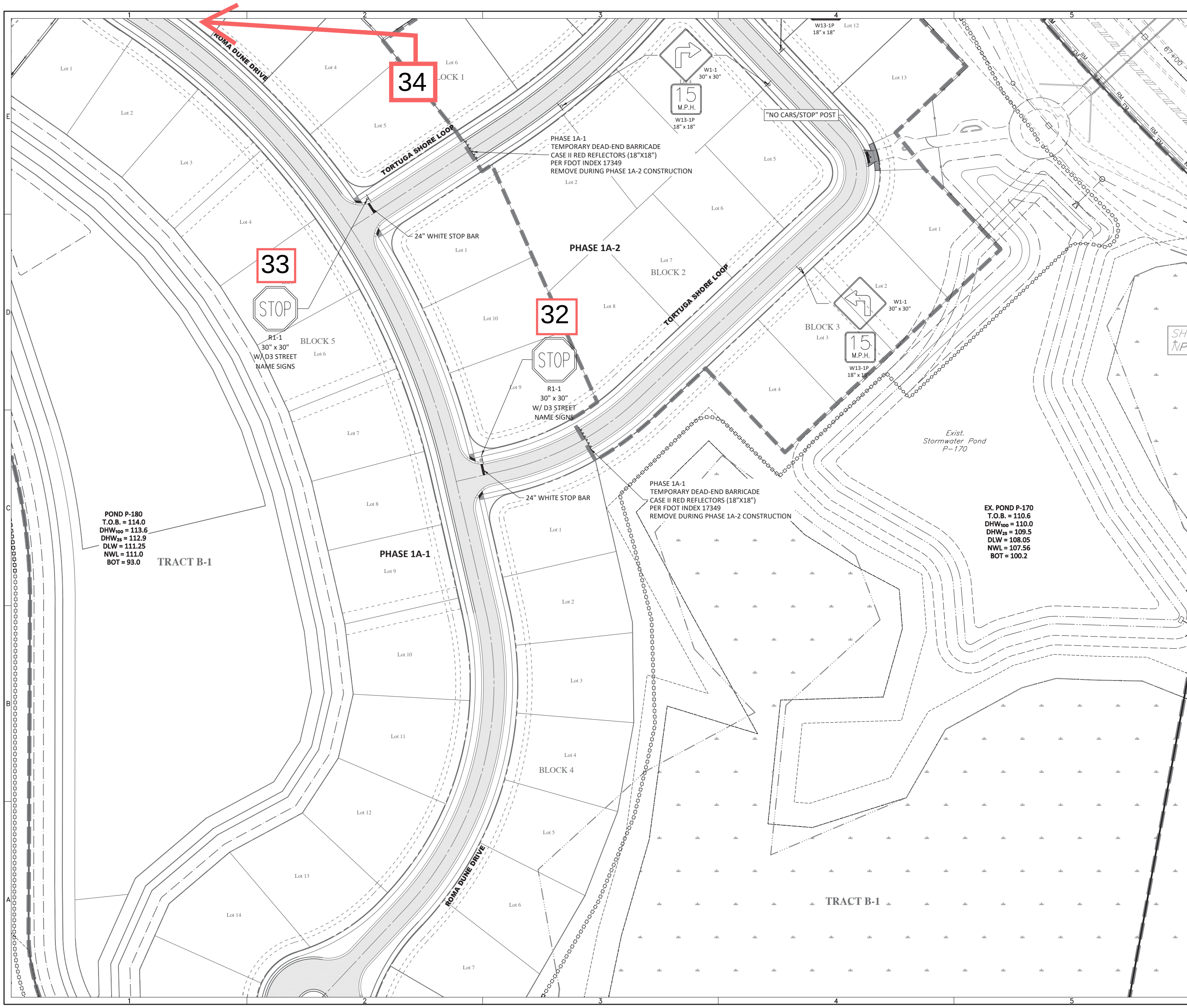
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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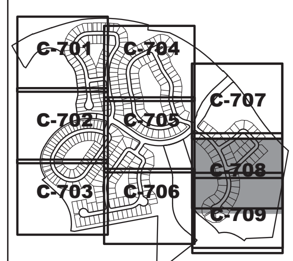
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GRAPHIC SCALE: 1" = 50'

SIDEWALK LEGEND

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EPPERSON RANCH SOUTH PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	01/12/2017	REVIEW SUBMITTAL

PROJECT NO:	MDG-EP-1076
FILE:	SPM
DESIGN BY:	STOLLINGS
DRAWN BY:	STOLLINGS

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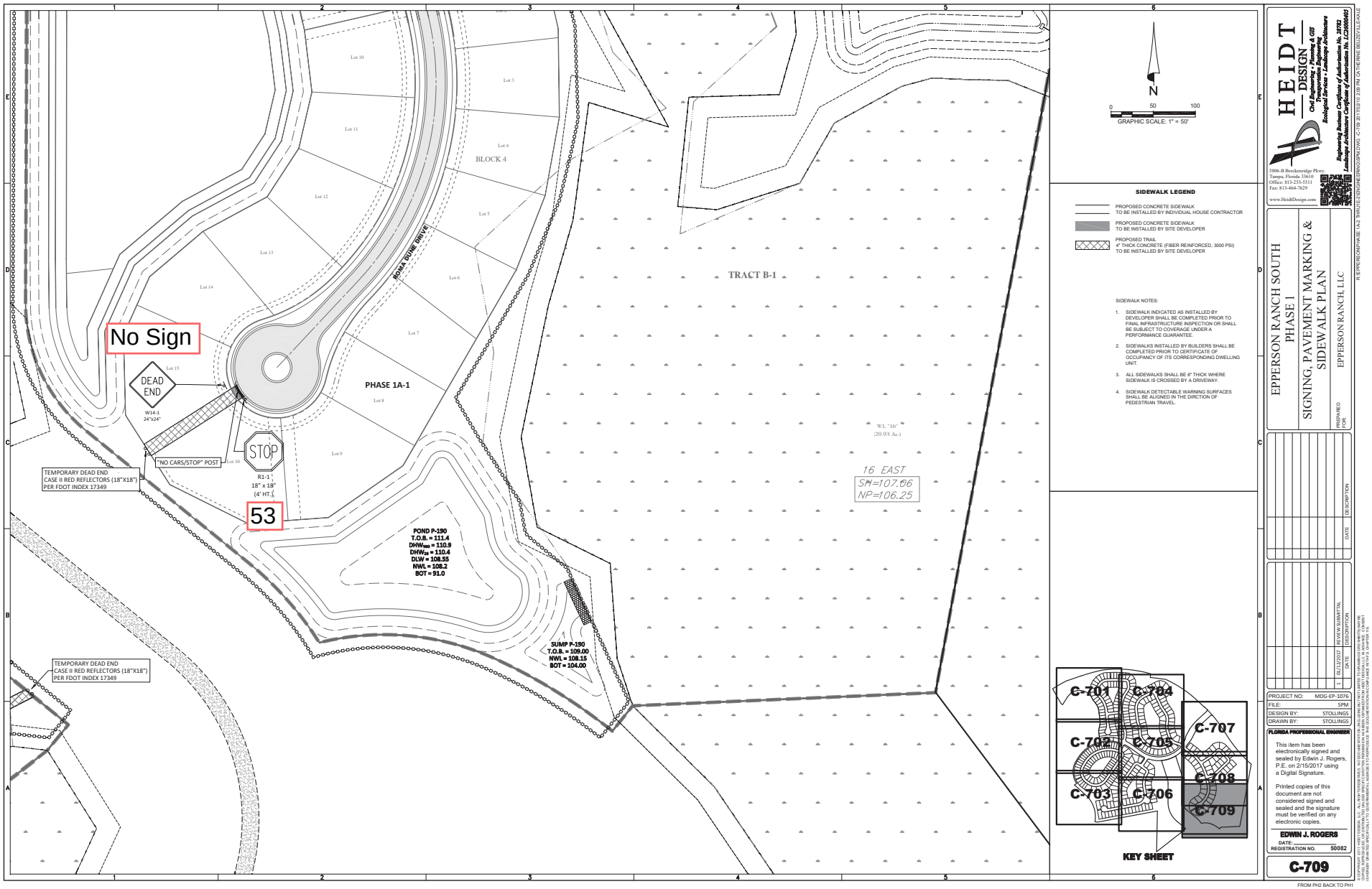
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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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EPPERSON RANCH SOUTH
PHASE 1
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	01/12/2017	REVIEW SUBMITTAL

PROJECT NO: MDG-EP-1076
FILE: SPM
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS

FLORIDA PROFESSIONAL ENGINEER

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PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

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Ecological Services • Landscape Architecture

EPPERSON RANCH SOUTH
PHASES 3A, 3B & 3C
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	12/17/2021	REVIEW SUBMITTAL

PROJECT NO: MDG-EP-1351
FILE: GD-PH3-SPM
DESIGN BY: J.NGOHE
DRAWN BY: S.DAVIZA

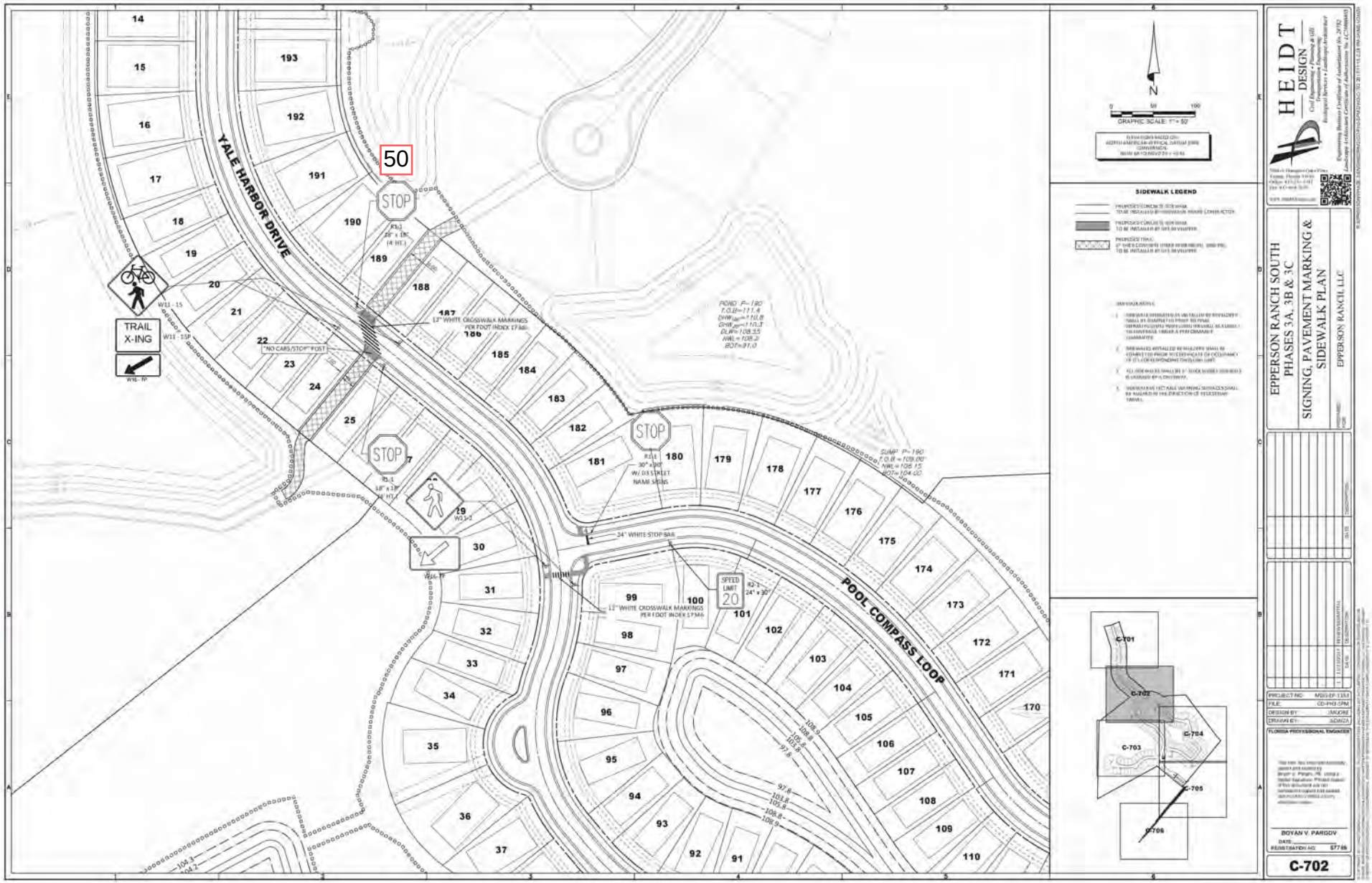
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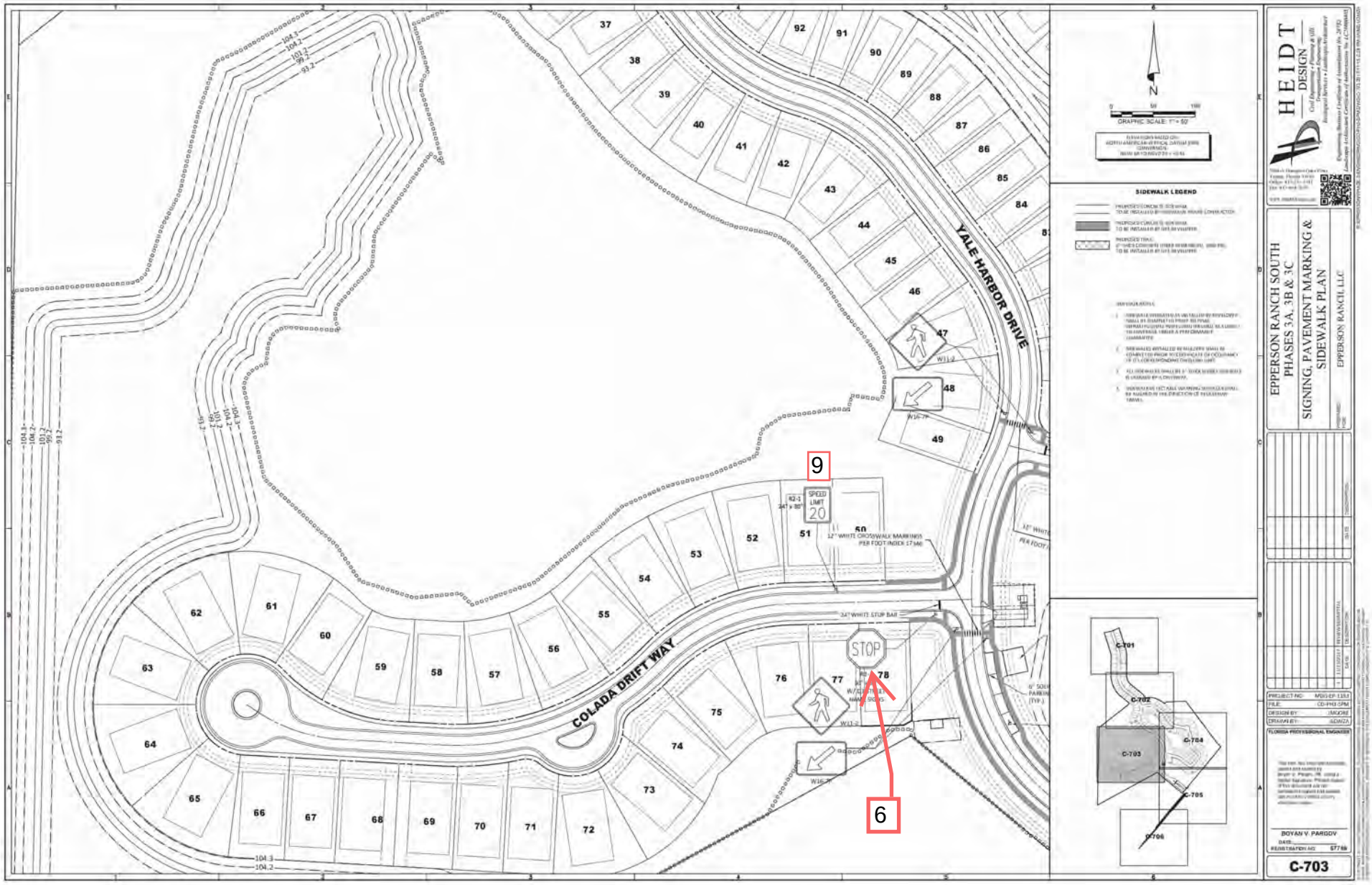
C-701

Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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HEIDT DESIGN

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PHASES 3A, 3B & 3C
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

EPPERSON RANCH, LLC

BOYAN V. PARGOV

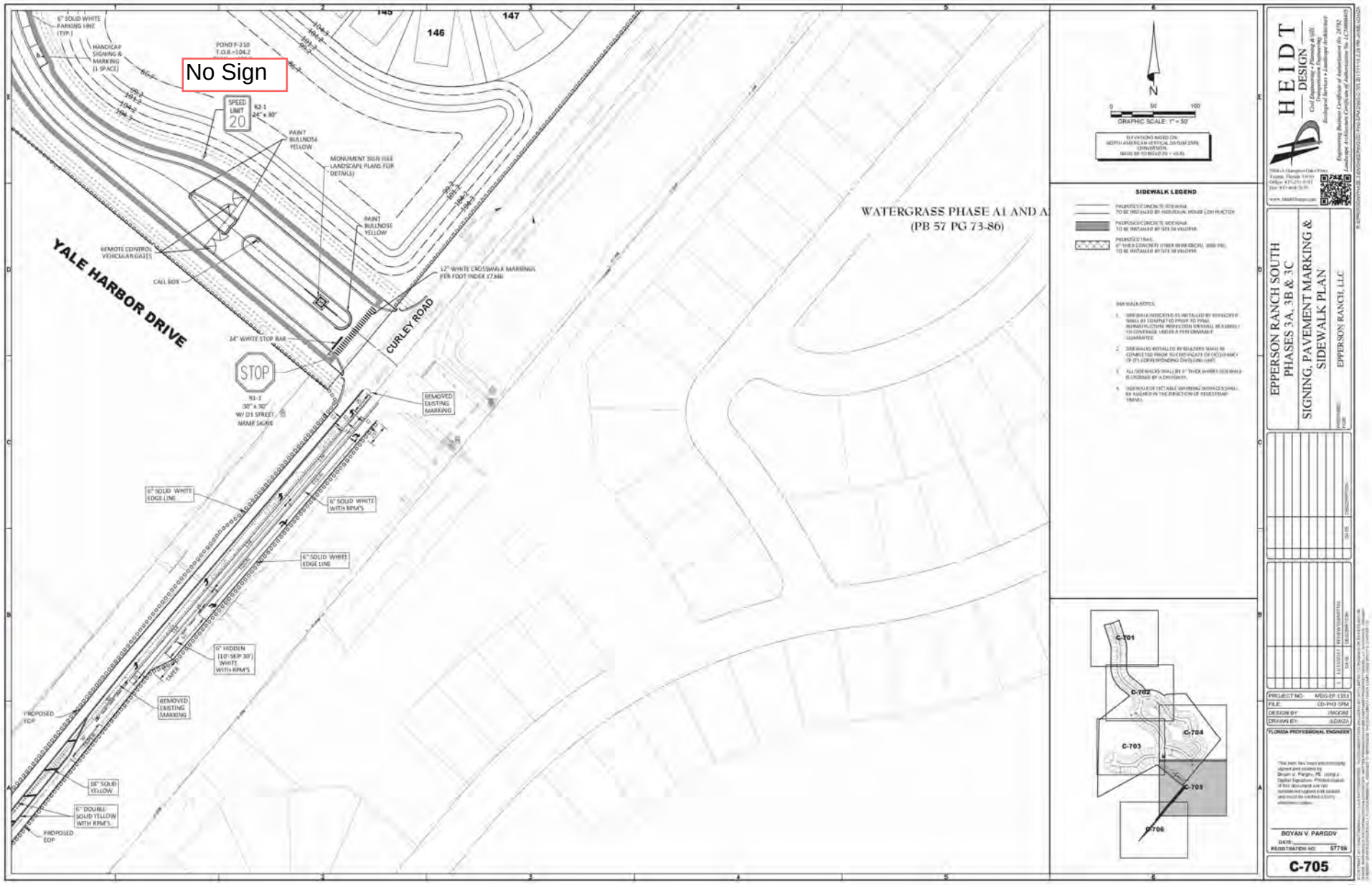
C-703

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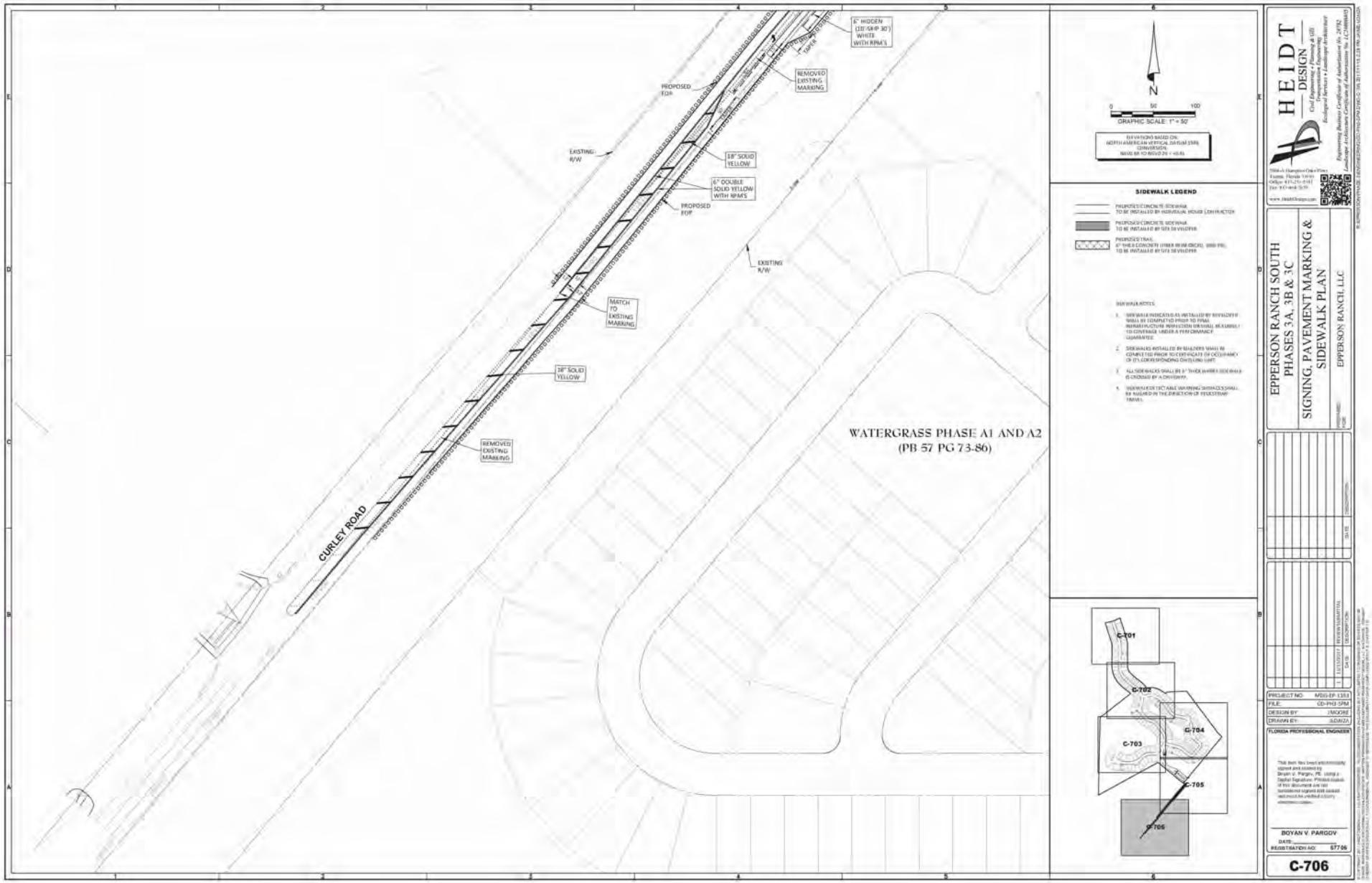
PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

HEIDT DESIGN
Civil Engineering + Planning
Transportation Engineering
Engineering Business Certificate of Authorization No. 24792
Landscape Architecture Certificate of Authorization No. LC26000433

EPPERSON RANCH SOUTH
PHASES 3A, 3B & 3C
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PROJECT: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	12/27/2021	REVIEW SUBMITTAL

PROJECT NO: MDG-EP-1351
FILE: GD-PH3-SPM
DESIGN BY: J.MOORE
DRAWN BY: S.DAVIZI

FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Boyan V. Pargov, PE. Using a Digital Signature. Printed copies of this document are not considered signed and sealed and the date verified on any electronic copies.

BOYAN V. PARGOV
DATE:
REGISTRATION NO. 67706

C-706

Return to Agenda

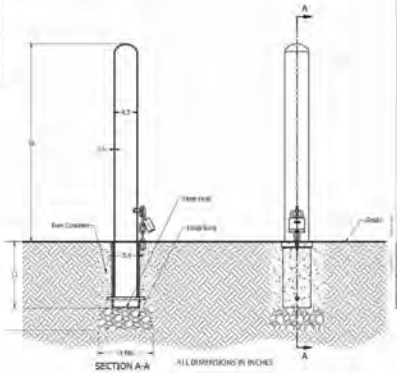
PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

EPPERSON RANCH PHASES 3A, 3B & 3C SIGNS TABLE

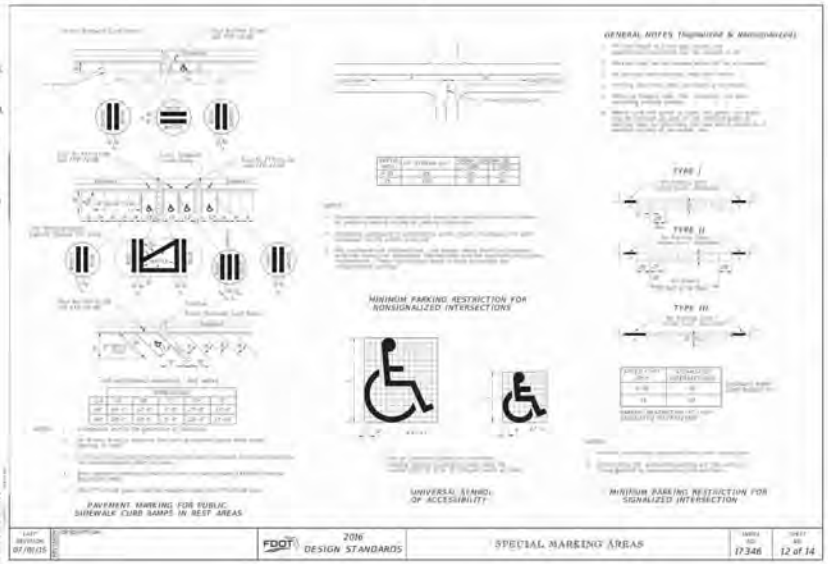
SIGN IDENTIFICATION	POST HEIGHT	SIGN SIZE	SIGN QUANTITY
R1-1	FDOT INDEX 17302	30" x 30"	5
R1-3	4.00'	18" x 18"	2
R2-1 (20 MPH)	FDOT INDEX 17302	24" X 30"	6
W1-1 (CURVE WARNING)	FDOT INDEX 17302	30" x 30"	4
W11-2	FDOT INDEX 17302	30" x 30"	6
W13-1P (15 MPH)	FDOT INDEX 17302	18" x 18"	4
W16-7P	FDOT INDEX 17302	24" x 12"	8
W11-15	-	12" x 18"	1
W11-15P	TRAILBLAZING	12" X 18"	2

SIGNING AND PAVEMENT MARKING NOTES (PRIVATE ROADWAYS):

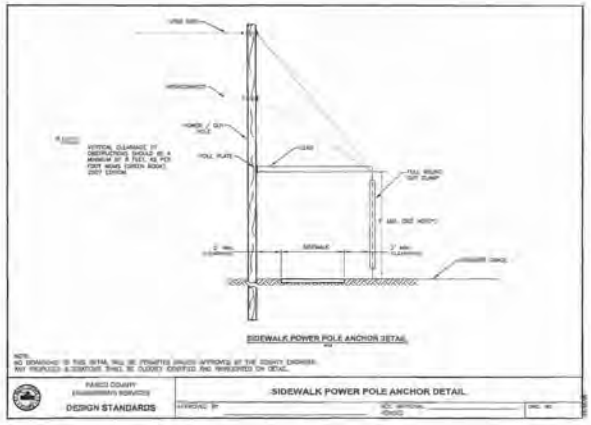
1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
2. STREET NAME SIGNS SHALL BE 6" ON LOCAL ROADS AND 9" ON COLLECTOR AND ARTERIAL ROADS. SIX INCH SIGNS SHALL HAVE 4" SERIES C LETTERS AND 9" SIGNS SHALL HAVE 6" SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE STREETS (NON-COUNTY MAINTAINED) SHALL BE STANDARD D3 STREET NAMES WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS.
3. CONTRACTOR MUST CONTACT ENGINEER OF RECORD PRIOR TO ORDERING STREET NAME SIGNS. APPROVED STREET NAMES CANNOT BE DETERMINED UNTIL RECORDING OF THE PLAT.
4. EXISTING STRIPING AND OTHER PAVEMENT MARKINGS TO BE REMOVED SHALL BE DONE AS NECESSARY BY HYDROBLASTING. GRINDING IS NOT PERMITTED.
5. ANY SIGNS AND MARKINGS WITHIN THE COUNTY RIGHT-OF-WAY, MUST MEET APPROPRIATE DESIGN STANDARDS.



"NO CARS/STOP" POST DETAIL







HEIDT DESIGN
Civil Engineering + Planning
Transportation Engineering
Landscape Architecture + Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000433
7904-A Hampton Oaks Pkwy.
Tampa, Florida 33610
Office: 813-251-0141
Fax: 813-664-2670
www.HeidtDesign.com

EPPERSON RANCH SOUTH
PHASES 3A, 3B & 3C
SIGNING & PAVEMENT MARKING DETAILS
EPPERSON RANCH, LLC

NO.	DESCRIPTION	DATE
1	REVISIONS/ADDITIONAL	12/21/2021

PROJECT NO: MDG-EP-1351
FILE: GD-PH3-SPM
DESIGN BY: J.MOORE
DRAWN BY: A.DAVIZA

FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Boyan V. Pargov, PE. using a Digital Signature. Printed copies of this document are not considered signed and sealed and should not be used for any construction.

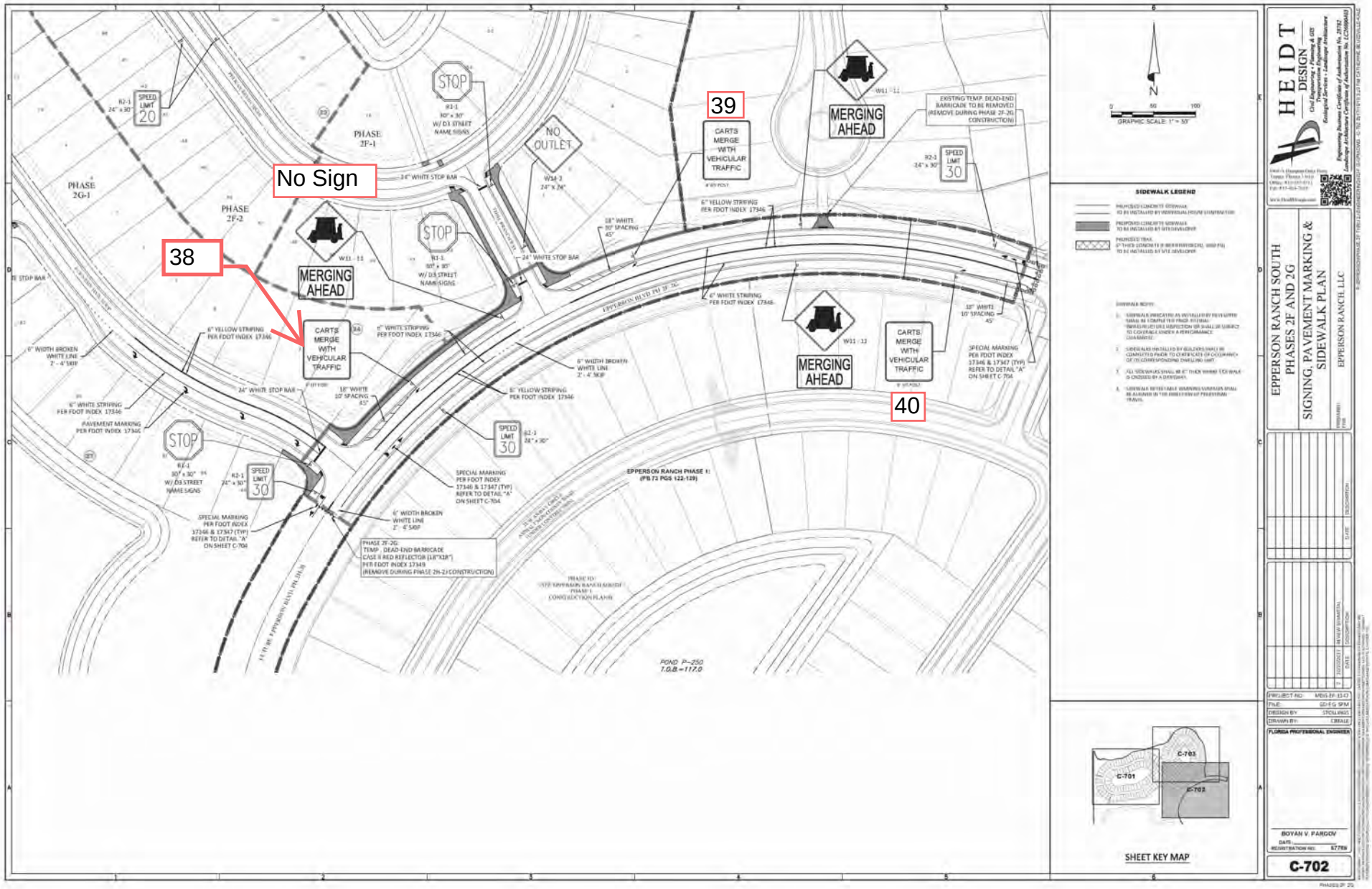
BOYAN V. PARGOV
DATE:
REGISTRATION NO. 67786

C-707

Return to Agenda



Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

EPPERSON RANCH SOUTH
PHASES 2F AND 2G
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PROJECT: EPPERSON RANCH, LLC

PROJECT NO: MBS-EP-13-01
FILE: 02-FG SPM
DESIGN BY: STOLINGS
DRAWN BY: CBEALE

FLORIDA PROFESSIONAL ENGINEER
BOYAN V. PARGOV
DATE:
REGISTRATION NO: 67769

C-702

Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

EPPERSON RANCH SOUTH
PHASES 2F AND 2G
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
EPPERSON RANCH, LLC

PROJECT NO: MBS-EP-1340
FILE: 02-FG SPM
DESIGN BY: STOLINGS
DRAWN BY: LBEALE

FLORIDA PROFESSIONAL ENGINEER
BOYAN V. PARGOV
DATE:
REGISTRATION NO. 67788

C-703

Return to Agenda

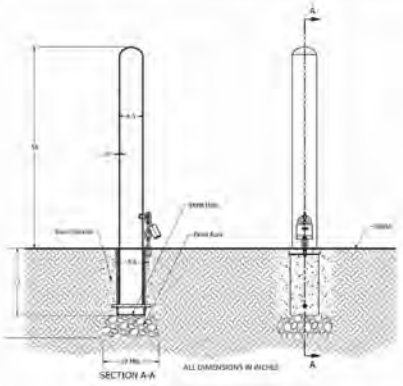
PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District
in writing when construction begins.

EPPERSON RANCH PHASE 2F-2G SIGNS TABLE

SIGN IDENTIFICATION	POST HEIGHT	SIGN SIZE	SIGN QUANTITY
R1-1	FDOT INDEX 17302	30" x 30"	1
R1-1	4.0ft	18" x 18"	2
R2-1 (20 MPH)	FDOT INDEX 17302	24" X 30"	9
R2-1 (30 MPH)	FDOT INDEX 17302	24" X 30"	3
W11-1J	FDOT INDEX 17302	30" x 30"	5
W14-2	FDOT INDEX 17302	24" x 24"	1
MERGING AHEAD	FDOT INDEX 17302	12" x 18"	3
CARTS MERGE WITH VEHICULAR TRAFFIC	4.0ft	12" x 18"	1

SIGNING AND PAVEMENT MARKING NOTES (PRIVATE ROADWAYS):

1. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
2. STREET NAME SIGNS SHALL BE 6" ON LOCAL ROADS AND 8" ON COLLECTOR AND ARTERIAL ROADS. SIX-INCH SIGNS SHALL HAVE 4" SERIES C LETTERS, AND 8" SIGNS SHALL HAVE 6" SERIES B LETTERS. ALL STREET NAME SIGNS ON PRIVATE STREETS (NON-COUNTY MAINTAINED) SHALL BE STANDARD D3 STREET NAMES, WITH THE COLORS REVERSED. WHITE BACKGROUND WITH GREEN LETTERS AND BORDER. AT INTERSECTIONS WITH COUNTY MAINTAINED ROADS, THE COUNTY MAINTAINED ROAD SHALL BE GREEN BACKGROUND WITH WHITE LETTERS.
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5. ANY SIGNS AND MARKINGS WITHIN THE COUNTY RIGHT-OF-WAY, MUST MEET APPROPRIATE DESIGN STANDARDS.

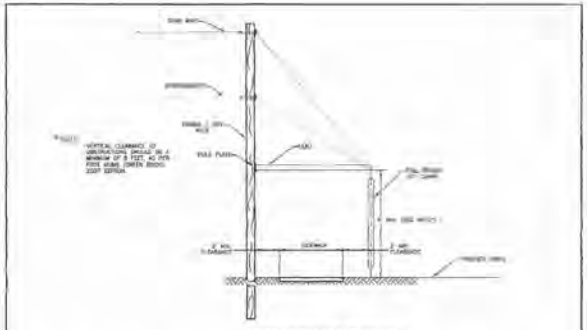


"NO CARS/STOP" POST DETAIL

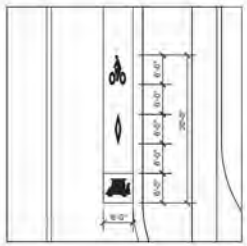


SIDEWALK CLEAR ZONE SECTION

PASCO COUNTY PROGRAMMING DIVISION
DESIGN STANDARDS
SIDEWALK CLEAR ZONE
APPROVED BY: | BCC APPROVAL: | REVISED: | ENG. NO.



PASCO COUNTY ENGINEERING SERVICES
DESIGN STANDARDS
SIDEWALK POWER POLE ANCHOR DETAIL
APPROVED BY: | BCC APPROVAL: | ENG. NO.



(A) MULTIPURPOSE LANE BEGINNING OF LANE DETAIL

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000483

EPPERSON RANCH SOUTH
PHASES 2F AND 2G
SIGNING AND PAVEMENT MARKING DETAILS

PREPARED FOR: EPPERSON RANCH, LLC

NO.	DATE	DESCRIPTION
1	02/07/2022	REVIEW SUBMITTAL

PROJECT NO: MSS-EP-13-01
FILE: 02-FG.DWG
DESIGN BY: STOLINSKI
DRAWN BY: LIBRAN

FLORIDA PROFESSIONAL ENGINEER
BOYAN V. PARGOV
DATE:
REGISTRATION NO: 67769

C-704

Return to Agenda



47

PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation • Engineering
Ecological Services • Landscape Architecture

EPPERSON RANCH SOUTH
PHASES 2H AND 2J
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN

PREPARED FOR: EPPERSON RANCH, LLC

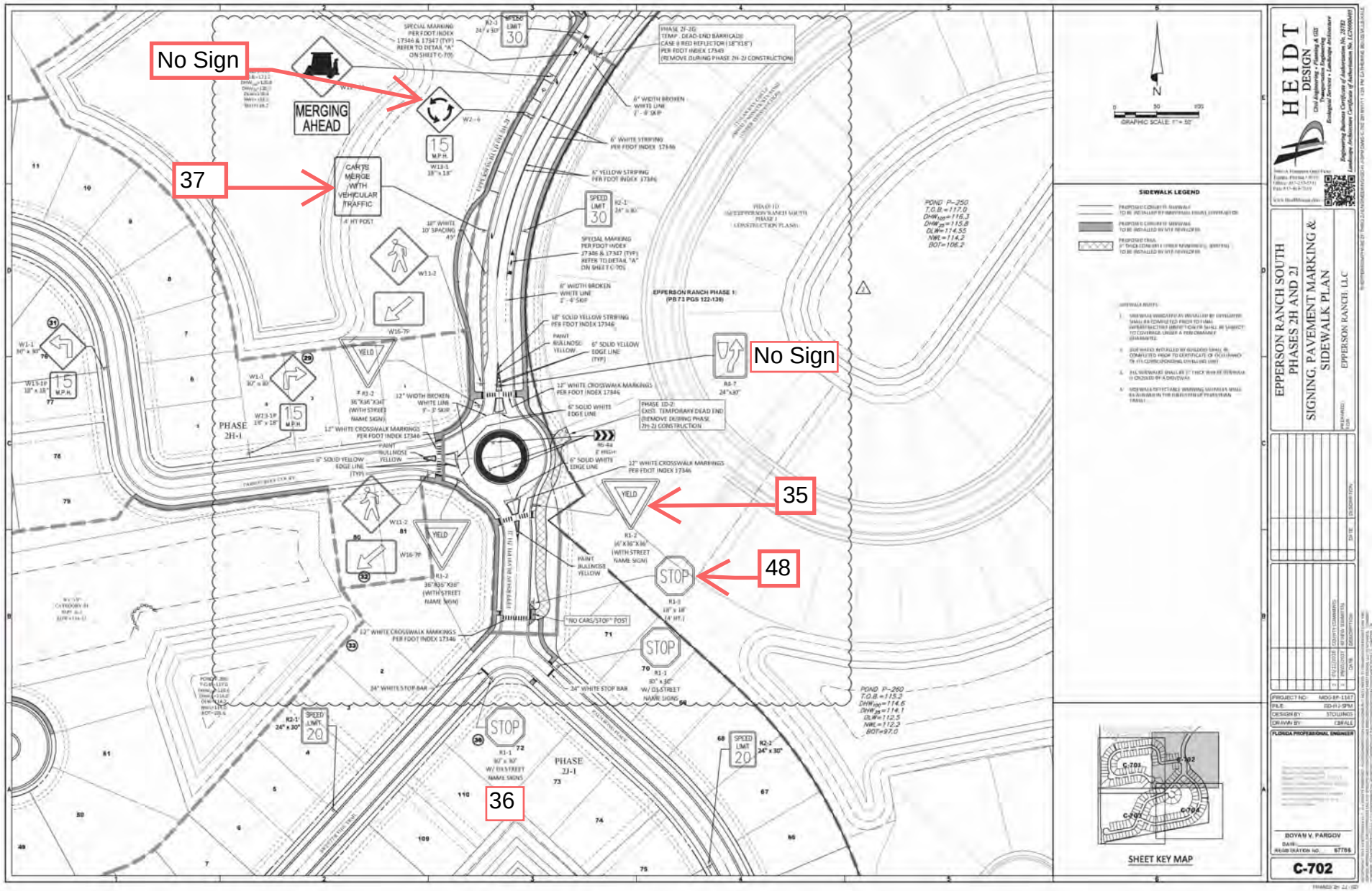
PROJECT NO: MDG-EP-1147
FILE: EP-PH 2-SPM
DESIGN BY: STOLLINGS
DRAWN BY: CBEALE

FLORIDA PROFESSIONAL ENGINEER

BOYAN V. PARGOV
DATE:
REGISTRATION NO. 67786

C-701

Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
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HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation • Engineering
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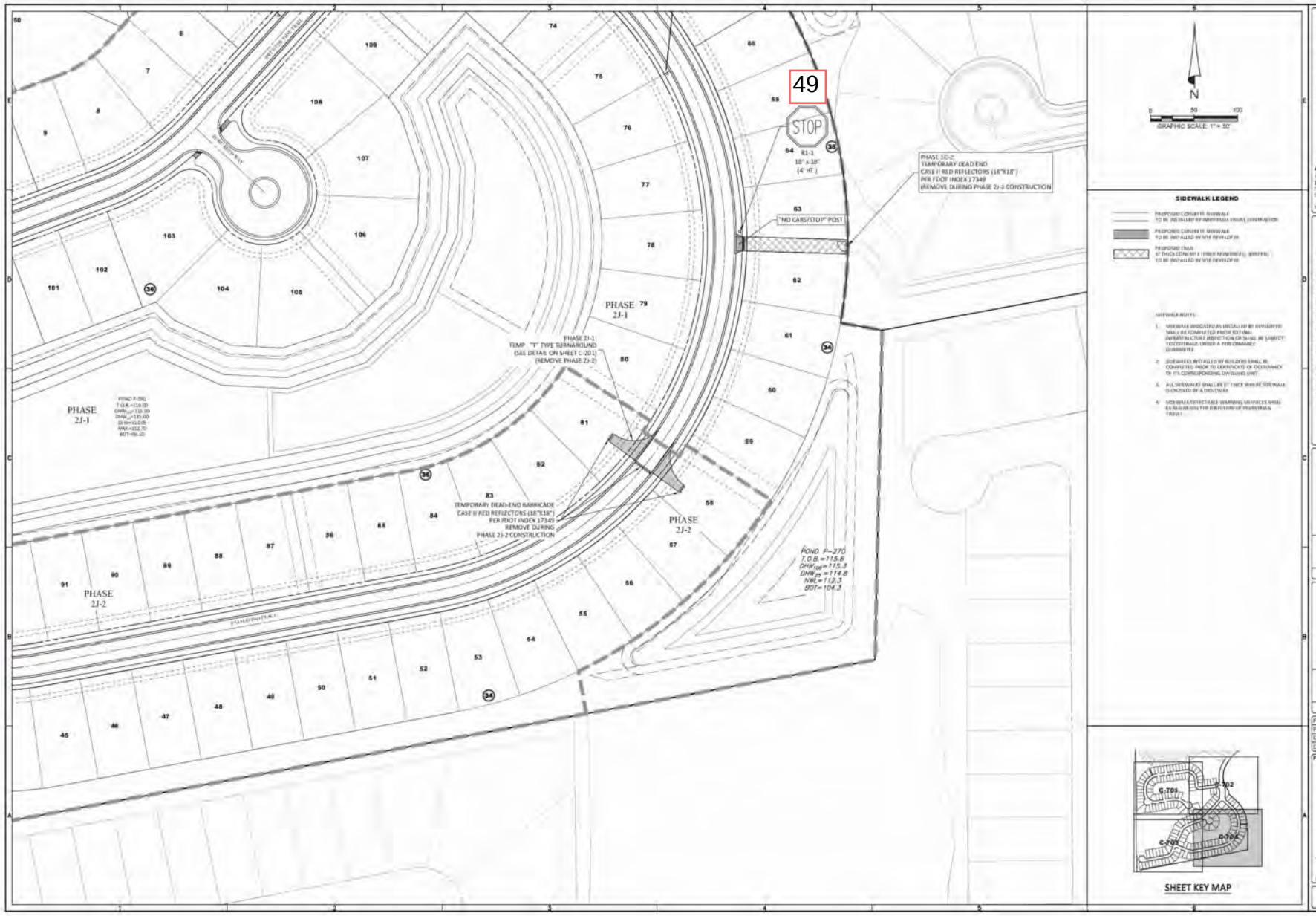
EPPERSON RANCH SOUTH
PHASES 2H AND 2J
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
EPPERSON RANCH, LLC

PROJECT NO: MDG-BP-1147
FILE: GD-P-SPM
DESIGN BY: STOLLENZ
DRAWN BY: CBRALEY

FLORIDA PROFESSIONAL ENGINEER
BOYAN V. PARGOV
DATE:
REGISTRATION NO. 67786

C-703

Return to Agenda



PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)
For construction permits, the Permittee shall notify the District in writing when construction begins.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation • Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28783
Landscape Architecture Certificate of Authorization No. LC26000401

EPPERSON RANCH SOUTH
PHASES 2H AND 2J
SIGNING, PAVEMENT MARKING & SIDEWALK PLAN
PREPARED FOR: EPPERSON RANCH, LLC

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT SUBMITTAL	08/15/2017

PROJECT NO: MDG-EP-1147
FILE: EP-PJ-SPM
DESIGN BY: STOLLINGS
DRAWN BY: CBRALE

FLORIDA PROFESSIONAL ENGINEER

BOYAN V. PARGOV
DATE:
REGISTRATION NO. 57786

C-704

SHEET KEY MAP

Return to Agenda

EXHIBIT 6

(to be distributed)

Return to Agenda

EXHIBIT 7

Return to Agenda

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
Epperson Boulevard
Wesley Chapel, Florida 33545

Job #189

Scheduled	Oct 25, 2026

HOA Maintenance

Materials Used

Roll Bags	0.0
Can Liners	14.0
Garbage Bags	7.0

Service Photos (1 - 10)












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Skoops Poop

skoopspoop@Gmail.com









Service Photos (11 - 20)

Return to Agenda

Skoops Poop

skoopspoop@Gmail.com



















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Skoops Poop

skoopspoop@Gmail.com



Service Photos (21 - 30)







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Skoops Poop

skoopspoop@Gmail.com













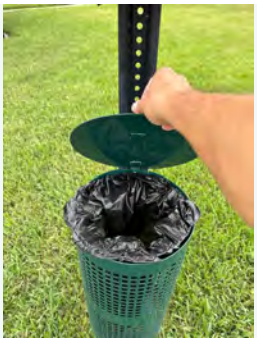
Return to Agenda

Epperson Ranch

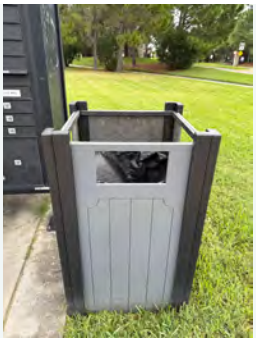
Service Report

November 1, 2026

We successfully serviced Epperson Ranch. All 29 collection stops are complete.



Station: 1R



Garbage: 1R



Station: 2R



Garbage: 2R



Station: 3R



Station: 4R

Return to Agenda

Service Report - continued



Garbage: 3R



Station: 5R



Station: 8R



Station: 7R



Garbage: 5R



Garbage: 4R



Station: 12R



Station: 9R



Station: 10R

Return to Agenda

Service Report - continued



Station: 11R



Garbage: 7R



Station: 14R



Station 11 NEW



Station #20 NEW



Station: 13R



Garbage: 6R



Station: 6R



Station: 15R

Return to Agenda

Service Report - continued



Garbage: 8R



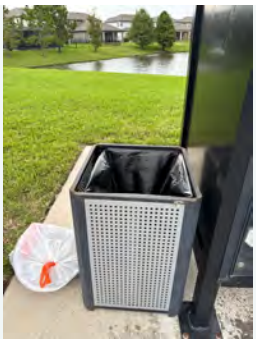
Station: 16R



Station: 17R



Station: 18R



Garbage: 9R

Return to Agenda

EXHIBIT 8

Return to Agenda

Mach Form Comments (through 11-04)

Date Reported	Type of Complaint	Complaint	Board Direction	Action	Date Closed
17-Apr-25	Hardscape	Street Sign at the stop sign on the corner of Windward Palm and Olive Brook Drive was never put back up		Sign is ordered	
24-Dec-25	Hardscape	Street sign at corner of Yale Harbor Drive and Epperson Boulevard is still missing		Bush is going to work with Tampa SWAP	
10-Jan-26	Other	Parents appear to be taking up all the parking spots by mailboxes waiting for school bus dropoff, resident feels inconvenienced for attempting to check mail	Discussed February designating specific spaces as mailbox only - 5 min parking	Monitor. Bush will be looking into cost of signs.	Being installed - 08/03
29-Jun-26	Streetlights	Two poles are not working on Epperson Blvd and missing sticker to scan. Between Tot Lot and circle		Reported	
18-Aug-26	Sidewalks	Yale Harbor mailbox handicapped spot is not ADA compliant and the ramp is unable to be used when a car is parked in the spot. Parallel parking results in a dangerous situation where the wheelchair user exits into the street. Requests for each mailbox to have a space that faces front first and lines painted connected to ramp		Get with District Engineer	
27-Aug-26	Landscaping	Trees on Epperson Blvd leading to Palm Song place has many trees dead at the top		Field Manager will review	
10-Sep-26	Landscaping	Butterfly garden sidewalk facing Olive Brook has standing water that stays for days, drain doesn't work properly. Mulch from garden also washes down to resident's property next door		Field Manager will review	
14-Sep-26	Streetlights	PAS-7084 light on Yale Harbor Drive has not been repaired, has submitted ticket with Streetleaf on August 19 but outage has not been addressed		Reported by Chair	
21-Sep-26	Ponds	Drain coming apart at pond between Yale Harbor and Tansy Bend		Field Manager will review	
21-Sep-26	Other	Landscapers ran over fiber optic router marker, resident is on Tuscan Bay Circle		Field Manager will review	
23-Sep-26	Other	Broken fiber optic router marker (large plastic tube) is now full of water anad shards of broken plastic are laying out in		Field Manager will review	
4-Oct-26	Streetlights	Damaged utility pole on Overpass (#22908405) that seems to be falling apart with loose screws		Reported to Streetleaf	

Return to Agenda

Mach Form Comments (through 11-04)

7-Oct-26	Other	Mail gets flooded through during rain events, reported on southeast side of mailboxes on Yale Harbor Drive. Sugests gutter or diverter to avoid current issues with roof		District Manager will get with USPS	
12-Oct-26	Streetlights	Possible crash into streetlight on Sweeter Tide Trail, pole is damaged and solar panel is in the sidewalk			
13-Oct-26	Sidewalks	PVC pipes along back path where curbing and flumes were recently installed are now clogged, water is not properly draining and pavement is getting algae			
15-Oct-26	Landscaping	Trees planted along multiuse path parallel to Overpass are overgrown over sidewalk, tree limbs are a hazard			
22-Oct-26	Sdiewalks	Reports worsening conditions of sidewalks on Summer Sun Loop, particularly by corner lot. Lots of standing water due to areas sloping into each other			
23-Oct-26	Other	Entry walls by main gate need repairs and repainting, possible pressure washing needed due to mold. Landscaping on Epperson Boulevard is not being cut and getting weeds			
24-Oct-26	Other	Requests clarification on egress areas for pond maintennace contractors on Overpass Road side. Reports vehicles driving through backyard on property on Pelican Reed Circle			

Return to Agenda

EXHIBIT 9

Return to Agenda

ESTIMATE

Cooper Pools Inc FL License #CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256
www.cooperpoolsinc.com

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Vesta Property Services:Epperson Ranch CDD

Bill to
Epperson Ranch CDD
245 Riverside Ave Suite 300
Jacksonville, FL 32202

Ship to
Epperson Ranch CDD
31650 Epperson Blvd
Wesley Chapel, FL 33545

Estimate details
Estimate no.: 2025-660
Estimate date: 11/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Demolition**	Remove loose and broken tile and repair area including missing tile. Prep for installation of new tile	1	$1,550.00	$1,550.00
2.		**Commercial Custom Items**	Replacement stone	1	$4,200.00	$4,200.00
3.		**Commercial Labor / Instal**	Install new stone includes Upgraded thin set and grout	1	$4,500.00	$4,500.00

Total **$10,250.00**

Accepted date **Accepted by**

Return to Agenda

ESTIMATE

Cooper Pools Inc FL License #CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256
www.cooperpoolsinc.com

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Vesta Property Services:Epperson Ranch CDD

Bill to
Epperson Ranch CDD
245 Riverside Ave Suite 300
Jacksonville, FL 32202

Ship to
Epperson Ranch CDD
31650 Epperson Blvd
Wesley Chapel, FL 33545

Estimate details
Estimate no.: 2025-661
Estimate date: 11/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Demolition**	Demolition, Remove all stone and dispose of waste material	1	$8,200.00	$8,200.00
2.		**Commercial Custom Items**	Replacement stone	1	$38,600.00	$38,600.00
3.		**Commercial Pool Surface Prep**	Commercial Pool Surface Prep - Prep for new tile	1	$5,200.00	$5,200.00
4.		**Commercial Labor / Instal**	Commercial Labor / Instal Install new stone	1	$22,000.00	$22,000.00

Total **$74,000.00**

Accepted date **Accepted by**

Return to Agenda

EXHIBIT 10
(to be distributed)

Return to Agenda

EXHIBIT 11

Return to Agenda

Epperson Ranch
Community Development District

Financial Statements
(Unaudited)

September 30, 2026

Return to Agenda

Epperson Ranch CDD
Balance Sheet
September 30, 2026

		General Fund	Capital Reserve Fund	Debt Service 2015	Debt Service 2017	TOTAL
1	**ASSETS**					
2	OPERATING ACCOUNT	$ 308,054	$ -	$ -	$ -	$ 308,054
3	MM ACCOUNT	1,569,201	-	-	-	1,569,201
4	TRUST ACCOUNTS:					
5	REVENUE FUND	-	-	501,572	731,918	1,233,490
6	INTEREST FUND	-	-	-	-	-
7	PREPAYMENT FUND	-	-	633	-	633
8	RESERVE FUND	-	-	426,980	624,681	1,051,661
9	ACQ & CONS	-	-	33	572	606
10	ACCOUNTS RECEIVABLE	-	-	-	-	-
11	ASSESSMENTS RECEIVABLE ON-ROLL	-	-	-	-	-
12	DUE FROM OTHER FUNDS	-	-	-	-	-
13	UNDEPOSITED FUNDS	-	-	-	-	-
14	PREPAID ITEMS	6,287	-	-	-	6,287
15	UTILITY DEPOSITS	10,919	-	-	-	10,919
16	SOLAR LIGHTING SECURITY DEPOSIT	37,100	-	-	-	37,100
17	**TOTAL ASSETS**	**$ 1,931,561**	**$ -**	**$ 929,218**	**$ 1,357,172**	**$ 4,217,951**
18	**LIABILITIES**					
19	ACCOUNTS PAYABLE	$ 5,038	$ -	$ -	$ -	$ 5,038
20	DEFERRED ASSESSMENTS ON-ROLL	-	-	-	-	-
21	DUE TO OTHER FUNDS	-	-	-	-	-
22	**TOTAL LIABILITIES**	**5,038**	**-**	**-**	**-**	**5,038**
23	**FUND BALANCE**					
24	NONSPENDABLE					
25	PREPAID & DEPOSITS	54,306	-	-	-	54,306
26	CAPITAL RESERVES	-	-	-	-	-
27	RESERVED - OPERATING CAPITAL	289,708	-	-	-	289,708
28	UNASSIGNED	1,582,508	-	929,218	1,357,172	3,868,898
29	**TOTAL FUND BALANCE**	**1,926,522**	**-**	**929,218.21**	**1,357,172**	**4,212,912**
29	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,931,561**	**$ -**	**$ 929,218**	**$ 1,357,172**	**$ 4,217,951**

Return to Agenda

Epperson Ranch CDD
General Fund
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		FY 2026 Amended Budget	FY 2026 Month of September	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	General Fund Revenue	$ 1,738,247	$ -	$ 1,744,211	$ 5,964	100%
3	Interest Revenue	-	4,930	76,304	76,304	
4	Miscellaneous (Gate Access, Fobs, Etc.)	-	-	3,857	3,857	
5	**TOTAL REVENUES**	**1,738,247**	**4,930**	**1,824,372**	**86,125**	**105%**
6	**EXPENDITURES**					
7	**ADMINISTRATIVE**					
8	Supervisors Compensation	12,000	700	7,200	(4,800)	60%
9	Payroll Taxes	918	161	1,627	709	177%
10	Payroll Service Fees	673	50	550	(123)	82%
11	Management Consulting Services	46,575	3,881	46,575	-	100%
12	Travel Per Diem	100	-	-	(100)	0%
13	Meeting Room Rental	2,400	125	1,800	(600)	75%
14	Bank Fees	200	-	-	(200)	0%
15	Auditing Services	4,500	-	4,000	(500)	89%
16	Regulatory and Permit Fees	175	-	175	-	100%
17	Legal Advertisements	1,500	105	1,063	(437)	71%
18	Engineering Services	40,500	-	40,360	(140)	100%
19	Legal Services	35,000	5,446	30,868	(4,132)	88%
20	Assessment Collection Fee	150	-	150	-	100%
21	Website Development & Hosting	2,015	42	3,450	1,435	171%
22	Miscellaneous	2,500	1,193	2,606	106	104%
23	**TOTAL ADMINISTRATIVE**	**149,206**	**11,703**	**140,424**	**(8,782)**	**94%**
24	**INSURANCE**					
25	Insurance	69,936	-	64,443	(5,493)	92%
26	**TOTAL INSURANCE**	**69,936**	**-**	**64,443**	**(5,493)**	**92%**
27	**DEBT SERVICE ADMINISTRATION**					
28	Bond Dissemination	5,000	-	5,000	-	100%
29	Trustee Fees	9,105	-	7,657	(1,448)	84%
30	Arbitrage Reporting	1,300	-	1,300	-	100%
31	**TOTAL DEBT SERVICE ADMINISTRATION**	**15,405**	**-**	**13,957**	**(1,448)**	**91%**
32	**FIELD OPERATIONS**					
33	District Field Tech	25,000	2,083	25,000	(0)	100%
34	Handyman Servics	18,000	1,525	11,497	(6,503)	64%
35	Utility - Electricity	16,800	525	6,210	(10,590)	37%
36	Utility - Streetlights	270,600	24,118	246,897	(23,703)	91%
37	Utility - Water	20,000	980	11,557	(8,443)	58%
38	Pet Waste Removal	13,338	533	11,648	(1,690)	87%
39	Lake/Pond Maintenance	50,000	2,575	37,062	(12,938)	74%
40	Midge Fly Abatement	50,000	-	40,400	(9,600)	81%
41	Landscape Maintenance - Phase 1, 2 & 3	366,862	29,538	354,496	(12,366)	97%
42	Landscape Replacement	47,500	2,320	29,410	(18,090)	62%
43	Irrigation and Repair	30,000	1,686	8,944	(21,056)	30%
44	Playground Mulch - Ada Compliant	7,500	-	3,692	(3,808)	49%
45	Holiday Lighting	35,000	-	35,024	24	100%
46	Water Feature Cleaning & Maintenance	15,000	1,198	12,702	(2,298)	85%
47	Gate Maintenance & Repairs	30,000	-	27,579	(2,421)	92%
48	Sidewalk Maintenance & Pressure Washing	55,000	-	-	(55,000)	0%
49	Playground	70,000	-	450	(69,550)	1%
50	Infrastructure Maintenance & Repairs	121,900	-	137,533	15,633	113%
51	Tunnel Maintenance	10,000	-	800	(9,200)	8%

Return to Agenda

		FY 2026 Amended Budget	FY 2026 Month of September	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
52	Drainage Structure Inspection & Repairs	40,000	-	-	(40,000)	0%
53	Security Patrols	5,000	-	-	(5,000)	0%
54	Contingency	78,600	624	26,247	(52,353)	33%
55	**TOTAL FIELD OPERATIONS**	**1,376,100**	**67,705**	**1,027,149**	**(348,951)**	**75%**
56	**AMENITY OPERATIONS**					
57	Miscellaneous Amenity Repairs & Main.	5,000	-	-	(5,000)	0%
58	Gate Cell Service	8,000	231	6,029	(1,971)	75%
59	Gate Security Cameras	3,100	410	6,182	3,082	199%
60	Security Fobs, Clickers and Pedestrian Gate	1,500	125	579	(921)	39%
61	**TOTAL AMENITY OPERATIONS**	**17,600**	**765**	**12,789**	**(4,811)**	**73%**
62	**CAPITAL RESERVES**					
63	Reserve Contribution	110,000	-	98,358	(11,642)	89%
64	**TOTAL CAPITAL RESERVES**	**110,000**	**-**	**98,358**	**(11,642)**	**89%**
65	**TOTAL EXPENDITURES**	**1,738,247**	**80,174**	**1,357,120**	**(381,127)**	**78%**
66	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(75,244)**	**467,251**	**467,251**	
67	**OTHER FINANCING SOURCES & USES**					
68	Transfers In	-	-	454,567	454,567	
69	Transfers Out	-	-	-	-	
70	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**454,567**	**454,567**	
71	**NET CHANGE IN FUND BALANCE**	**-**	**(75,244)**	**921,818**	**921,818**	
72	Fund Balance - Beginning	611,314		1,004,704	393,390	
73	Transfer In From Reserve to GF	427,458			(427,458)	
74	**FUND BALANCE - ENDING - PROJECTED**	**1,038,772**	**(75,244)**	**1,926,522**	**887,750**	
75	**ANALYSIS OF FUND BALANCE**					
76	NON SPENDABLE DEPOSITS					
77	PREPAID & DEPOSITS	-		54,306		
78	CAPITAL RESERVES	-		-		
79	3-MONTH OPERATING CAPITAL	-		289,708		
80	UNASSIGNED	1,038,772		1,582,508		
81	**TOTAL FUND BALANCE**	**$ 1,038,772**		**$ 1,926,522**		

Return to Agenda

Epperson Ranch CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ -	$ -	$ -
3	Interest & Miscellaneous	-	-	-
4	**TOTAL REVENUES**	-	-	-
5	**EXPENDITURES**			
6	Capital Improvement Plan (Cip)	-	-	-
7	Contingency	-	-	-
8	**TOTAL EXPENDITURES**	-	-	-
9	**REVENUES OVER (UNDER) EXPENDITURES**	-	-	-
10	**OTHER FINANCING SOURCES & USES**			
11	Transfers In	-	-	-
12	Transfers Out	427,458	(454,567)	(882,025)
13	**TOTAL OTHER FINANCING SOURCES & USES**	**427,458**	**(454,567)**	**(882,025)**
14	**NET CHANGE IN FUND BALANCE**	**427,458**	**(454,567)**	**(882,025)**
15	Fund Balance - Beginning	427,458	454,567	27,109
16	**FUND BALANCE - ENDING - PROJECTED**	**$ 854,916**	**$ -**	**$ (854,916)**

Return to Agenda

Epperson Ranch CDD
Debt Service Fund- Series 2015 A-1
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 426,980	$ 428,451	$ 1,471
3	Interest Revenue	-	26,901	26,901
4	Misc. Revenue	-	-	-
5	**TOTAL REVENUES**	**426,980**	**455,352**	**28,372**
6	**EXPENDITURES**			
7	Interest Expense			
8	** November 1, 2025*	156,713	*156,713*	-
9	May 1, 2026	153,248	153,248	-
10	November 1, 2026	153,248	-	(153,248)
11	Principal Retirement			
12	November 1, 2026	120,000	110,000	(10,000)
13	**TOTAL EXPENDITURES**	**426,495**	**419,960**	**(6,535)**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**485**	**35,392**	**34,907**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**485**	**35,392**	**34,907**
20	Fund Balance - Beginning	761,311	893,793	132,482
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 761,796**	**$ 929,185**	**$ 167,389**

** financed by prior year revenues*

Return to Agenda

Epperson Ranch CDD
Debt Service Fund- Series 2017 A-1
Statement of Revenues, Expenses, and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 624,431	$ 626,582	$ 2,151
3	Interest Revenue	-	39,178	39,178
4	Misc. Revenue	-	-	-
5	**TOTAL REVENUES**	**624,431**	**665,760**	**41,328**
6	**EXPENDITURES**			
7	Interest Expense			
8	** November 1, 2025*	221,466	*221,466*	0
9	May 1, 2026	216,966	216,966	-
10	November 1, 2026	216,966	-	(216,966)
11	Principal Retirement			
12	November 1, 2026	190,000	180,000	(10,000)
13	**TOTAL EXPENDITURES**	**623,931**	**618,431**	**(5,500)**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**500**	**47,328**	**46,828**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	-	-	-
19	**NET CHANGE IN FUND BALANCE**	**500**	**47,328**	**46,828**
20	Fund Balance - Beginning	1,127,063	1,309,271	182,208
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,127,563**	**$ 1,356,599**	**$ 229,037**

** financed by prior year revenues*

Return to Agenda

Epperson Ranch CDD
Check Register - FY2026

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		**Beginning of Year**				**185,974.01**
10/01/2025	100601	Steadfast Contractors Alliance, LLC	Invoice: SA-15039 (Reference: Routine Aquatic Maintenance.)		2,575.00	183,399.01
10/01/2025	100602	Landscape Maintenance Professionals	Invoice: 356126 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract Septembe...		29,538.00	153,861.01
10/02/2025	100603	SchoolNow	Invoice: INV-SN-985 (Reference: Website Hosting.)		1,515.00	152,346.01
10/02/2025	100604	ECS Integrations LLC	Invoice: 103082 (Reference: Camera Management for Main-Yale-Olive.) Invoice: 103083 (Referenc...		2,415.00	149,931.01
10/02/2025	100605	Tampa Bay Poo Patrol, LLC	Invoice: 4339 (Reference: Pet Waste Station.)		1,111.50	148,819.51
10/06/2025	100606	Steadfast Contractors Alliance, LLC	Invoice: SA-16005 (Reference: 2025 TREATMENT Oct25.)		4,040.00	144,779.51
10/06/2025	100607	Landscape Maintenance Professionals	Invoice: 360560 (Reference: #360976 - Repair Controller Alarms at dog park.) Invoice: 360561 ...		1,211.90	143,567.61
10/07/2025	100608	Vesta District Services	Invoice: 428930 (Reference: Oct25 Management fees.)		6,006.25	137,561.36
10/07/2025	100609	Gig Fiber, LLC	Invoice: 5299 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge_Oct 2025.) Invo...		463.50	137,097.86
10/07/2025	01ACH100725	DOORKING, INC.	Reference: Gate cell service 08.02.25- 09.01.25		165.80	136,932.06
10/08/2025	3692	Egis Insurance & Risk Advisors	Insurance FY Policy # 100125245 10/01/25-10/01/26		64,443.00	72,489.06
10/14/2025	01ACH101425	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 08.07.25- 09.08.25		362.07	72,126.99
10/14/2025	02ACH101425	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 08.07.25- 09.08.25		165.24	71,961.75
10/14/2025	03ACH101425	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 08.07.25- 09.08.25		34.02	71,927.73
10/14/2025	100610	Vesta District Services	Invoice: 428977 (Reference: FY?2026 Dissmination Agent Fee.) Invoice: 429047 (Reference: Bill...		5,382.59	66,545.14
10/14/2025	100611	ECS Integrations LLC	Invoice: 103183 (Reference: Tech replaced the tag camera with a new one under warranty. The came...		157.00	66,388.14
10/14/2025	100612	Watergrass CDD II	Invoice: 03681 (Reference: October Meeting Room Rental 10/06/2025.)		125.00	66,263.14
10/14/2025			Deposit	1,182.50		67,445.64
10/16/2025	100613	Stantec Consulting Services, Inc	Invoice: 2466261 (Reference: Engineering service.)		126.39	67,319.25
10/16/2025	100614	Spinelli Electric, Inc.	Invoice: SPG-ES-1002 (Reference: South Gate Door Repair (Epperson Ranch South), includes gear-bo...		3,500.00	63,819.25
10/17/2025	01ACH101725	Withlacoochee River Electric	7851 Curley Rd 09.04.25- 10.03.25		4,449.79	59,369.46
10/17/2025	02ACH101725	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 09.04.25- 10.03.25		73.09	59,296.37
10/17/2025	03ACH101725	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 09.04.25- 10.03.25		65.66	59,230.71
10/17/2025	04ACH101725	Withlacoochee River Electric	7315 Yale Harbor Dr 09.04.25- 10.03.25		53.61	59,177.10
10/17/2025	05ACH101725	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 09.04.25- 10.03.25		52.32	59,124.78
10/17/2025	06ACH101725	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 09.04.25- 10.03.25		45.65	59,079.13
10/17/2025	07ACH101725	Withlacoochee River Electric	31077 Epperson Blvd 09.04.25- 10.03.25		41.56	59,037.57
10/17/2025	08ACH101725	Withlacoochee River Electric	31425 Epperson Blvd 09.04.25- 10.03.25		40.16	58,997.41
10/17/2025	101725BOS1	Christy M Bartels	BOS MTG 10/6/25		184.70	58,812.71
10/17/2025	101725BOS2	Dawn Curran Tubb	BOS MTG 10/6/25		184.70	58,628.01
10/17/2025	101725BOS3	Engage PEO	BOS MTG 10/6/25		141.80	58,486.21
10/17/2025	101725BOS4	Harl D. Page	BOS MTG 10/6/25		184.70	58,301.51
10/20/2025			Funds Transfer	100,000.00		158,301.51
10/22/2025	100615	Contact One	Invoice: 251001164101 (Reference: Monthly services and Thanksgiving.)		59.00	158,242.51
10/23/2025	100616	Straley Robin Vericker	Invoice: 27361 (Reference: Legal services.)		274.50	157,968.01
10/30/2025	3691	American Mulch & Soil	EWF Playground Mulch		3,692.00	154,276.01
10/31/2025		**End of Month**		**101,182.50**	**132,880.50**	**154,276.01**
11/01/2025	3693	Decorative Holiday Lighting	25' Christmas Tree Rental		1,115.00	153,161.01
11/03/2025	100617	Steadfast Contractors Alliance, LLC	Invoice: SA-16038 (Reference: Routine Aquatic Maintenance.)		2,575.00	150,586.01
11/03/2025	100618	Landscape Maintenance Professionals	Invoice: 361534 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract October ...		29,538.00	121,048.01
11/05/2025	01ACH110525	DOORKING, INC.	Reference: Gate cell service 10.02.25- 11.01.25		165.80	120,882.21
11/06/2025	100619	ECS Integrations LLC	Invoice: 103266 (Reference: Camera Management for Main-Yale-Olive.)		150.00	120,732.21
11/06/2025	100620	Steadfast Contractors Alliance, LLC	Invoice: SA-16920 (Reference: 2025 TREATMENT.)		4,040.00	116,692.21
11/06/2025	100621	Landscape Maintenance Professionals	Invoice: 363951 (Reference: #365976 - Controller C Decoder alarm.)		1,013.50	115,678.71
11/06/2025	100622	Tampa Bay Poo Patrol, LLC	Invoice: 4564 (Reference: Pet waste station maintenance.)		1,111.50	114,567.21
11/06/2025	100623	Kutak Rock LLP	Invoice: 3642924 (Reference: Professional legal services rendered.)		1,326.00	113,241.21
11/06/2025			Deposit	187.89		113,429.10
11/06/2025			Deposit	19,979.98		133,409.08
11/10/2025	100624	Vesta District Services	Invoice: 429498 (Reference: Monthly Management fees.)		6,006.25	127,402.83
11/10/2025	100625	Landscape Maintenance Professionals	Invoice: 367226 (Reference: #371413 - Middle Island overpass road.)		452.77	126,950.06
11/10/2025	100626	Gig Fiber, LLC	Invoice: 5543 (Reference: Epperson Ranch CDD - Amendment #1 - Entrance Bridge_Nov 2025.) Invo...		19,055.00	107,895.06
11/10/2025	100627	Juniper Landscaping of Florida, LLC	Invoice: 367227 (Reference: #371415 - Controller A Overpass rd.)		912.58	106,982.48
11/10/2025			Deposit	0.08		106,982.56
11/12/2025	100628	Spinelli Electric, Inc.	Invoice: ES-1025 - OCT 30, 25 (Reference: property maintenance 9/29/25- 10/22/25.)		2,105.00	104,877.56

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
11/13/2025	01ACH111325	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 09.08.25- 10.08.25		84.84	104,792.72
11/13/2025	02ACH111325	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 9.8.25- 10.8.25		176.75	104,615.97
11/13/2025	03ACH111325	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 9.8.25- 10.8.25		293.91	104,322.06
11/14/2025	111425BOS1	Cherdonna Epps-Gardner	BOS MTG 11/3/25		184.70	104,137.36
11/14/2025	111425BOS2	Christy M Bartels	BOS MTG 11/3/25		184.70	103,952.66
11/14/2025	111425BOS3	Dawn Curran Tubb	BOS MTG 11/3/25		184.70	103,767.96
11/14/2025	111425BOS4	Engage PEO	BOS MTG 11/3/25		172.40	103,595.56
11/14/2025	111425BOS5	Harl D. Page	BOS MTG 11/3/25		184.70	103,410.86
11/14/2025			Deposit	84,090.50		187,501.36
11/19/2025			Deposit	12,634.00		200,135.36
11/19/2025			Deposit	2,900.00		203,035.36
11/20/2025			Deposit	67,410.87		270,446.23
11/21/2025	01ACH112125	Withlacoochee River Electric	7851 Curley Rd 10.03.25- 11.03.25		4,439.00	266,007.23
11/21/2025	02ACH112125	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 10.03.25- 11.03.25		59.79	265,947.44
11/21/2025	03ACH112125	Withlacoochee River Electric	7315 Yale Harbor Dr 10.03.25- 11.03.25		52.30	265,895.14
11/21/2025	04ACH112125	Withlacoochee River Electric	31077 Epperson Blvd 10.03.25- 11.03.25		41.64	265,853.50
11/21/2025	05ACH112125	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 10.03.25- 11.03.25		51.35	265,802.15
11/21/2025	06ACH112125	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 10.03.25- 11.03.25		54.73	265,747.42
11/21/2025	07ACH112125	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 10.03.25- 11.03.25		50.51	265,696.91
11/21/2025	08ACH112125	Withlacoochee River Electric	31425 Epperson Blvd 10.03.25- 11.03.25		40.16	265,656.75
11/21/2025	3694	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	265,481.75
11/25/2025	100629	Straley Robin Vericker	Invoice: 27529 (Reference: legal services.)		122.00	265,359.75
11/25/2025	100630	Stantec Consulting Services, Inc	Invoice: 2481858 (Reference: Engineering services.)		1,786.00	263,573.75
11/25/2025	100631	Vesta District Services	Invoice: 429436 (Reference: billable Expenses Oct25.)		1,110.90	262,462.85
11/25/2025	100632	Contact One	Invoice: 251101164101 (Reference: monthly service and holiday charge.)		59.00	262,403.85
11/25/2025	100633	Spinelli Electric, Inc.	Invoice: ERS-FNT-20251115-NOV (Reference: Fountain repair ? vandalism incident (flat rate).)		500.00	261,903.85
11/25/2025	100634	Kutak Rock LLP	Invoice: 3657133 (Reference: legal services.)		4,122.26	257,781.59
11/26/2025			Deposit	1,777.09		259,558.68
11/26/2025			Deposit	48,381.33		307,940.01
11/30/2025		**End of Month**		**237,361.74**	**83,697.74**	**307,940.01**
12/02/2025	100635	Steadfast Contractors Alliance, LLC	Invoice: SA-16962 (Reference: Routine Aquatic Maintenance.)		2,575.00	305,365.01
12/02/2025	100636	Juniper Landscaping of Florida, LLC	Invoice: 365794 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract November...		29,538.00	275,827.01
12/02/2025	100638	Holiday Outdoor Decor	Invoice: INV22702 (Reference: Holiday lighting.)		13,459.00	262,368.01
12/02/2025	100639	Steadfast Contractors Alliance, LLC	Invoice: SA-17804 (Reference: 2025 TREATMENT.)		4,040.00	258,328.01
12/02/2025	100640	Juniper Landscaping of Florida, LLC	Invoice: 370582 (Reference: #372445 - Epperson Ranch Winter flower installation.)		2,320.00	256,008.01
12/02/2025	100641	ECS Integrations LLC	Invoice: 103343 (Reference: Camera Management for Main-Yale-Olive.)		150.00	255,858.01
12/03/2025	100642	Gig Fiber, LLC	Invoice: 5753 (Reference: Epperson Ranch CDD - Amendment #2 - Entrance Bridge_Dec 2025.) Invo...		19,055.00	236,803.01
12/03/2025	100643	Steadfast Contractors Alliance, LLC	Invoice: SA-17843 (Reference: Routine Aquatic Maintenance.)		2,695.00	234,108.01
12/03/2025	100644	Tampa Bay Poo Patrol, LLC	Invoice: 4768 (Reference: pet waste station maintenance.)		1,111.50	232,996.51
12/05/2025			Deposit	2,234,536.07		2,467,532.58
12/05/2025	01ACH120525	DOORKING, INC.	Reference: Gate cell service 11.2.25- 12.01.25		165.80	2,467,366.78
12/10/2025	100646	Steadfast Contractors Alliance, LLC	Invoice: SA-18045 (Reference: Replacement of Faulty Compressor.)		1,001.00	2,466,365.78
12/10/2025	100647	Spinelli Electric, Inc.	Invoice: SPG-251211-ERS (Reference: Property Maintenance.)		2,257.20	2,464,108.58
12/10/2025	100649	Juniper Landscaping of Florida, LLC	Invoice: 372425 (Reference: Tree Removal.)		866.40	2,463,242.18
12/10/2025	100650	Romaner Graphics	Invoice: 22926 (Reference: Left curve sign.)		120.00	2,463,122.18
12/10/2025	01ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 10.08.25- 11.07.25		521.16	2,462,601.02
12/10/2025	02ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 10.09.25- 11.07.25		212.10	2,462,388.92
12/10/2025	03ACH121025	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 10.08.25- 11.07.25		343.40	2,462,045.52
12/11/2025			Funds Transfer - Earn Interest on Tax Deposits		2,320,000.00	142,045.52
12/11/2025	100651	LLS Tax Solutions Inc.	Invoice: 003955 (Reference: Arbitrage Services.)		650.00	141,395.52
12/11/2025			Deposit	184,052.45		325,447.97
12/11/2025			Deposit	3,920.11		329,368.08
12/12/2025	121225BOS1	Cherdonna Epps-Gardner	BOS MTG 12/12/25		84.70	329,283.38
12/12/2025	121225BOS2	Christy M Bartels	BOS MTG 12/12/25		184.70	329,098.68
12/12/2025	121225BOS3	Dawn Curran Tubb	BOS MTG 12/12/25		184.70	328,913.98
12/12/2025	121225BOS4	Engage PEO	BOS MTG 12/12/25		272.40	328,641.58
12/12/2025	121225BOS5	Harl D. Page	BOS MTG 12/12/25		184.70	328,456.88
12/15/2025	100652	Vesta District Services	Invoice: 429986 (Reference: Management Fees Dec 25.)		6,006.25	322,450.63

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
12/18/2025	100653	Kutak Rock LLP	Invoice: 3673116 (Reference: General Counsel Nov 25.)		4,083.36	318,367.27
12/18/2025			Deposit	2,153.98		320,521.25
12/18/2025			Deposit	19,847.53		340,368.78
12/19/2025	01ACH121925	Withlacoochee River Electric	31425 Epperson Blvd 11.03.25- 12.03.25		41.01	340,327.77
12/19/2025	02ACH121925	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 11.03.25- 12.03.25		50.30	340,277.47
12/19/2025	03ACH121925	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 11.03.25- 12.03.25		45.12	340,232.35
12/19/2025	04ACH121925	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 11.03.25- 12.03.25		49.76	340,182.59
12/19/2025	05ACH121925	Withlacoochee River Electric	31077 Epperson Blvd 11.03.25- 12.03.25		41.54	340,141.05
12/19/2025	06ACH121925	Withlacoochee River Electric	7315 Yale Harbor Dr 11.03.25- 12.03.25		52.63	340,088.42
12/19/2025	07ACH121925	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 11.03.25- 12.03.25		123.54	339,964.88
12/19/2025	08ACH121925	Withlacoochee River Electric	7851 Curley Rd 11.03.25- 12.03.25		4,440.27	335,524.61
12/23/2025	100654	Cooper Pools Inc.	Invoice: 2025-1568 (Reference: STENNER PUMP 45 SERIES INCLUDES INSTALLATION 1 YEAR WARRA		688.00	334,836.61
12/26/2025			Deposit	956.54		335,793.15
12/29/2025	100655	Stantec Consulting Services, Inc	Invoice: 2498806 (Reference: Engineering Services Nov 25.)		3,223.38	332,569.77
12/30/2025	3696	Watergrass CDD II			250.00	332,319.77
12/30/2025	100656	ECS Integrations LLC	Invoice: 103416 (Reference: Gate Remotes.)		80.00	332,239.77
12/30/2025	100657	Juniper Landscaping of Florida, LLC	Invoice: 370286 (Reference: Landscape Maintenance Dec 25.)		29,538.00	302,701.77
12/31/2025		**End of Month**		**2,445,466.68**	**2,450,704.92**	**302,701.77**
01/06/2026	01ACH010626	DOORKING, INC.	Reference: Gate cell service 12.2.25- 1.1.26		165.80	302,535.97
01/06/2026	100658	Cooper Pools Inc.	Invoice: 2026-1068 (Reference: Commercial Monthly Fountain Service January 2026.)		650.00	301,885.97
01/06/2026	100660	Steadfast Contractors Alliance, LLC	Invoice: SA-18628 (Reference: Erosion repair on pond 11 at Epperson Ranch CDD.)		4,988.00	296,897.97
01/06/2026	100661	Gig Fiber, LLC	Invoice: 5955 (Reference: Solar Equipment Lease Jan 26.) Invoice: 5953 (Reference: Solar Equi...		19,055.00	277,842.97
01/06/2026	100662	ECS Integrations LLC	Invoice: 103443 (Reference: Camera Management.) Invoice: 103445 (Reference: Wireless Internet...		2,415.00	275,427.97
01/06/2026	100663	Tampa Bay Poo Patrol, LLC	Invoice: 4983 (Reference: Pet waste station maintenance Jan 26.)		1,111.50	274,316.47
01/06/2026	100664	Lane's Outdoor Services LLC	Invoice: 120825 (Reference: Installation and take down of Christmas lights/leasing of materials.)		20,450.00	253,866.47
01/07/2026	01ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 11.07.25- 12.09.25		527.22	253,339.25
01/07/2026	02ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 11.07.25- 12.09.25		256.54	253,082.71
01/07/2026	03ACH010726	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 11.07.25- 12.09.25		573.68	252,509.03
01/07/2026	3697	US Bank CM-9690	Trustee fees Series 2017 11/01/25-10/31/26		4,256.13	248,252.90
01/07/2026	3698	US Bank CM-9690	Trustee fees 2015A-1/A-2/A-3 11/01/25-10/31/26		3,448.00	244,804.90
01/09/2026			Deposit	32,204.20		277,009.10
01/09/2026			Deposit	2,776.67		279,785.77
01/09/2026			Deposit	2,000.11		281,785.88
01/12/2026	100665	Steadfast Contractors Alliance, LLC	Invoice: SA-19027 (Reference: JAN26 Midge fly treatment.)		4,040.00	277,745.88
01/12/2026	100666	Watergrass CDD II	Invoice: 04119 (Reference: January Meeting Room Rental 01/05/2026.)		125.00	277,620.88
01/12/2026	100667	Vesta District Services	Invoice: 430303 (Reference: JAN26 District Management services.)		6,006.25	271,614.63
01/15/2026	100668	Vesta District Services	Invoice: 430386 (Reference: Billable Expenses - Dec 2025.)		793.99	270,820.64
01/15/2026	100669	Kutak Rock LLP	Invoice: 3687106 (Reference: legal services Dec25.)		2,734.50	268,086.14
01/15/2026	100670	Spinelli Electric, Inc.	Invoice: SPG-20251223-ERS-015 (Reference: Labor ? property maintenance.)		600.00	267,486.14
01/16/2026	011626PR1	Cherdonna Epps-Gardner	BOS MTG 1/5/26		84.70	267,401.44
01/16/2026	011626PR2	Dawn Curran Tubb	BOS MTG 1/5/26		184.70	267,216.74
01/16/2026	011626PR3	Engage PEO	BOS MTG 1/5/26		241.80	266,974.94
01/16/2026	011626PR4	Harl D. Page	BOS MTG 1/5/26		184.70	266,790.24
01/23/2026	01ACH012326	Withlacoochee River Electric	7851 Curley Rd 12.03.25-01.06.26		4,449.13	262,341.11
01/23/2026	02ACH012326	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 12.03.25- 01.06.26		298.00	262,043.11
01/23/2026	03ACH012326	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 12.03.25- 01.06.26		89.14	261,953.97
01/23/2026	04ACH012326	Withlacoochee River Electric	7315 Yale Harbor Dr 12.03.25- 01.06.26		59.59	261,894.38
01/23/2026	05ACH012326	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 12.03.25- 01.06.26		55.57	261,838.81
01/23/2026	06ACH012326	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 12.03.25- 01.06.26		51.14	261,787.67
01/23/2026	07ACH012326	Withlacoochee River Electric	31425 Epperson Blvd (Butterfly garden/ Holiday Lights) 12.03.25- 01.06.26		42.28	261,745.39
01/23/2026	08ACH012326	Withlacoochee River Electric	31077 Epperson Blvd 12.03.25- 01.06.26		42.17	261,703.22
01/28/2026	100671	Steadfast Contractors Alliance, LLC	Invoice: SA-19329 (Reference: Jan26 Routine Aquatic Maintenance.)		2,575.00	259,128.22
01/28/2026	100672	Contact One	Invoice: 260101164101 (Reference: Monthly gate service Jan26.)		51.07	259,077.15
01/29/2026	100673	Rosco's Security LLC	Invoice: INV/2026/00002 (Reference: Service on Timesheet On-site evaluation/assessment for Epper...		545.00	258,532.15
01/29/2026	100674	Envera Systems	Invoice: IN00004970 (Reference: Passive Video System Installation (50% Deposit).) Invoice: IN...		44,244.83	214,287.32
01/30/2026	100675	Juniper Landscaping of Florida, LLC	Invoice: 375590 (Reference: #333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract January ...		51,121.20	163,166.12
1/31/2026		**End of Month**		**36,980.98**	**176,516.63**	**163,166.12**
02/04/2026	100676	Steadfast Contractors Alliance, LLC	Invoice: SA-19644 (Reference: Once A month treatments of surface adulticide to the ponds of Eppe...		4,040.00	159,126.12

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
02/04/2026	100677	Vesta District Services	Invoice: 430647 (Reference: FEB26 District Management services.)		6,006.25	153,119.87
02/04/2026	100678	Tampa Bay Poo Patrol, LLC	Invoice: 5233 (Reference: Feb26 Pet Waste Station Maintenance.)		1,111.50	152,008.37
02/04/2026	100679	ECS Integrations LLC	Invoice: 103616 (Reference: Camera Management for Main-Yale-Olive.)		150.00	151,858.37
02/04/2026	100680	Cooper Pools Inc.	Invoice: 2026-1162 (Reference: Commercial Monthly Fountain Service February 2026.)		650.00	151,208.37
02/05/2026	100682	Gig Fiber, LLC	Invoice: 6167 (Reference: Solar Equipment Lease Income - Amendment #2 - Entrance Bridge_Feb 2026...		19,055.00	132,153.37
02/05/2026	01ACH020526	DOORKING, INC.	Reference: Gate cell service 01.02.26- 02.01.26		184.80	131,968.57
02/10/2026	100683	Stantec Consulting Services, Inc	Invoice: 2518156 (Reference: Engineering services.)		2,001.22	129,967.35
02/10/2026	100684	Watergrass CDD II	Invoice: 04289 (Reference: February Meeting Room Rental 02/02/2026.)		125.00	129,842.35
02/11/2026	01ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 12.09.25- 1.08.26		441.37	129,400.98
02/11/2026	02ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 12.09.25- 01.08.26		218.16	129,182.82
02/11/2026	03ACH021126	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 12.09.25- 01.08.26		299.97	128,882.85
02/11/2026			Deposit	27,293.98		156,176.83
02/11/2026			Deposit	1,234.78		157,411.61
02/13/2026	100685	Contact One	Invoice: 251201164101 (Reference: Monthly Service Charges- New Years holiday charge.)		59.00	157,352.61
02/13/2026	021326BOS1	Cherdonna Epps-Gardner	BOS MTG 2/2/26		84.70	157,267.91
02/13/2026	021326BOS2	Christy M Bartels	BOS MTG 2/2/26		184.70	157,083.21
02/13/2026	021326BOS3	Dawn Curran Tubb	BOS MTG 2/2/26		184.70	156,898.51
02/13/2026	021326BOS4	Engage PEO	BOS MTG 2/2/26		272.40	156,626.11
02/13/2026	021326BOS5	Harl D. Page	BOS MTG 2/2/26		184.70	156,441.41
02/17/2026	100686	Vesta District Services	Invoice: 430883 (Reference: billable Expenses JAN26.)		24.58	156,416.83
02/18/2026	3699	MIKE FASANO PASCO COUNTY TAX COLLECTOR	Negative Distribution		23.54	156,393.29
02/20/2026	01ACH022026	Withlacoochee River Electric	31425 Epperson Blvd 01.06.26- 02.04.26		40.16	156,353.13
02/20/2026	02ACH022026	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 01.06.26- 02.04.26		49.56	156,303.57
02/20/2026	03ACH022026	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 01.06.26- 02.04.26		48.60	156,254.97
02/20/2026	04ACH022026	Withlacoochee River Electric	31077 Epperson Blvd 01.06.26- 02.04.26		41.43	156,213.54
02/20/2026	05ACH022026	Withlacoochee River Electric	7315 Yale Harbor Dr 01.06.26- 02.04.26		52.63	156,160.91
02/20/2026	06ACH022026	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 01.06.26- 02.04.26		222.01	155,938.90
02/20/2026	07ACH022026	Withlacoochee River Electric	7851 Curley Rd 01.06.26- 02.04.26		4,438.36	151,500.54
02/20/2026	08ACH022026	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 01.06.26- 02.04.26		81.64	151,418.90
02/23/2026	100687	Contact One	Invoice: 260201164101 (Reference: Monthly service - Gate cell service.)		49.00	151,369.90
02/24/2026	100688	Juniper Landscaping of Florida, LLC	Invoice: 383190 (Reference: 372915 - November 2025 Irrigation Repair- Controller E-Decoder Repla...		3,522.46	147,847.44
02/26/2026	100689	Steadfast Contractors Alliance, LLC	Invoice: SA-19605 (Reference: Routine Aquatic Maintenance.)		2,575.00	145,272.44
02/26/2026	100690	Juniper Landscaping of Florida, LLC	Invoice: 380972 (Reference: 333098 - Epperson Ranch CDD 2025/2026 Maintenance Contract February ...		29,538.00	115,734.44
02/27/2026	3700	LLS Tax Solutions Inc.	Arbitrage Services Series 2017A-1 & 2017A-2		650.00	115,084.44
2/28/2026		**End of Month**		**28,528.76**	**76,610.44**	**115,084.44**
03/02/2026	100691	Venturesin.com, Inc.	Invoice: 48094 (Reference: Web Hosting.)		205.00	114,879.44
03/02/2026	100692	Vesta District Services	Invoice: 431094 (Reference: Management fee services Mar26.)		6,006.25	108,873.19
03/02/2026	100693	ECS Integrations LLC	Invoice: 103703 (Reference: Camera Management for Main-Yale-Olive.)		150.00	108,723.19
03/03/2026	100694	Envera Systems	Invoice: IN00005142 (Reference: Epperson Ranch-Gate Solutions.)		27,648.09	81,075.10
03/03/2026	100695	Tampa Bay Poo Patrol, LLC	Invoice: 5429 (Reference: pet waste station maintenance.)		1,111.50	79,963.60
03/04/2026	100696	Watergrass CDD II	Invoice: 04377 (Reference: March Meeting Room Rental 03/02/2026.)		125.00	79,838.60
03/04/2026	100697	Kutak Rock LLP	Invoice: 3704156 (Reference: legal services.)		890.00	78,948.60
03/05/2026	01ACH030526	DOORKING, INC.	Reference: Gate cell service 02.02.26- 03.01.26		184.80	78,763.80
03/06/2026	100698	Gig Fiber, LLC	Invoice: 6394 (Reference: Amendment #1 - Entrance Bridge_March 2026.) Invoice: 6395 (Referenc...		19,055.00	59,708.80
03/06/2026	100699	Stantec Consulting Services, Inc	Invoice: 2524909 (Reference: Engineering services.)		4,256.51	55,452.29
03/10/2026	3701	PASCO COUNTY PROPERTY APPRAISER	Annual renewal fee		150.00	55,302.29
03/10/2026	3702	Brick By the Mile Inc.	Deposit for entrry tower repair		2,250.00	53,052.29
03/11/2026	3703	Rosco's Security LLC	50% Deposit on Gate Repairs		7,762.76	45,289.53
03/11/2026	100700	Tampa Swap LLC	Invoice: 002 (Reference: playground maintenance.)		450.00	44,839.53
03/11/2026	100701	Vesta District Services	Invoice: 431334 (Reference: Billable Expenses - Feb 2026.)		233.20	44,606.33
03/11/2026	01ACH031126	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 01.08.26- 02.06.26		126.25	44,480.08
03/11/2026	02ACH031126	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 01.08.26- 02.06.26		84.84	44,395.24
03/11/2026	03ACH031126	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 01.08.26- 02.06.26		135.34	44,259.90
03/12/2026			Deposit	9,863.75		54,123.65
03/12/2026			Deposit	1,487.72		55,611.37
03/19/2026	100702	Envera Systems	Invoice: IN00005177 (Reference: Contract Permit.) Invoice: IN00005179 (Reference: Contract Pe...		1,605.81	54,005.56
03/19/2026			Funds Transfer	120,000.00		174,005.56
03/20/2026	01ACH032026	Withlacoochee River Electric	7851 Curley Rd 02.04.26- 03.04.26		4,438.26	169,567.30

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
03/20/2026	02ACH032026	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 02.04.26- 03.04.26		209.98	169,357.32
03/20/2026	03ACH032026	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 02.04.26- 03.04.26		79.74	169,277.58
03/20/2026	04ACH032026	Withlacoochee River Electric	7315 Yale Harbor Dr 02.04.26- 03.04.26		51.04	169,226.54
03/20/2026	05ACH032026	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 02.04.26- 03.04.26		49.04	169,177.50
03/20/2026	06ACH032026	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 02.04.26- 03.04.26		48.29	169,129.21
03/20/2026	07ACH032026	Withlacoochee River Electric	31077 Epperson Blvd 02.04.26- 03.04.26		41.54	169,087.67
03/20/2026	08ACH032026	Withlacoochee River Electric	31425 Epperson Blvd 02.04.26- 03.04.26		40.16	169,047.51
03/20/2026	032026BOS1	Cherdonna Epps-Gardner	BOS MTG 3/2/26		84.70	168,962.81
03/20/2026	032026BOS2	Christy M Bartels	BOS MTG 3/2/26		184.70	168,778.11
03/20/2026	032026BOS3	Dawn Curran Tubb	BOS MTG 3/2/26		184.70	168,593.41
03/20/2026	032026BOS4	Engage PEO	BOS MTG 3/2/26		272.40	168,321.01
03/20/2026	032026BOS5	Harl D. Page	BOS MTG 3/2/26		184.70	168,136.31
03/23/2026	100703	Kutak Rock LLP	Invoice: 3715914 (Reference: Legal Services Feb 26.)		3,187.74	164,948.57
03/23/2026	100704	Contact One	Invoice: 260301164101 (Reference: Monthly service.)		49.00	164,899.57
03/24/2026	100705	Tampa Swap LLC	Invoice: 007 (Reference: General Maintenance services.)		875.00	164,024.57
03/26/2026	100706	Cooper Pools Inc.	Invoice: 2026-1205 (Reference: Commercial Monthly Fountain Service March 2026.)		650.00	163,374.57
03/26/2026	100707	Steadfast Contractors Alliance, LLC	Invoice: SA-20637 (Reference: Routine Aquatic Maintenance.)		2,575.00	160,799.57
03/26/2026	100708	Juniper Landscaping of Florida, LLC	Invoice: 385422 (Reference: - Epperson Ranch CDD 2025/2026 Maintenance Contract March 2026.)		29,538.00	131,261.57
03/27/2026	100709	Steadfast Contractors Alliance, LLC	Invoice: SA-21806 (Reference: SE1366 Epperson Ranch Adulticide 2024.)		4,040.00	127,221.57
03/30/2026	3704	Venturesin.com, Inc.			615.00	126,606.57
3/31/2026		**End of Month**		**131,351.47**	**119,829.34**	**126,606.57**
04/01/2026	100710	Steadfast Contractors Alliance, LLC	Invoice: SA-21700 (Reference: Quarterly Aeration Filter Changes.)		40.00	126,566.57
04/06/2026			Funds Transfer	1,040,000.00		1,166,566.57
04/06/2026	3705	US Bank Tax distribution			1,038,752.44	127,814.13
04/06/2026	100711	Gig Fiber, LLC	Invoice: 6620 (Reference: Solar Equipment Lease Income - Amendment #1 - Entrance Bridge_April 20...		19,055.00	108,759.13
04/06/2026	100712	Stantec Consulting Services, Inc	Invoice: 2541963 (Reference: Engineering services.)		1,074.22	107,684.91
04/06/2026	100713	Steadfast Contractors Alliance, LLC	Invoice: SA-22072 (Reference: Routine Aquatic Maintenance - March Quarterly Prorated.)		13.33	107,671.58
04/06/2026	100714	Vesta District Services	Invoice: 431775 (Reference: Apr26 Management fees.)		6,006.25	101,665.33
04/06/2026	100715	Tampa Bay Poo Patrol, LLC	Invoice: 5674 (Reference: Apr26 Pet Waste station maintenance.)		1,111.50	100,553.83
04/07/2026	01ACH040726	DOORKING, INC.	Reference: Gate cell service 03.02.26- 04.01.26		171.80	100,382.03
04/08/2026	100716	Tampa Swap LLC	Invoice: 011 (Reference: Wednesday - Asphalt Repair (Entrance Area) ($200).)		200.00	100,182.03
04/09/2026			Deposit	113.64		100,295.67
04/09/2026			Deposit	17,669.68		117,965.35
04/09/2026			Deposit	9,237.65		127,203.00
04/10/2026	100717	Steadfast Contractors Alliance, LLC	Invoice: SA-20686 (Reference: Midget Fly Abatement.)		4,040.00	123,163.00
04/10/2026	100718	ECS Integrations LLC	Invoice: 103823 (Reference: Camera Management for Main-Yale-Olive.) Invoice: 103825 (Referenc...		675.00	122,488.00
04/10/2026	100719	Rosco's Security LLC	Invoice: INV/2026/00009 (Reference: Epperson Boulevard Gate- gate repair.) Invoice: INV/2026/...		10,042.76	112,445.24
04/10/2026	100720	Envera Systems	Invoice: IN00005285 (Reference: Permit Park/Playground.)		433.75	112,011.49
04/13/2026	01ACH041326	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 02.06.26- 03.10.26		357.54	111,653.95
04/13/2026	02ACH041326	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 02.06.26- 03.10.26		223.21	111,430.74
04/13/2026	03ACH041326	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 02.06.26- 03.10.26		410.06	111,020.68
04/16/2026	100721	Cooper Pools Inc.	Invoice: 2026-1349 (Reference: Commercial Monthly Fountain Service April 2026.)		650.00	110,370.68
04/16/2026	100722	ECS Integrations LLC	Invoice: 103828 (Reference: Wireless Internet Solution VZ (billed quarterly).) Invoice: 10382...		1,740.00	108,630.68
04/16/2026	100723	Tampa Swap LLC	Invoice: 014 (Reference: Installed Street Signs.)		75.00	108,555.68
04/16/2026	100724	Vesta District Services	Invoice: 431912 (Reference: Billable Expenses - Mar 2026.)		1,125.54	107,430.14
04/16/2026	100725	Brick By the Mile Inc.	Invoice: 575016 (Reference: Entry Tower Repair.)		2,250.00	105,180.14
04/20/2026	100726	Tampa Swap LLC	Invoice: 020 (Reference: Post Removal.)		75.00	105,105.14
04/22/2026	100727	Contact One	Invoice: 260401164101 (Reference: gate service and holiday charge (Memorial Day).)		72.50	105,032.64
04/24/2026	01ACH042426	Withlacoochee River Electric	7851 Curley Rd 03.04.26- 04.06.26		4,448.21	100,584.43
04/24/2026	02ACH042426	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 03.04.26- 04.06.26		247.96	100,336.47
04/24/2026	03ACH042426	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 03.04.26- 04.06.26		87.29	100,249.18
04/24/2026	04ACH042426	Withlacoochee River Electric	7315 Yale Harbor Dr 03.04.26- 04.06.26		56.80	100,192.38
04/24/2026	05ACH042426	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 03.04.26- 04.06.26		55.84	100,136.54
04/24/2026	06ACH042426	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 03.04.26- 04.06.26		50.79	100,085.75
04/24/2026	07ACH042426	Withlacoochee River Electric	31077 Epperson Blvd 03.04.26- 04.06.26		47.04	100,038.71
04/24/2026	08ACH042426	Withlacoochee River Electric	31425 Epperson Blvd 03.04.26- 04.06.26		40.16	99,998.55
04/27/2026	100728	Juniper Landscaping of Florida, LLC	Invoice: 392690 (Reference: #393426 - March 2026 Completed Wet Check Repairs-Controller E.) I...		593.85	99,404.70
04/27/2026	100729	BUSINESS OBSERVER	Invoice: 26-00878P (Reference: Legal Advertising - Supervisors Workshop Meeting.)		65.63	99,339.07

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
04/29/2026	100730	Steadfast Contractors Alliance, LLC	Invoice: SA-21769 (Reference: Routine Aquatic Maintenance Apr26.)		2,575.00	96,764.07
04/29/2026	100731	Juniper Landscaping of Florida, LLC	Invoice: 390357 (Reference: 383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contra...		29,538.00	67,226.07
4/30/2026		**End of Month**		**1,067,020.97**	**1,126,401.47**	**67,226.07**
05/01/2026	100732	Steadfast Contractors Alliance, LLC	Invoice: SA-22917 (Reference: Midget Fly treatment.)		4,040.00	63,186.07
05/05/2026	01ACH050526	DOORKING, INC.	Reference: Gate cell service 04.02.26- 05.01.26		171.80	63,014.27
05/05/2026	100733	Tampa Bay Poo Patrol, LLC	Invoice: 5908 (Reference: Pet Waste Station Maintenance May26.)		1,111.50	61,902.77
05/05/2026	100734	Venturesin.com, Inc.	Invoice: 48207 (Reference: Website hosting.)		205.00	61,697.77
05/05/2026	100735	Cooper Pools Inc.	Invoice: 2026-1403 (Reference: Commercial Monthly Fountain Service May 2026.)		650.00	61,047.77
05/05/2026	100736	ECS Integrations LLC	Invoice: 104009 (Reference: Camera Management for Main-Yale-Olive.)		150.00	60,897.77
05/12/2026	100737	Cooper Pools Inc.	Invoice: 1638 (Reference: Technician Ken advised turned auto fill on fully, filled pH barrel, te...		250.00	60,647.77
05/12/2026	100738	Vesta District Services	Invoice: 432467 (Reference: Management fee services May26.)		6,006.25	54,641.52
05/12/2026			Deposit	2,995.82		57,637.34
05/12/2026			Deposit	1,263.80		58,901.14
05/13/2026	01ACH051326	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 03.10.26- 04.09.26		356.53	58,544.61
05/13/2026	02ACH051326	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 03.10.26- 04.09.26		200.99	58,343.62
05/13/2026	03ACH051326	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 03.10.26- 04.09.26		383.80	57,959.82
05/13/2026			Funds Transfer	300,000.00		357,959.82
05/13/2026	100739	Gig Fiber, LLC	Invoice: 6862 (Reference: Solar Equipment Lease Income - Amendment #1 - Entrance Bridge_May 2026...		19,624.80	338,335.02
05/15/2026	100740	Watergrass CDD II	Invoice: 04426 (Reference: May Meeting Room Rental 05/04/2026.)		125.00	338,210.02
05/15/2026	100741	Envera Systems	Invoice: IN00005365 (Reference: Epperson Ranch-Gate Solutions.) Invoice: 768646 (Reference: M...		7,396.26	330,813.76
05/15/2026	100742	Kutak Rock LLP	Invoice: 3745816 (Reference: Professional Legal Services Rendered.)		107.50	330,706.26
05/15/2026	100743	SDV Electric LLC	Invoice: 5/4/2026 - 1 (Reference: Power to Hoffman box.)		4,642.00	326,064.26
05/15/2026	051526BOS1	Cherdonna Epps-Gardner	BOS MTG 5/4/26		84.70	325,979.56
05/15/2026	051526BOS2	Christy M Bartels	BOS MTG 5/4/26		184.70	325,794.86
05/15/2026	051526BOS3	Dawn Curran Tubb	BOS MTG 5/4/26		184.70	325,610.16
05/15/2026	051526BOS4	Engage PEO	BOS MTG 5/4/26		272.40	325,337.76
05/15/2026	051526BOS5	Harl D. Page	BOS MTG 5/4/26		184.70	325,153.06
05/19/2026	100744	Vesta District Services	Invoice: 432423 (Reference: Billable Expenses - Apr 2026.)		1,014.10	324,138.96
05/19/2026	01ACH051926	Spectrum- Charter Communications			288.85	323,850.11
05/19/2026	02ACH051926	Spectrum- Charter Communications			391.02	323,459.09
05/19/2026	03ACH051926	Spectrum- Charter Communications			65.16	323,393.93
05/19/2026	04ACH051926	Spectrum- Charter Communications			288.79	323,105.14
05/21/2026	100745	Contact One	Invoice: 260501164101 (Reference: Gate Cell service.)		67.25	323,037.89
05/21/2026	100746	Juniper Landscaping of Florida, LLC	Invoice: 397299 (Reference: Irrigation Repair from Inspection (May, 2026).)		2,320.00	320,717.89
05/22/2026	01ACH052226	Withlacoochee River Electric	7851 Curley Rd 04.06.26- 05.05.26		4,448.11	316,269.78
05/22/2026	02ACH052226	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 04.06.26- 05.05.26		228.75	316,041.03
05/22/2026	03ACH052226	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 04.06.26- 05.05.26		81.49	315,959.54
05/22/2026	04ACH052226	Withlacoochee River Electric	7315 Yale Harbor Dr 04.06.26-05.05.26		64.10	315,895.44
05/22/2026	05ACH052226	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 04.06.26- 05.05.26		63.99	315,831.45
05/22/2026	06ACH052226	Withlacoochee River Electric	31077 Epperson Blvd 04.06.26- 05.05.26		52.40	315,779.05
05/22/2026	07ACH052226	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 04.06.26- 05.05.26		49.39	315,729.66
05/22/2026	08ACH052226	Withlacoochee River Electric	31425 Epperson Blvd 04.06.26- 05.05.26		40.16	315,689.50
05/29/2026	100747	Steadfast Contractors Alliance, LLC	Invoice: SA-22880 (Reference: Routine Aquatic Maintenance May26.)		2,575.00	313,114.50
05/29/2026	100748	Juniper Landscaping of Florida, LLC	Invoice: 394395 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		29,538.00	283,576.50
5/31/2026		**End of Month**		**304,259.62**	**87,909.19**	**283,576.50**
06/03/2026	100749	Cooper Pools Inc.	Invoice: 2026-1486 (Reference: Fountain Service June 26.)		650.00	282,926.50
06/03/2026	100750	Venturesin.com, Inc.	Invoice: 48257 (Reference: CommunityXS Application Hosting.)		205.00	282,721.50
06/03/2026	100751	Steadfast Contractors Alliance, LLC	Invoice: SA-24063 (Reference: Epperson Ranch Adulticide 2024.)		4,040.00	278,681.50
06/03/2026	100752	Tampa Bay Poo Patrol, LLC	Invoice: 6134 (Reference: Service and maintain 27 waste stations.)		1,111.50	277,570.00
06/04/2026	100753	Cooper Pools Inc.	Invoice: 822 (Reference: Fountain Remodeling Deposit.)		2,100.00	275,470.00
06/05/2026	100754	Watergrass CDD II	Invoice: 04477 (Reference: June Meeting Room Rental 06/01/2026.)		125.00	275,345.00
06/05/2026	1ACH060526	DOORKING, INC.	Reference: Gate cell service 05.02.26- 06.01.26		171.80	275,173.20
06/08/2026			Deposit	5,262.81		280,436.01
06/10/2026	01ACH061026	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 04.09.26- 05.11.26		365.62	280,070.39
06/10/2026	02ACH061026	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 04.09.26- 05.11.26		185.84	279,884.55
06/10/2026	03ACH061026	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 04.09.26- 05.11.26		235.33	279,649.22
06/11/2026	100755	Vesta District Services	Invoice: 433035 (Reference: Management Fees June 26.)		6,006.25	273,642.97
06/11/2026	100756	Tampa Swap LLC	Invoice: INV-0004 (Reference: Vinyl Fence Repair.)		110.00	273,532.97

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
06/11/2026	100757	Advanced Drainage Solutions	Invoice: 1156 (Reference: Manhole Depression Investigation.)		2,375.00	271,157.97
06/12/2026	061226BOS1	Cherdonna Epps-Gardner	BOS MTG 6/1/26		84.70	271,073.27
06/12/2026	061226BOS2	Christy M Bartels	BOS MTG 6/1/26		184.70	270,888.57
06/12/2026	061226BOS3	Dawn Curran Tubb	BOS MTG 6/1/26		184.70	270,703.87
06/12/2026	061226BOS4	Engage PEO	BOS MTG 6/1/26		272.40	270,431.47
06/12/2026	061226BOS5	Harl D. Page	BOS MTG 6/1/26		184.70	270,246.77
06/15/2026			Deposit	19,524.65		289,771.42
06/18/2026	100758	Juniper Landscaping of Florida, LLC	Invoice: 401618 (Reference: 400410 - May 2026 Completed Wet Check Repairs-Controller B.)		407.36	289,364.06
06/18/2026	100759	Tampa Swap LLC	Invoice: INV-0011 (Reference: Sign repair and relocation.) Invoice: INV-0010 (Reference: Graf...		300.00	289,064.06
06/18/2026	100760	Gig Fiber, LLC	Invoice: 7133 (Reference: Solar Equipment Lease Income- Amendment #2 - Entrance Bridge_June 2026...		19,635.90	269,428.16
06/22/2026	01ACH062226	Withlacoochee River Electric	31425 Epperson Blvd 05.05.26- 06.02.26		40.16	269,388.00
06/22/2026	02ACH062226	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 05.05.26- 06.02.26		49.23	269,338.77
06/22/2026	03ACH062226	Withlacoochee River Electric	31077 Epperson Blvd 05.05.26- 06.02.26		52.23	269,286.54
06/22/2026	04ACH062226	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 05.05.26- 06.02.26		64.51	269,222.03
06/22/2026	05ACH062226	Withlacoochee River Electric	7315 Yale Harbor Dr 05.05.26- 06.02.26		66.17	269,155.86
06/22/2026	06ACH062226	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 05.05.26- 06.02.26		80.89	269,074.97
06/22/2026	07ACH062226	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 05.05.26- 06.02.26		191.56	268,883.41
06/22/2026	08ACH062226	Withlacoochee River Electric	7851 Curley Rd 05.05.26- 06.02.26		4,465.86	264,417.55
06/26/2026	100761	DIBARTOLOMEO, McBEE, HARTLEY & BARNES, PA	Invoice: 90119525 (Reference: Audit FYE 09/30/2025.)		4,000.00	260,417.55
06/26/2026	100762	Envera Systems	Invoice: IN00005527 (Reference: Permit (Section 4.1.8) of Contract -Epperson Blvd Gate.) Invo...		425.00	259,992.55
06/29/2026	100763	Steadfast Contractors Alliance, LLC	Invoice: SA-24023 (Reference: Routine Aquatic Maintenance Jun26.)		2,575.00	257,417.55
06/29/2026	100764	Juniper Landscaping of Florida, LLC	Invoice: 399383 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		29,538.00	227,879.55
06/29/2026	100765	Cooper Pools Inc.	Invoice: 1838 (Reference: 3/8" MPT Brass Autofill Float Valve.)		286.22	227,593.33
06/29/2026	100766	BUSINESS OBSERVER	Invoice: 26-01483P (Reference: Legal Advertising - Board Meeting.)		271.25	227,322.08
06/29/2026	100767	Contact One	Invoice: 260601164101 (Reference: monthly service and holiday charge.)		69.00	227,253.08
6/30/2026		**End of Month**		**24,787.46**	**81,110.88**	**227,253.08**
07/01/2026	100768	Steadfast Contractors Alliance, LLC	Invoice: SA-25193 (Reference: Quarterly Aeration Filter Changes on Ponds #18 and #20 for (Quarte...		40.00	227,213.08
07/02/2026	100769	ECS Integrations LLC	Invoice: 104115 (Reference: Camera Management for Main-Yale-Olive.)		150.00	227,063.08
07/02/2026	100770	Tampa Swap LLC	Invoice: INV-0015 (Reference: Graffiti cover-up and repainting of concrete tunnel surfaces.)		550.00	226,513.08
07/02/2026	100771	Steadfast Contractors Alliance, LLC	Invoice: SA-25343 (Reference: treatments of surface adulticide to the ponds.)		4,040.00	222,473.08
07/02/2026	100772	Vesta District Services	Invoice: 433141 (Reference: Management fee services July26.)		6,006.25	216,466.83
07/02/2026	100773	Kutak Rock LLP	Invoice: 3764131 (Reference: legal services May26.)		2,912.50	213,554.33
07/02/2026	100774	Juniper Landscaping of Florida, LLC	Invoice: 404109 (Reference: #403106 - June 2026 Completed Wet Check Repairs-Controller B.)		150.90	213,403.43
07/06/2026	100775	Watergrass CDD II	Invoice: 04501 (Reference: June Workshop Room Rental 06/29/2026.)		125.00	213,278.43
07/06/2026	100776	Cooper Pools Inc.	Invoice: 2026-1629 (Reference: Commercial Monthly Fountain Service July 2026.)		650.00	212,628.43
07/06/2026	100777	Stantec Consulting Services, Inc	Invoice: 2570253 (Reference: Engineering services.) Invoice: 2583482 (Reference: Engineering ...		16,339.61	196,288.82
07/06/2026	100778	Tampa Bay Poo Patrol, LLC	Invoice: 6359 (Reference: Pet Waste Station Maintenance.)		1,111.50	195,177.32
07/07/2026	100779	BUSINESS OBSERVER	Invoice: 26-01506P (Reference: Legal Advertising.)		78.75	195,098.57
07/07/2026	100780	Watergrass CDD II	Invoice: 04524 (Reference: July Meeting Room Rental 07/06/2026.)		125.00	194,973.57
07/07/2026	01ACH070726	DOORKING, INC.	Reference: Gate cell service 06.02.26- 07.01.26		171.80	194,801.77
07/08/2026	100781	ECS Integrations LLC	Invoice: 104286 (Reference: Camera Management for Main-Yale-Olive.) Invoice: 104289 (Referen...		675.00	194,126.77
07/08/2026	100782	Gig Fiber, LLC	Invoice: 7415 (Reference: Solar Equipment Lease Income-5-2.) Invoice: 7417 (Reference: Solar ...		19,635.90	174,490.87
07/10/2026	100783	Rosco's Security LLC	Invoice: INV/2026/00017 (Reference: Sentinel Shield Service & Maintenance Agreement.)		2,280.00	172,210.87
07/10/2026	100784	Tampa Swap LLC	Invoice: INV-0019 (Reference: Graffiti cover-up and repainting of concrete tunnel surfaces.)		250.00	171,960.87
07/10/2026	100785	Advanced Drainage Solutions	Invoice: 1179 (Reference: Pond Bank Erosion Repair & Stabilization.) Invoice: 1176 (Reference...		125,053.25	46,907.62
07/13/2026	01ACH071326	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 05.11.26- 06.10.26		371.68	46,535.94
07/13/2026	02ACH071326	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 05.11.26- 06.10.26		647.41	45,888.53
07/13/2026	03ACH071326	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 05.11.26- 06.10.26		505.00	45,383.53
07/14/2026	071426BOS1	Cherdonna Epps-Gardner	BOS MTG 7/6/26		84.70	45,298.83
07/14/2026	071426BOS2	Christy M Bartels	BOS MTG 7/6/26		184.70	45,114.13
07/14/2026	071426BOS3	Dawn Curran Tubb	BOS MTG 7/6/26		184.70	44,929.43
07/14/2026	071426BOS4	Engage PEO	BOS Meeting 7/6/26		272.40	44,657.03
07/14/2026	071426BOS5	Harl D. Page	BOS MTG 7/6/26		184.70	44,472.33
07/14/2026	01ACH071426	Spectrum- Charter Communications			832.69	43,639.64
07/22/2026	100786	Stantec Consulting Services, Inc	Invoice: 2589269 (Reference: Engineering Services June 26.)		11,678.85	31,960.79
07/22/2026	100787	Vesta District Services	Invoice: 433446 (Reference: Billable Expenses - Jun 2026.)		462.26	31,498.53
07/24/2026	01ACH072426	Withlacoochee River Electric	7851 Curley Rd 06.02.26- 07.06.26		4,482.80	27,015.73
07/24/2026	02ACH072426	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 06.02.26- 07.06.26		238.31	26,777.42

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
07/24/2026	03ACH072426	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 06.02.26- 07.06.26		90.89	26,686.53
07/24/2026	04ACH072426	Withlacoochee River Electric	7315 Yale Harbor Dr 06.02.26- 07.06.26		72.70	26,613.83
07/24/2026	05ACH72426	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 06.02.26- 07.06.26		70.65	26,543.18
07/24/2026	06ACH072426	Withlacoochee River Electric	31077 Epperson Blvd 06.02.26- 07.06.26		55.52	26,487.66
07/24/2026	07ACH072426	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 06.02.26- 07.06.26		51.31	26,436.35
07/24/2026	08ACH072426	Withlacoochee River Electric	31425 Epperson Blvd 06.02.26- 07.06.26		40.16	26,396.19
07/24/2026	100788	Contact One	Invoice: 260701164101 (Reference: Monthly cell gate service.)		59.00	26,337.19
07/24/2026	100789	Tampa Swap LLC	Invoice: INV-0027 (Reference: Repaired, straightened, realigned, and secured nine street, traffi...		650.00	25,687.19
07/28/2026	100790	Alphagraphics Tampa Print	Invoice: 262104 (Reference: Letters and Mailing.)		1,388.65	24,298.54
07/28/2026	100791	ECS Integrations LLC	Invoice: 104292 (Reference: Wireless Internet Solution VZ (billed quarterly).) Invoice: 10429...		580.00	23,718.54
07/28/2026	100792	Tampa Swap LLC	Invoice: INV-0028 (Reference: Remove and dispose of bike rack near mailbox area; remove anchored...		400.00	23,318.54
07/28/2026	100793	Cooper Pools Inc.	Invoice: 990 (Reference: Commercial Remodeling / Resurfacing Income.)		2,100.00	21,218.54
07/28/2026	100794	Kutak Rock LLP	Invoice: 3778220 (Reference: Professional Legal Services Rendered.)		4,096.50	17,122.04
07/30/2026	100795	Steadfast Contractors Alliance, LLC	Invoice: SA-25306 (Reference: Routine Aquatic Maintenance Jul26.)		2,575.00	14,547.04
07/30/2026	100796	Juniper Landscaping of Florida, LLC	Invoice: 405038 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		29,538.00	-14,990.96
7/31/2026		**End of Month**		**0.00**	**242,244.04**	**-14,990.96**
08/03/2026	100797	Steadfast Contractors Alliance, LLC	Invoice: SA-26620 (Reference: Midget Fly treatment.) Invoice: SA-26980 (Reference: SE1091.1 E...		4,290.00	-19,280.96
08/03/2026	100798	Vesta District Services	Invoice: 433768 (Reference: Management fee services Aug26.)		6,006.25	-25,287.21
08/03/2026	100799	Venturesin.com, Inc.	Invoice: 48382 (Reference: Website hosting.)		205.00	-25,492.21
08/04/2026	100800	Juniper Landscaping of Florida, LLC	Invoice: 409755 (Reference: 404249 - June 2026 Completed Wet Check Repairs-Controller E.)		121.51	-25,613.72
08/04/2026			Funds Transfer	200,000.00		174,386.28
08/05/2026	100801	Tampa Swap LLC	Invoice: ERCDD-080326 (Reference: Olive Brook / Community Playground Area.)		175.00	174,211.28
08/05/2026	01ACH080526	DOORKING, INC.	Reference: Gate cell service 07.02.26- 08.01.26		171.80	174,039.48
08/06/2026	100802	Watergrass CDD II	Invoice: 04589 (Reference: August Meeting Room Rental 08/03/2026.)		125.00	173,914.48
08/10/2026	100803	Gig Fiber, LLC	Invoice: 7683 (Reference: Solar Equipment Lease Amendment #2 - Entrance Bridge_August 2026.)		106.14	173,808.34
08/10/2026	01ACH081026	Spectrum- Charter Communications	Hierarachy Account		544.27	173,264.07
08/11/2026	100804	Tampa Swap LLC	Invoice: 080626 (Reference: Mailbox Parking Sign Installation.)		600.00	172,664.07
08/14/2026	081426BOS1	Cherdonna Epps-Gardner	BOS MTG 8/3/26		84.70	172,579.37
08/14/2026	081426BOS2	Christy M Bartels	BOS MTG 8/3/26		184.70	172,394.67
08/14/2026	081426BOS3	Dawn Curran Tubb	BOS MTG 8/3/26		184.70	172,209.97
08/14/2026	081426BOS4	Engage PEO	BOS MTG 8/3/26		241.80	171,968.17
08/14/2026			Deposit	0.05		171,968.22
08/17/2026	100805	BUSINESS OBSERVER	Invoice: 26-02040P (Reference: Legal Advertising - Board Supervisors Meeting.)		67.81	171,900.41
08/17/2026	01ACH081726	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 06.10.26- 07.09.26		261.59	171,638.82
08/17/2026	02ACH081726	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 06.10.26- 07.09.26		434.30	171,204.52
08/17/2026	03ACH081726	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 06.10.26- 07.09.26		237.35	170,967.17
08/21/2026	01ACH082126	Withlacoochee River Electric	7851 Curley Rd 07.06.26- 08.05.26		4,482.57	166,484.60
08/21/2026	02ACH082126	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 07.06.26- 08.05.26		172.90	166,311.70
08/21/2026	03ACH082126	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 07.06.26- 08.05.26		84.97	166,226.73
08/21/2026	04ACH082126	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 07.06.26- 08.05.26		66.44	166,160.29
08/21/2026	05ACH082126	Withlacoochee River Electric	7315 Yale Harbor Dr 07.06.26- 08.05.26		65.98	166,094.31
08/21/2026	06ACH082126	Withlacoochee River Electric	31077 Epperson Blvd 07.06.26- 08.05.26		53.48	166,040.83
08/21/2026	07ACH082126	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 07.06.26- 08.05.26		49.95	165,990.88
08/21/2026	08ACH082126	Withlacoochee River Electric	31425 Epperson Blvd 07.06.26- 08.05.26		40.16	165,950.72
08/24/2026	100806	Contact One	Invoice: 260801164101 (Reference: 09/01/2026 - 09/30/2026 gate service.)		72.30	165,878.42
08/25/2026	3706	US Bank Tax distribution			21,131.86	144,746.56
08/27/2026	100807	Steadfast Contractors Alliance, LLC	Invoice: SA-26554 (Reference: Routine Aquatic Maintenance Aug26.)		2,575.00	142,171.56
08/27/2026	100808	Kutak Rock LLP	Invoice: 3794233 (Reference: legal services Rendered in 7/26.)		3,165.51	139,006.05
08/27/2026	100809	Juniper Landscaping of Florida, LLC	Invoice: 409914 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		29,538.00	109,468.05
8/31/2026		**End of Month**		**200,000.05**	**75,541.04**	**109,468.05**
09/02/2026	100810	BUSINESS OBSERVER	Invoice: 26-02198P (Reference: Legal Advertising - Notice of Rule Development.)		70.00	109,398.05
09/02/2026	100811	Tampa Swap LLC	Invoice: 082826 (Reference: Deposit-South Tower Repaint.)		3,600.00	105,798.05
09/03/2026	100812	Juniper Landscaping of Florida, LLC	Invoice: 415103 (Reference: #412533 - August 2026 Completed Wet Check Repairs-Controller E.)		83.22	105,714.83
09/03/2026	100813	Envera Systems	Invoice: IN00005687 (Reference: Epperson Ranch CDD Access Control Credentials.)		18,000.00	87,714.83
09/03/2026	100814	Tampa Swap LLC	Invoice: 082826-B (Reference: Deposit: Pressure wash tower, adjacent walls, and railing areas al...		4,275.00	83,439.83
09/03/2026	100815	Watergrass CDD II	Invoice: 04628 (Reference: August 2 Meeting Room Rental 08/26/2026.) Invoice: 04639 (Referenc...		300.00	83,139.83
09/03/2026	100816	Cooper Pools Inc.	Invoice: 2417 (Reference: Monthly Fountain Service- Weekly Service.)		650.00	82,489.83
09/04/2026	100817	Skoops Poop LLC	Invoice: 689 (Reference: Pet Waste Station Maintenance- PRORATED FOR AUGUST.)		333.10	82,156.73

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
09/08/2026	100818	BUSINESS OBSERVER	Invoice: 26-02203P (Reference: Notice of Rulemaking Regarding the Revised Rules of Procedure.)		105.00	82,051.73
09/08/2026	100819	Envera Systems	Invoice: IN00005450 (Reference: Change Order (50% Deposit)-Epperson Ranch CO: Access Control.)...		12,446.41	69,605.32
09/08/2026	01ACH090826	DOORKING, INC.	Reference: Gate cell service 08.02.26- 09.01.26		171.80	69,433.52
09/09/2026	100820	Gig Fiber, LLC	Invoice: 7959 (Reference: Solar Equipment Lease - 1,2,3_September 2026.) Invoice: 7961 (Refer...		19,264.41	50,169.11
09/10/2026	100821	Vesta District Services	Invoice: 434677 (Reference: Billable Expenses - Aug 2026.)		2,426.13	47,742.98
09/10/2026	100822	Gig Fiber, LLC	Invoice: 7960 (Reference: Solar Equipment Lease-- Amendment #1 - Entrance Bridge_September 2026.)		371.49	47,371.49
09/10/2026	01ACH091026	Spectrum- Charter Communications	Hierarachy Account		534.35	46,837.14
09/10/2026	100823	Tampa Swap LLC	Invoice: 090826 (Reference: Bollard Installation - Concrete Anchored.) Invoice: 090826-A (Ref...		800.00	46,037.14
09/11/2026	100824	Tampa Swap LLC	Invoice: 090926- (Reference: Round convex safety mirror installation.)		350.00	45,687.14
09/11/2026	100825	Cooper Pools Inc.	Invoice: 2162 (Reference: Monthly Commercial Fountain Maintenance.)		650.00	45,037.14
09/14/2026	01ACH091426	PASCO COUNTY UTILITIES SERVICES BRANCH	31756 Overpass Reclaim Rd 07.09.26- 08.10.26		334.31	44,702.83
09/14/2026	02ACH091426	PASCO COUNTY UTILITIES SERVICES BRANCH	7315 Yale Harbor Dr 07.09.26- 08.10.26		316.13	44,386.70
09/14/2026	03ACH091426	PASCO COUNTY UTILITIES SERVICES BRANCH	31077 Epperson Blvd 07.09.26- 08.10.26		455.51	43,931.19
09/18/2026	100826	Vesta District Services	Invoice: 434822 (Reference: Management fee services Sep26.)		6,006.25	37,924.94
09/18/2026	100827	SchoolNow	Invoice: INV-SN-1695 (Reference: ADA-Compliant website.)		1,605.45	36,319.49
09/18/2026	100828	Watergrass CDD II	Invoice: 04682 (Reference: September Meeting Room Rental 09/10/2026.)		125.00	36,194.49
09/18/2026	091826BOS1	Cherdonna Epps-Gardner	BOS MTG 9/10/26		84.70	36,109.79
09/18/2026	091826BOS2	Christy M Bartels	BOS MTG 9/10/26		184.70	35,925.09
09/18/2026	091826BOS3	Dawn Curran Tubb	BOS MTG 9/10/26		184.70	35,740.39
09/18/2026	091826BOS4	Engage PEO	BOS MTG 9/10/26		272.40	35,467.99
09/18/2026	091826BOS5	Harl D. Page	BOS MTG 9/10/26		184.70	35,283.29
09/25/2026			Funds Transfer	320,000.00		355,283.29
09/25/2026	01ACH092526	Withlacoochee River Electric	7851 Curley Rd 08.05.26- 09.03.26		4,482.57	350,800.72
09/25/2026	02ACH092526	Withlacoochee River Electric	31650 Epperson Blvd (Fountain) 08.05.26- 09.03.26		176.88	350,623.84
09/25/2026	03ACH092526	Withlacoochee River Electric	7315 Yale Harbor Dr 08.05.26- 09.03.26		61.21	350,562.63
09/25/2026	04ACH092526	Withlacoochee River Electric	31077 Epperson Blvd 08.05.26- 09.03.26		52.90	350,509.73
09/25/2026	05ACH092526	Withlacoochee River Electric	8109 Sandbay Ridge Dr (gate) 08.05.26- 09.03.26		62.00	350,447.73
09/25/2026	06ACH092526	Withlacoochee River Electric	31263 Palm Song Pl (Pond) 08.05.26- 09.03.26		82.82	350,364.91
09/25/2026	07ACH092526	Withlacoochee River Electric	30498 Summer Sun Loop (Pond) 08.05.26- 09.03.26		49.49	350,315.42
09/25/2026	08ACH092526	Withlacoochee River Electric	31425 Epperson Blvd 08.05.26- 09.03.26		40.16	350,275.26
09/25/2026	100829	Contact One	Invoice: 260901164101 (Reference: Monthly gate Oct 26 service.)		59.00	350,216.26
09/25/2026	100830	Alphagraphics Tampa Print	Invoice: 262928 (Reference: Letters and Mailing.)		1,107.70	349,108.56
09/28/2026	100831	Tampa Swap LLC	Invoice: 092526 (Reference: Bollard Installation ? Epperson Blvd / Tuscan Bay.)		375.00	348,733.56
09/30/2026	100832	Cooper Pools Inc.	Invoice: 2615 (Reference: 2" HIFLOW MULTIPORT VALVE TOP ASSY and Installation / Labor.)		547.74	348,185.82
09/30/2026	100833	Steadfast Contractors Alliance, LLC	Invoice: SA-27682 (Reference: Routine Aquatic Maintenance Sep26.)		2,575.00	345,610.82
09/30/2026	100834	Kutak Rock LLP	Invoice: 3815786 (Reference: legal services Aug26.)		5,445.96	340,164.86
09/30/2026	100835	Juniper Landscaping of Florida, LLC	Invoice: 415445 (Reference: #383456 - Epperson Ranch CDD - 2026/2027 Landscape Maintenance Contr...		32,111.28	308,053.58
9/30/2026		**End of Month**		**320,000.00**	**121,414.47**	**308,053.58**

Return to Agenda

EXHIBIT 12

Return to Agenda

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the Epperson Ranch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes.*

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Jonathan T. Johnson of Kutak Rock LLP is hereby designated as the Registered Agent for the District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Phone: 850-692-7300; e-mail Jonathan.Johnson@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with Pasco County and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 11th day of November, 2026.

ATTEST:

_____
Secretary/Assistant Secretary

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

Return to Agenda

EXHIBIT 13

Return to Agenda

Rosco's Security LLC
214 West Linebaugh Avenue
Tampa FL 33612
United States

Tailored Security Solutions

Quotation # S26038

Epperson Ranch CDD
31601 Epperson Blvd
Wesley Chapel FL 33545
United States

Quotation Date	Expiration	Salesperson
10/18/2026	11/18/2026	Daniel Gainza

Scope of Work

Restore proper functionality, alignment, and controlled access for all pedestrian gates across the listed entrances. Work includes structural adjustments, hinge replacement, and installation of new latch hardware to support reliable operation and user access.

Olive Brook Entrance

Structural / Mechanical Adjustments

- Adjust and realign both pedestrian gates to correct sagging conditions.
- Verify proper hinge alignment and gate swing operation after adjustment.

Hinges

- Remove and replace self-closing hinges on the exit-bound gate.
- Inspect and retain existing hinges on the entrance gate (confirmed operational).

Latch / Access Hardware

- Install new latch on both gates.
- Configure hardware to allow controlled access while enabling free ingress/egress where applicable.

Notes

- Existing “keep” components (over-travel stops) are missing and will not be replaced under this scope.
- Adjustments will be performed to minimize hinge stress caused by over-closing conditions.

Epperson Blvd Entrance

Structural / Mechanical Adjustments

Return to Agenda

- Adjust and realign both gates to correct sagging and ensure proper closing alignment.

Hinges

- Replace self-closing hinges on the exit gate.
- Repair and adjust existing hinges on the entrance gate as needed.

Latch / Access Hardware

- Install new latch on both gates.

Yale Harbor Entrance

Structural / Mechanical Adjustments

- Adjust and realign both gates to correct sagging and ensure proper operation.

Hinges

- Install new self-closing hinges on the entrance gate.
- Inspect and adjust remaining hinge hardware as required.

Latch / Access Hardware

- Install new latch on both gates.

General Scope Inclusions

- Removal of existing hardware as required for installation and adjustment.
- Installation of all specified latch hardware and hinges.
- Alignment and operational tuning to ensure smooth opening/closing cycles.
- Verification of proper latching, closing force, and gate travel.
- Final functional testing of all gates.

Exclusions

- Replacement or installation of gate “keeps” or physical stop mechanisms.
- Structural repairs to posts, footings, or frames beyond minor adjustment.
- Electrical or access control integration (if applicable).

Deliverable

Rosco's Security LLC
214 West Linebaugh Avenue
Tampa FL 33612
United States

Tailored Security Solutions

Quotation # S26038

All pedestrian gates will be:

- Properly aligned and free of excessive sag.
- Equipped with functional self-closing mechanisms where specified.
- Outfitted with new latch hardware providing consistent and reliable operation.

Description	Quantity	Unit Price	Taxes	Amount
Labor				
Labor	18.00 Hours	90.00		$ 1,620.00
			Subtotal	$ 1,620.00
Materials				
[NIV] Non-Inventory [LLD3KD] LOKKLATCH Security Gravity Gate Latch	6.00 Units	297.89		$ 1,787.34
[DND-TCA1L2S3BT] TruClose 2 Legs Self-Closing Hinge for Metal Gates	8.00 Units	96.00		$ 768.00
Special Order Structural Correction of Pedestrian Gates	6.00 Units	400.00		$ 2,400.00
			Subtotal	$ 4,955.34
		Untaxed Amount		$ 6,575.34
		Total		**$ 6,575.34**

Terms & Conditions: https://roscos.us/terms

Return to Agenda