



Rizzetta & Company

Solterra Resort Community Development District

**Board of Supervisors
Meeting
November 6, 2026**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.solterraresortcdd.org

Board of Supervisors
Solterra Resort Community
Development District

October 30, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Solterra Resort Community Development District will be held on **November 6, 2026, at 10:00 a.m.** at the **Villatel Village Event Center** located at **1713 Oak Blossom Dr, Davenport, FL 33837**. The following is the **final agenda** for the meeting:

1. **CALL TO ORDER/ROLL CALL: (10am-10:02am)**
2. **PUBLIC COMMENT: (10:02am-10:20am)**
3. **COMMUNITY UPDATES**
 - A. District Engineer: **(10:20am-10:35am)**
 1. Consideration of RFQ for Architectural Services – Gate Overhang Project..... Tab 1
 - B. Aquatic Maintenance Updates: **(10:35am-10:45am)**
 1. October 2026 Waterway Inspection Report..... Tab 2
 - C. Pool Operations Updates: **(10:45am-10:55am)**
 1. Pool Resurface Project Updates
 - D. Landscape Maintenance Updates: **(10:55am-11:10am)**
 1. October Landscape 2026 Inspection Report Tab 3
 2. Consideration of Landscape Proposals
 - a. Landscape Enhancement Proposals for the Lazy River (Under Separate Cover)
 - b. Consideration of Irrigation Valve/Decoder Investigation..... Tab 4
 - c. Pinestraw Installation Tab 5
 - d. Mulch Installation Tab 6
 - E. F&B Operations Updates: **(11:10am-11:25am)**
 1. Updates on Kitchen Equipment Purchase Order
 - F. General Manager Updates Report: **(11:25am-11:40am)**
 1. Consideration of Utility Box Wrapping Proposal..... Tab 7
 2. Consideration of Solterra Resort Back Gate Proposal..... Tab 8
 - G. Board of Supervisors: **(11:40am-11:50am)**
 1. Discussion of Guardhouse Coverage/ Signage
4. **STAFF REPORTS**
 - A. District Counsel: **(11:50am-12:05pm)**
 1. Townhall Presentation Follow Up
 2. Updates on Trademark Project
 - B. **Recess @ (12:05pm-12:30pm)**
 - C. District Manager: **(12:30pm-12:45pm)**
 1. Updates on Investment Accounts
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on October 2, 2026: **(12:45pm-12:50pm)** Tab 9

- B. Ratification of Operation and Maintenance Expenditures for the
Months of August & September 2026 **(12:50pm-1pm)**.....Tab 10
 - 1. Café Operation and Maintenance Expenditures for the
Months of August & September 2026.....Tab 11
- 6. **BUSINESS ITEMS**
- 7. **SHADE SESSION: (1pm-1:25pm)**
- 8. **SUPERVISOR REQUESTS & COMMENTS: (1:25pm-1:40pm)**
- 9. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,
Brian Mendes
Brian Mendes
District Manager

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Board of Supervisors	Brian Meert	Chair – General Op's
	Deborah Higham	Vice Chair – Amenities
	Karan Wienker	Assistant Secretary - Landscaping
	Robert Voisard	Assistant Secretary – Security
	Sam Neelam	Assistant Secretary – Budgets
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock	Kilinski Van Wyk
District Engineer	Greg Woodcock	Stantec

All cellular phones and pagers must be turned off during the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

Tab 1

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR QUALIFICATIONS FOR
PROFESSIONAL ARCHITECTURAL SERVICES
FOR DESIGN OF GATE OVERHANG PROJECT**

Polk County, Florida

October 9, 2026

TABLE OF CONTENTS

1. Public Notice
2. Instructions to Applicants
3. Scope of Services
4. Evaluation Criteria
5. Proposal Forms
 - a. Affidavit of Acknowledgments
 - b. Sworn Statement Regarding Public Entity Crimes
 - c. Anti-Human Trafficking Affidavit

1. PUBLIC NOTICE

REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR DESIGN OF GATE OVERHANG PROJECT

Notice is hereby given that the Solterra Resort Community Development District (the “**District**”), located in Polk County, Florida, announces that it is soliciting professional architectural services for the design of a gate overhang project for the District.

The selection manual (“**Selection Manual**”), including the scope of work, instructions to applicants, evaluation criteria and other documents, will be available beginning **October 9, 2026, at 9:00 a.m.** from the District Manager, Brian Mendes, via e-mail at bmendes@rizzetta.com.

Any firm or individual (“**Applicant**”) desiring to provide professional architectural services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” along with pertinent supporting data.

The District will review all Applicants consistent with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement, along with all other requested attachments, by **2:00 p.m. on November 23, 2026 (“Submittal Deadline”)**, to the attention of Brian Mendes, District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Furthermore, all Applicants – and specifically the individual(s) who would be responsible for providing the architectural services to the District for this project – shall be available to present the Applicant’s Qualifications Statement and respond to questions at the District’s **December 4, 2026**, Board meeting to be held at **10:00 a.m. at the Villatel Village Event Center, 1713 Oak Blossom Drive, Davenport, Florida 33837**, and, upon the District Board’s request, such other meetings as the District’s Board may designate (contact the District Manager for time/location, and any adjustments to the date).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA, the Selection Manual, and the evaluation criteria on file with the District Manager’s Office, and the highest-ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest-ranked Applicant, negotiations will cease and begin with the next-highest-ranked Applicant, and if those negotiations are unsuccessful, will continue to the third-highest-ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, the Selection Manual, or the evaluation criteria on file with District Manager’s Office, must be filed in writing with District Manager’s Office, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, with an electronic copy to bmendes@rizzetta.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest

or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

Any and all questions related to this Request for Qualifications shall be directed in writing by email only to District Manager, Brian Mendes, at bmendes@rizzetta.com with a copy to District Counsel, Savannah Hancock, at savannah@cddlattorneys.com no later than **3:00 p.m. on November 13, 2026**.

Brian Mendes
District Manager

Run Date: _____

2. INSTRUCTIONS TO APPLICANTS

SECTION 1. DUE DATE. Any interested applicant (“**Applicant**”) must submit its Qualification Statement (defined herein) no later than **2:00 p.m. (EST) on November 23, 2026 (“Submittal Deadline”)**, at the District Manager’s office, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Attention: Brian Mendes (“**District Manager’s Office**”).

SECTION 2. SCOPE OF WORK. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing, operating and maintaining public infrastructure improvements. The District is soliciting qualification statements for professional architectural services for the support buildings’ design for the new entry gate overhang on District property, which is to be incorporated with the District’s existing infrastructure including a guardhouse (the “**Project**”). It is anticipated that the Project will include preparation of conceptual plans, architectural design services, as well as construction-related services to support the Project’s support buildings.

SECTION 3. CONTENTS OF QUALIFICATION STATEMENTS. Each Applicant shall submit a qualification statement (“**Qualification Statement**”) that shall include all of the following information:

- a) A listing of the position / title and corporate responsibilities of key management or supervisory personnel. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- b) A listing of the architect’s point of contact and any other personnel (or subcontractors) proposed for the Project. Include résumés for each person listed, and list years of experience in present position for each party listed and years of experience on projects similar to the Project;
- c) Information relating to the Applicant’s past experience and performance for projects similar to the Project. Please specifically describe any prior or current experience with community development districts established under Chapter 190, Florida Statutes.
- d) At least three (3) references from projects of similar scope to the Project. Include information relating to the work conducted for each reference as well as a name, address, and phone number of a contact person. The Applicant acknowledges and agrees by submitting a Qualification Statement that the District may contact such references;
- e) A brief narrative description of the Applicant’s approach to providing the services for the Project;
- f) Information relating to whether the Applicant is a certified minority business enterprise;
- g) Information relating to the Applicant’s willingness and ability to meet time and budget requirements;
- h) Information relating to the geographic location of the Applicant’s headquarters and local offices;
- i) Information relating to the recent, current, and projected workloads of the Applicant;
- j) Information relating to the volume of work previously awarded to the Applicant by the District;

- k) A listing of the Applicant's current state, federal, and local licenses and the statuses of the same;
- l) A current certificate of insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's errors and omissions and other insurance;
- m) Information relating to whether, over the past 10 years, Applicant has been terminated from any contract, and, if so, the reasons for such termination, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- n) Information relating to whether, over the past 10 years, Applicant has defaulted on any contract or is in arrears on any contract, or for failure to demonstrate proper licensure and business organization, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- o) Information relating to whether, over the past 10 years, Applicant has been involved in any litigation involving any contract or work and the status and/or results of such litigation, and, if no such conditions exist, Applicant shall affirmatively disclose the same;
- p) Information relating to whether, over the past 10 years, Applicant has been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.) and the status and/or results of such action, and, if no such conditions exist, Applicant shall affirmatively disclose the same; and
- q) Completion of any other forms contained within this Selection Manual.

Applicants shall not submit as part of any Qualification Statement a proposal for the compensation to be paid under the agreement.

SECTION 4. INSURANCE. As noted above, each Applicant should include as part of its Qualification Statement a current Certificate of Insurance, or equivalent information, identifying the Applicant's current insurance limits and demonstrating the Applicant's ability to provide errors and omissions and other insurance. As part of any contract negotiations and final contract with the Applicant, the District may require that the Applicant provide such coverage in connection with the Project and identify the District, and the District's officers, supervisors, agents, staff, and representatives as additional insureds, and, in the event an Applicant is unable to provide such insurance, the District reserves the right to cease negotiations with that Applicant and enter into negotiations with the next highest qualified Applicant. The District further reserves the right to revise the insurance and indemnification requirements, among other contract provisions, in connection with any contract negotiations.

SECTION 5. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Selection Manual are to be directed in writing via e-mail only to Brian Mendes, District Manager, at bmendes@rizzetta.com with a copy to District Counsel, Savannah Hancock, at savannah@cddlattorneys.com. The deadline for submitting such questions shall be **3:00 p.m. (EST) on November 13, 2026**. Additionally, the District reserves the right in its sole discretion to make changes to the Selection Manual up until the deadline for submitting the Qualification Statements. Interpretations or clarifications considered necessary in response to any questions, and any changes to the Selection Manual up until the time of Qualification Statement opening, will be issued by Addenda, to all parties recorded as having received the Selection Manual. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Applicants.

No inquiries will be accepted from subcontractors; the Applicant shall be responsible for all queries. In submitting a Qualification Statement, each Applicant shall submit an acknowledgment of receipt of all Addenda and represents that it has read and understands the Selection Manual and that the Qualification Statement is made in accordance therewith.

SECTION 6. SUBMISSION OF QUALIFICATION STATEMENT. Each Applicant shall submit one (1) original hard copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement forms, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an envelope, marked with the Project title and name and address of the Applicant and accompanied by the required documents. If the Qualification Statement is sent through the mail or other delivery system, the sealed envelope shall be enclosed in an envelope with a notation “QUALIFICATION STATEMENT FOR SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT ENCLOSED – ARCHITECTURAL SERVICES FOR DESIGN OF GATE OVERHANG PROJECT” on the face of it.

SECTION 7. MODIFICATION AND WITHDRAWAL. Qualification Statements may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Qualification Statements are to be submitted at any time prior to the time and date the Qualification Statements are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No Qualification Statement may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 8. PUBLIC PRESENTATIONS. In connection with evaluating Qualification Statements submitted to the District, the District’s Board of Supervisors (“**Board**”) may elect to require public presentations by no fewer than three (3) Applicants (unless fewer submit) regarding an Applicant’s Qualification Statement, approach to the Project, ability to furnish required services for the Project, and any relevant questions for the Applicant. The individual(s) who would be responsible for providing the architectural services for the Project shall be available at such presentations. The presentations are initially scheduled to occur at the District’s Board meeting on **December 4, 2026 at 10:00 a.m., to be held at the at the Villatel Village Event Center, 1713 Oak Blossom Drive, Davenport, Florida 33837**, as well as at such other meeting or meetings as the District’s Board may designate (contact the District Manager for time/location, and any adjustments to the date).

SECTION 9. EVALUATION OF QUALIFICATION STATEMENTS; NEGOTIATION PROCESS; CONTRACT AWARD. The Board shall review and rank the Applicants based on the information provided in the Qualification Statement, any interviews with references, any information from public presentations, and any other information generally within the knowledge of the Board or the District’s staff, and using the requirements set forth in the CCNA and in this Selection Manual. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

The highest ranked Applicant will be requested to provide a proposal for compensation to be paid for the Project and shall enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. In connection with any public presentations, the Board may elect to make an initial ranking of Applicants, select only the top three (or all) Applicants to make public presentations, and then further adjust the rankings based on the presentations, or may adjust the process involving public presentations in its sole discretion.

SECTION 10. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all Qualification Statements and waive any informalities or irregularities in Qualification Statements where in the best interests of the District, and as determined by the District's Board in its sole discretion.

SECTION 11. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Selection Manual, the only mandatory requirements of this Selection Manual for Applicants are that each Applicant must (a) be authorized to do business in Florida, and (b) hold all required State and Federal licenses in good standing. All other requirements set forth in the Selection Manual shall be deemed "permissive," in that an Applicant's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Applicant's Qualification Statement, but instead in the Board's discretion may result in the disqualification of a Qualification Statement or alternatively may be taken into account in the evaluation and scoring of the Qualification Statement.

SECTION 12. PROTESTS. Any protest relating to the Selection Manual, including but not limited to protests relating to the Qualification Statement notice, the instructions, the scope of work, the evaluation criteria, the evaluation process established in the Selection Manual, or any other issues or items relating to the Selection Manual, must be filed in writing, within seventy-two (72) hours after the Submittal Deadline. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Selection Manual.

Any person who files a notice of protest of any kind shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No Applicant shall be entitled to recover any costs of Qualification Statement preparation or other participation in the selection process, regardless of the outcome of any protest.

SECTION 13. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

SECTION 14. PUBLIC RECORDS. The District is a governmental entity, and, accordingly, the Qualification Statements will become public record. That said, Florida law does recognize certain exceptions from the public records laws. In the event that the Applicant believes that any particular portion of the Qualification Statement is exempt from disclosure, the Applicant shall mark the exempt pages as "CONFIDENTIAL – EXEMPT FROM DISCLOSURE." In the event that the District receives a public records request relating to such records, the District will notify the Applicant. In the event that the District reasonably and in good faith believes that the Applicant's information is not confidential or exempt under Florida law, the District may provide the information in response to the request and will not be responsible for any liability, claims, damages or losses arising from such disclosure. In the event that a claim of any kind is filed challenging the confidentiality of the Applicant's information, the District may require the Applicant to indemnify, defend, and hold harmless the District and its staff and representatives from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, relating to the claim.

SECTION 15. E-VERIFY REQUIREMENT. In accordance with Section 448.095, *Florida Statutes*, if selected, Applicant shall, prior to entering into a contract with the District, utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: (a) all persons employed by Applicant throughout the term of the contract with the District; and (b) all persons, including subcontractors, retained or hired by the Applicant, regardless of compensation, to perform work on the services provided pursuant to the contract with the District or any work assignment thereunder.

SECTION 16. SUBMISSION OF ONLY ONE PROPOSAL. Applicants may be disqualified and their Qualification Statements rejected if the District has reason to believe that collusion may exist among Applicants, the Applicant has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 17. FAMILIARITY WITH THE LAW. By submitting a Qualification Statement, the Applicant is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the Project. Ignorance on the part of the Applicant will in no way relieve it from responsibility to perform the work covered by the Applicant in compliance with all such laws, ordinances and regulations.

SECTION 18. PUBLIC ENTITY CRIMES. Pursuant to Section 287.133(3)(a), *Florida Statutes*:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Applicant represents that in submitting a Qualification Statement, the Applicant has not been placed on the convicted vendor list within the last 36 months and, in the event that the Applicant is placed on the convicted vendor list, the Applicant shall immediately notify the District whereupon the Applicant may be disqualified.

SECTION 19. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Applicant certifies, by submitting a Qualification Statement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Applicant agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(14), *Florida Statutes*.

SECTION 20. TABLE OF DEADLINES. For the convenience of the Applicants, the table provided below lists the relevant dates and times for the relevant aforementioned deadlines and events:

Event	Date and Time
Availability of Selection Manual	October 9, 2026 at 9:00 a.m.
Deadline for Submission of Questions Regarding Selection Manual	November 13, 2026 at 3:00 p.m.
Deadline for Submission of Qualification Statement and Other Required Materials	November 23, 2026 at 2:00 p.m.
Qualification Presentation at Meeting of District's Board of Supervisors	December 4, 2026

It is anticipated that the District's Board of Supervisors will make a final ranking regarding this Request for Qualifications at the District's **December 4, 2026**, Board of Supervisors meeting.

3. SCOPE OF SERVICES

1 Scope of Services for Architectural/Engineering Services RFQ – Solterra Resort CDD

The Solterra Resort Community Development District (CDD) is soliciting architectural firm qualifications to plan, design, permit and oversee the construction of a proposed overhang associated with the existing guard house located off Pine Tree Trail on Solterra Blvd. entry. The selected professional architectural shall provide consulting services necessary to support the successful planning, design, permitting, bidding, and construction oversight of the proposed Guard House Overhang project. The project is located within the Solterra Resort Community Development District. Services shall be performed in coordination with the CDD and other designated stakeholders and shall comply with applicable federal, state, and local codes, ordinances, permitting requirements, accessibility standards, and industry best practices.

2 Project Initiation and Planning

The Consultant shall meet with the CDD to confirm project goals, program requirements, schedule expectations, budget parameters, operational needs, site constraints, and stakeholder priorities. The Consultant shall review available background information, conduct site observations as needed, identify planning considerations, and assist the Owner in refining the overall project scope and approach.

3 Programming and Conceptual Design

The Consultant shall prepare a project program and conceptual design alternatives that address functional requirements, spatial relationships, circulation, site access, building orientation, sustainability considerations, life-safety requirements, and anticipated construction phasing. Conceptual deliverables may include narrative descriptions, test-fit layouts, preliminary site planning diagrams, order-of-magnitude cost considerations, and recommendations for Owner review and direction.

4 Schematic Design and Design Development

The Consultant shall advance the selected concept through schematic design and design development. Services shall include preparation of drawings, narratives, outline specifications, preliminary material selections, coordination with engineering and specialty consultants, and periodic updates to probable construction cost and schedule assumptions. The Consultant shall present design progress to the Owner at agreed milestones and incorporate approved comments into subsequent submissions. At a minimum, the Consultant shall develop and evaluate two guard house design concepts for Owner consideration as described below.

5 Guard House Design Concepts

The Consultant shall prepare two schematic design concepts for the guard house and associated entry improvements. Concept 1 shall include but is not limited too, connection of the overhang to existing guard house, proposed overhang/canopy spanning the existing visitors and residents traffic lanes. The architect shall review the vehicular approach and pedestrian approach. Concept 2 shall evaluate an expanded improvement consisting of an extended overhang/canopy and the addition of one additional through lane

of traffic, including associated impacts to circulation, pavement limits, clearances, control points, pedestrian safety, utilities, drainage, signage, lighting, and constructability.

The Consultant shall compare the concepts and provide a recommendation for Owner review. The comparison shall address planning feasibility, anticipated permitting considerations, preliminary cost implications, operational benefits, traffic flow, site constraints, phasing, and any required coordination with civil, structural, electrical, access control, landscape, or other applicable disciplines.

6 Construction Documents

The Consultant shall prepare coordinated construction documents suitable for permitting, bidding, and construction. Documents shall include architectural drawings, technical specifications, applicable details, schedules, code summaries, and coordination with civil, structural, mechanical, electrical, plumbing, fire protection, landscape, interior, technology, security, or other required disciplines as applicable to the project. The Consultant shall be responsible for coordinating the work of subconsultants under its contract.

7 Permitting and Agency Coordination

The Consultant shall assist the Owner with required permit applications, responses to review comments, revisions requested by authorities having jurisdiction, and coordination with applicable regulatory agencies. Services may include preparation of permit-ready drawings and specifications, participation in agency meetings, tracking of permit review comments, and support through issuance of required approvals.

8 Procurement and Bidding Support

The Consultant shall support the Owner during procurement of construction services. Services may include preparation of bidding documents, attendance at pre-bid meetings, responses to bidder questions, preparation of addenda, review of substitution requests, evaluation of bids or proposals for responsiveness, and assistance with recommendations for award as requested by the Owner.

9 Construction Oversight and Administration

During construction, the Consultant shall provide construction administration and oversight services to assist the Owner in determining whether the work is being performed in general accordance with the contract documents. Services may include attendance at pre-construction and progress meetings, periodic site observations, field reports, review of submittals and shop drawings, responses to requests for information, review of proposed change orders, review of contractor payment applications, punch list preparation, substantial completion review, final completion review, and coordination of closeout documentation.

10 Deliverables

- Project kickoff agenda and meeting summaries.
- Programming and planning memorandum.
- Conceptual design alternatives and preferred concept recommendation.

- Schematic design and design development submissions.
- Permit-ready and bid-ready construction documents.
- Technical specifications and supporting narratives.
- Responses to permitting agency comments.
- Addenda, bid support documentation, and procurement assistance materials.
- Construction meeting notes, site observation reports, submittal/RFI logs, punch lists, and closeout review documentation.

11 Assumptions and Additional Services

The selected Consultant shall identify assumptions, exclusions, and proposed additional services in its response. Additional services may include, but are not limited to, detailed surveying, geotechnical investigations, environmental assessments, hazardous materials surveys, traffic studies, special inspections, commissioning, grant compliance documentation, public meetings, renderings, or other specialty services not specifically included in the base scope.

4. EVALUATION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Architect's Past Performance and Experience (Weight: 25 Points)

Experience on projects similar to the Project, and past performance regarding such projects; character, integrity, and reputation of respondent; etc.

3) Project Approach (Weight: 20 Points)

Consider the firm's initial strategy for addressing the Project.

4) Geographic Location (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the Project.

5) Ability to Meet Time and Budget Requirements (Weight: 10 Points)

Consider the consultant's ability to meet time and budget requirements including staffing levels and past performance on previous projects; etc.

6) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

7) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the respondent.

8) Volume of Work Previously Awarded to Architect by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District.

APPLICANT'S TOTAL SCORE

(100 Points Possible)

5. PROPOSAL FORMS

AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Applicant”), and am authorized to make this Affidavit of Acknowledgments on behalf of Applicant.

2. I assisted with the preparation of, and have reviewed, the Applicant’s proposal (“Proposal”) provided in response to the Solterra Resort Community Development District request for qualifications for architectural services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Applicant to constitute good cause for rejection of the Proposal.

3. I do hereby certify that the Applicant has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Applicant agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals.

5. The Applicant acknowledges the receipt of the complete Request for Qualifications as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers: _____.

6. The Applicant authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Solterra Resort Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Applicant.

[Continued on following page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 2026.

Applicant: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

5.B.

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Solterra Resort Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Applicant"), and am authorized to make this Sworn Statement on behalf of Applicant.
3. Applicant's business address is _____

4. Applicant's Federal Employer Identification Number (FEIN) is _____

(If the Applicant has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who

knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Applicant submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[Continued on following page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2026.

Applicant: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

5.C.

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of _____, a _____ (the "Applicant"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Applicant.
2. The Applicant does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Applicant does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

Applicant: _____
By: _____
Name: _____
Title: _____
Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

200932

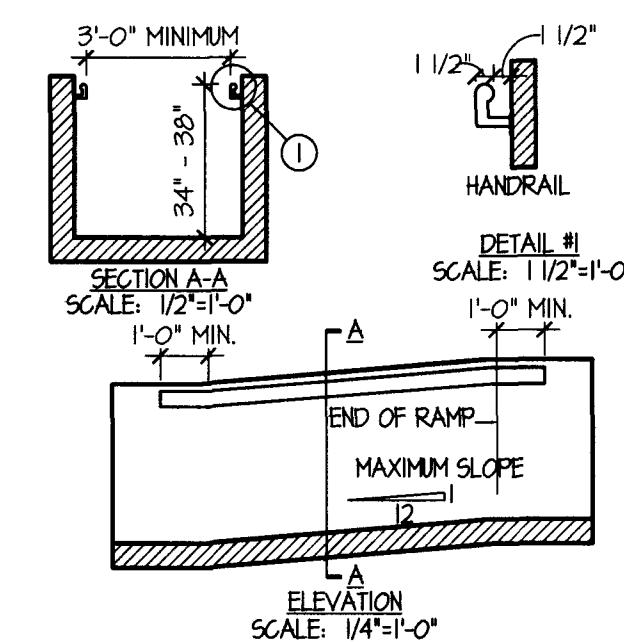
**4000 OAKMONT
BLVD CAMERA @
ENTRANC**

STR: --

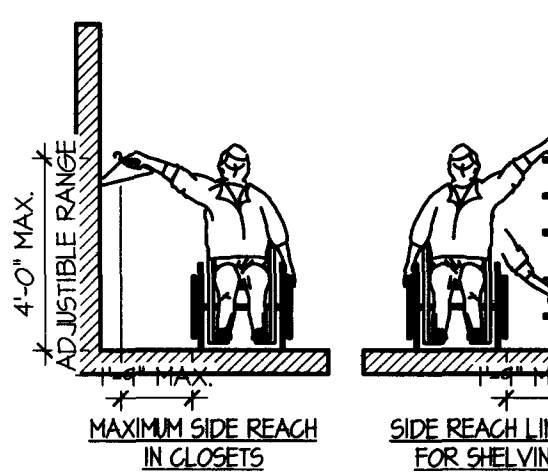
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Name: OAKMONT/THE SOLTERRA RESORT

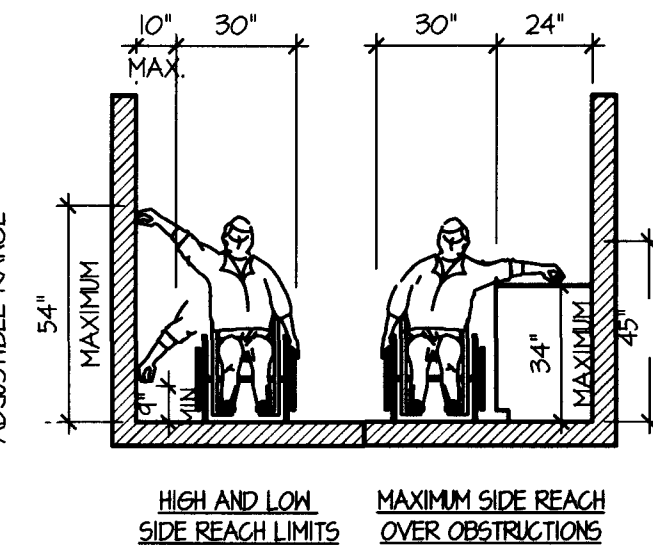
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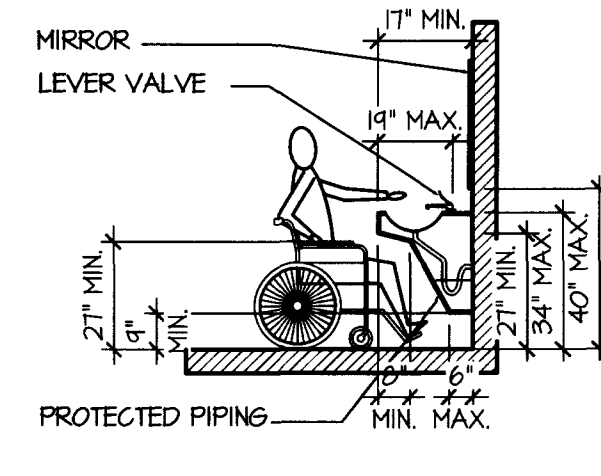
HANDRAIL
SCALE: AS NOTED



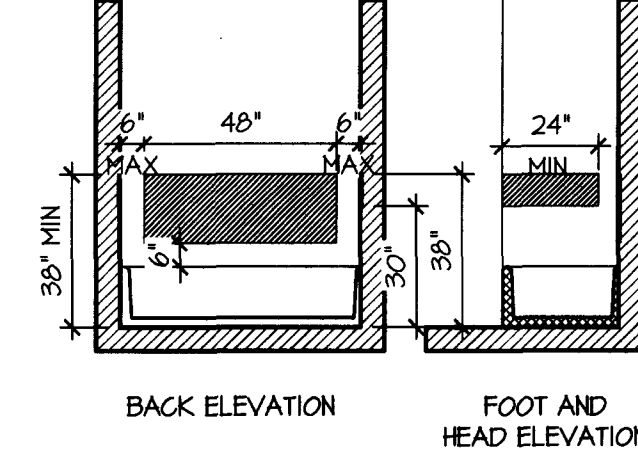
SIDE REACH LIMITS
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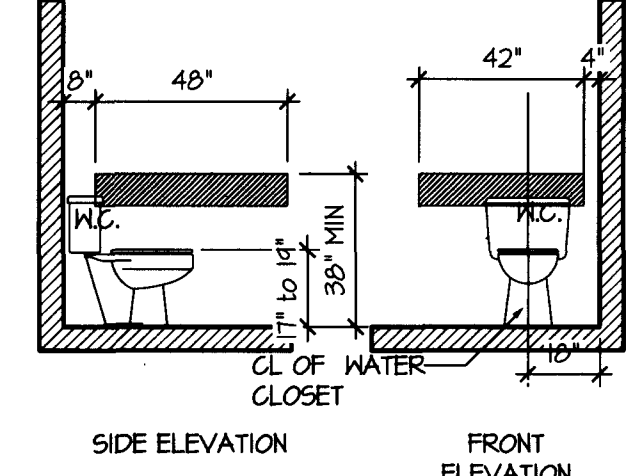
SIDE REACH LIMITS
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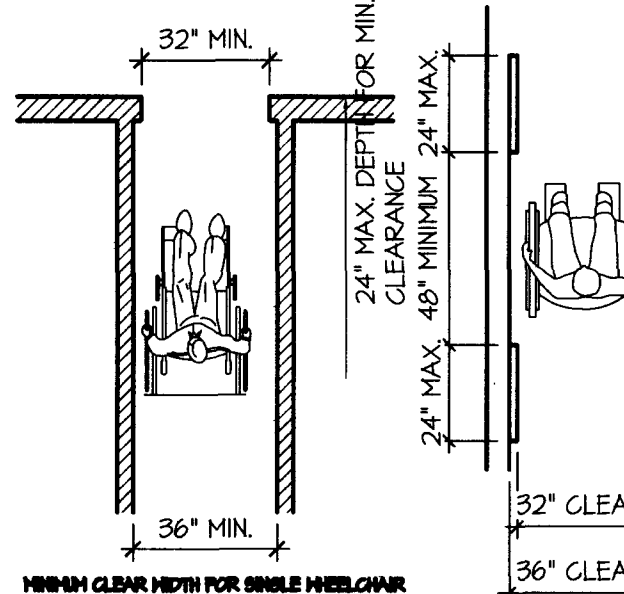
LAVATORY CLEARANCES
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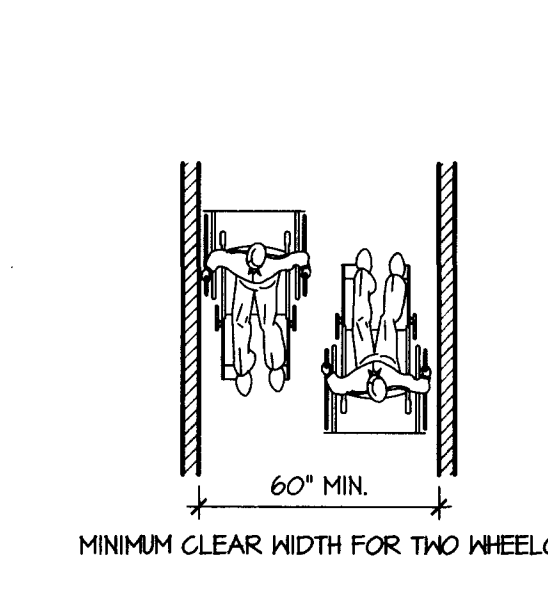
BATHTUB REINFORCING
SCALE: 1/4"=1'-0"



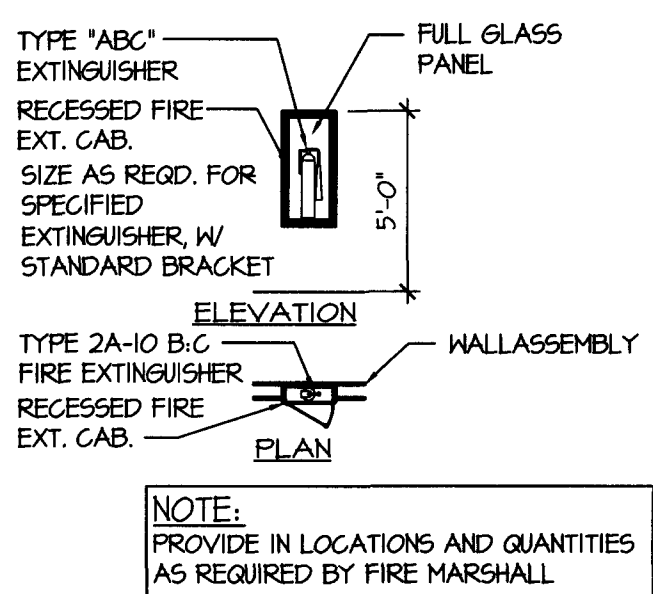
WATER CLOSET REINFORCING
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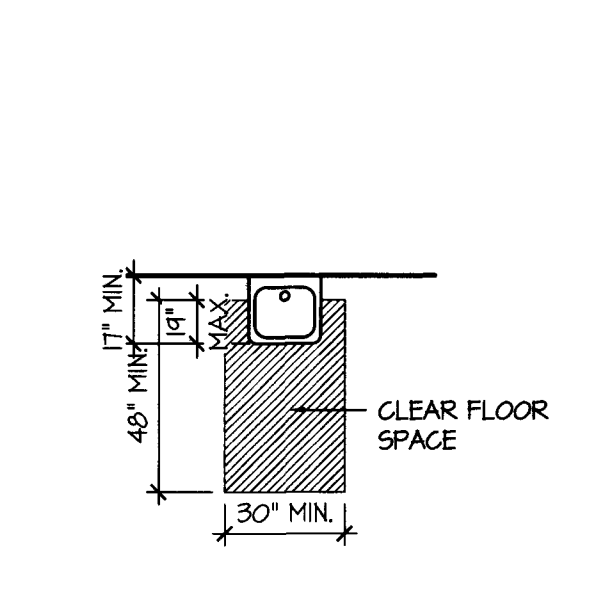
WHEELCHAIR CLEARANCE
SCALE: 1/4"=1'-0"



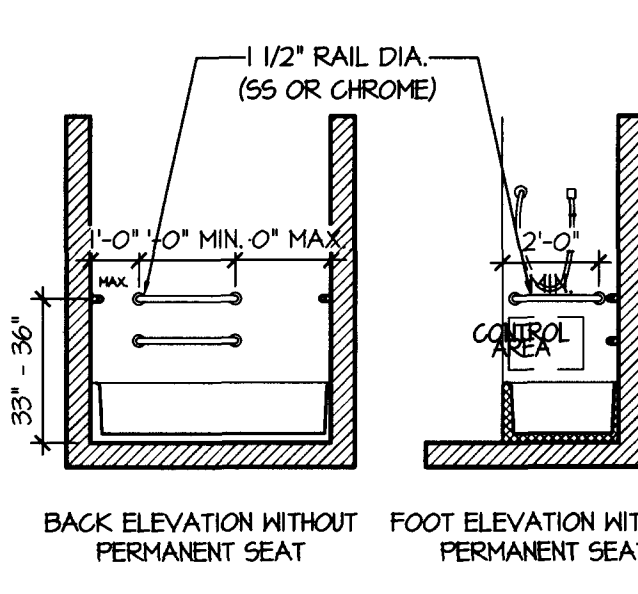
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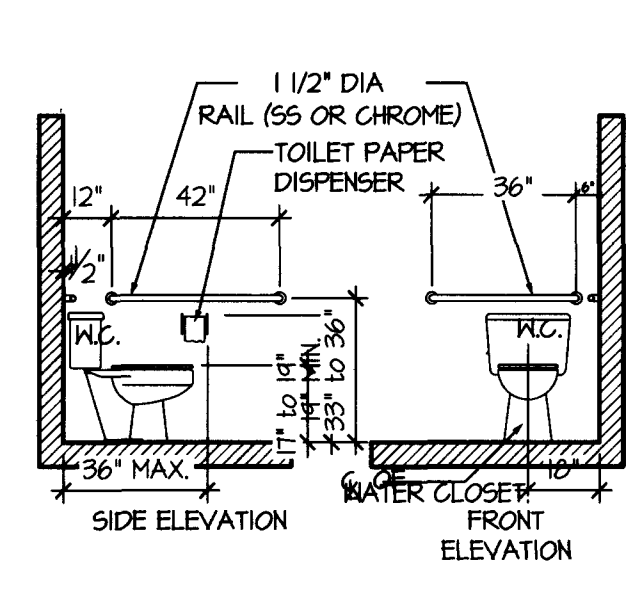
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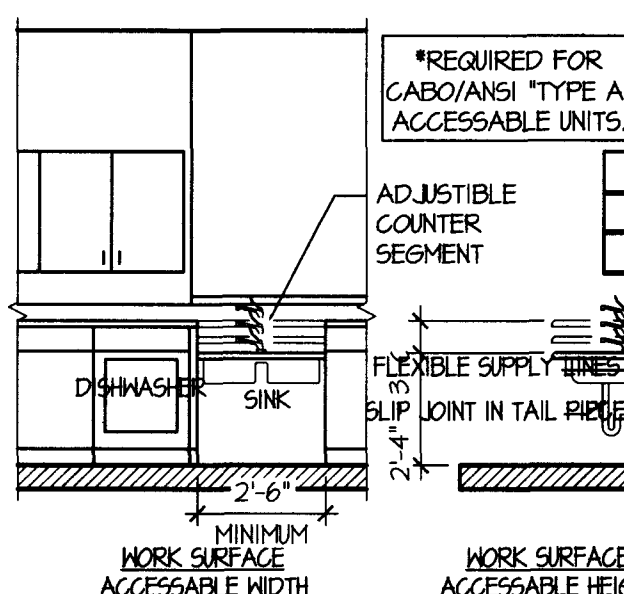
CLEARANCE AT SINK
SCALE: 1/4"=1'-0"



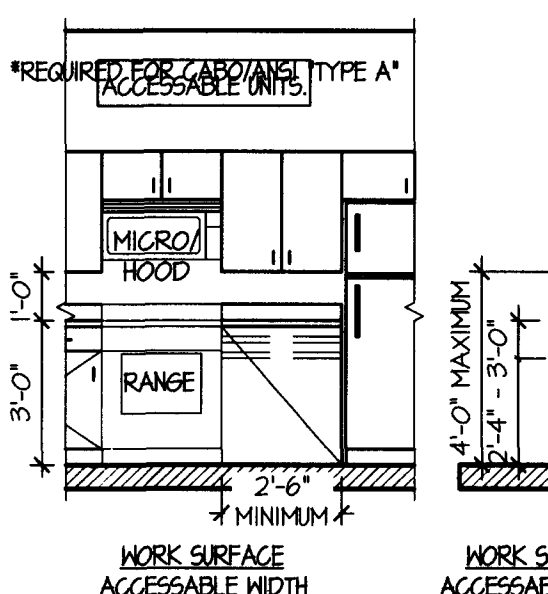
BATHTUB GRAB BARS
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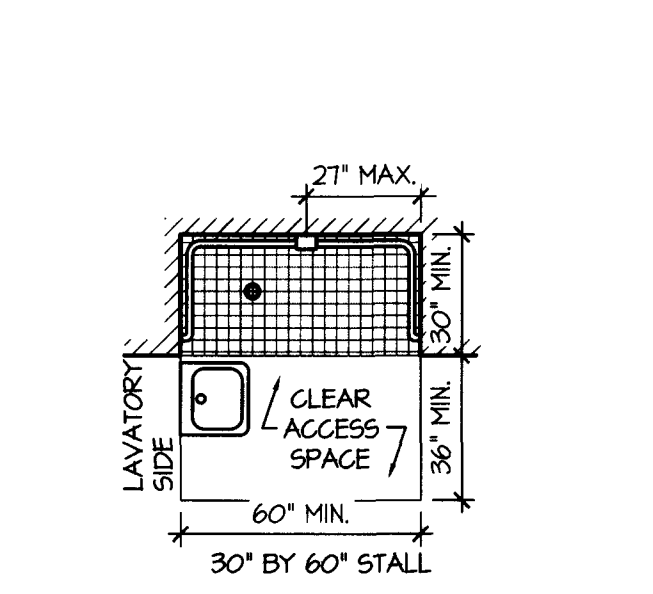
WATER CLOSET GRAB BARS
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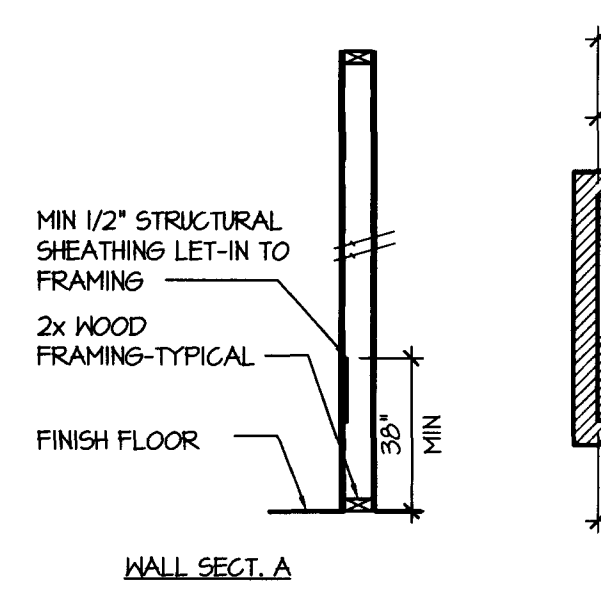
KITCHEN-SINK AREA*
SCALE: 1/4"=1'-0"



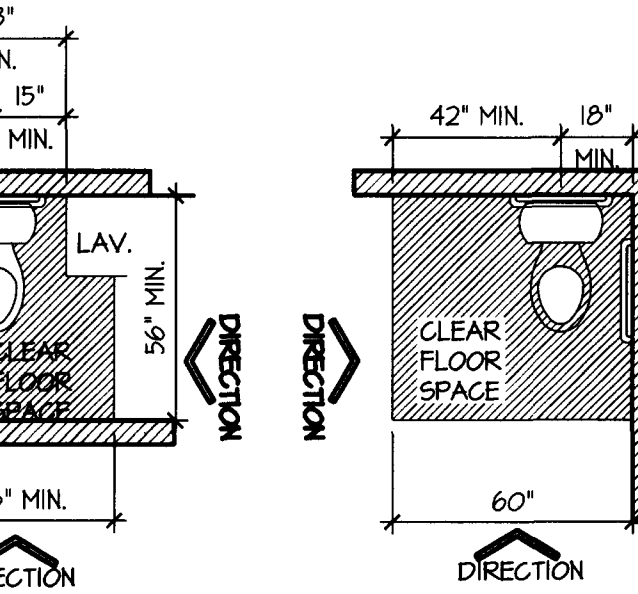
KITCHEN-RANGE AREA*
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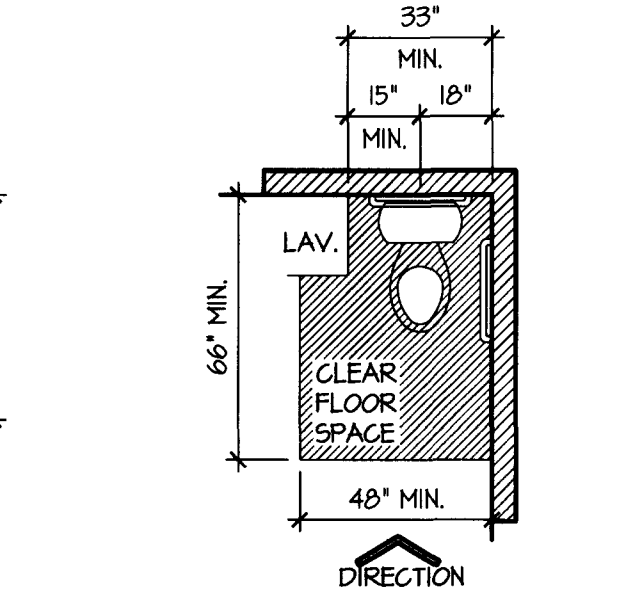
SHOWER SIZE & CLEARANCE
SCALE: 1/4"=1'-0"



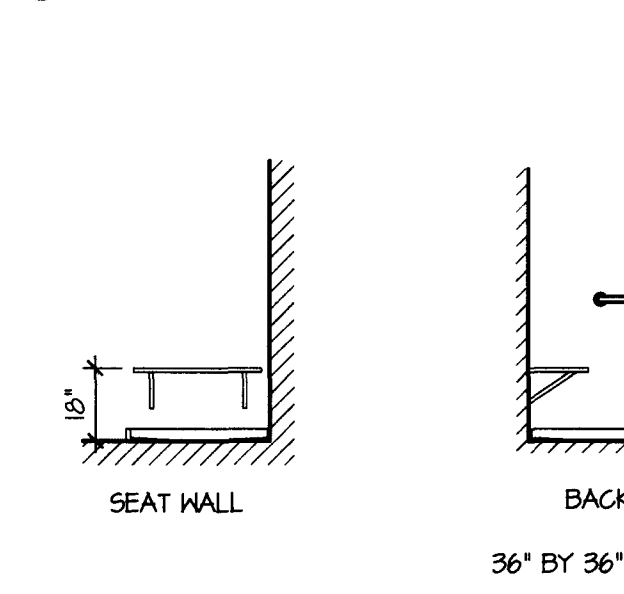
TOILET REINFORCING
SCALE: 1/4"=1'-0"



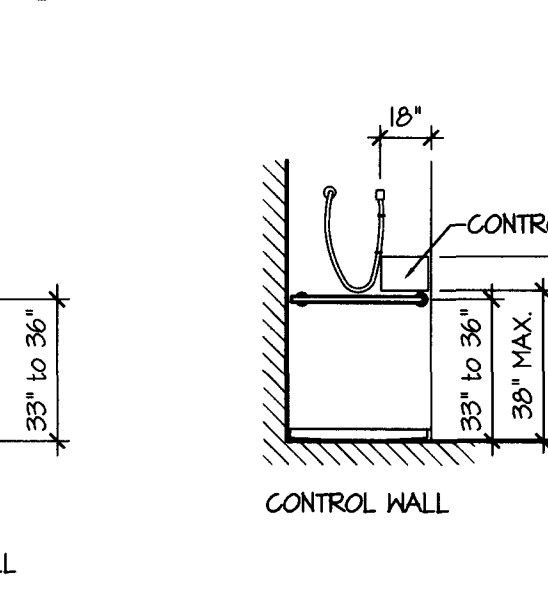
REQUIRED CLEAR FLOOR SPACE @ WATER CLOSET
SCALE: 1/4"=1'-0"



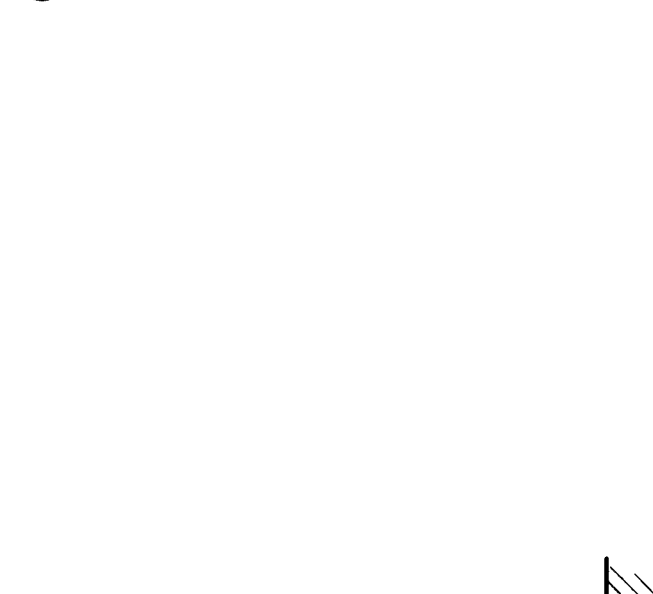
REQUIRED CLEAR FLOOR SPACE @ WATER CLOSET
SCALE: 1/4"=1'-0"



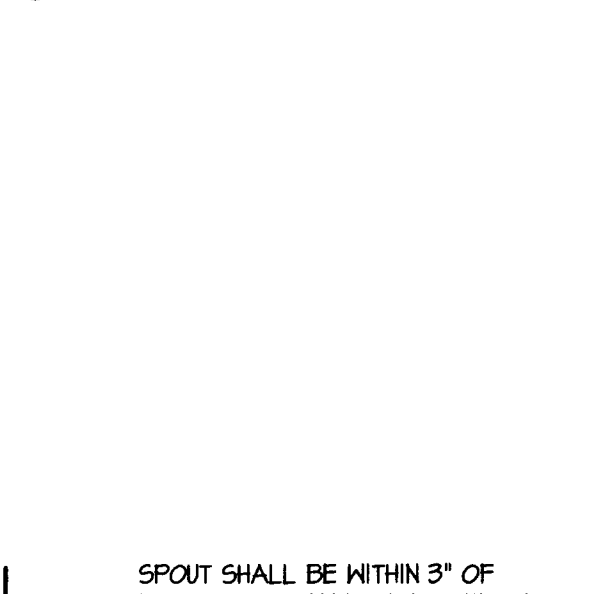
SHOWER ELEVATIONS
SCALE: 1/4"=1'-0"



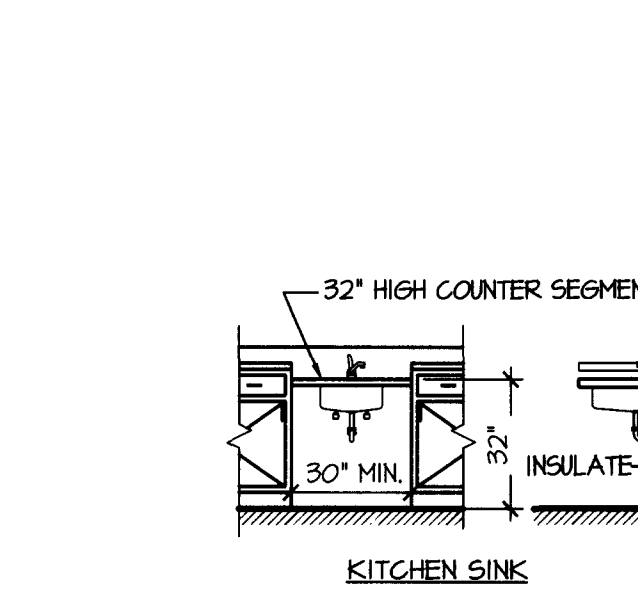
SHOWER ELEVATIONS
SCALE: 1/4"=1'-0"



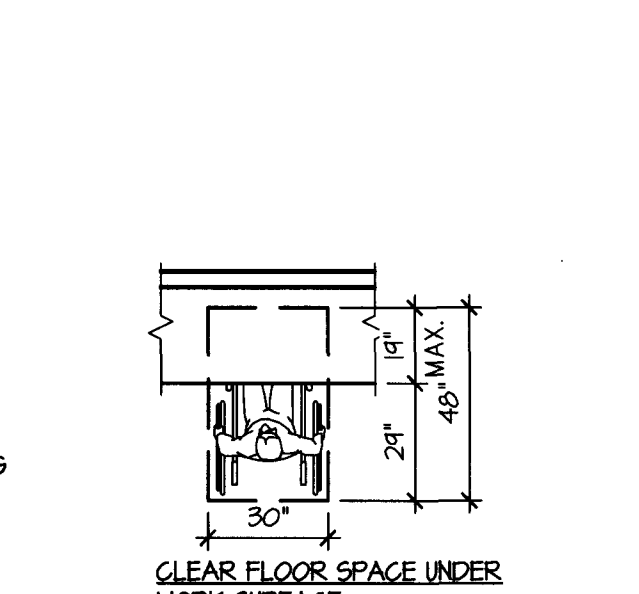
DRINKING FOUNTAIN
SCALE: 1/4"=1'-0"



DRINKING FOUNTAIN
SCALE: 1/4"=1'-0"



CABINETS
SCALE: 1/4"=1'-0"



CABINETS
SCALE: 1/4"=1'-0"

SEE LANDSCAPE AND CIVIL DRAWINGS (BY OTHERS) FOR SITE REQUIREMENTS AND INFORMATION NOT INCLUDED ON THESE SHEETS.

ALL SITE WORK, COMMERCIAL BUILDINGS, RECREATION BUILDINGS AND APPLICABLE ACCESSIBLE LIVING UNITS MUST CONFORM TO THE GEORGIA ACCESSIBILITY CODE.

THESE SHEETS ARE INTENDED AS ONLY A GUIDE FOR THE MORE COMMON ELEMENTS OF ACCESSIBLE BUILDINGS. EACH CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER IS REQUIRED TO MEET ALL REQUIREMENTS OF THE GEORGIA ACCESSIBILITY CODE AND REPORT ANY DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT.

NOTES FOR ACCESSIBLE UNIT APPLICATION

- BATHROOM ENTRANCE DOORWAYS SHALL HAVE AN 18 IN. CLEAR SPACE TO THE SIDE OF THE STRIKE EDGE ON THE SWING SIDE OF THE DOOR.
- SUFFICIENT MANEUVERING SPACE SHALL BE PROVIDED FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT. DOORS MAY SWING INTO THE CLEAR SPACE AT ANY FIXTURE IF THE MANEUVERING SPACE IS PROVIDED. MANEUVERING SPACE AT ANY FIXTURE IF THE MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.
- WHERE THE DOOR SWINGS INTO THE BATHROOM, THERE SHALL BE A SPACE (APPROXIMATELY 30 INCHES BY 48 INCHES) WITHIN THE ROOM TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE DOOR AS IT IS CLOSED AND PERMIT USE OF THE FIXTURES.
- THERE SHALL BE A MINIMUM CLEAR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION (MEASURED FROM THE FOOT OF THE BATHTUB) TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AND FROM THE BATHING FACILITIES, WHICH MAY INCLUDE THE MANEUVERABLE AREA UNDER THE LAVATORY.
- A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.
- WHEN A SHOWER STALL IS PROVIDED IN A PRIVATELY FUNDED ACCESSIBLE DWELLING UNIT, AT LEAST ONE SHOWER STALL SHALL MEASURE AT LEAST 42 IN. WIDE BY 48 IN. DEEP WITH AN ENTRANCE OPENING OF AT LEAST 36 IN. WHEN A THRESHOLD (A RECESSED DROP) IS USED, IT SHALL BE A MAX. 1/2 IN. IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 45 DEGREES FROM THE HORIZONTAL. MAX. SLOPE OF THE SHOWER FLOOR SHALL BE 1/2 IN. PER FT. IN ANY DIRECTION AND SHALL SLOPE TOWARD THE REAR TO A DRAIN LOCATED WITHIN 6 IN. OF THE REAR WALL. THE FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT-FACED TILE OR A MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER-RESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE A MIN. THICKNESS OF NOT LESS THAN 1/8 IN. WHEN FULLY TEMPERED, OR 1/4 IN. WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENT OF USC STANDARD 24-2. PLASTIC USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE OF SHATTER-RESISTANT TYPE.
- WALLS MUST BE REINFORCED TO SUPPORT GRAB BARS AS SPECIFIED ON THESE DRAWINGS.
- SPACE REQUIREMENTS FOR THE INSTALLATION OF WATER CLOSETS SHALL BE AS SPECIFIED ON THESE DRAWINGS.
- STRUCTURAL REINFORCEMENTS FOR FUTURE GRAB BAR INSTALLATION SHALL BE AS SPECIFIED ON THESE DRAWINGS.
- WHEN BOTH TUB AND SHOWER FIXTURES ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. WHEN TWO OR MORE LAVATORIES IN A BATHROOM ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE.
- TOILETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. IN LOCATIONS WHERE TOILETS ARE ADJACENT TO WALLS OR BATHTUBS, THE CENTER LINE OF THE FIXTURE SHALL BE A MINIMUM OF 1 FOOT 6 INCHES FROM THE OBSTACLE. THE OTHER SIDE OF THE TOILET FIXTURE SHALL BE A MINIMUM OF 1 FOOT 6 INCHES FROM THE FINISHED SURFACE OF ADJOINING WALLS, VANITIES OR FROM THE EDGE OF A LAVATORY.
- VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTER LINE OF THE FIXTURE A MINIMUM 1 FOOT 6 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAX. OF 2 FT. 10 INCHES ABOVE THE FINISHED FLOOR. IF KNEE SPACE IS PROVIDED BELOW THE VANITY, THE BOTTOM OF THE APRON SHALL BE AT LEAST 2 FT. 5 INCHES ABOVE THE FLOOR IF PROVIDED, FULL KNEE SPACE SHALL BE AT LEAST 1 FT. 5 INCHES DEEP. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR. IF PARALLEL APPROACH IS NOT POSSIBLE WITHIN THE SPACE, ANY CABINETS PROVIDED WOULD HAVE TO BE REMOVABLE TO AFFORD THE NECESSARY KNEE CLEARANCE FOR FORWARD APPROACH.

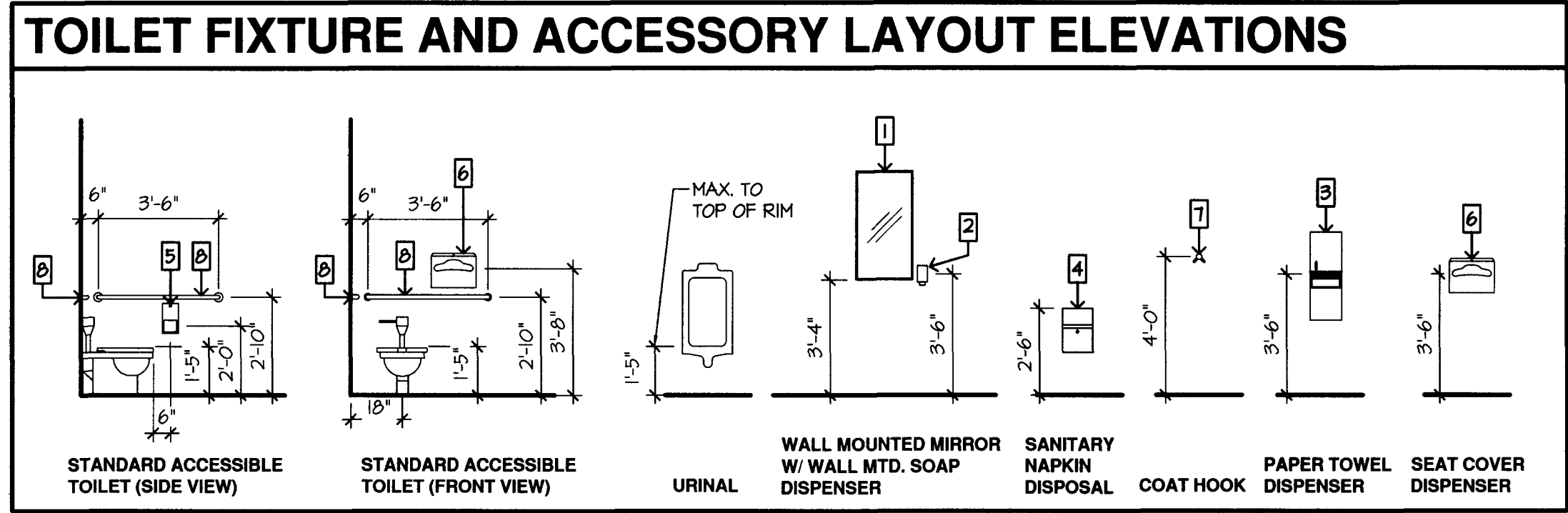
Carlos Llerandi
(863) 534-6483

06-04-13 Permit Set

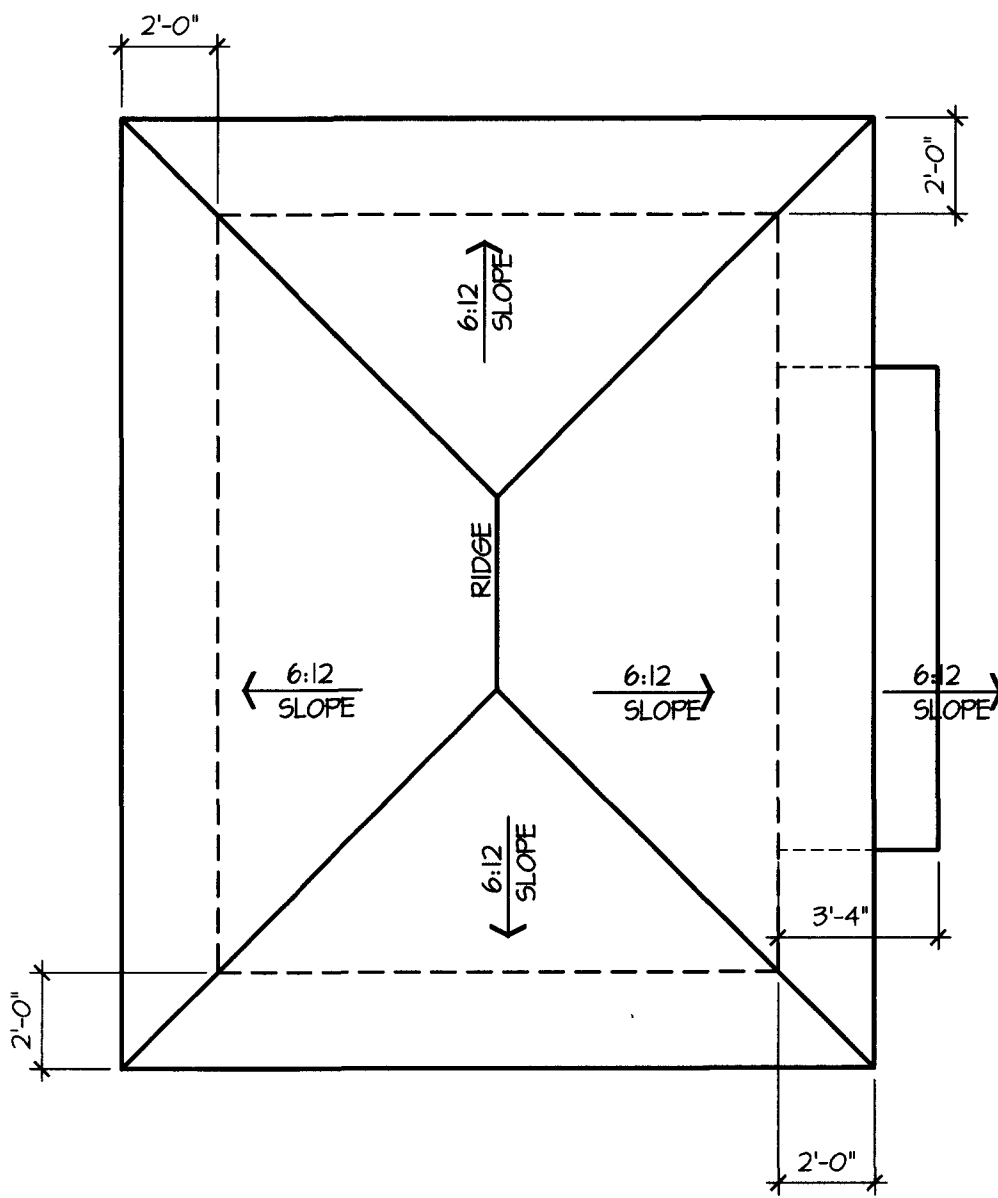
SOLTERA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

BSB
DESIGN
www.bsbdesign.com
11512 Lake Mead Ave, Unit 301
Jacksonville, Florida 32256
904 732 7335

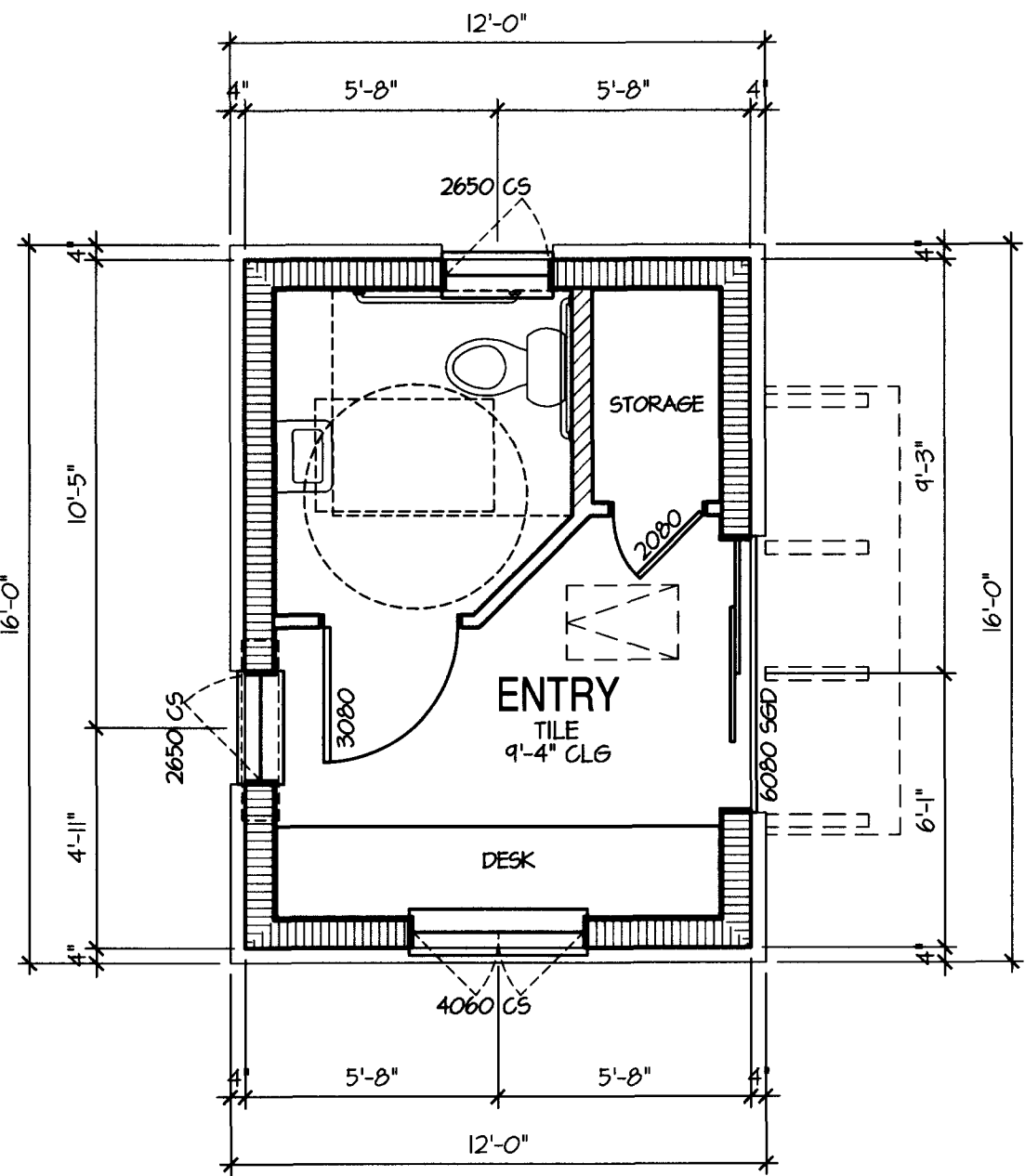
JOB NO. 02712000 PROJ. MGR. JD
DRAWN: JD, JBBB CHECKED:
ADA GUIDELINES



TOILET ACCESSORY SCHEDULE		
KEY	DESCRIPTION	MOUNTING HT (AFF)
1	MIRROR (20"X40")	3'-4" TO BOTTOM OF REFLECTIVE SURFACE
2	SOAP DISPENSER	3'-6" TO CENTERLINE OF DISPENSER
3	PAPER TOWEL DISPENSER W/ WASTE RECEPTAL	3'-6" TO CENTERLINE OF UNIT
4	SANITARY NAPKIN DISPOSAL	2'-6" TO TOP OF UNIT
5	TOILET TISSUE DISPENSER	2'-0" TO CENTERLINE OF DISPENSER
6	SEAT COVER DISPENSER	3'-6" TO CENTERLINE OF DISPENSER
7	COAT HOOK	4'-0" TO CENTERLINE OF HOOK ONE HOOK PER TOILET STALL DOOR, TYP.
8	36" GRAB BAR BEHIND TOILET 42" GRAB BAR ON SIDE OF TOILET	2'-10" TO CENTERLINE OF BAR
9	MIRROR (40"X40")	3'-4" TO BOTTOM OF REFLECTIVE SURFACE



Roof Plan
SCALE: 1/4"=1'-0"



Floor Plan
SCALE: 1/4"=1'-0"

Carlos Llerandi
(863) 534-6483

06-04-13 Permit Set

BSB DESIGN
www.bsbdesign.com
11512 Lake Mead Ave, Unit 301
Jacksonville, Florida 32256
904 732 7335

JOB NO: 02712050 PROJ MGR: JD
DRAWN: JJB CHECKED:
MAIN FLOOR PLAN

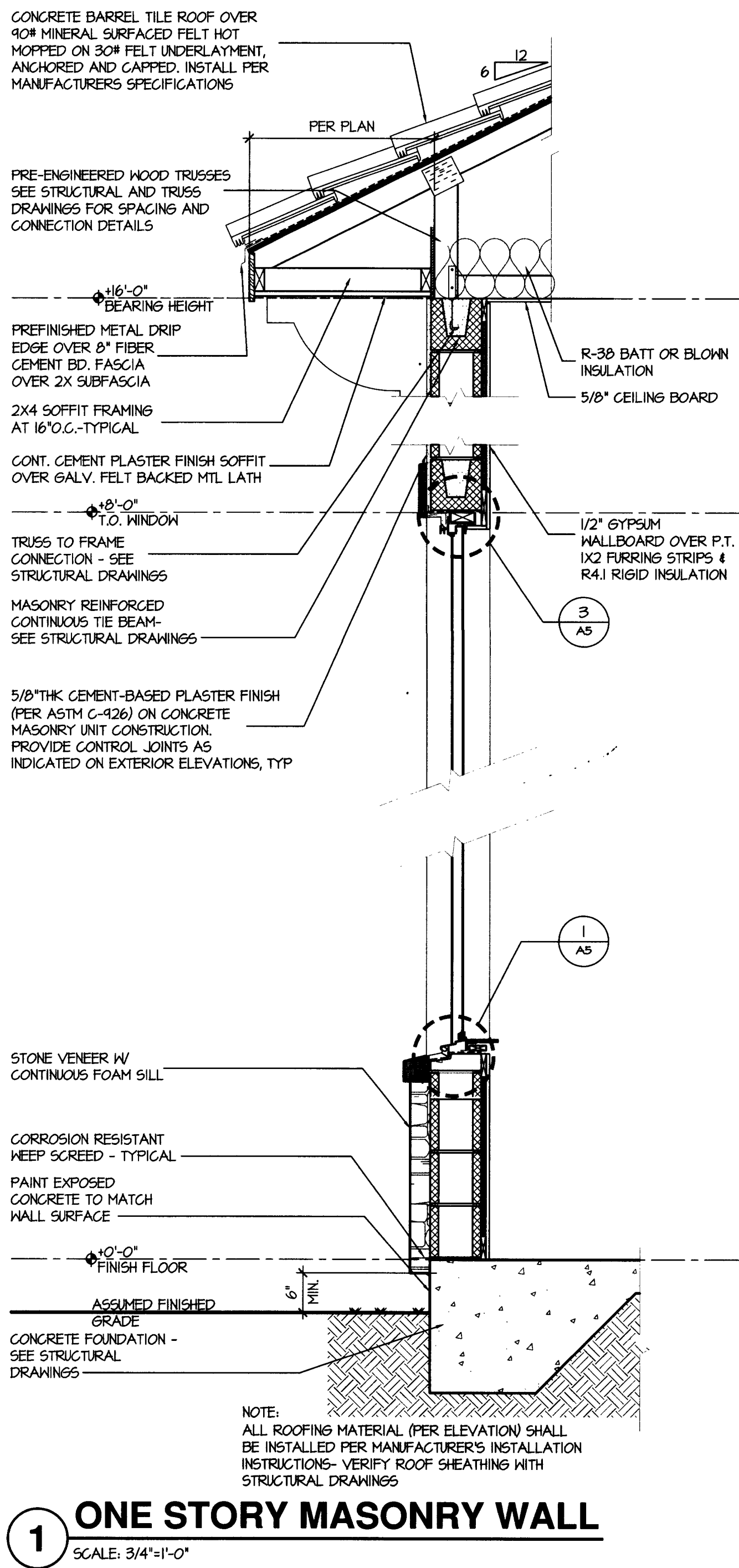
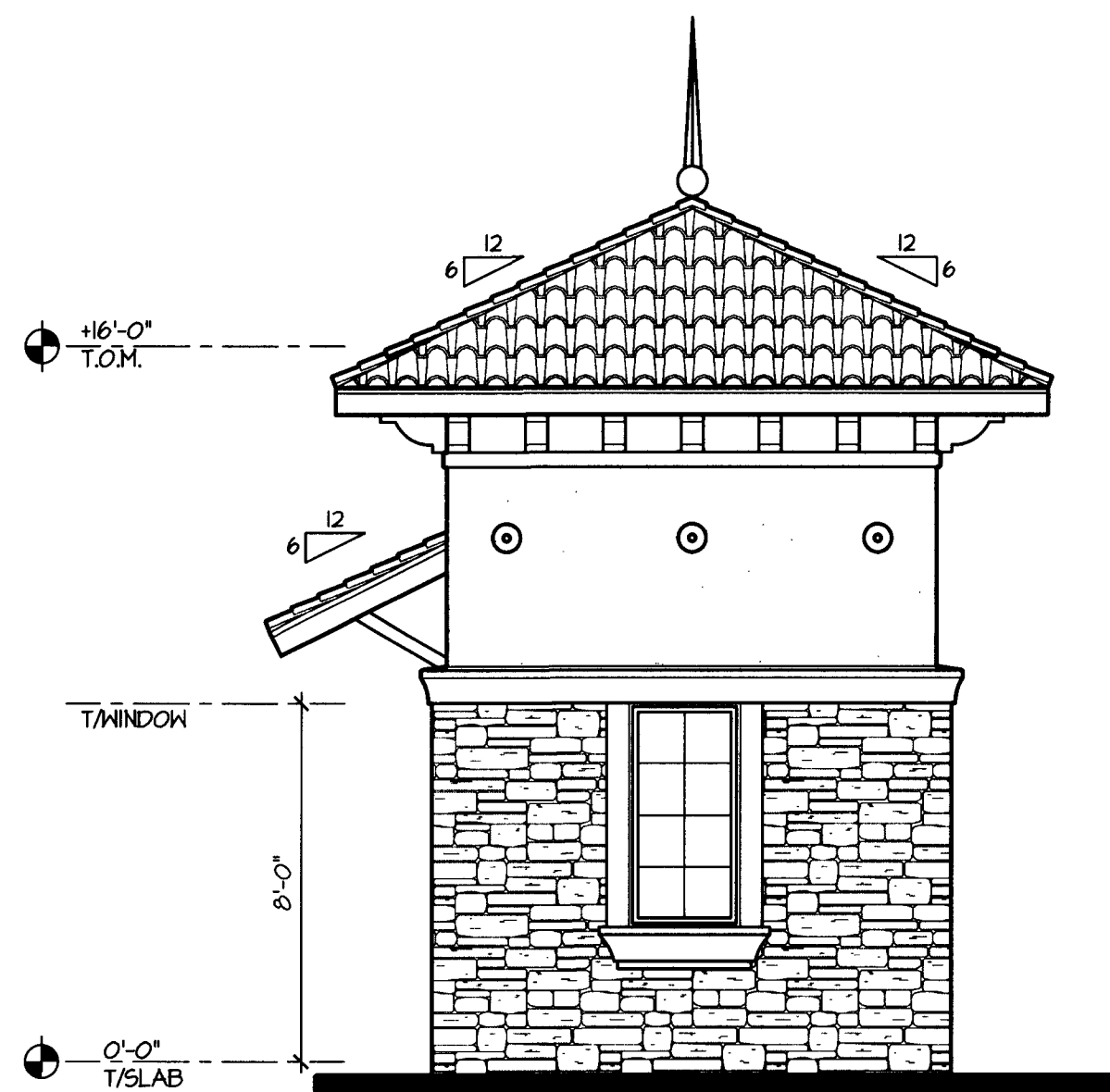
SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

A K Oakmont LLC
8875 Hidden River Parkway
Tampa, FL 33637

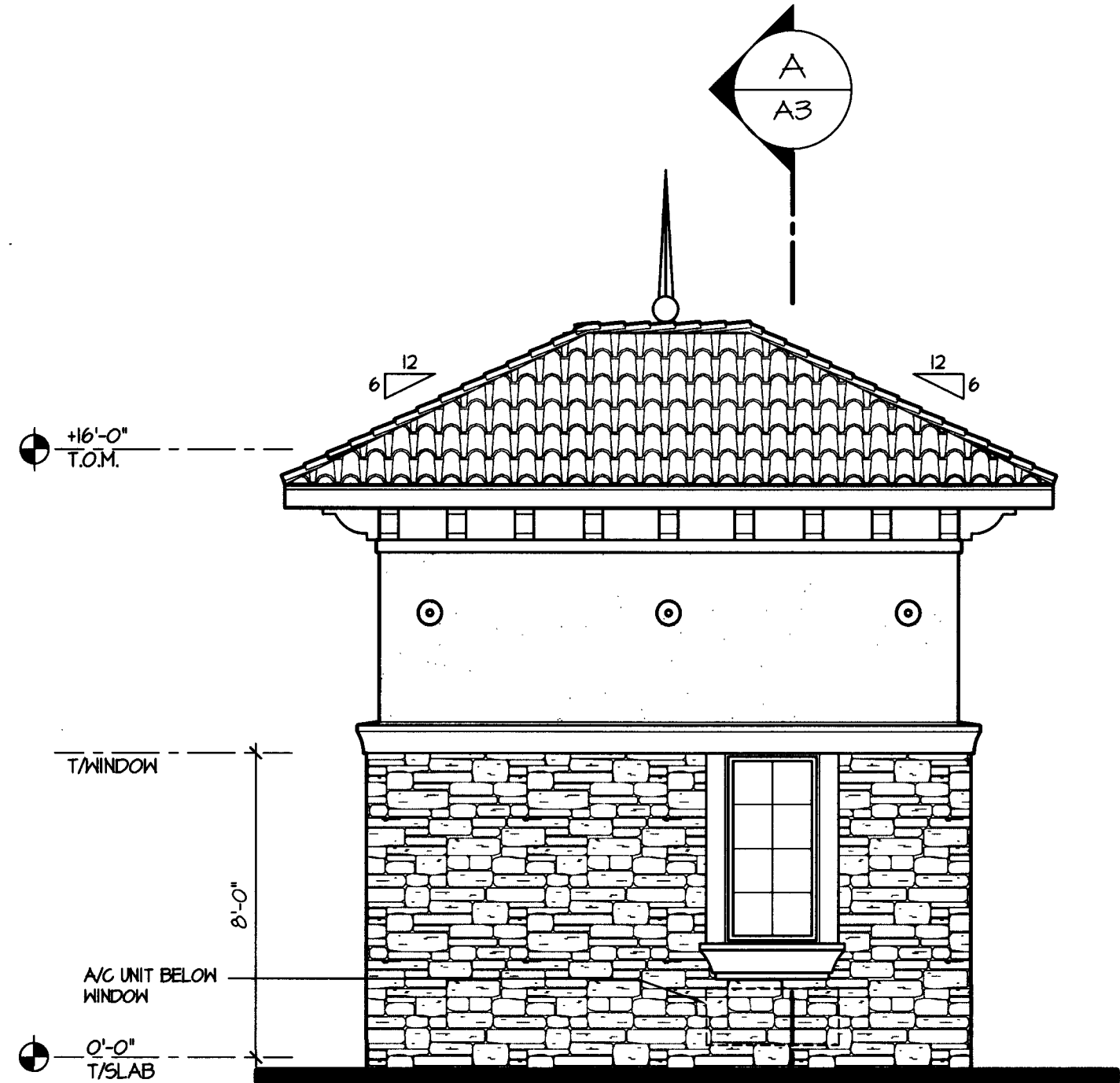
ISSUE DATE:	REVISIONS

[Signature]
6.05.13

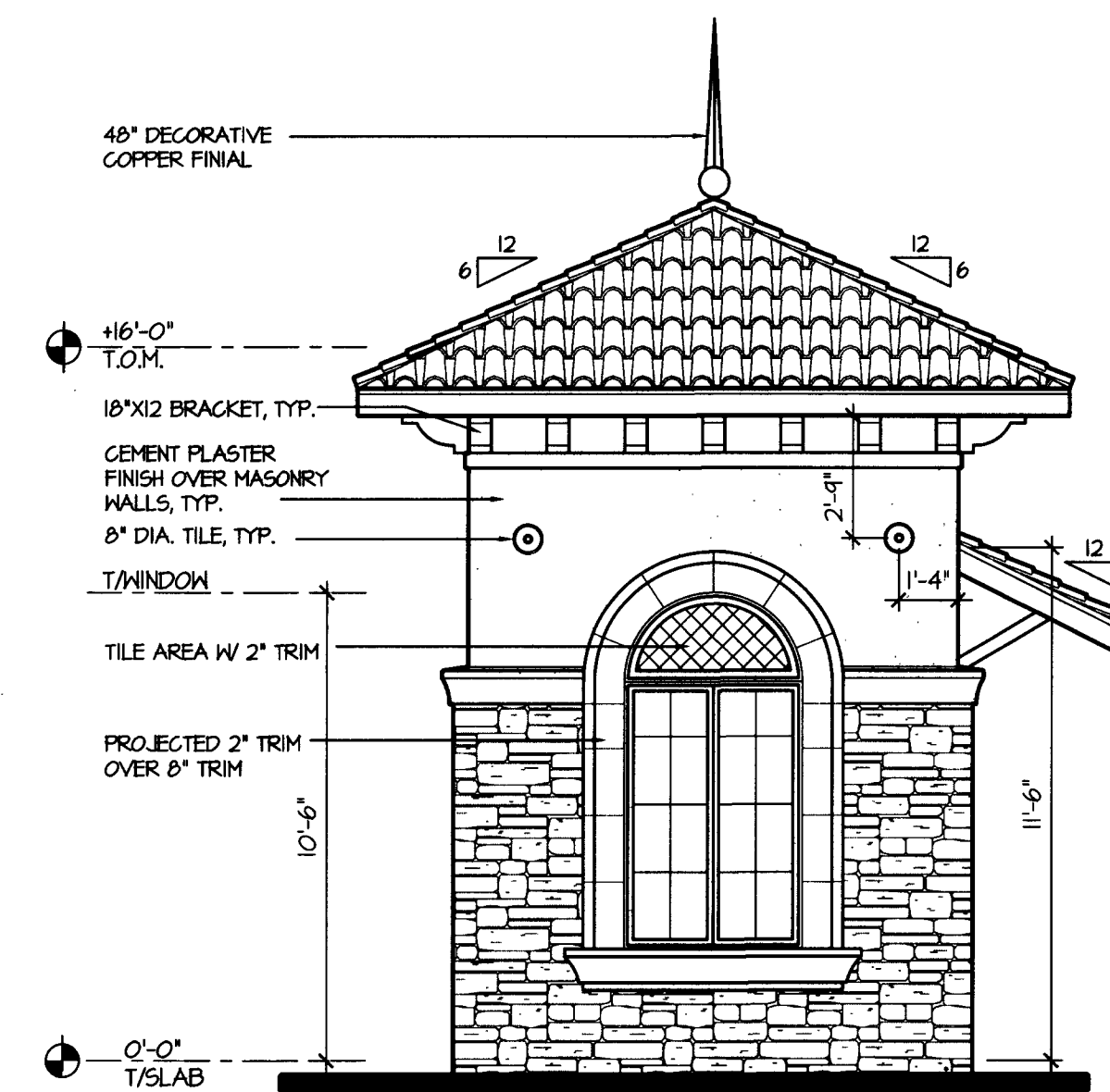
NOT A SEAL AND NOT A SIGNATURE. SEE SECTIONS 1000
1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010
FOR MORE INFORMATION.



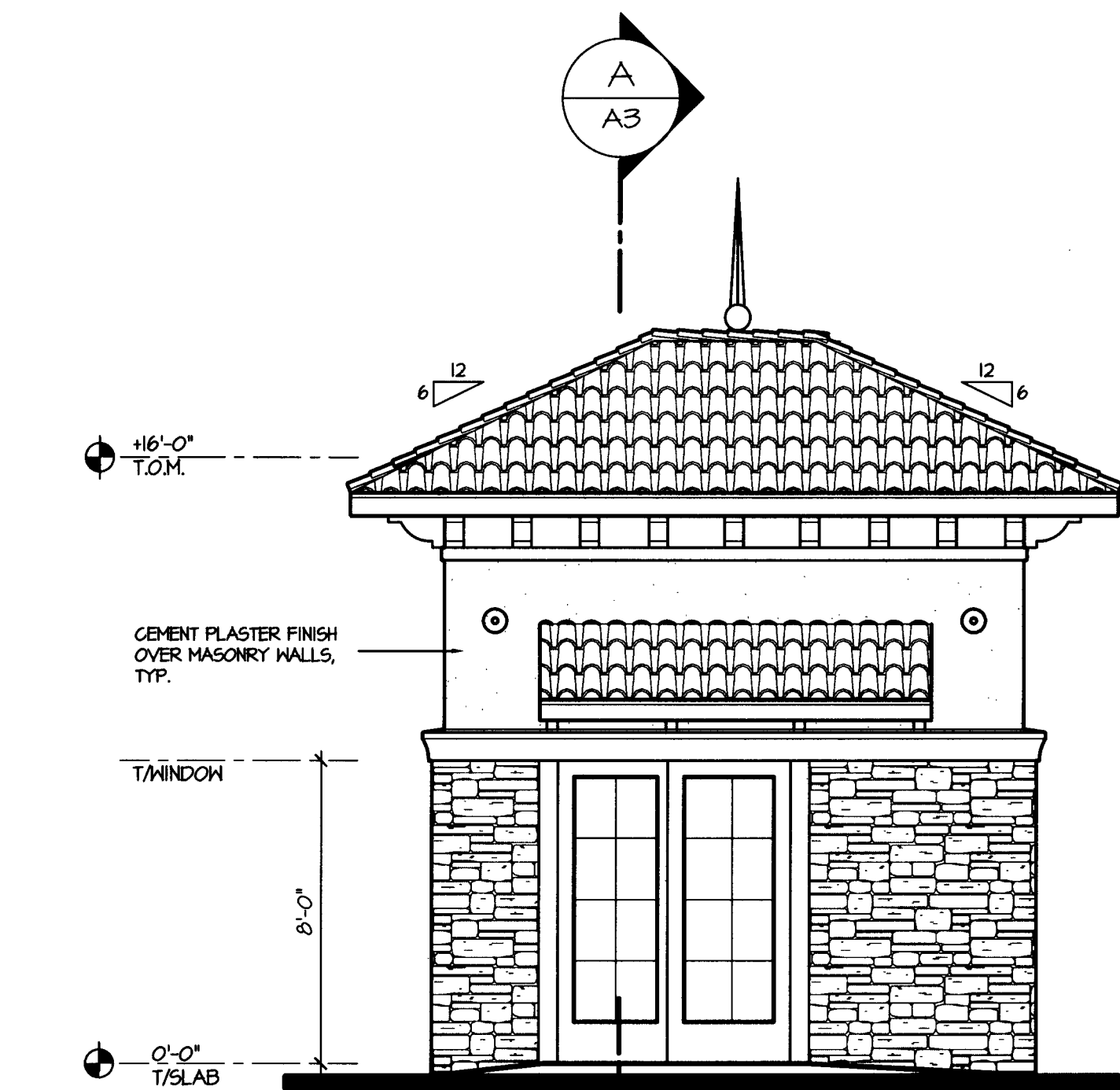
Rear Elevation
SCALE: 1/4"=1'-0"



Left Elevation
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Front Elevation
SCALE: 1/4"=1'-0"



Right Elevation
SCALE: 1/4"=1'-0"

Carlos Llerendi
(863) 534-6483

06-04-13 Permit Set

A K Oakmont LLC
8875 HiddenRiver Parkway
Tampa, FL 33637

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Jacksonville, Florida 32256
904 732 7335

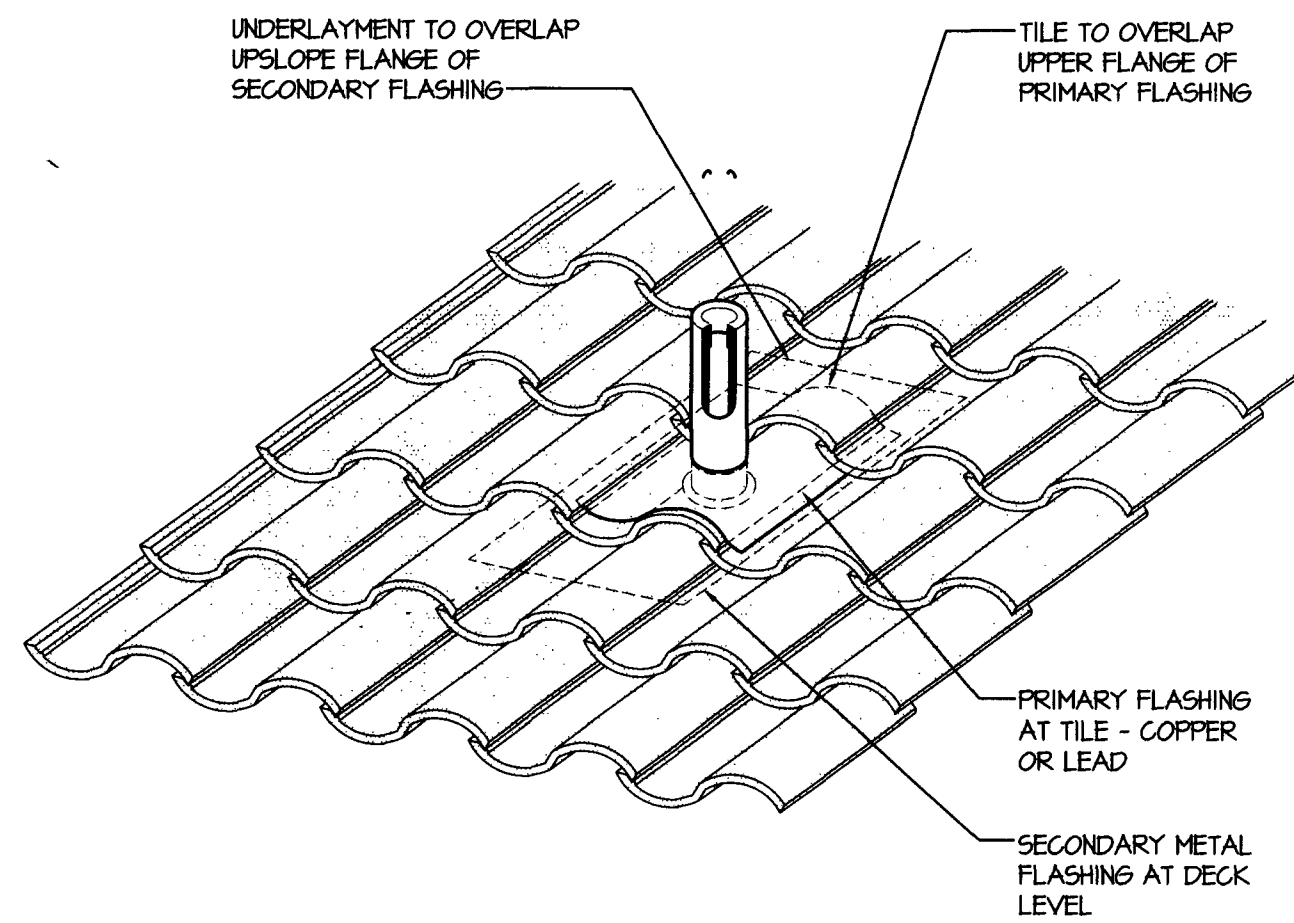
JOB NO: 02T12030 PROJ MGR: JD
DRAWN: JJB CHECKED:
EXTERIOR ELEVATIONS

A4

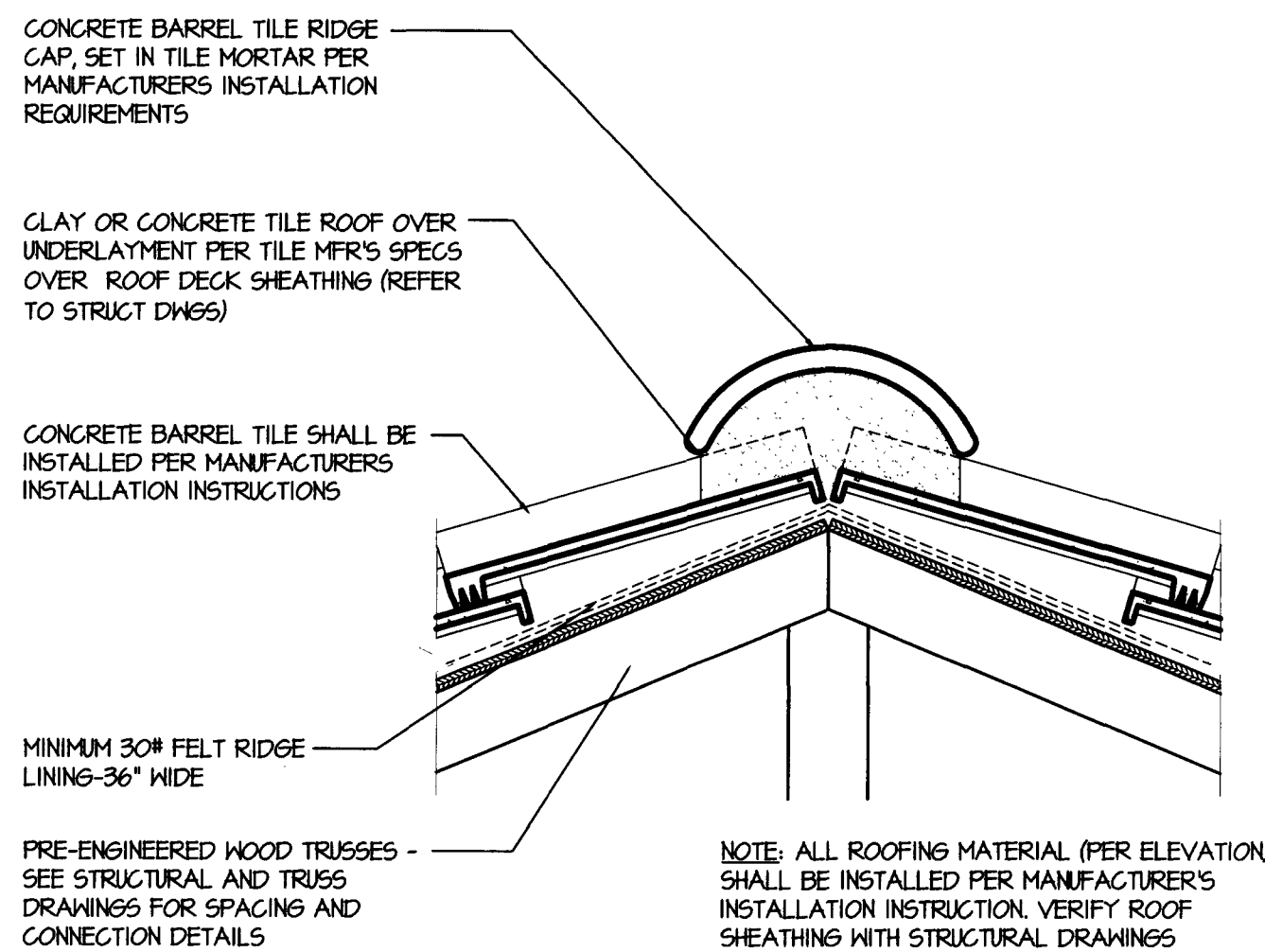
ISSUE DATE: _____
REVISIONS: _____

[Signature]
6-05-13

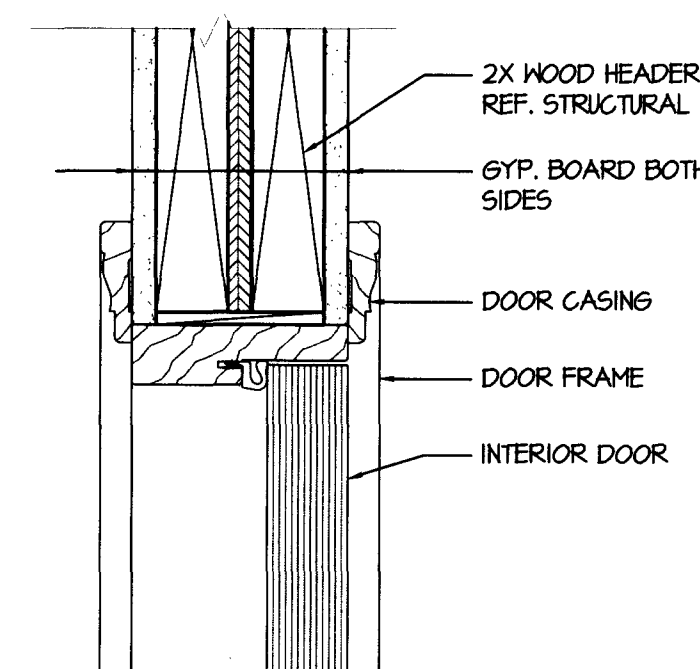
SEE PLAN FOR EXTERIOR FINISHES. ALL MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. VERIFY ROOF SHEATHING WITH STRUCTURAL DRAWINGS.



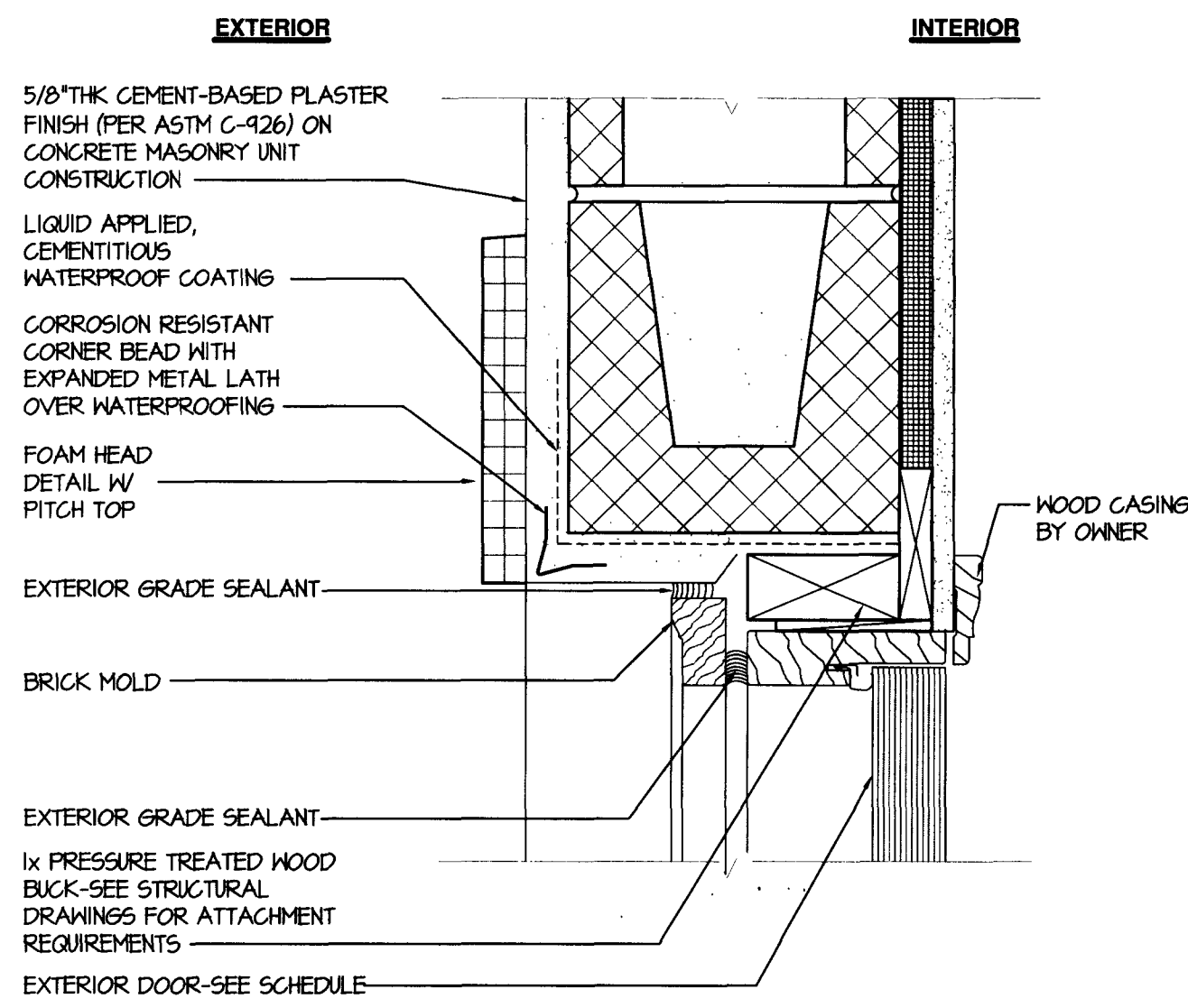
9 PIPE PENETRATION - TILE
SCALE: N.T.S.



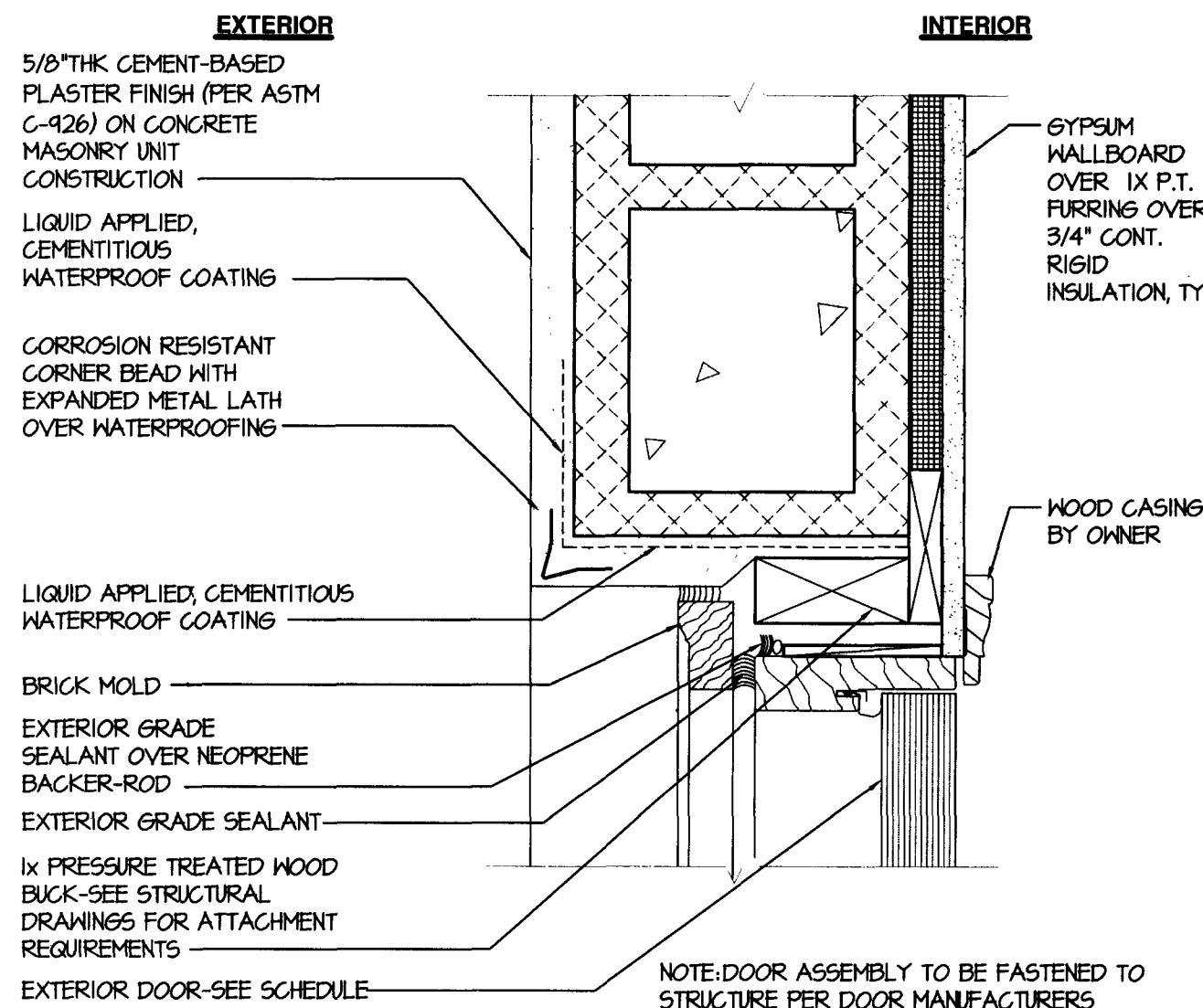
8 RIDGE AND HIP RIDGE
SCALE: 1/2\"/>



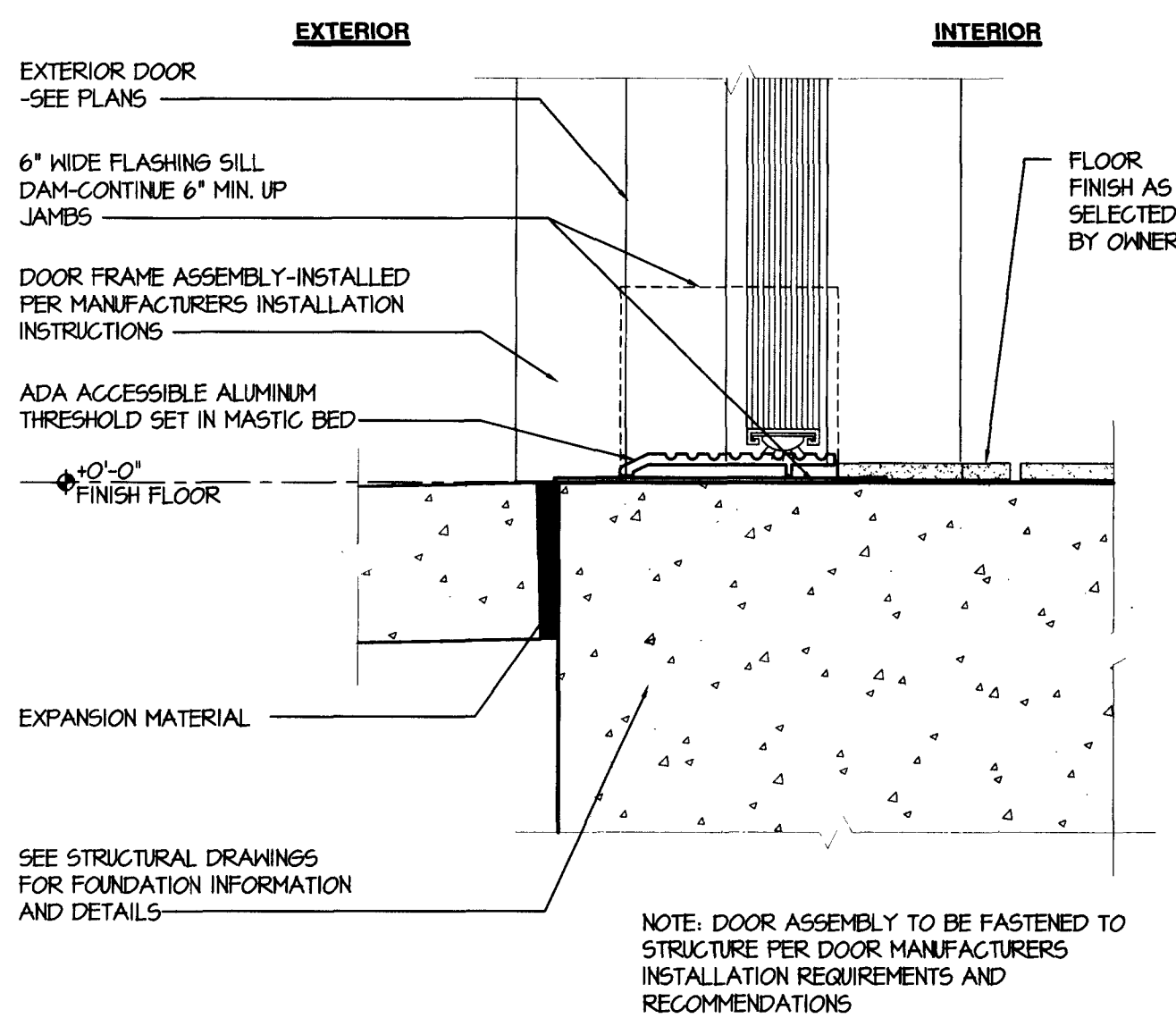
7 INTERIOR DOOR HEAD
SCALE: 3\"/>



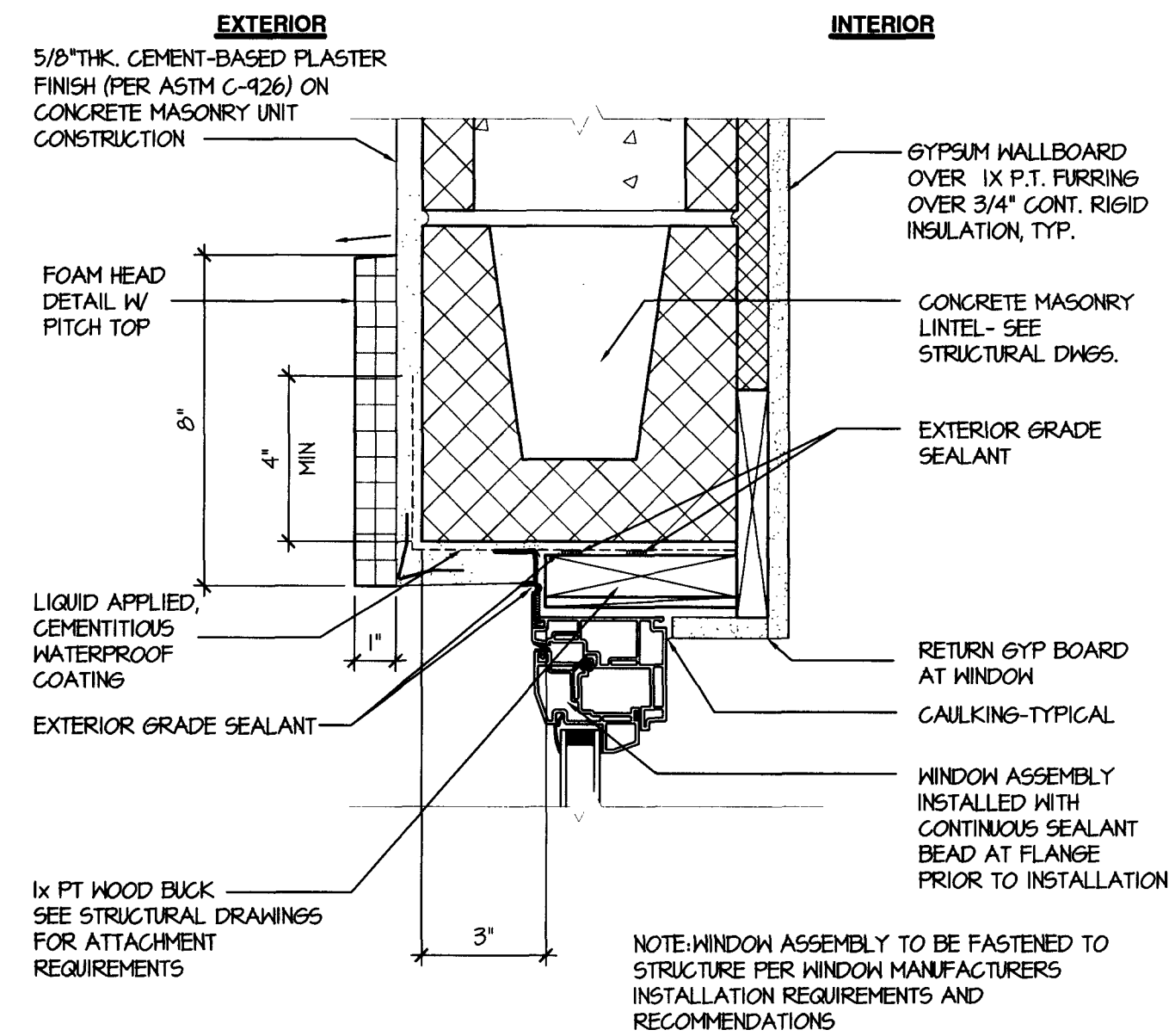
6 EXTERIOR DOOR HEAD AT MASONRY WALL
SCALE: 3\"/>



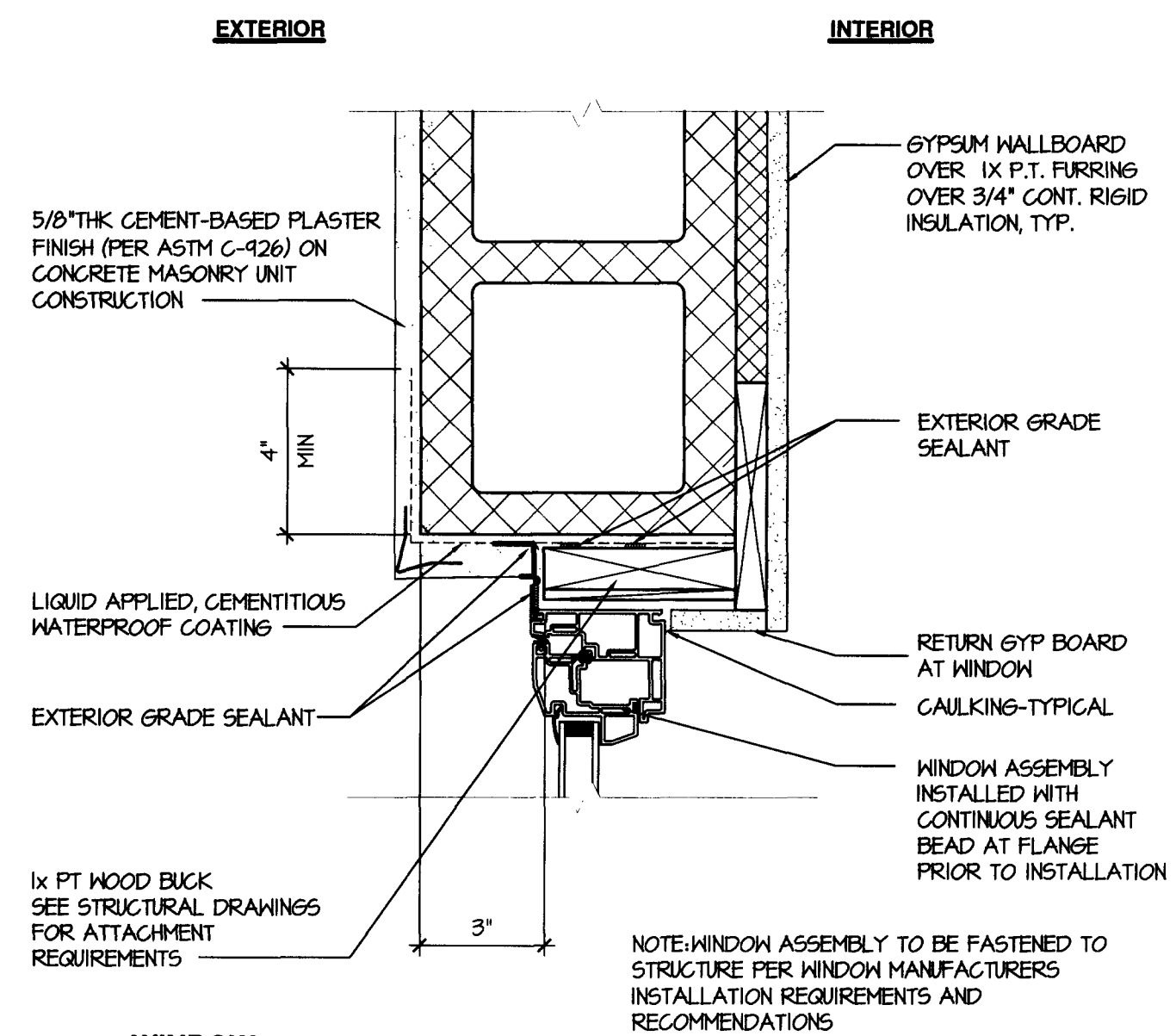
5 EXTERIOR DOOR JAMB AT MASONRY WALL
SCALE: 3\"/>



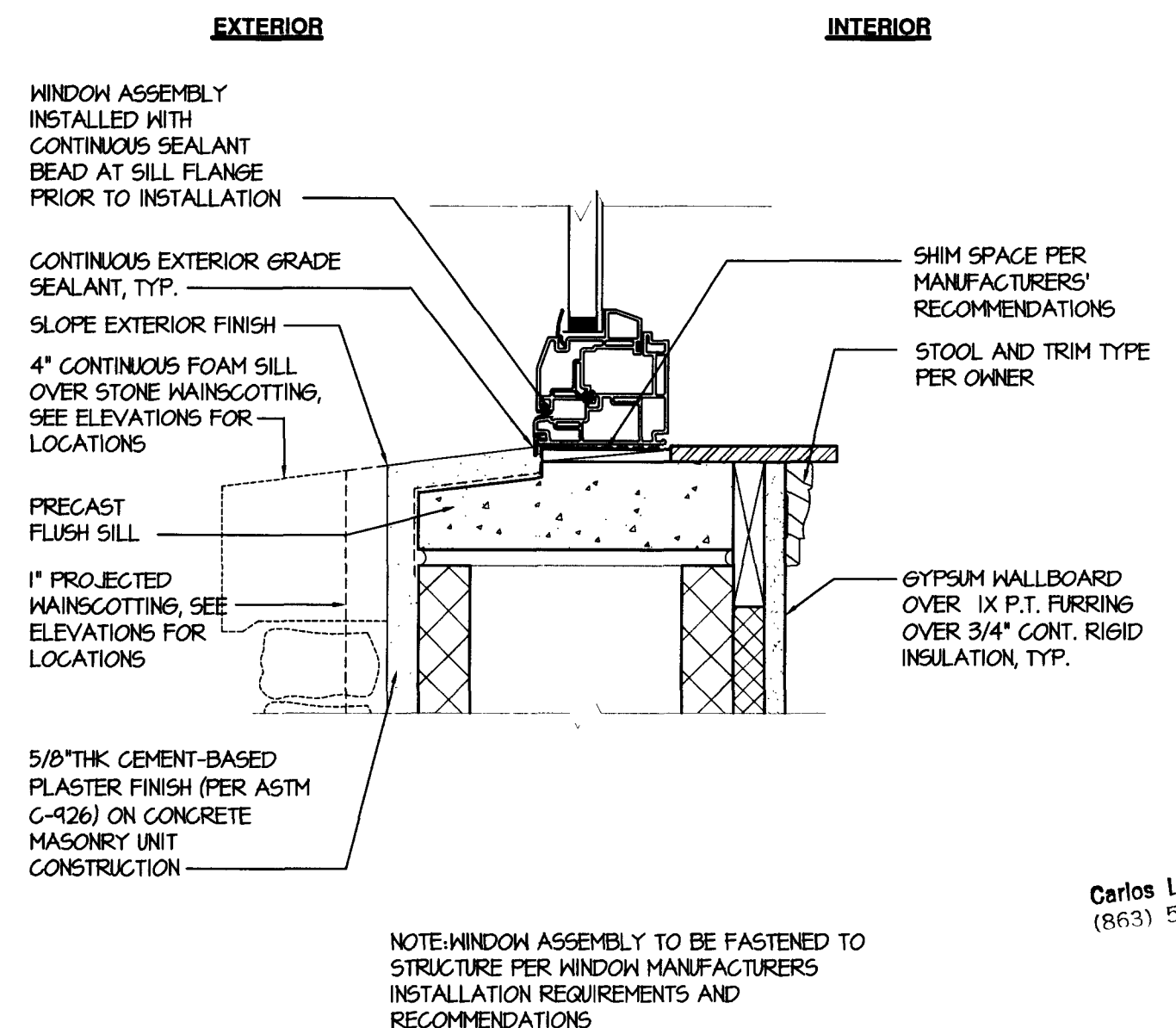
4 EXTERIOR DOOR THRESHOLD
SCALE: 3\"/>



3 WINDOW HEAD AT CMU WALL
SCALE: 3\"/>

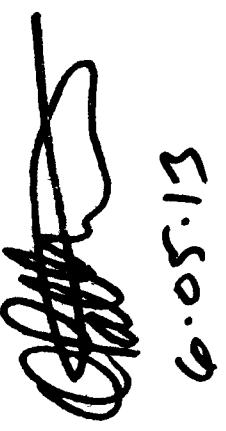


2 WINDOW JAMB AT CMU WALL
SCALE: 3\"/>



1 WINDOW SILL AT CMU WALL
SCALE: 3\"/>

06-04-13 Permit Set



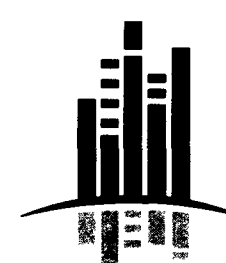
6-05-13

ISSUE DATE: _____

REVISIONS

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Tampa, FL 33637

SOLTERRA
Gatehouse
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Davenport, Florida 33896



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11512 Lake Mead Ave, Unit 301
Jacksonville, Florida 32256
904.732.7335

JOB NO: 02712030
DRAWN: JJB
DETAILS

PROJ.MGR: JD
CHECKED: _____

A5

PROTECTION AGAINST TERMITES

R1 Termites Protection. Termites protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 202, Registered Termiticide. Upon completion of the application of the termite protective treatment, a Certificate of Compliance shall be issued to the building department by the licensed pest control company that contains the following statement: the building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.

R1.1 If soil treatment is used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete.

R1.2 If soil treatment is used for subterranean termite prevention, soil areas disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces tamped or formed.

R1.3 If soil treatment is used for subterranean termite prevention, space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be protected by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment.

R1.4 If soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall diversion. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.

R1.5 If soil treatment is used for subterranean termite prevention, concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.

R1.6 If soil treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.

R1.7 If a registered termiticide formulated and registered as a soil system is used for subterranean termite prevention, Sections R1.1 through R1.6 do not apply. However, a signed contract ensuring the installation, maintenance and monitoring of the baiting system for a minimum of 5 years from the issue of the Certificate of Occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system.

R1.8 If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R1.1 through R1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval.

R2 Penetration. Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials and, if soil treatment is used for subterranean termite protection, the sleeve shall have a maximum wall thickness of 0.010 inch (0.25 mm) and be sealed with the sleeve using non-corrosive clamping device to minimize the annular space between pipe and the sleeve. No termiticides shall be applied inside the sleeve.

R3 Clearing. Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all non-preserved-treated or non-naturally durable wood, or other cellulose-containing material prior to concrete placement.

Exception: inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry unit voids below slab level before termite treatment is performed.

R4 Concrete bearing ledge. Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier.

Exception: Veneer supported by a structural member secured to the foundation sidewall in accordance with ACI 308.4R-90 5/THS 402, provided at least a 6 inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, soil, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure.

R5 Foam plastic protection. Extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be at least 6 inches (152 mm).

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.

2. When in addition to the requirements of Section R1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.

3. On the interior side of basement walls.

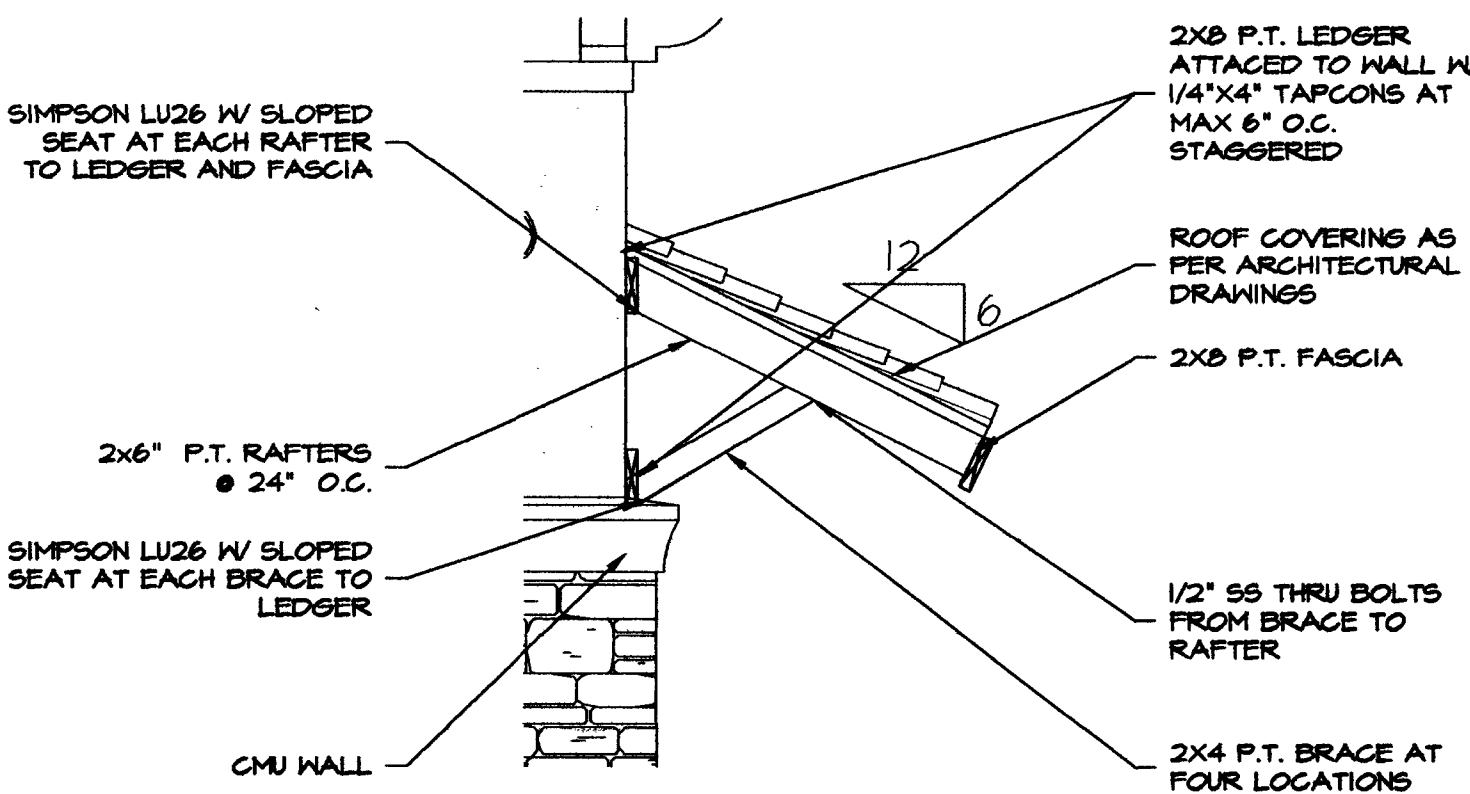
R6 Protection against decay and termites. Condensate lines, irrigation/sprinkler system risers for spray heads, and roof downspouts shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by underground piping, tail extensions or splash blocks. Downspouts with downspouts are required on all buildings with eaves of less than 6 inches (152 mm) horizontal projection except for gables and ridges or on a roof above another roof.

R7 Preparation of building site and removal of debris.

R7.1 All building sites shall be graded to provide drainage under all portions of the building not occupied by basements.

R7.2 The foundation and the area encompassed within 1 foot (305 mm) thereof shall have all vegetation, stumps, dead roots, cardboard, trash and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure adequate support of the foundation.

R7.3 After all work is completed, loose wood and debris shall be completely removed from under the building and within 1 foot (305 mm) thereof. All wood forms and supports shall be completely removed. This includes, but is not limited to: wooden grade stakes, forms, contraction spacers, tie trap boxes, plumbing supports, bracing, shoring, forms or other cellulose-containing material placed in any location where such materials are not clearly visible and readily removable prior to completion of the work. Wood shall not be stored in contact with the ground under any building.



SECTION AT DOOR SIDE ROOF
SCALE: 3/4\"/>

WIND LOADS			
AS PER FLORIDA BUILDING CODE 2010, RESIDENTIAL			
TABLE R302 (7)			
ULTIMATE WIND SPEED	140		
Basic Wind Speed	124		
EXPOSURE CATEGORY	B		
BUILDING RISK CATEGORY	II		
INTERNAL PRESSURE COEFFICIENT	ENCLOS.	0.18	
TOPOGRAPHICAL FACTOR	FLAT	1.0	
MAXIMUM BUILDING HEIGHT	30.0	FT	

WIND LOAD ON HIPS			
WIND EDGE STRIPS			
Area of C/C (sq ft)	Zone 1	Zone 2	Zone 3
10	16.3	-25.1	16.3
20	16.3	-25.1	16.3
30	16.3	-24.2	16.3
40	16.3	-23.4	16.3

COMPONENT & CLADDING (INCLUDING WINDOWS AND DOORS) DESIGN PRESSURE (psf)			
Area of C/C (sq ft)	Zone 1	Zone 2	Zone 3
10	16.3	-25.1	16.3
20	16.3	-25.1	16.3
30	16.3	-24.2	16.3
40	16.3	-23.4	16.3

KEY NOTES

- (A) PRECAST LINTEL OVER OPENING W/ (1) #5 DIAM. POURED SOLID
- (B) SEE STRUCTURAL DETAILS FOR REQUIRED ARCHED OPENING
- (C) PRE-MANUFACTURED ROOF TRUSSES. SEE SHOP DRAWINGS.
- (D) NOT USED
- (E) SIMPSON META20 FROM TRUSSES TO MASONRY WALL (TYPICAL ALL TRUSSES)
- (F) SEE ARCHITECTURAL DRAWINGS FOR REQUIRED OVERHANG
- (G) SEE SECTION FOR SIDE ROOF

FOUNDATION NOTES

FOOTING EXCAVATIONS AND SLAB SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.

ALL INTERIOR SLAB-ON-GRADE SHALL BE A MIN. OF 4\"/>

ALL EXTERIOR SLAB-ON-GRADE SHALL BE A MIN. OF 4\"/>

THE DESIGN SOIL PRESSURE USED FOR ALL CALCULATIONS WAS 2000 PSF IN ACCORDANCE WITH STRUCTURAL NOTES

TOP OF FINISHED SLAB SHALL BE 0'-0\", SEE SURVEY PLOT FOR NGVD.

COORDINATE SLAB AND FOOTING PENETRATIONS WITH PLUMBING, ELECTRICAL AND MECHANICAL DRAWINGS.

COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.

PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

COORDINATE DIMENSIONS, SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.

WINDOWS, DOORS AND ROUGH OPENINGS ARE TO BE COORDINATED WITH THE WINDOW/DOOR TYPES AND LOCATIONS NOTED ON THE ARCHITECTURAL DRAWINGS AND WITH THE MANUFACTURERS SPECIFICATIONS.

RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE THE STEEL REINFORCING FOR THE FOUNDATION DESIGNED WAS BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF.

FLOOR PLAN NOTES

TOP OF MASONRY WALLS ARE BASED ON ARCHITECTURAL DRAWINGS. VERIFY SUCH ELEVATIONS WITH ARCHITECTURAL ELEVATIONS AND SECTIONS.

ALL EXTERIOR WALLS ARE DESIGNED AS SHEARWALLS.

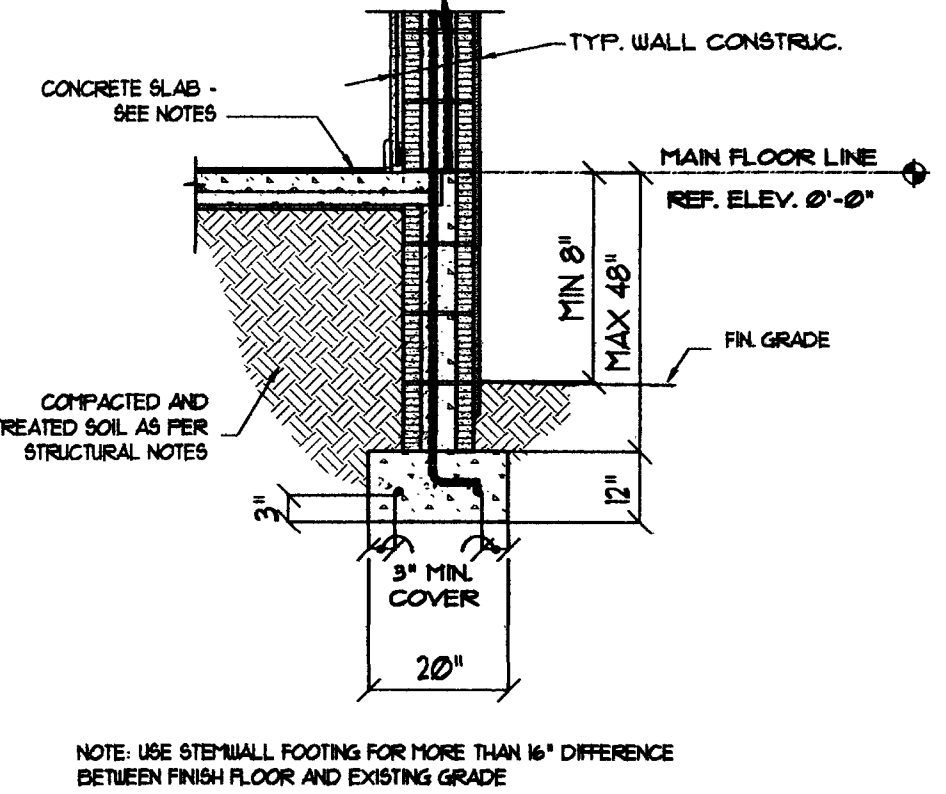
WALL DOUELS

INDICATES #5 DOWELS WITH MINIMUM 25" LAP SPLICE AND (1) # 48" O.C. MAXIMUM IN ALL GROUT FILLED CELL AT WALL J.O.N.	
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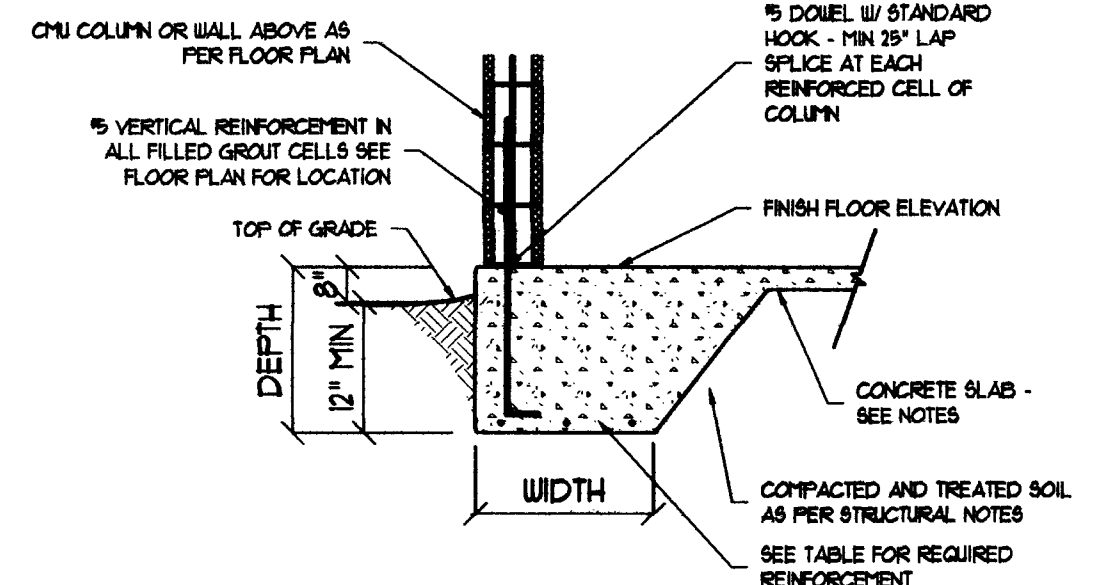
FOOTING SCHEDULE					
MARK	WIDTH	LENGTH	DEPTH	BOTTOM REINFORCING	REMARKS
RT-20	20"	CONT.	20"	(2) #5 CONT.	MONOLITHIC SLAB

CMU WALL LEGEND

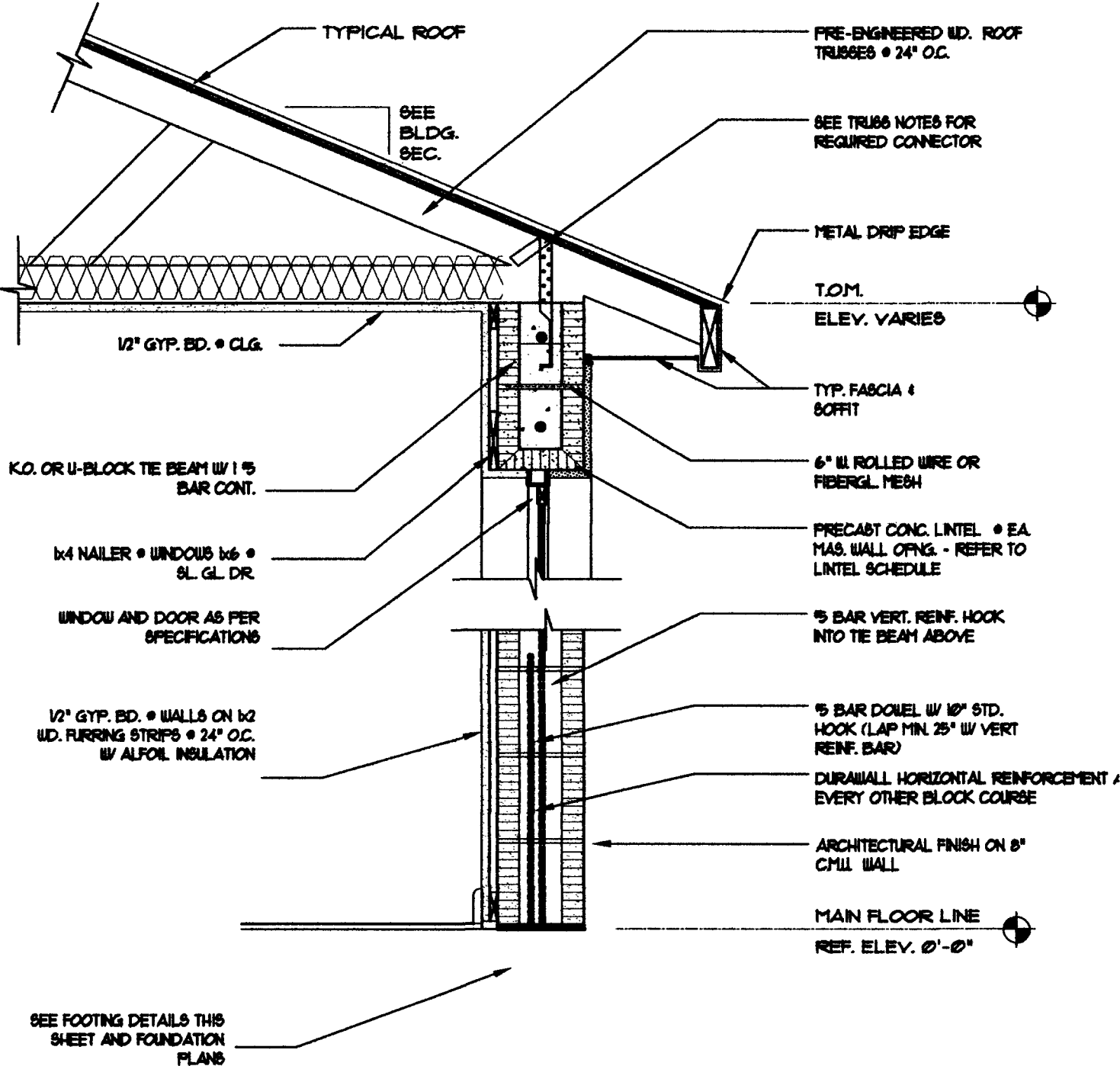
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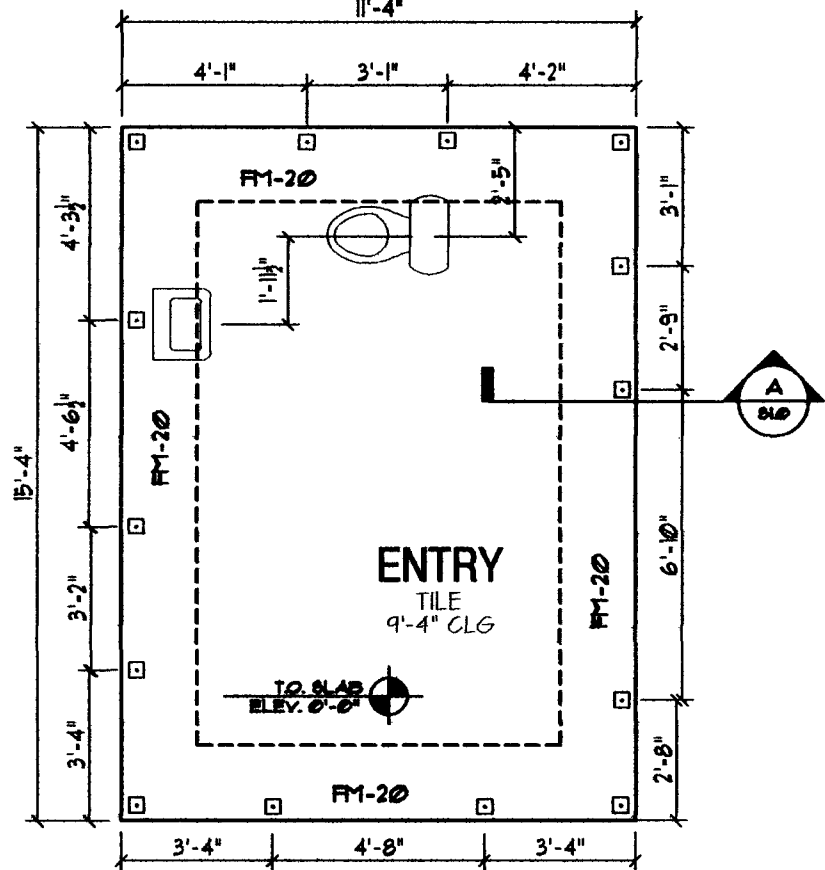
ALTERNATE STEMWALL FOOTING
NOT TO SCALE



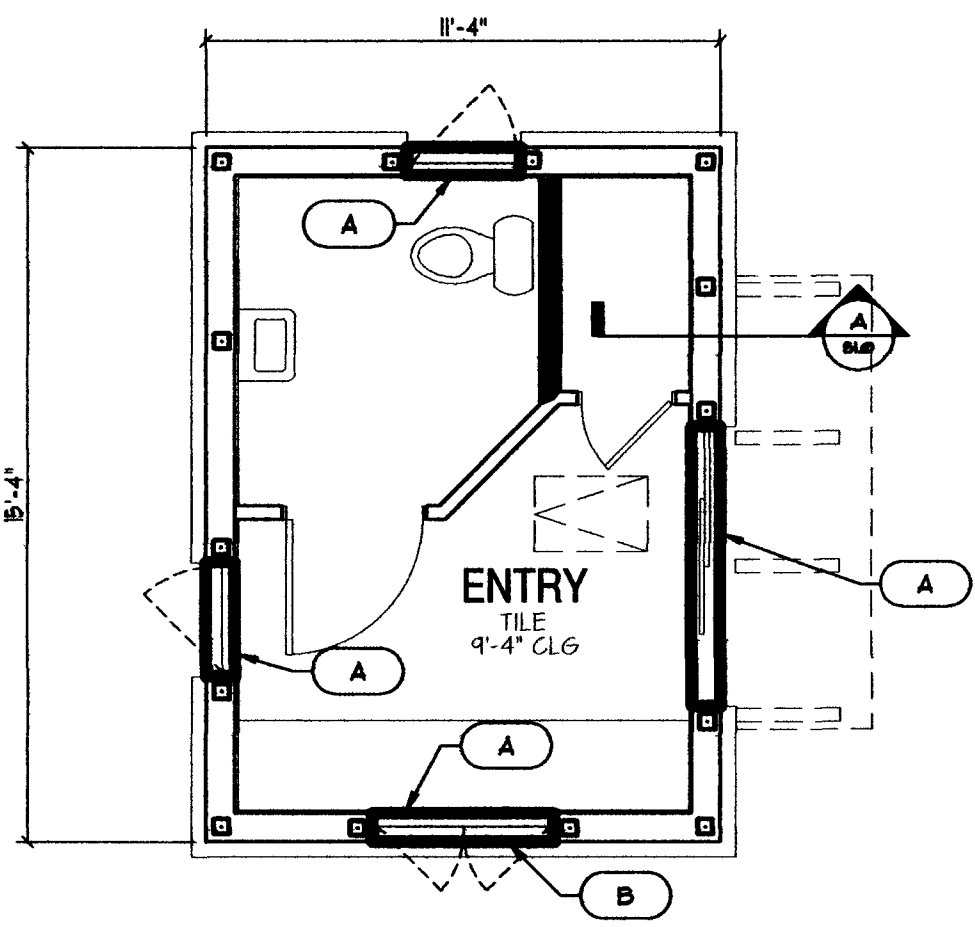
SECTION AT EXTERIOR WALLS
NOT TO SCALE



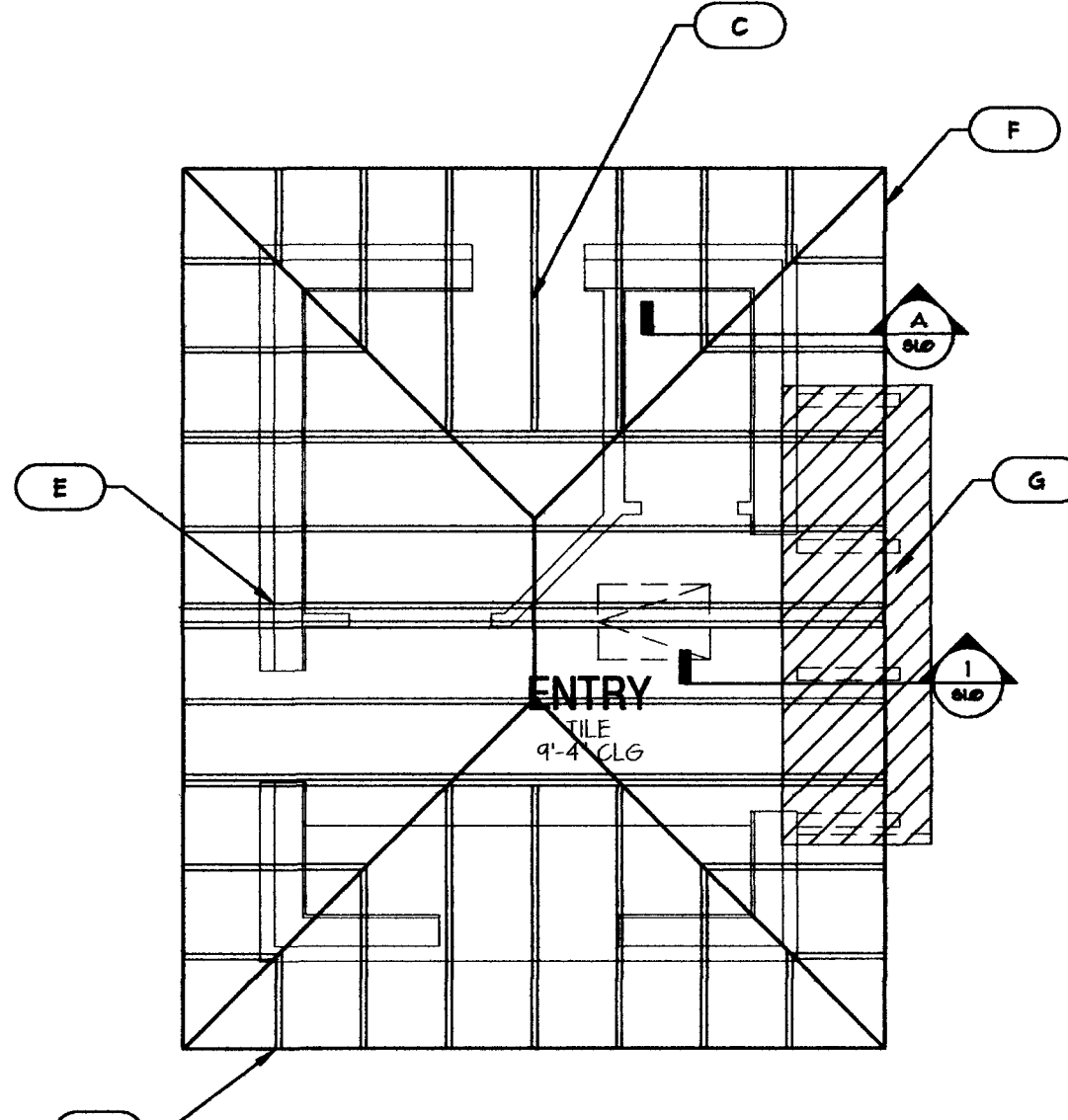
TYPICAL ONE STORY WALL SECTION - ONE STORY
NOT TO SCALE



FOUNDATION PLAN
SCALE: 3/16\"/>

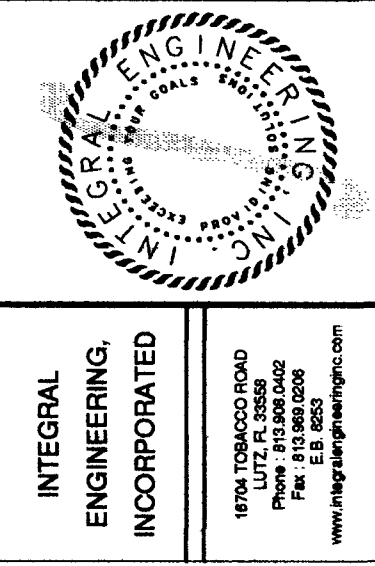
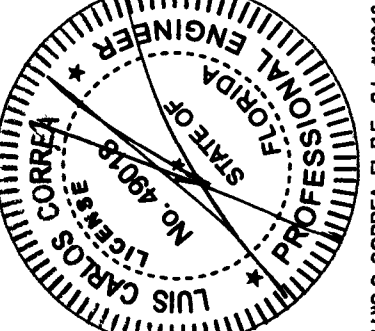


FIRST FLOOR PLAN - STRUCTURAL
SCALE: 3/16\"/>



ROOF FRAMING PLAN
SCALE: 3/16\"/>

Carlos Llerandi
(863) 534-6483



I HEREBY CERTIFY THAT I HAVE EXAMINED THE SEALS AND STAMPS OF THE ENGINEER AND ARCHITECT AND THAT THEY ARE IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE.
SIGNED AND SEALED FOR THE ARCHITECT: CARLOS LLERANDI
THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.

ISSUE DATE: REVISIONS

A K Oakmont LLC
8875 Hidden River Parkway
Tampa, FL 33637

SOLTERA Gatehouse
Oakmont Blvd.
Davenport, Florida 33896



www.bsbdesign.com
11512 Lake Mead Ave., #301
Jacksonville, Florida 32256
904 732 7335

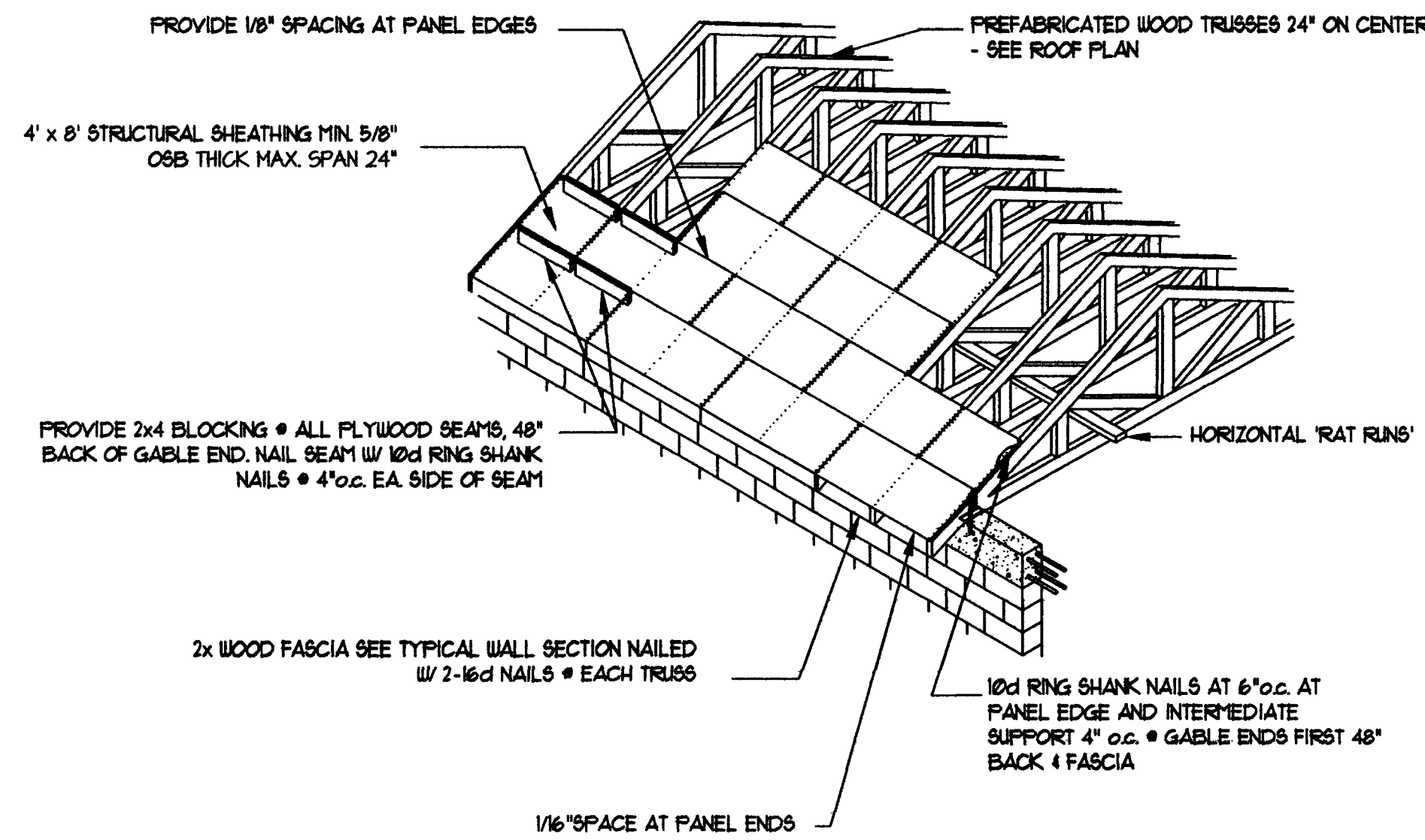
JOB NO: 02712020 PROJ MOR: LOC
DRAWN: LOC CHECKED:

STRUCTURAL PLANS
AND DETAILS

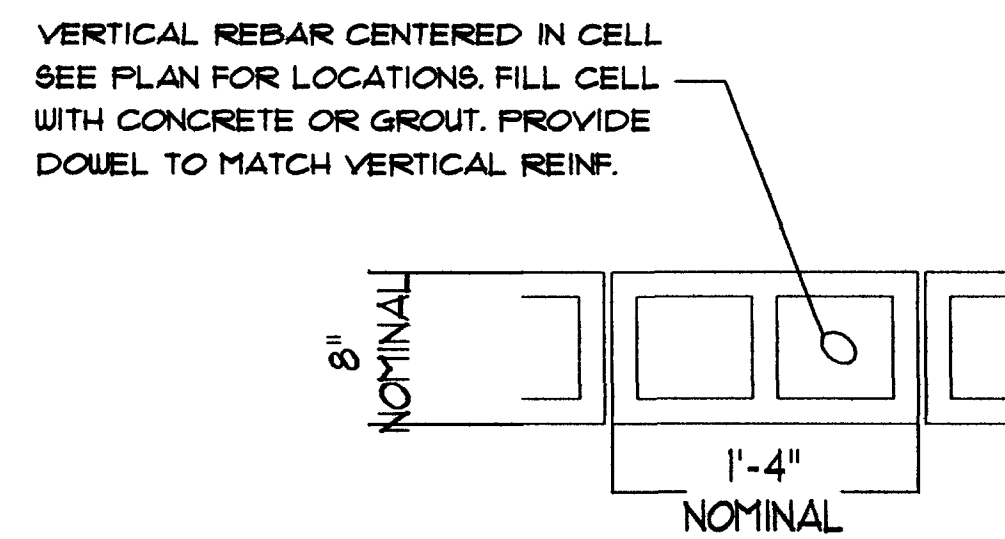
S1.0

05-08-13

Carlos Llerandi
(863) 534-6483

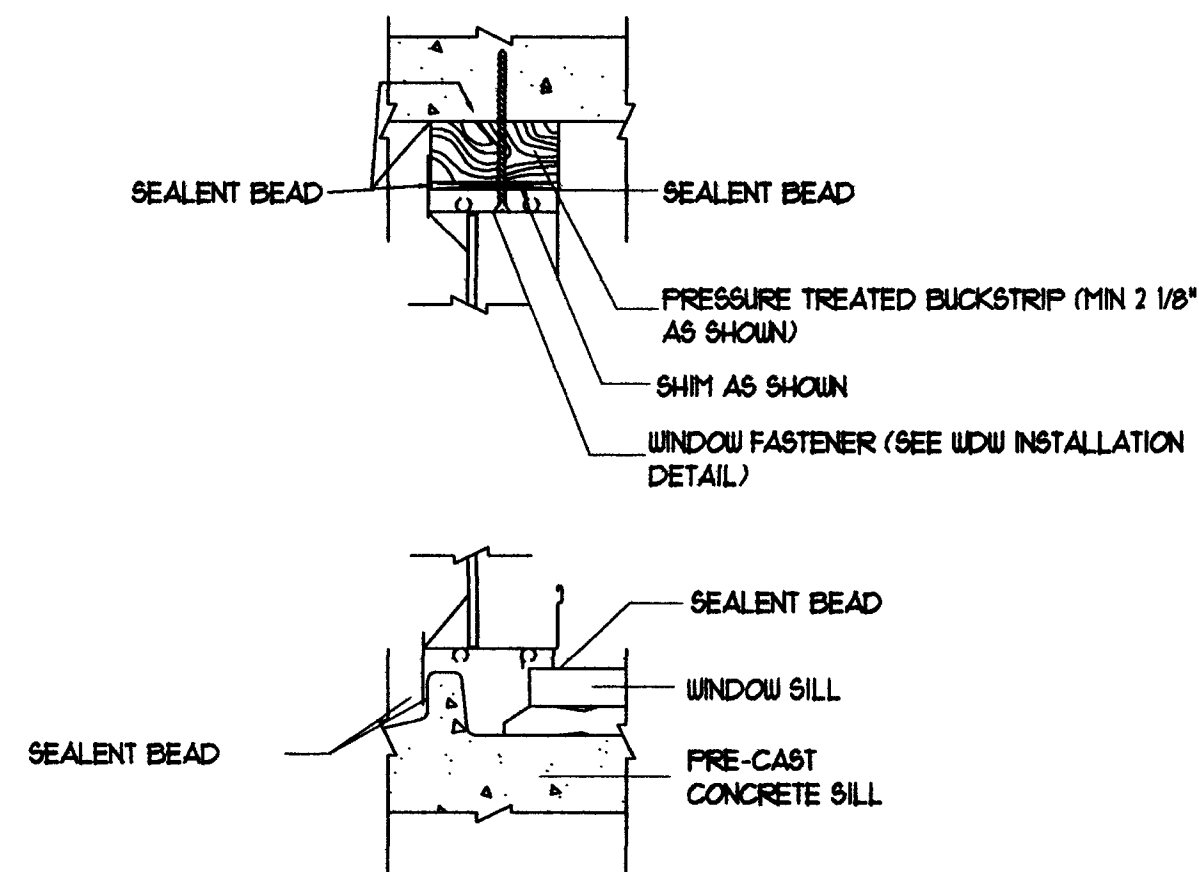


B TYPICAL ROOF SHEATHING NAIL PATTERN
SD2 NOT TO SCALE

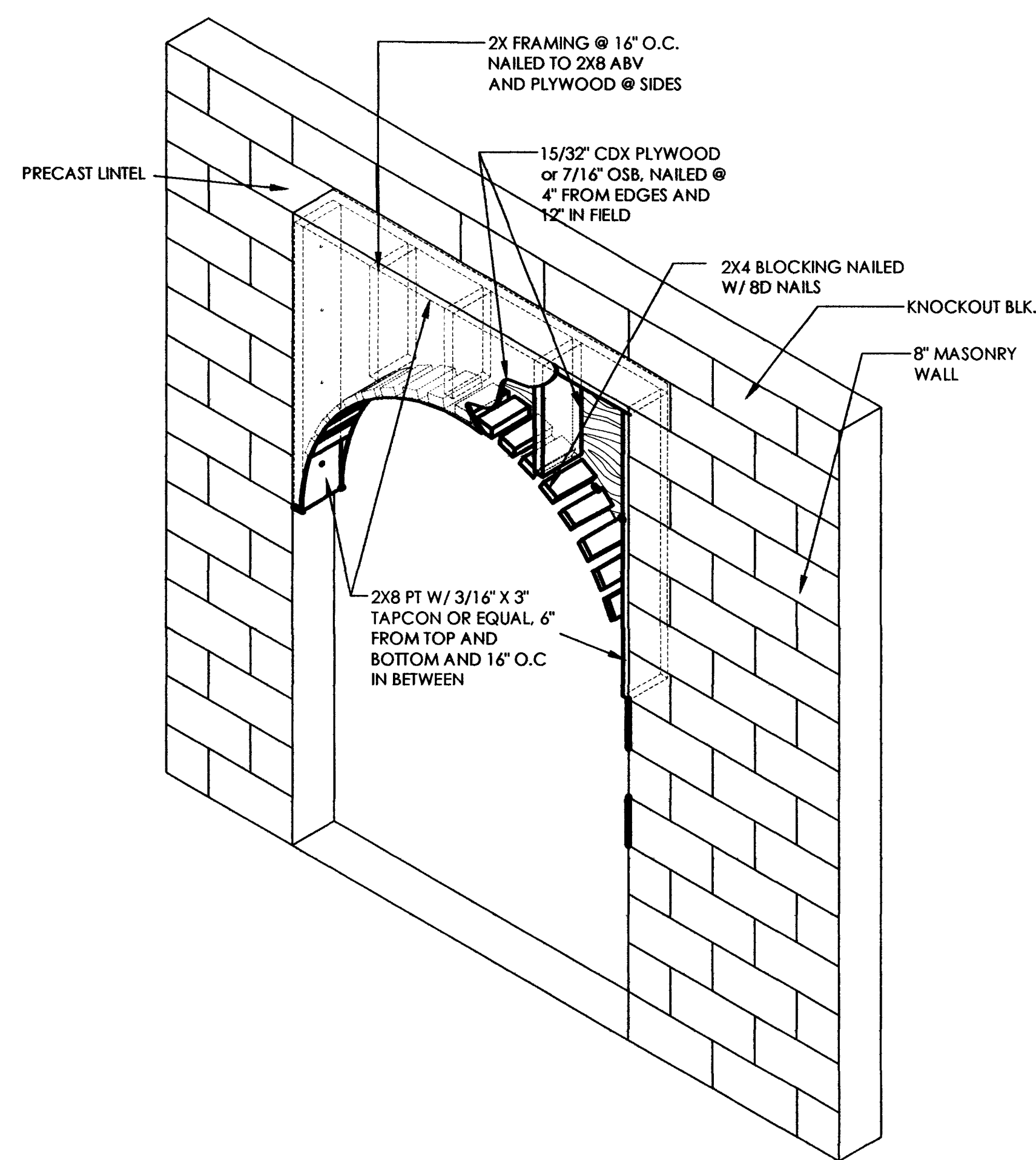


- NOTES:
- REMOVE ALL PROTRUSIONS EXTENDING 1/2" OR MORE INTO CELLS OR CAVITIES TO BE GROUTED.
 - SPACES TO BE GROUTED SHALL BE FREE OF MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATES, & ANY MATERIAL DELETERIOUS TO MASONRY GROUT.

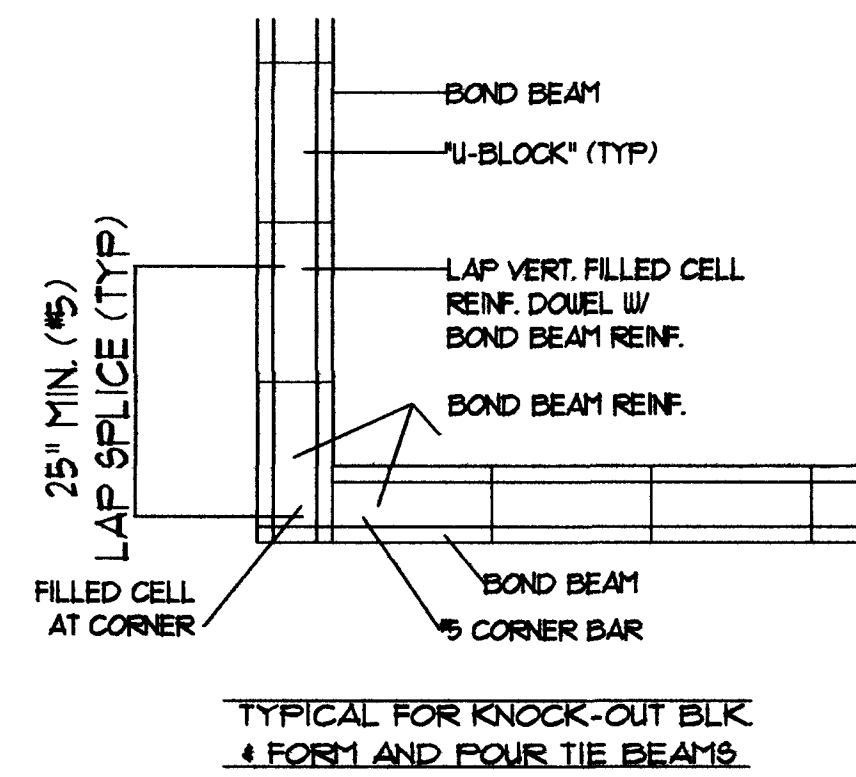
C TYP. VERT. FILLED CELL MASONRY REINF. DETAIL
SD2 NOT TO SCALE



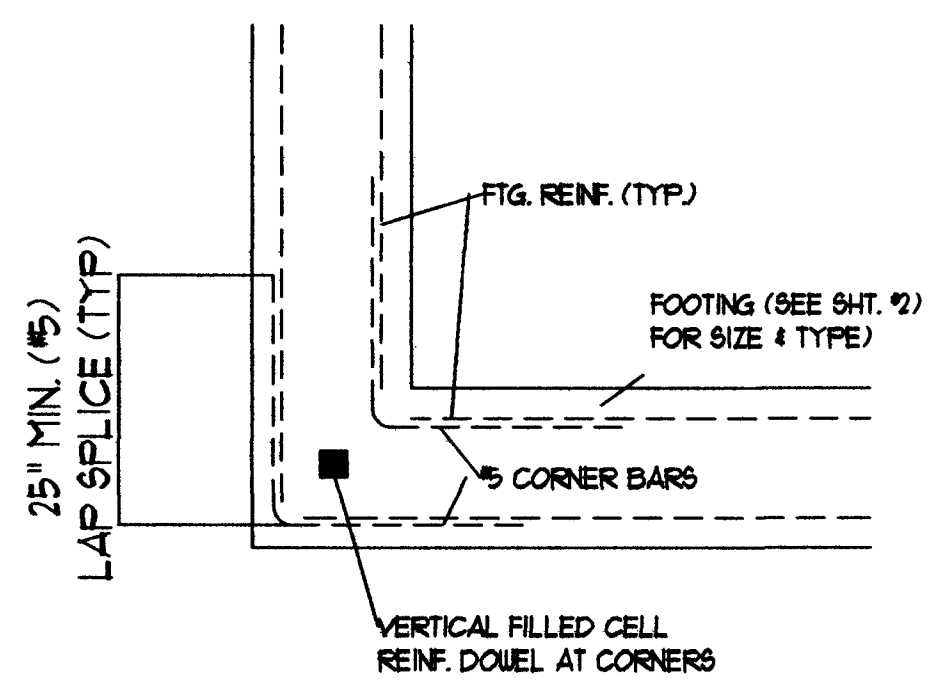
E SILL & HEADER DETAIL MASONRY OPENINGS
SD2 NOT TO SCALE



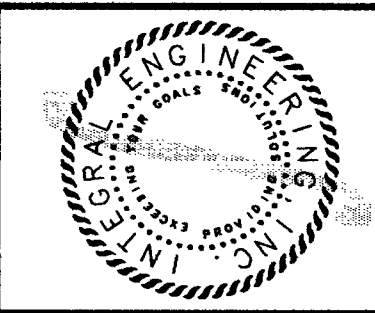
D TYPICAL C.I.P. CONC LINTEL FOR ARCHES
SD2 N.T.S.



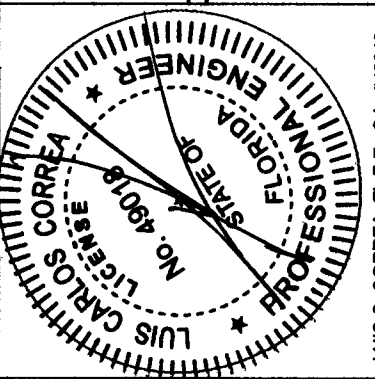
F CONTINUITY OF TIE BEAM REINF. AT CORNERS DETAILS
SD2 NOT TO SCALE



G CONTINUITY OF REINF. IN FOOTINGS
SD2 NOT TO SCALE



INTEGRAL
ENGINEERING,
INCORPORATED
15794 TOMOCOD ROAD
TAMPA, FL 33606
PH: 813.888.0000
FAX: 813.888.0000
WWW.INTEGRAL-ENGINEERING.COM



I HEREBY CERTIFY THAT I HAVE
DESIGNED AND PREPARED THIS
DRAWING IN ACCORDANCE
WITH THE 2010 FLORIDA
BUILDING CODE.
SIGNED AND SEALED FOR THE
PROFESSIONAL ENGINEER OF THIS
DRAWING ONLY.
THIS DRAWING IS VALID FOR 12
MONTHS AFTER THE DATE IT IS
SIGNED AND SEALED.

ISSUE DATE:	REVISIONS

A K Oakmont LLC
8875 Hidden River Parkway
Tampa, FL 33637

SOLTERA
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Davenport, Florida 33896

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Jacksonville, Florida 32256
904.732.7335

JOB NO: 02T12000 PROJ MGR: LCC
DRAWN: LCC CHECKED:

STRUCTURAL DETAILS

SD2

05-08-13

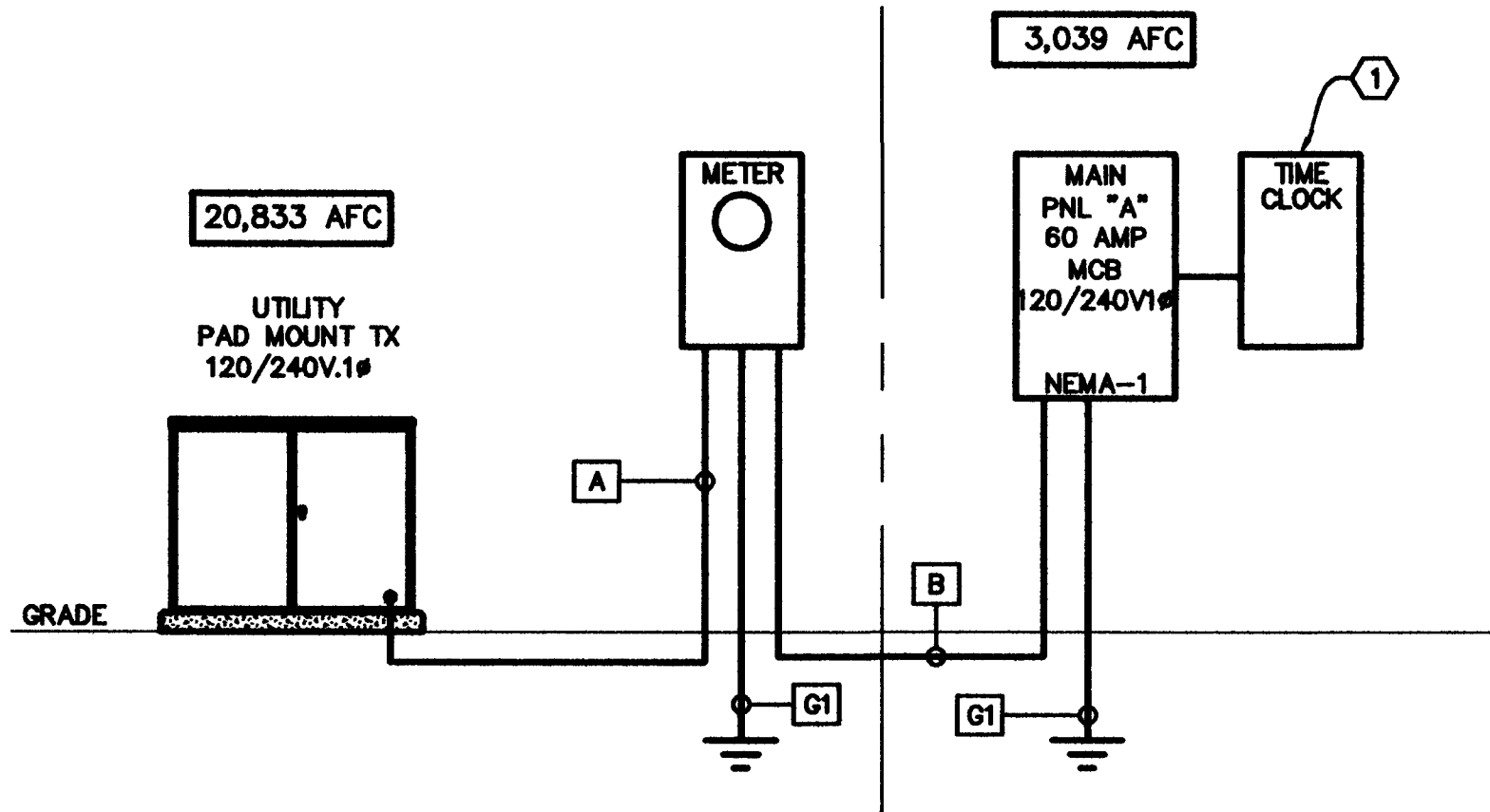
Carlos Llerandi
(863) 534-6483

ELECTRICAL SPECIFICATIONS

1. THE ELECTRICAL CONTRACTOR REFERRED TO HEREFTER, AS THE "CONTRACTOR" SHALL PROVIDE A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED TO COMMENCE AND COMPLETE ELECTRICAL WORK.
3. CONTRACTOR SHALL REFER TO INTERIOR ARCHITECTURAL CASE WORK ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND/OR LOCATIONS OF SWITCHES, OUTLETS, AND WIRING DEVICES.
4. ALL WORK SHALL BE PERFORMED DURING PERIODS ACCEPTABLE TO THE OWNER. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
5. AT PROJECT COMPLETION, THE CONTRACTOR SHALL INSURE THAT ALL ELECTRICAL SYSTEMS OPERATE PROPERLY. CONTRACTOR SHALL DEMONSTRATE OPERATION OF EACH SYSTEM WITH THE OWNER'S REPRESENTATIVE.
6. ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ) AND WITH THE LATEST EDITION OF:
- NFPA 70 (NATIONAL ELECTRICAL CODE)
 - NFPA 101 (LIFE SAFETY CODE)
 - FLORIDA BUILDING CODE INCLUDING SUPPLEMENTS
 - CODES SPECIFIC TO OTHER SECTIONS HEREIN
7. WORKMANSHIP SHALL BE HIGH QUALITY AND FOLLOW INDUSTRY STANDARDS. SUBSTANDARD WORK WILL BE REJECTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REWORK TO RECTIFY SUBSTANDARD WORK. QUALITY OF WORK SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND/OR ENGINEER OF RECORD.
8. PLANS ARE GENERALLY DIAGRAMMATIC. THE CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES SO THAT INTERFERENCES BETWEEN CONDUITS, PIPING, EQUIPMENT, DUCTS, AND STRUCTURAL WORK WILL BE AVOIDED. IN SUCH CASE, THE CONTRACTOR FAILS TO COORDINATE WITH OTHER TRADES AND INTERFERENCES ARE ALLOWED DEVELOP, THE OWNER'S AUTHORIZED REPRESENTATIVE WILL DECIDE WHICH EQUIPMENT, DUCT, CONDUIT, ETC., MUST BE RELOCATED, REGARDLESS OF WHICH WAS INSTALLED FIRST. ELECTRICAL REWORK REQUIRED TO CORRECT INTERFERENCES WILL BE AT THE CONTRACTORS EXPENSE.
9. ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE APPROVED BY UNDERWRITERS LABORATORY FOR THE APPLICATION AND SHALL BEAR A UL LABEL.
10. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL RECTIFY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR DAMAGE CAUSED BY FAILURE AND REWORK. THE OWNER WILL GIVE NOTICE OF DEFECTS WITH REASONABLE PROMPTNESS AFTER DISCOVERY. THE CONTRACTOR SHALL START REWORK WITHIN TEN (10) WORKING DAYS OF NOTIFICATION AND COMPLETE REPAIRS IN A TIMELY MANNER.
11. AT PROJECT COMPLETION THE CONTRACTOR SHALL COMPILE TWO (2) COMPLETE SETS OF RECORD DRAWINGS INDICATING ALL DEVIATIONS FROM CONSTRUCTION DOCUMENTS. ONE SET SHALL BE ISSUED TO THE ARCHITECT AND ONE SET SHALL BE ISSUED TO OWNER'S REPRESENTATIVE.
12. LABEL ALL ELECTRICAL EQUIPMENT WITH ENGRAVED LAMINATED PLASTIC NAMEPLATE THAT CLEARLY DESCRIBES THE EQUIPMENT NAME, VOLTAGE, AMPERAGE RATING, AND FUNCTION. NAMEPLATES SHALL BE RED BACKGROUND WITH WHITE STENCILED UPPER CASE LETTERING A MINIMUM OF 3/16" IN HEIGHT.
13. PROVIDE TYPEWRITTEN PANELBOARD DIRECTORIES WITH ACCURATE AS-BUILT INFORMATION. DIRECTORIES SHALL REFLECT TYPE OF LOAD AND AREA SERVED FOR EACH BREAKER.
14. CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED. INSULATION SHALL BE DUAL TYPE THIN/THIN 75°C. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NFPA 70. COLOR CODING SHALL BE BY MEANS OF COLORED INSULATING MATERIAL, COLORED BRAID OR JACKET OVER THE INSULATION OR BY MEANS OF SUITABLE COLORED, PERMANENT, NON-AGING, INSULATING TAPE APPLIED TO CONDUCTORS AT EACH CABINET OR JUNCTION POINT. THE FOLLOWING SYSTEM OF COLOR CODING SHALL BE ADHERED TO:
- GROUND LEADS: GREEN
 - 120/240 NEUTRAL CONDUCTOR: WHITE
 - 120/240 VOLT, PHASE CONDUCTORS: BLACK, RED
15. CONDUIT SHALL BE PROPERLY ALIGNED, GROUPED AND SUPPORTED. EXPOSED CONDUIT SHALL BE INSTALLED AT RIGHT ANGLES TO OR PARALLEL TO THE PRINCIPAL STRUCTURAL MEMBERS. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING 8 FEET. CONDUIT SHALL BE SUPPORTED FROM STRUCTURE AND NOT FROM CEILING SUPPORT SYSTEM. CONDUIT SHALL BE CONCEALED EXCEPT IN MECHANICAL ROOMS, ELECTRICAL ROOMS, OPEN STRUCTURE CANOPIES, AND EXTERIOR SERVICE ENTRANCES. ACCEPTABLE CONDUIT TYPES: EMT, GRS, FMC, MC CABLE IN DRY CONCEALED LOCATIONS, PVC IN BELOW GRADE OR IN CONCRETE.
16. ALL INTERIOR ELECTRICAL SYSTEMS SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED BY NFPA 70 AND AS SPECIFIED HEREIN. METALLIC RACEWAYS SHALL BE MECHANICALLY AND ELECTRICALLY SECURE AT ALL JOINTS AND AT ALL BOXES, CABINETS, FITTINGS, AND EQUIPMENT. METALLIC RACEWAYS SHALL BE CONNECTED TO A DIRECT GROUND AT POINT OF ELECTRICAL SERVICE ENTRANCE AND SHALL BE ELECTRICALLY CONTINUOUS THROUGHOUT THE ENTIRE SYSTEM.

RISER DIAGRAM WIRETAG LEGEND	
A	(1) SET: (2) #6 CU, #6 CU N, 1" C.
B	(1) SET: (2) #6 CU, #6 CU N, #10 CU E.G. 1" C.
G1	#6 CU GRD AND 5/8" DRIVEN RODS PER NEC AND LOCAL CODE. BOND TO BUILDING STEEL AND/OR COLD WATER WHERE APPLICABLE.

ELECTRICAL SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MOUNTING
	SURFACE MOUNT SCONCE FIXTURE ON FLUSH 4" SQUARE J-BOX, WITH MOUNTING HARDWARE. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
	1' X 4' FLUORESCENT FIXTURE, LETTER INDICATES TYPE	SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT WITH TRIM AND REQUIRED CEILING ADAPTERS. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
	EXIT LIGHT, SHADING INDICATES NUMBER OF FACES, ARROWS INDICATE DIRECTIONAL INDICATORS REQUIRED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
	BATTERY POWERED EMERGENCY EGRESS LIGHT WITH WALL BRACKET, (2) HEAD UNLESS OTHERWISE NOTED. LETTER INDICATES TYPE.	SEE FIXTURE SCHEDULE
	SWITCH, SINGLE POLE, 20 A, 120/277 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE COLOR AND MATERIAL, AND DEVICE MODEL NUMBER.	48" AFF TO TOP UNLESS NOTED OTHERWISE
	DUPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	UNLESS NOTED OTHERWISE, THE SYMBOLS SHOWN BELOW DEFINE MOUNTING HEIGHTS: 16" AFF TO CENTERLINE ABOVE COUNTER BELOW COUNTER
	TWO (2) DUPLEX RECEPTACLES IN COMMON BOX, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	
	SIMPLEX RECEPTACLE, 20 A, 120 VAC. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND DEVICE MODEL NUMBER.	
	NON-FUSED DISCONNECT SWITCH, CURRENT RATING/FUSING/NUMBER OF POLES/ENCLOSURE	60" AFF TO TOP UNLESS NOTED OTHERWISE
	BRANCH CIRCUIT PANELBOARD, 120/208 V OR 120/240 V, SURFACE MOUNT	78" AFF TO TOP UNLESS NOTED OTHERWISE
	ELECTRIC METER	60" AFF TO TOP UNLESS NOTED OTHERWISE
	HOME RUN TO PANEL. LABEL INDICATES PANEL NAME AND CIRCUIT NUMBER(S). CIRCUITS WITHOUT FURTHER DESIGNATION INDICATES A 2 WIRE CIRCUIT WITH A PARITY SIZED EQUIPMENT GROUND. CIRCUIT WITH MORE THAN 2 WIRES IS SHOWN AS FOLLOWS: --- = 3 PHASE WIRES AND AN EQUIPMENT GROUND --- = 3 PHASE WIRES, 1 NEUTRAL AND AN EQUIPMENT GROUND --- = 3 PHASE WIRES, 1 NEUTRAL, AN ISOLATED GROUND AND AN EQUIPMENT GROUND ALL CONDUCTORS ARE #12 AWG CU UNLESS NOTED OTHERWISE.	SEE SPECIFICATIONS
	RACEWAY CONCEALED IN WALL OR ABOVE CEILINGS	SEE SPECIFICATIONS
	RACEWAY CONCEALED UNDER FLOOR OR BELOW GRADE	SEE SPECIFICATIONS
GFI	"GFI" NOTATION MEANS ASSOCIATED DEVICE SHALL BE GROUND FAULT CIRCUIT INTERRUPTER TYPE. REFER TO SPECIFICATIONS FOR DEVICE COLOR, WALL PLATE REQUIREMENTS, AND MODEL NUMBER.	AS DEFINED BY SYMBOL
WP	"WP" NOTATION MEANS ASSOCIATED DEVICE SHALL BE MOUNTED IN WEATHERPROOF ENCLOSURE.	AS DEFINED BY SYMBOL

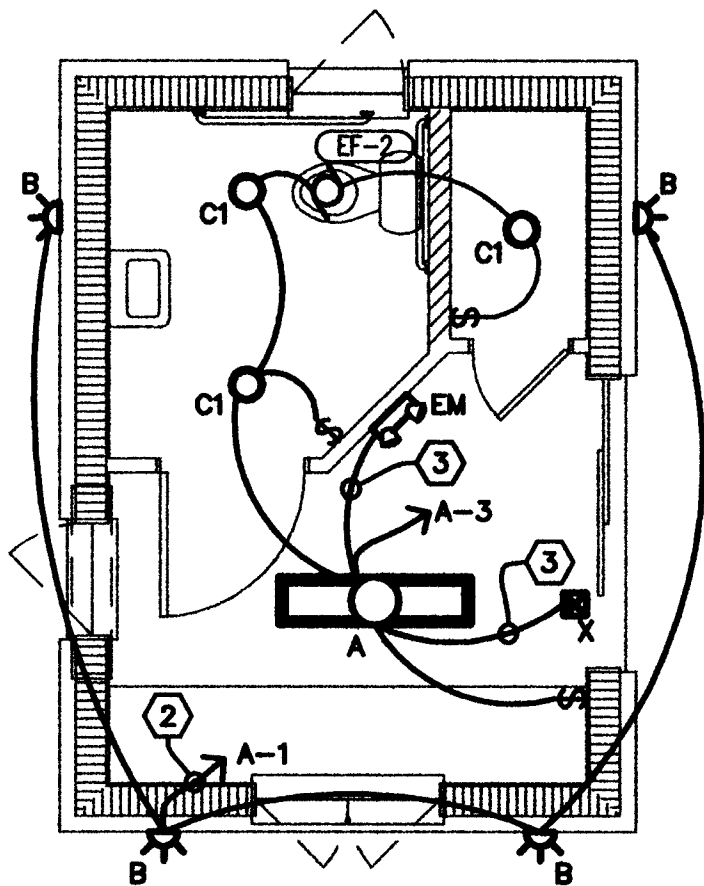


Riser Diagram

120/240V, 1#

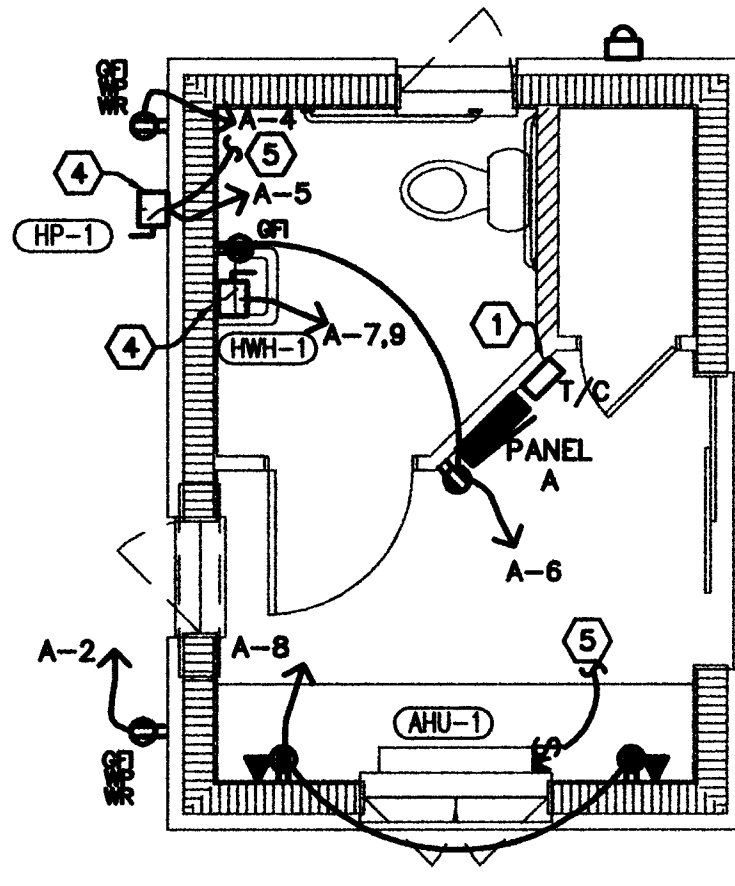
KEYED DRAWING NOTES

- PROVIDE 2-CIRCUIT ELECTRONIC TIME CLOCK. INTERMATIC ET70215C OR APPROVED EQUAL.
- CONNECT TO CIRCUIT SHOWN VIA TIME CLOCK.
- CONNECT TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT.
- PROVIDE 30A/2P/NF DISCONNECT SWITCH IN NEMA-3R ENCLOSURE. SEE PANEL SCHEDULE FOR WIRE SIZES.
- PROVIDE LINE VOLTAGE AND LOW VOLTAGE CONNECTION TO AHU-1 FROM HP-1, SINGLE POINT CONNECTION MINI-SPLIT SYSTEM PER MANUFACTURER'S REQUIREMENT. COORDINATE EXACT CONNECTION REQUIREMENTS WITH DIVISION 16 PRIOR TO ROUGH-IN.



Lighting Plan

SCALE: 1/4"=1'-0"



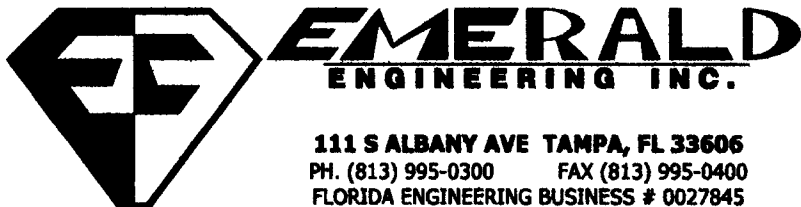
Power Plan

SCALE: 1/4"=1'-0"

FIXTURE SCHEDULE				
SYMBOL	DESCRIPTION / MODEL NUMBER	VOLTAGE	LAMP(S)	MOUNTING
A	SURFACE MOUNTED WRAPAROUND METALLUX MODEL #WS-232A-UNV-ERB1	120	(3) 32W T8	SURFACE
B	OWNER SELECTED CONTRACTOR FURNISHED AND INSTALLED	120	MAX 75 WATTS	SURFACE
C1	OPEN REFLECTOR 6" DOWNLIGHT PORTFOLIO MODEL # C8126E/R250L1	120	(1) 28W PL	RECESSED
EM	2-HEAD EMERGENCY FIXTURE WITH BATTERY BACK-UP SURELITE MODEL # CL2	120	W/UNT	SURFACE
X	EDGE LIT LED EXIT SIGN WITH BATTERY BACK-UP SURELITE MODEL # LPX70RWH	120	W/UNT	SURFACE
NOTES	1. OR APPROVED EQUAL EQUIVALENT PACKAGE SHALL BE SUBMITTED FOR APPROVAL.			

PANEL "A"			120/240V, 1PH, 3W		60A MCB		NEMA-1			22,000 AIC		OPTIONS:	
SQUARE D : QO			VOLTAGE/PHASE		A BUS		SURFACE			SERIES RATED			
CKT	AMPS	POLE	DESCRIPTION		NOTES	LOAD VA	CKT	AMPS	POLE	DESCRIPTION		NOTES	LOAD VA
1	20	1	LTG - EXTERIOR		1	300	2	20	1	REC - EXTERIOR		1	180
3	20	1	LTG - INTERIOR		1	184	4	20	1	REC - EXTERIOR		1	180
5	20	1	HP-3		1	2880	6	20	1	REC - INTERIOR		1	360
7	20	2	HOT WATER HEATER		1,2	1750	8	20	1	REC - INTERIOR		1	360
9						1750	10	20	1	SPARE			0
11			SPACE			0	12	20	1	SPARE			0
13			SPACE			0	14	20	1	SPARE			0
15			SPACE			0	16	20	1	SPARE			0
17			SPACE			0	18	20	1	SPARE			0
19			SPACE			0	20	20	1	SPARE			0
21			SPACE			0	22	20	1	SPARE			0
23			SPACE			0	24	20	1	SPARE			0
NOTES: 1. (2) #12 CU, #12 CU GRD - 1/2" C 2. SEE PLAN VIEW FOR ADDITIONAL REQUIREMENTS 3. 4. 5. 6. 7.						LOAD DESCRIPTION	CONNECTED LOAD (VA)		DEMAND FACTOR		DEMAND LOAD (VA)		
						LIGHTING	464		1.25		580		
						HVAC - COOL	1440		0.00		0		
						HVAC - HEAT	1440		1.00		1440		
						RECEPTACLE	1080		1.00		1080		
						MISC	3500		1.00		3500		
						TOTAL		7924				8600	
						TOTAL DEMAND CURRENT @ 120/240V, 1PH						27.5 AMPS	

Carlos Llerandi
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ISSUE DATE: 05/28/2013
REVISIONS
111 S ALBANY AVE TAMPA, FL 33606 PH: (813) 995-0300 FAX: (813) 995-0400 FLORIDA ENGINEERING BUSINESS # 0027945

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8875 HiddenRiver Parkway
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Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

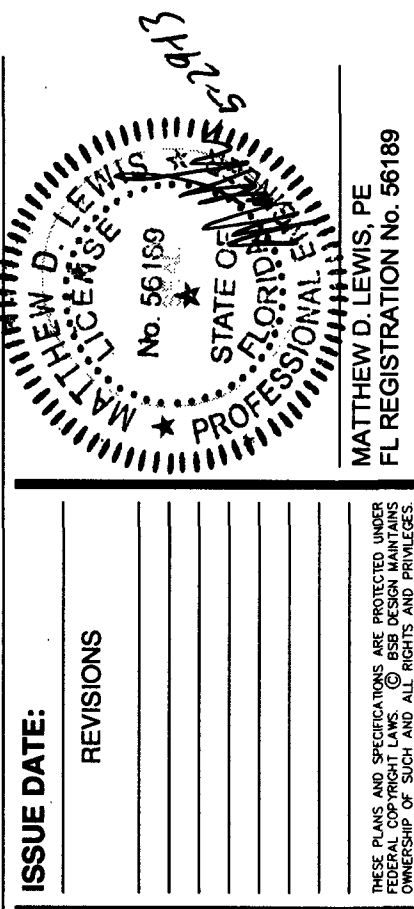


www.bsbdesign.com
11512 Lake Mead Ave., #301
Jacksonville, Florida 32256
904 732 7335
JOB NO: 02T12030 PROJ MGR: DTS
DRAWN: JC CHECKED: JFS

GATEHOUSE ELECTRICAL PLAN

Permit Set 05-28-2013

E0.1



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Jacksonville, Florida 32256
904 732 7335

JOB NO: 13-13 PROJ MGR: JPS
DRAWN: JPS CHECKED: MDL

M1.1

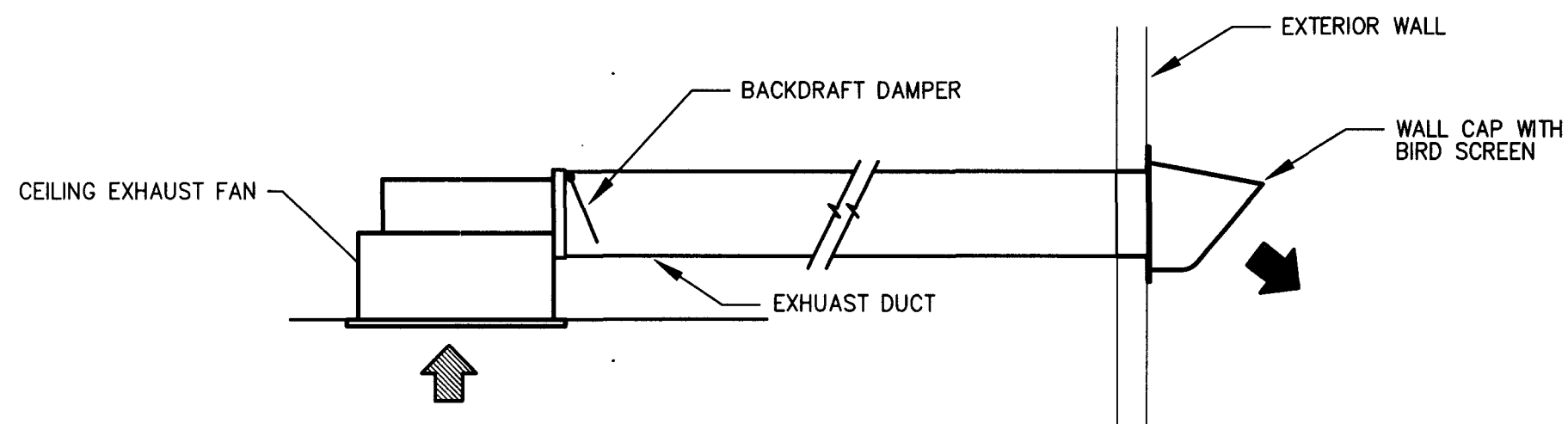
MECHANICAL PLAN

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HEAT PUMP UNIT SCHEDULE															
MARK	MFG.	MODEL	CAPACITY BTU			COMPRESSOR		FAN	V/PH	MCA	MOCP	SEER	HSPF	WT LBS	REMARKS
			TOTAL	SENS.	HEAT	RLA	LRA	FLA							
HP-1	CARRIER	38MVQ009	9,600	7,000	9,400	7.5	40	0.60	115/1	12	20	13	7.7	73	①②③④
① DISCONNECT BY DIVISION 16 ③ ANTI-SHORT CYCLE TIMER ② CRANKCASE HEATER ④ INDOOR FAN DELAY KIT															

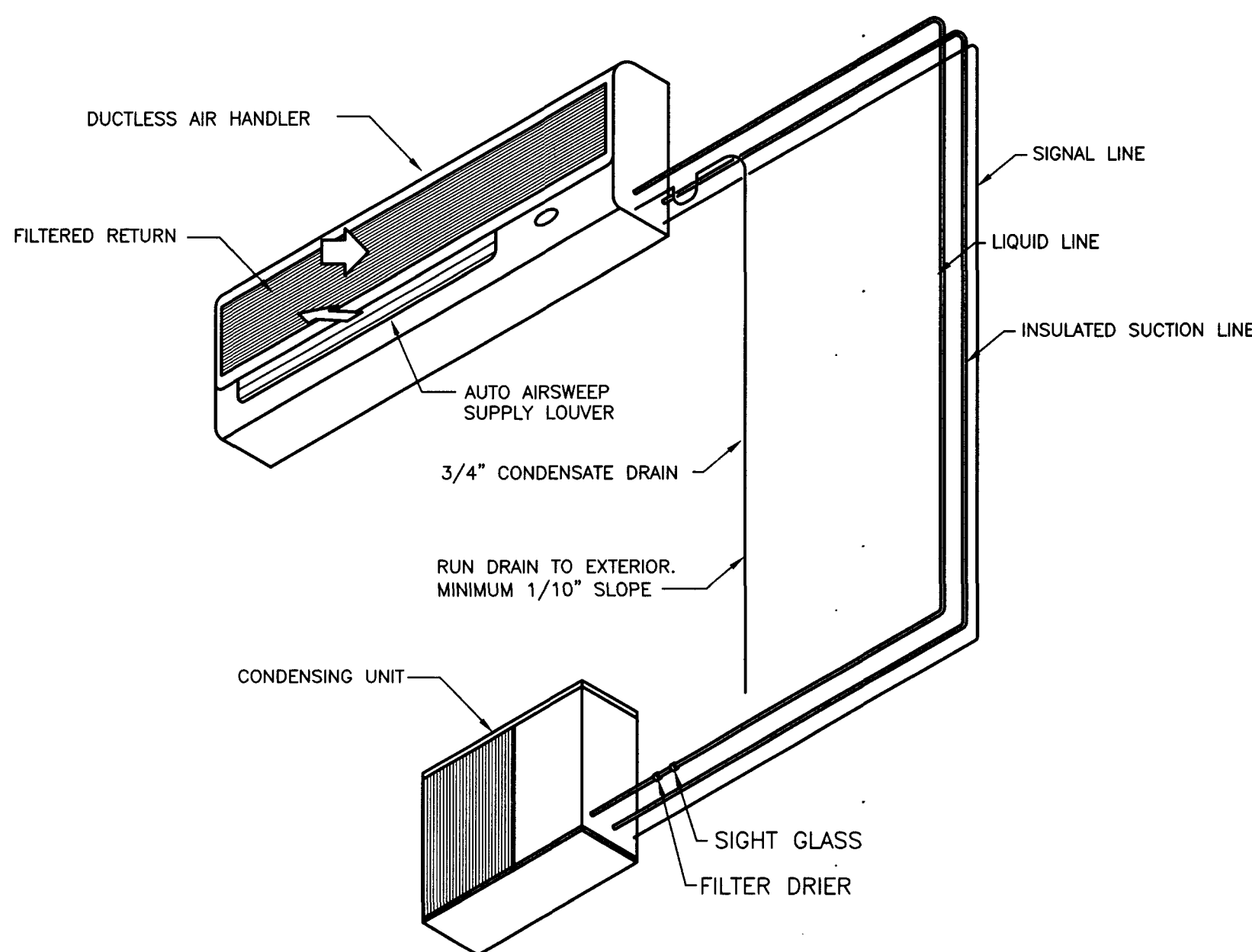
AIR HANDLER UNIT SCHEDULE															
MARK	MFG.	MODEL	NOMINAL TONS	CFM	FA CFM	ENTERING AIR		ESP	MTR HP	HEATER KW	MCA	MOCP	V/PH	WT LBS	REMARKS
						db	wb								
AHU-1	CARRIER	40MVQ009	0.75	300	-	75	63	-	0.034	--	--	--	115/1	130	①②③④
① PROVIDE PROGRAMMABLE THERMOSTAT															
② DISCONNECTS BY DIVISION 16															
③ SINGLE POINT CONNECTION															
④ POWERED FROM OUTDOOR UNIT															

EXHAUST FAN SCHEDULE									
MARK	MFG.	MODEL	CFM	ESP	WATTS	AMPS	V/PH	SONES	REMARKS
EF-1	GREENHECK	SP-C50	50	0.2	46	0.8	115/1	3	①②③④⑤
① CONNECT TO LIGHT SWITCH ③ BACKDRAFT DAMPER ② CEILING MOUNT FAN WITH GRILLE ④ PLUG-IN DISCONNECT									



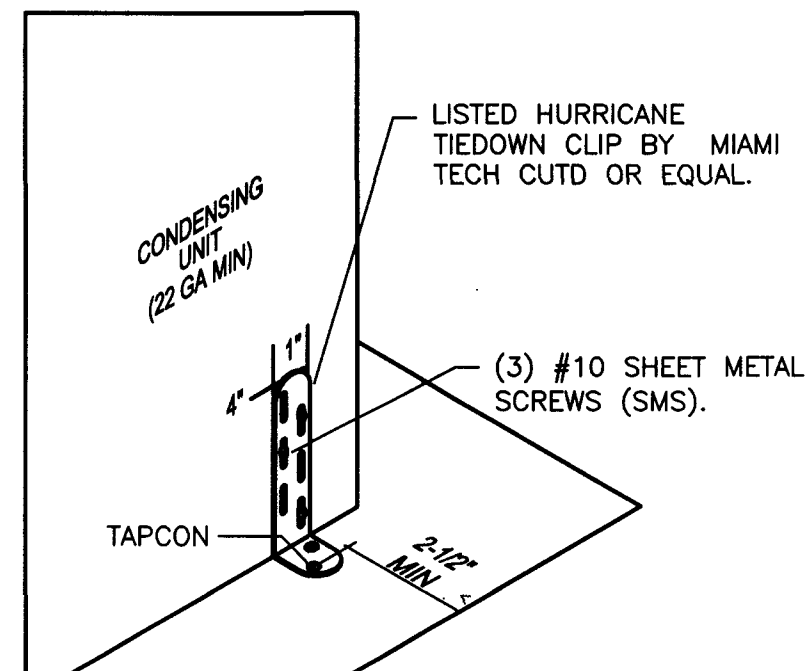
CEILING FAN DETAIL

SCALE: NONE



DUCTLESS SPLIT SYSTEM DETAIL

NOT TO SCALE



CONDENSER TIE-DOWN DETAIL

NOT TO SCALE

INSTALL (1) CLIP AT EACH CORNER OR
(2 CLIPS EACH OPPOSITE FACE FOR A
TOTAL OF (4) CLIPS PER UNIT

MECHANICAL NOTES

GENERAL: ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND LOCAL CODES AND ORDINANCES. INSTALLATION SHALL COMPLY WITH THE STANDARDS SET BY NFPA, ASHRAE, SMACNA, NEC AND UL.

THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTING A PROPOSAL. THE INFORMATION GIVEN HEREIN AND ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED, BUT ITS EXTREME ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION GIVEN AS EXISTING CONDITIONS.

THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO SHOW GENERAL ARRANGEMENT, CAPACITY AND LOCATION OF VARIOUS COMPONENTS, EQUIPMENT, AND DEVICES. CONTRACTOR SHALL PREPARE HIS OWN FABRICATION SHOP DRAWINGS.

THE SYSTEMS, EQUIPMENT, DEVICES AND ACCESSORIES SHALL BE INSTALLED, FINISHED, TESTED AND ADJUSTED FOR CONTINUOUS AND PROPER OPERATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK FITTING IN PLACE AND SHALL COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.

IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR SHOULD DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S RECOMMENDATIONS, OR DISCREPANCIES OCCUR BETWEEN ACTUAL CONDITIONS AND CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REQUEST INTERPRETATION BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED IN THE DOCUMENTS.

GUARANTEE: THE ONE-YEAR GUARANTEE PERIOD SHALL NOT START UNTIL THE PROJECT IS FULLY COMPLETED AND THE CONTRACTOR HAS RECEIVED THE FINAL PAYMENT AND CERTIFICATION OF COMPLETION. ALL EQUIPMENT AND ALL WORK SHALL BE FULLY GUARANTEED, PARTS AND LABOR, FOR ONE YEAR FROM THE DATE OF THE CERTIFICATE OF COMPLETION. REPAIRS MADE DURING THIS PERIOD MUST BE FULLY GUARANTEED FOR AN ADDITIONAL ONE YEAR PERIOD FROM THE DATE OF REPAIRS. IN ADDITION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO THE BUILDING, AND ITS CONTENTS OR OTHER EQUIPMENT, CAUSED BY DEFECTS OR IMPROPER INSTALLATION OF EQUIPMENT OR MATERIAL INSTALLED. ALL HVAC UNITS SHALL HAVE A FIVE (5) YEAR WARRANTY ON COMPRESSORS.

SUBSTITUTIONS: EQUIPMENT AND MATERIALS SPECIFIED SHALL ESTABLISH QUALITY, CAPACITY, TYPE AND DIMENSIONS TO BE INCLUDED IN BASE BID. SUBSTITUTIONS MAY BE CONSIDERED. APPROVAL OF SUCH SUBSTITUTIONS WILL BE BASED ON ABILITY AND CAPACITY TO PERFORM FUNCTION SERVED, QUALITY AND AVAILABILITY OF PARTS AND SERVICE, QUALITY OF EQUIPMENT, MANUFACTURER WARRANTY AND HISTORY OF SERVICE, ETC. THE ENGINEER SHALL REVIEW ALL REQUESTS BUT RESERVES THE RIGHT OF JUDGMENT TO APPROVE OR REJECT ALL PROPOSED SUBSTITUTIONS. IF A SUBSTITUTED PRODUCT OR EQUIPMENT IS REJECTED, PROVIDE THE SPECIFIED PRODUCT OR EQUIPMENT.

OPERATING AND MAINTENANCE DATA: SUBMIT THREE COPIES OF MANUFACTURER'S OPERATING AND MAINTENANCE INSTRUCTIONS AND SPARE PARTS LIST FOR EACH PIECE OF EQUIPMENT.

DUCTWORK (GENERAL): EXHAUST DUCTS SHALL BE RIGID GALVANIZED SHEET METAL DUCTWORK, FABRICATE AND INSTALL IN ACCORDANCE WITH LOW VELOCITY DUCT CONSTRUCTION STANDARDS PUBLISHED BY SHEET METAL AND AIR-CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA). SEAL ALL JOINTS WITH FLEXIBLE MASTIC SEALANT RECOMMENDED BY SMACNA.

HEAT PUMP UNITS: PROVIDE PACKAGED COMPRESSOR/CONDENSER UNIT WITH CAPACITIES SCHEDULED AND ARE MATCHED WITH AHU. PROVIDE TIME DELAY RESTART RELAY, LOW VOLTAGE CONTROLS TRANSFORMER, CONTROLS FOR START AND OPERATION DOWN TO 36 DEGREES F., FAN RELAY, LIQUID LINE FILTER DRIER, CONTINUOUS PUMPDOWN CONTROLS.

AIR HANDLING UNITS: PROVIDE FACTORY ASSEMBLED AND TESTED PACKAGED AIR HANDLING UNIT MATCHED TO CONDENSING UNIT, WITH THE CAPACITIES SCHEDULED. UNIT SHALL USE R-410 A REFRIGERANT. UNIT SHALL BE UL AND ARI CERTIFIED.

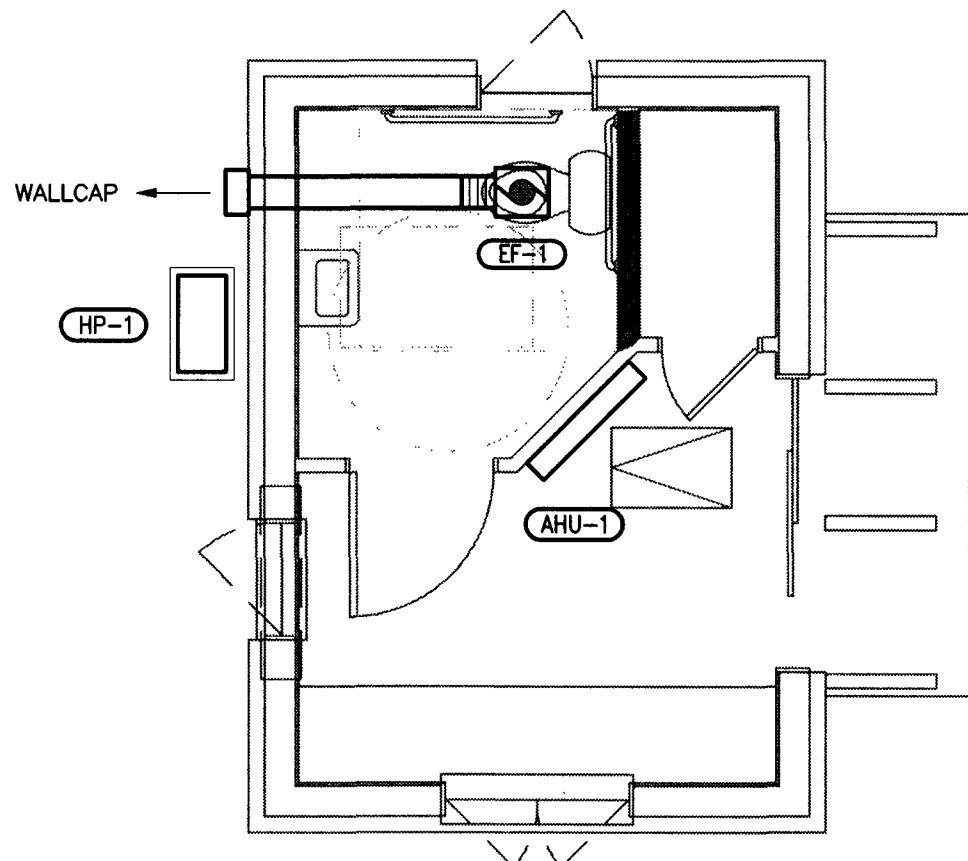
REFRIGERANT PIPING: PROVIDE REFRIGERANT SUCTION AND LIQUID LINES FROM EACH CONDENSING UNIT TO ITS RESPECTIVE DX COOLING COIL. PIPING SHALL BE ACR DRIED AND SEALED, COPPER WITH WROUGHT COPPER BRAZED JOINTS. COORDINATE ALL REFRIGERANT PIPING AND CHARGE WITH EQUIPMENT MANUFACTURER. INSULATE SUCTION LINES WITH ARMAFLEX PIPE INSULATION.

CONDENSATE DRAINS: CONDENSATE DRAIN LINES SHALL BE MINIMUM OF 1" SCHEDULE 40 PVC. DRAINS SHALL BE PITCHED NOT LESS THAN 1" IN 10'. PROVIDE CONDENSATE PUMPS IF NEEDED. PROVIDE P-TRAP AND CLEANOUT AT DRAIN PAN CONNECTIONS. DRAINS FROM AHU SHALL BE ROUTED TO THE EXTERIOR AND DISCHARGED TO A DRYWELL OR AN APPROVED LOCATION. INSULATE DRAIN LINES WITH ARMAFLEX PIPE INSULATION.

FANS: PROVIDE STANDARD PREFABRICATED CEILING EXHAUST FAN OF THE TYPE AND SIZE SCHEDULED. UNITS SHALL BE INSTALLED AT CEILING WITH MANUFACTURER'S GRILLE. PLUG-IN DISCONNECTS AND BACKDRAFT DAMPER UNITS SHALL BE INSTALLED LEVEL AND THE INSTALLATION SHALL BE AS VIBRATION FREE AS POSSIBLE.

CONTROLS: PROVIDE PROGRAMMABLE WALL MOUNTED THERMOSTAT. WALL THERMOSTATS SHALL BE INSTALLED AT AN ELEVATION OF 54" ABOVE FINISHED FLOOR TO THE TOP. LOCATION OF THE WALL MOUNTED THERMOSTAT SHALL BE COORDINATED WITH OTHER TRADES FOR A NEAT APPEARANCE. FINAL LOCATION OF THERMOSTAT SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT OR HIS REPRESENTATIVE IN THE FIELD.

TEMPERATURE CONTROLS SHALL BE COMPLETE WITH ALL COMPONENTS REQUIRED TO ACCOMPLISH THE CONTROL SEQUENCE SPECIFIED. MECHANICAL CONTRACTOR SHALL FURNISH, INSTALL AND WIRE ALL TEMPERATURE AND CONTROL INTERLOCKS.



Gate House Plan

SCALE: 1/4"=1'-0"

PLUMBING NOTES

GENERAL: THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTING A PROPOSAL. THE INFORMATION GIVEN HEREIN AND ON THE DRAWINGS IS AS EXACT AS COULD BE SECURED, BUT ITS EXTREME ACCURACY IS NOT GUARANTEED. THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO SHOW GENERAL ARRANGEMENT, CAPACITY AND LOCATION OF VARIOUS COMPONENTS, EQUIPMENTS, AND DEVICES.

ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND LOCAL CODES AND ORDINANCES. INSTALLATION SHALL COMPLY WITH THE STANDARDS SET BY NFPA, ASPE, NEC AND UL.

THE SYSTEMS, EQUIPMENT, DEVICES AND ACCESSORIES SHALL BE INSTALLED, FINISHED, TESTED AND ADJUSTED FOR CONTINUOUS AND PROPER OPERATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK FITTING IN PLACE AND SHALL COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.

IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR SHOULD DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S RECOMMENDATIONS, THE CONTRACTOR SHALL REQUEST INTERPRETATION BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED IN THE DOCUMENTS.

EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM ARCHITECTURAL DRAWINGS.

COORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK FITTING IN PLACE AND SHALL COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE WITH THEIR WORK.

INSTALL ALL PLUMBING TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING. NO WATER OR DRAIN LINES PERMITTED OVER OR UNDER ELECTRICAL PANELS.

INSTALLATION: SUSPEND ALL HORIZONTAL SERVICE PIPING SHOWN FROM UNDERSIDE OF ROOF OR WITHIN FLOOR STRUCTURE, UNLESS OTHERWISE NOTED OR INDICATED. HOLD SUCH PIPING HIGH AS POSSIBLE. EXTEND PIPING DOWN IN WALLS, PARTITIONS, CHASES, ETC. TO SERVE FIXTURES AND EQUIPMENT AS SHOWN.

PROVIDE ESCUTCHEONS ON ALL WALL AND CEILING PIPE PENETRATIONS.

ALL PIPING THROUGH CONCRETE SHALL BE SLEEVED.

REQUIRED ACCESS: CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT AND DEVICES THAT REQUIRE REPLACEMENT, SERVICING, ADJUSTING OR MAINTENANCE SHALL BE LOCATED TO ALLOW EASY ACCESS AND SPACE FOR REMOVAL OF INTERNAL ASSEMBLIES, IF REQUIRED. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED TO ALLOW ACCESS, EVEN IF NOT INDICATED ON THE DRAWINGS AT NO ADDITIONAL COST TO OWNER.

OPERATING AND MAINTENANCE DATA: SUBMIT THREE COPIES OF MANUFACTURER'S OPERATING AND MAINTENANCE INSTRUCTIONS AND SPARE PARTS LIST FOR EACH PIECE OF EQUIPMENT.

INSTALL ISOLATION/SHUT-OFF VALVES ON EACH INLET AND OUTLET OF EACH PIECE OF EQUIPMENT. PROVIDE A FLANGE OR UNION BETWEEN THE VALVE AND THE EQUIPMENT TO PERMIT DISCONNECTION, REMOVAL AND SERVICE.

PROVIDE ANGLE VALVES AT ALL PLUMBING FIXTURE

DIELECTRIC UNIONS: PROVIDE DIELECTRIC UNIONS OR FLANGES AT CONNECTIONS OR CONTACT BETWEEN PIPES OF DISSIMILAR METALS.

WATER PIPING: WATER PIPING SHALL BE CPVC TUBING. TUBING, FITTINGS AND CEMENT SHALL MEET ASTM D-2846, 100 PSI @ 180°F CONTINUOUS RATING. CPVC TUBING AND FITTINGS SHALL MEET 25/50 FLAME SPREAD/SMOKE DEVELOPED REQUIREMENTS FOR PLENUMS. CONTRACTOR SHALL INSTALL CPVC IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONTRACTORS SHALL PROVIDE FOR EXPANSION AND CONTRACTION OF TUBING. TUBING SHALL BE SLEEVED AT PENETRATION OF CONCRETE SLABS OR WALLS. CPVC TUBING SHALL BE LUBIZOL FLOWGUARD GOLD OR APPROVED EQUAL.

SANITARY, DRAIN AND VENT PIPING: ALL BURIED AND UNBURIED PIPING AND FITTINGS SHALL BE SCHEDULE 40 PVC-DWV.

SLOPE OF SANITARY OR DRAINAGE PIPING 2-1/2" AND SMALLER SHALL BE A MINIMUM OF 1/4" PER FOOT; PIPING 3" AND LARGER SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT.

CLEANOUTS WILL BE LOCATED NOT MORE THAN 100 FEET APART AND AT EACH CHANGE OF DIRECTION GREATER THAN 45° ALONG THE HORIZONTAL DRAIN. CLEANOUTS SHALL BE INSTALL AT BASE OF EACH STACK. CONCEALED CLEANOUTS SHALL HAVE CAST BRASS CHROMIUM PLATED FLAT ACCESS COVER PLATE.

STERILIZATION OF DOMESTIC WATER SYSTEM: THE ENTIRE DOMESTIC WATER DISTRIBUTION SYSTEM SHALL BE THOROUGHLY FLUSHED AND/OR STERILIZED AS REQUIRED BY THE HEALTH AUTHORITY OR WATER PURVEYOR HAVING JURISDICTION, OR IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN EITHER AWWA C651 OR AWWA C652.

VENTING: THE STACKS SHALL BE EXTENDED THROUGH ROOF OF BUILDING TO POINTS NOT LESS THAN 12" ABOVE ROOF. VENTS SHALL BE OFFSET AS REQUIRED TO PENETRATE ROOFS AT LEAST 3 FEET EDGE OF BUILDING.

PLUMBING FIXTURES AND TRIM: PLUMBING FIXTURES SHALL BE FURNISHED AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER WITH PROPER CONNECTIONS TO SUPPLY AND DRAINAGE PIPING. ALL FIXTURES SHALL BE FREE OF FLAWS AND DEFECTS OF ANY SORT IN MATERIAL AND WORKMANSHIP AND SHALL OPERATE PERFECTLY WHEN INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. CONTRACTOR SHALL PROVIDE ROUGH-IN, AND SHALL CONNECT ALL FIXTURES TO THE PLUMBING SYSTEMS. PROVIDE CONCEALED ARM CARRIERS AND SUPPORTS FOR ALL FIXTURES REQUIRING SAME.



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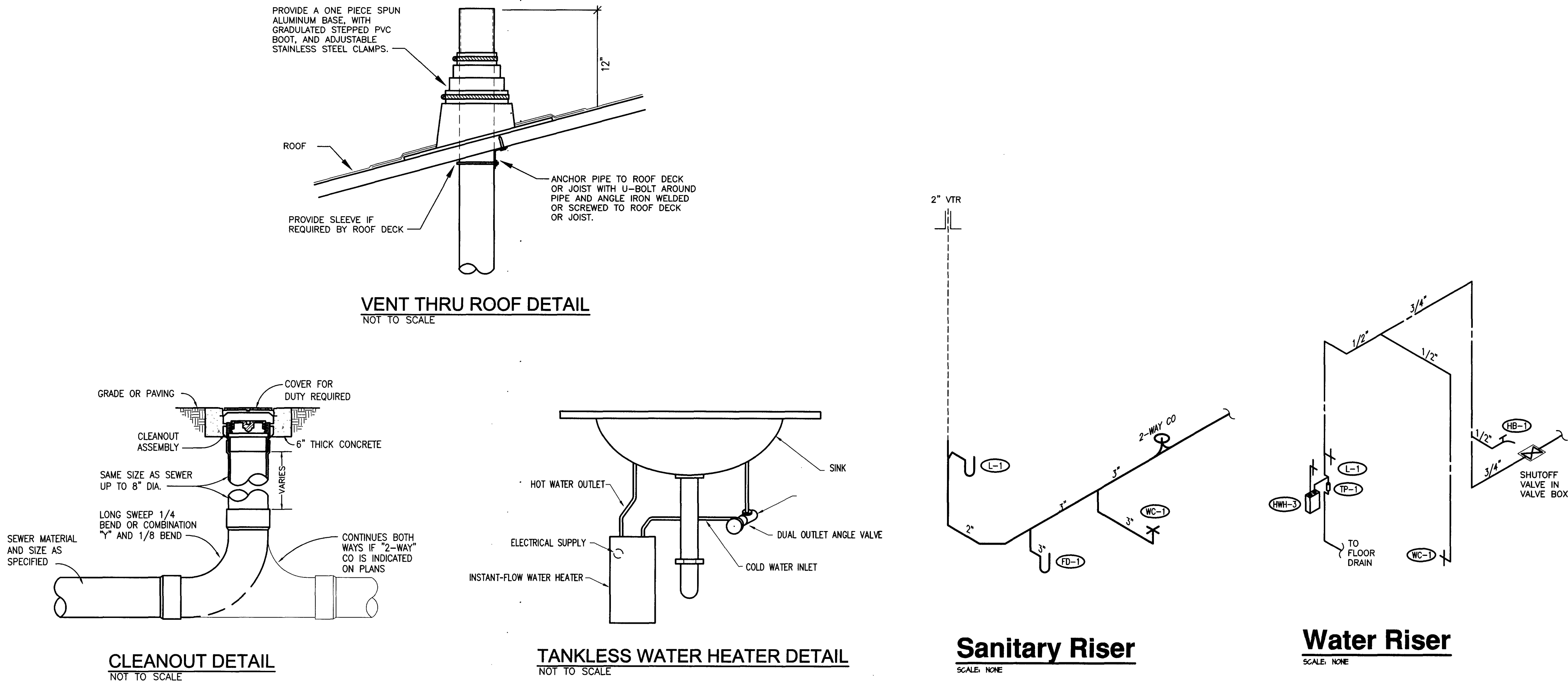
FIXTURE CONNECTION SCHEDULE

MARK	FIXTURE	BRANCH SIZE					REMARKS
		DRAINAGE		WATER			
		WASTE	VENT	COLD	HOT		
WC-1	WATER CLOSET HANDICAPPED	3"	2"	1/2"	--	AMERICAN STANDARD CADET ADA 2998.012	VITREOUS CHINA, ELONGATED BOWL, SIPHON JET, FLOOR MOUNTED TANK TYPE. 18" RIM HEIGHT WITH WHITE SOLID PLASTIC OPEN FRONT SEAT.
L-1	LAVATORY	2"	2"	1/2"	1/2"	AMERICAN STANDARD LUCERNE 0355.012 AMERICAN STANDARD RELIANT 2385.006	20x18, VITREOUS CHINA, WITH FAUCET LEDGE AND INTERNAL OVERFLOW. PROVIDE FLOOR-MOUNTED, CONCEALED ARM CARRIER. SINGLE LEVER FAUCET, 4" CENTER, GRID DRAIN ASSEMBLY, COLOR DIRECTIONS FOR HOT AND COLD. PROVIDE TAILPEICE, P-TRAP, SUPPLY AND STOP WITH TRUBRO MOLDED INSULATING COVERS.
HB-1	HOSE BIBB	--	--	3/4"	--	WOODFORD MODEL 24	KEY OPERATED, ANTI-SIPHON PROTECTION
FD-1	FLOOR DRAIN	3"	2"	--	--	ZURN Z-415-P	CAST IRON BODY, 6" DIAMETER BRONZE ADJUSTABLE STRAINER. PROVIDE 4" DEEP TRAP AND TRAP PRIMER.
TP-1	TRAP PRIMER	--	--	3/8"	--	ZURN Z-1022	
EHW-1	WATER HEATER	--	--	1/2"	1/2"	EEMAX SP35SL	ELECTRIC TANKLESS 3.5 KW WATER HEATER, 15 A, 240 V.

PROVIDE FIXTURE SUBMITTAL WITH MANUFACTURER AND MODEL NUMBERS TO OWNER FOR APPROVAL

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	SANITARY DRAIN
	VENT
	COLD WATER SUPPLY
	HOT WATER SUPPLY 110°F
	PLUMBING VALVE
	CHECK VALVE
	PIPE DOWN
	PIPE UP
	DIRECTION OF FLOW
	PLUMBING FIXTURE NUMBER

PLUMBING ABBREVIATION	
ABBREVIATION	DESCRIPTION
CO	CLEANOUT
CWS	COLD WATER SUPPLY
FF	FINISHED FLOOR
FD	FLOOR DRAIN
FLR	FLOOR
GCO	GRADE CLEAN OUT
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
LAV	LAVATORY
PLBG	PLUMBING
SAN	SANITARY
T&P	TEMPERATURE AND PRESSURE
V	VENT
VTR	VENT THRU ROOF
WC	WATER CLOSET
WCO	WALL CLEAN OUT



Carlos Llerandi
(863) 534-6483

STEPANEK-LEWIS AND ASSOCIATES
22557 Twelve Oaks Way
Suite 103
Wesley Chapel, Florida 33544

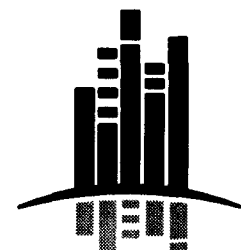
(813) 991-1248
fax (813) 991-5566
john@stepaneklewis.com

ISSUE DATE: _____
REVISIONS: _____

AK Oakmont, LLC
13880 Treeline Ave, Suite 3
Fort Myers, Florida 33913

SOLTERRA
Gatehouse
Oakmont Blvd.
Davenport, Florida 33896

05-24-13 Permit Set



www.bsbdesign.com
11512 Lake Mead Ave., #301
Jacksonville, Florida 32256
904 732 7335

JOB NO: 13-13
DRAWN: JPS
PROJ MGR: JPS
CHECKED: MDL

P1.1

PLUMBING PLAN

Gate House Plumbing Plan

SCALE: 1/4"=1'-0"

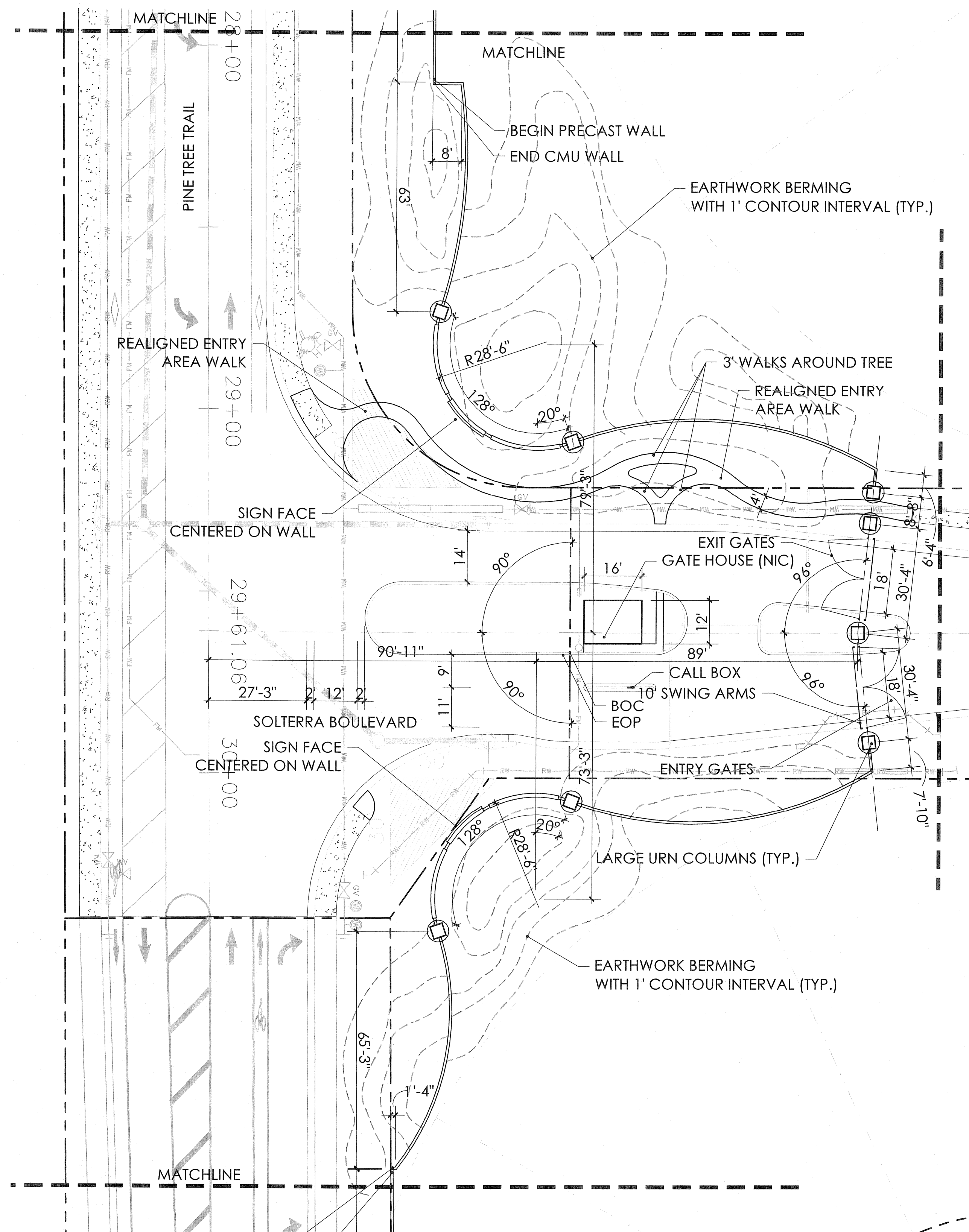
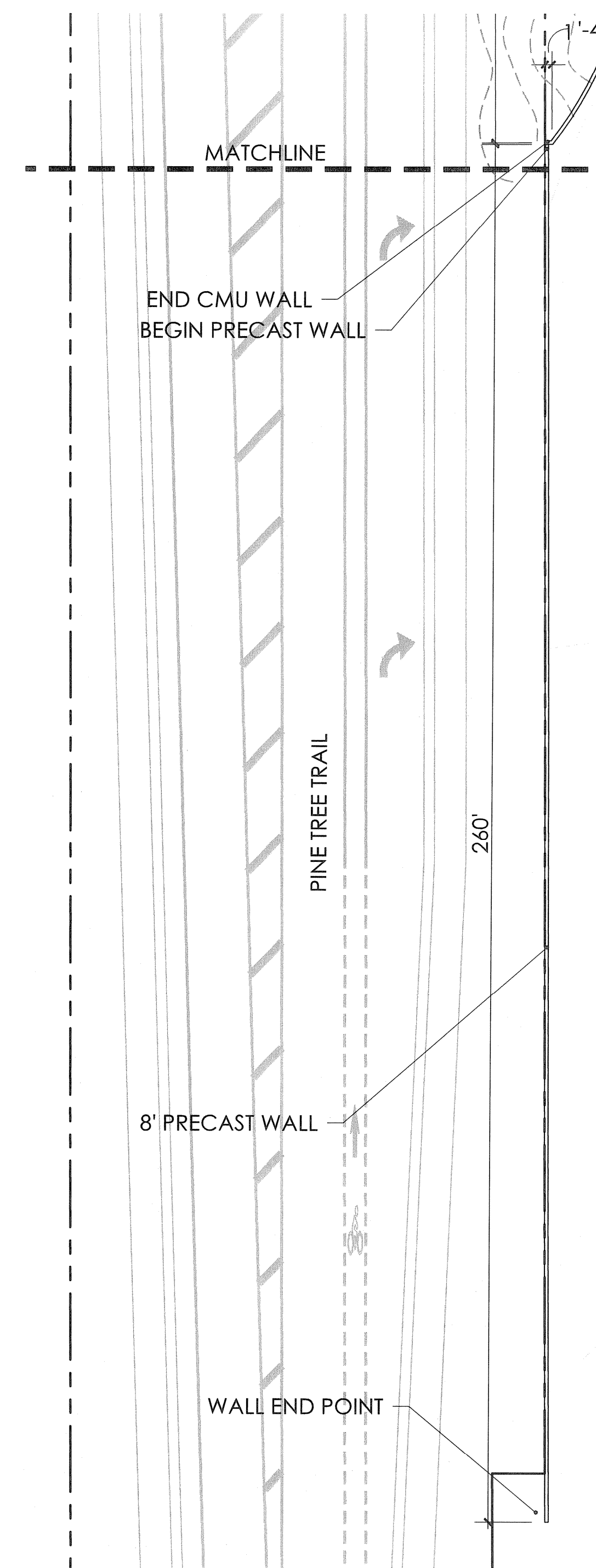
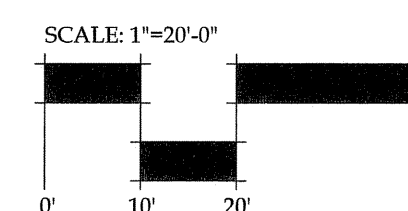
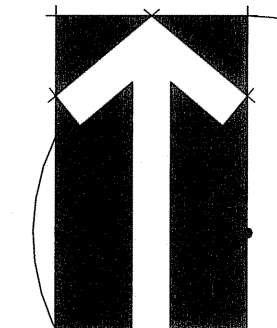
P.O. Box 948035
Maitland, FL 32794-8035
407.463.0136 voice
407.358.5363 fax

Solterra Resort
AK Oakmont, LLC
POLK COUNTY, FLORIDA
MAIN ENTRY LAYOUT PLAN

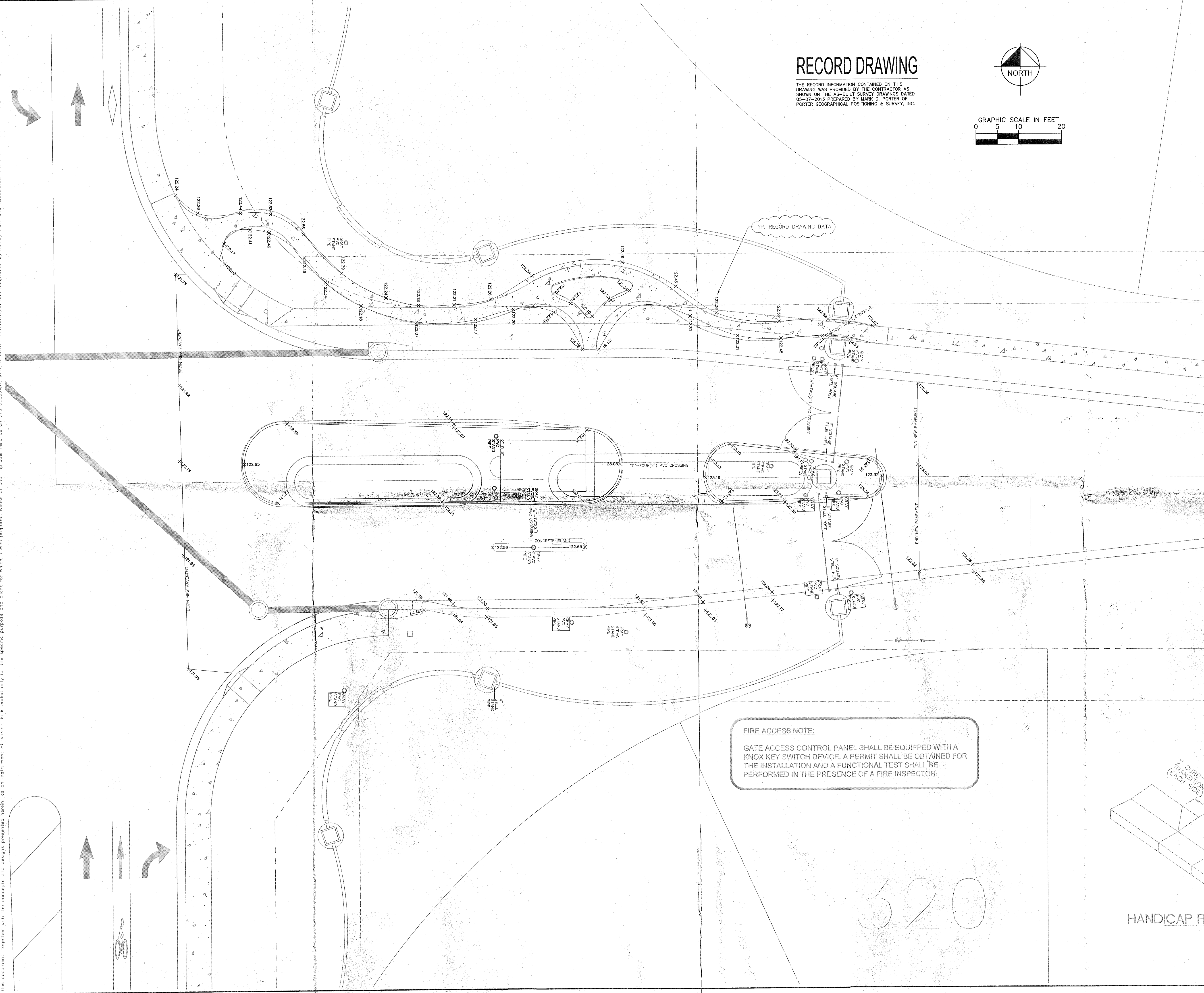
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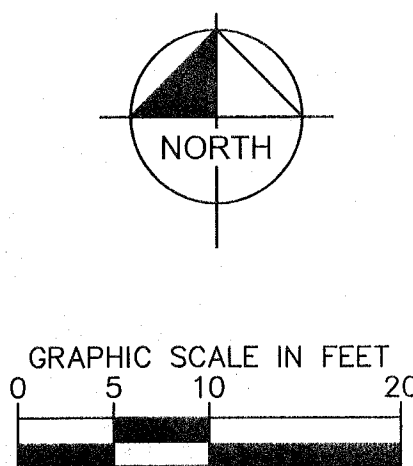
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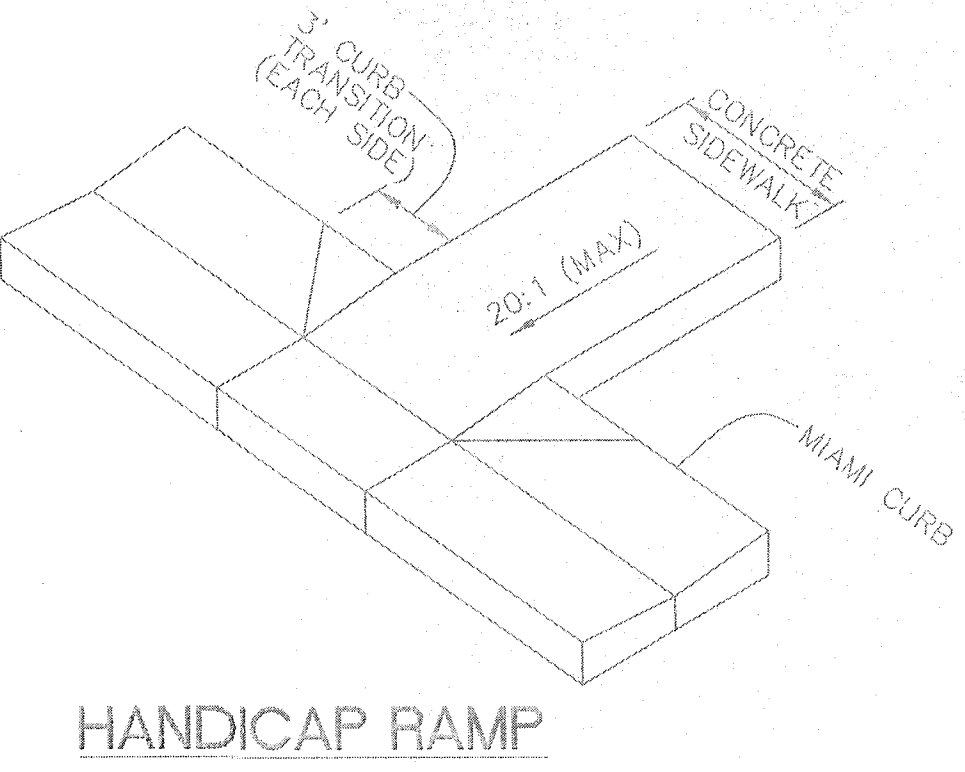
THE RECORD INFORMATION CONTAINED ON THIS
DRAWING WAS PROVIDED BY THE CONTRACTOR AS
SHOWN ON THE AS-BUILT SURVEY DRAWINGS DATED
05-07-2013 PREPARED BY MARK D. PORTER OF
PORTER GEOGRAPHICAL POSITIONING & SURVEY, INC.



TYP. RECORD DRAWING DATA

GATE ACCESS CONTROL PANEL SHALL BE EQUIPPED WITH A KNOX KEY SWITCH DEVICE. A PERMIT SHALL BE OBTAINED FOR THE INSTALLATION AND A FUNCTIONAL TEST SHALL BE PERFORMED IN THE PRESENCE OF A FIRE INSPECTOR.

IT'S THE LAW!
DIAL 811



DRIVEWAY MODIFICATION HORIZONTAL CONTROL PLAN

OAKMONT PUD

19B

SCANNED

Kimley-Horn
and Associates, Inc.

© 2012 KIMLEY-HORN AND ASSOCIATES, INC.
3675 INNOVATION DRIVE, LAKELAND, FL 33812
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM

6187

CHECKED BY: MFW
DATE:

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CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

RECORD DRAWING

THE RECORD INFORMATION CONTAINED ON THIS DRAWING WAS PROVIDED BY THE CONTRACTOR AS SHOWN ON THE AS-BUILT SURVEY DRAWINGS DATED 05-07-2013 PREPARED BY MARK D. PORTER OF PORTER GEOGRAPHICAL POSITIONING & SURVEY, INC.

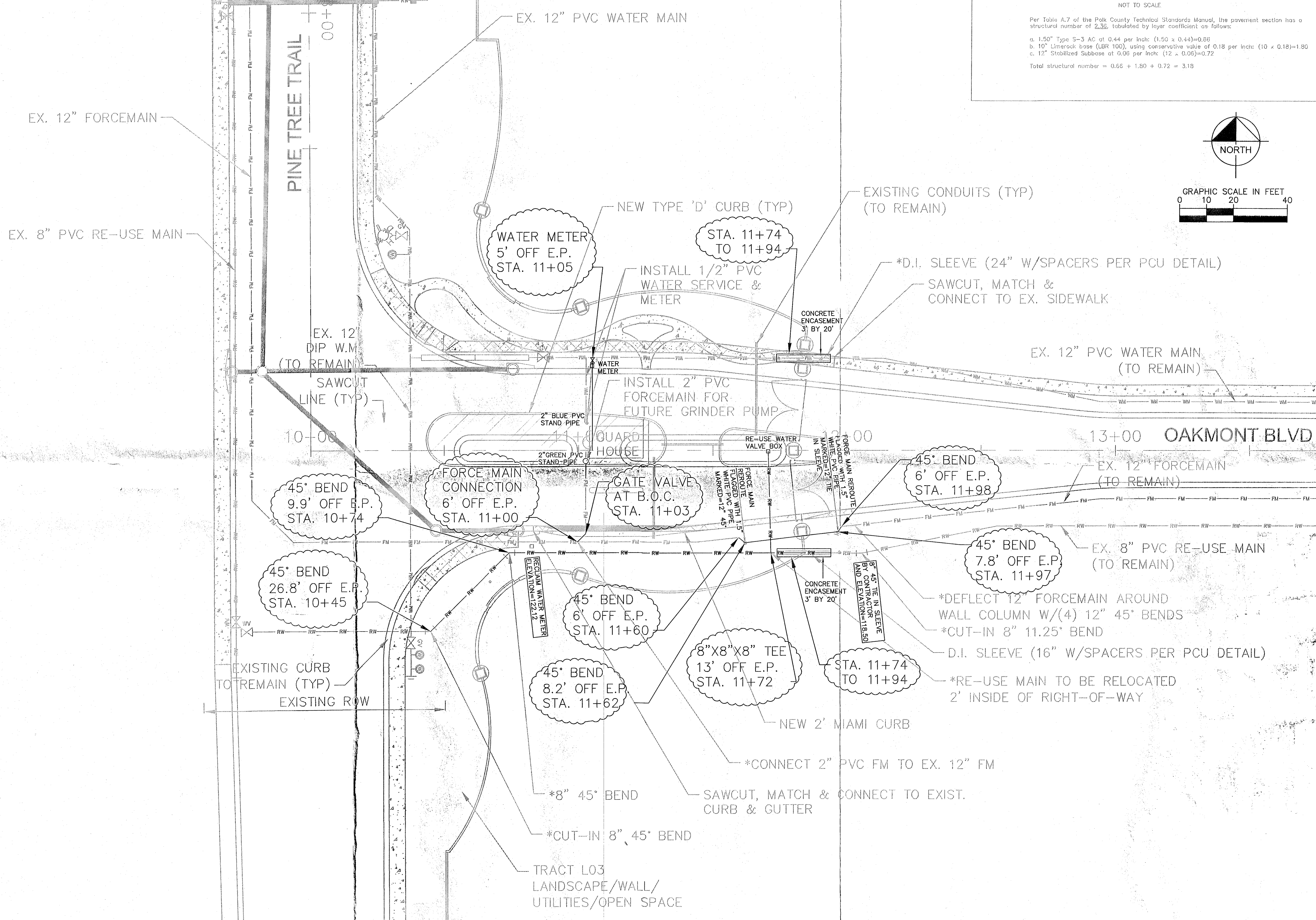
TYPICAL OAKMONT BLVD. PAVEMENT SECTION

NOT TO SCALE

Per Table A.7 of the Polk County Technical Standards Manual, the pavement section has a structural number of 2.35, tabulated by layer coefficient as follows:

- a. 1.50" Type S-3 AC at 0.44 per inch: $(1.50 \times 0.44) = 0.66$
- b. 10" Limerock base (LBR 100), using conservative value of 0.18 per inch: $(10 \times 0.18) = 1.80$
- c. 12" Stabilized Subbase at 0.06 per inch: $(12 \times 0.06) = 0.72$

Total structural number = $0.66 + 1.80 + 0.72 = 3.18$



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

- ### DEMOLITION NOTES:
- ALL AREAS WITHIN THE LIMITS OF DEMOLITION SHALL BE CLEARED AND GRUBBED
 - ALL DEMOLITION SHALL BE WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
 - CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
 - PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN.
 - RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
 - REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.
 - LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION OPERATION.
 - SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
 - DEMOLISH AND COMPLETELY REMOVE FROM SITE, MATERIAL INDICATED ON PLAN OR NOTES.
 - THE USE OF EXPLOSIVES IS NOT PERMITTED.
 - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
 - CONTRACTOR IS TO PROVIDE APPROVED EROSION CONTROL/SEDIMENTATION BARRIERS TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL AS NEEDED ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE.
 - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF DEMOLITION SHALL BE RE-LANDSCAPED AND IRRIGATION SYSTEMS REPAIRED TO PREVIOUS WORKING CONDITIONS.
 - ALL EXISTING CURBING AND ASPHALT PAVEMENT WITHIN THE LIMITS OF DEMOLITION SHALL SAW CUT AND REMOVED UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO FIELD VERIFY PRESENCE OF ALL ASPHALT PAVEMENT WITHIN THE LIMITS OF DEMOLITION.
 - CONTRACTOR IS TO OBTAIN PROPER PERMITS PRIOR TO DEMOLITION OF EXISTING STRUCTURES.
 - CONTRACTOR TO INSTALL SAFETY FENCE AND PROPERLY SIGN/MARK AROUND WORK AND STAGING AREA TO PREVENT PEDESTRIAN TRAFFIC FROM ENTERING.
 - CONTRACTOR SHALL PROVIDE ADEQUATE MAINTENANCE OF TRAFFIC AROUND WORK AND STAGING AREA.
- ### UTILITY NOTES:
- WET TAPS AND TIE-INS SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A POLK COUNTY UTILITIES PERSONNEL IN ACCORDANCE WITH POLK COUNTY UTILITY STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FULL BODY SLEEVE AND TAPPING SLEEVE. TOP LOCATION MUST BE APPROVED IN FIELD AFTER PIPE IS EXPOSED. CONTRACTOR SHALL PROVIDE WRITTEN REQUEST WITH PROPOSED TIME AND DATE OF CONNECTION AT LEAST FIVE WORKING DAYS IN ADVANCE OF PLANNED CONNECTION.
 - ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RE-GRADED AND SOODED TO PRE CONSTRUCTION CONDITIONS.
 - THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROX. ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND ADJUSTMENTS, AS REQUIRED.
 - THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
 - THE LOCATOR OF WATER SERVICE CONNECTIONS OR EXTENSIONS SHALL BE MARKED ABOVE THE GROUND WITH A TWO BY FOUR (2" X 4") POST WHICH SHALL EXTEND ABOVE THE FINISHED GRADE AT LEAST TWENTY-FOUR (24") INCHES AND SHALL BE PAINTED BLUE.
 - THE LOCATOR OF SEWER LATERAL SERVICE CONNECTIONS OR EXTENSIONS SHALL BE MARKED ABOVE THE GROUND WITH A TWO BY FOUR (2" X 4") POST WHICH SHALL EXTEND ABOVE THE FINISHED GRADE AT LEAST TWENTY-FOUR (24") INCHES AND SHALL BE PAINTED RED.
 - ALL PVC WATER LINES SHALL BE BLUE IN COLOR ONLY.
 - ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
 - ALL PIPE AND FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBGRADE 62-555.320(21)(G), F.A.C. USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, WILL HAVE A PREDOMINANT CO-EXTRUDED BLUE EXTERIOR SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIKE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVE GROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
 - THE WATER SYSTEMS SHALL BE CONSTRUCTED TO PROVIDE ALL APPLICABLE STANDARDS IN CHAPTER 62-550, F.A.C. AND THE REQUIREMENTS OF CHAPTER 62-555, F.A.C.
 - THE DRINKING WATER PIPING AND APPURTENANCES MUST COMPLY WITH STANDARDS, REGULATIONS, OR REQUIREMENTS OF THE AMERICAN WATER WORKS ASSOCIATION STANDARDS AS INCORPORATED INTO RULE 62-555.330, F.A.C., IF APPLICABLE. THE DEPARTMENT SHALL ALLOW USE OF PIPE AND APPURTENANCES THAT DO NOT CONFORM TO THESE STANDARDS ONLY IF DOCUMENTATION IS PROVIDED IN ACCORDANCE WITH PARAGRAPH 62-555.320(21)(G), F.A.C.
 - THE DRINKING WATER PIPING AND APPURTENANCES MUST COMPLY WITH STANDARDS, REGULATIONS, OR REQUIREMENTS OF THE NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED UNDER PARAGRAPH 62-555.320(3)(B), F.A.C. IF APPLICABLE. THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO CONFORMANCE WITH THESE STANDARDS, REGULATIONS OR REQUIREMENTS ONLY IF DOCUMENTATION AND ASSURANCE ARE PROVIDED IN ACCORDANCE WITH PARAGRAPH 62-555.320(3)(D), F.A.C.
 - POTABLE WATER AND SANITARY SEWER SYSTEM SHALL BE INSTALLED PER THE POLK COUNTY STANDARD SPECIFICATIONS.
 - ALL WORK SHALL CONFORM TO POLK COUNTY UTILITIES TECHNICAL STANDARDS AND SPECIFICATIONS, ORDINANCE 03-21.
 - PRIOR TO ACCEPTANCE AND OPERATION OF THE WATER AND/OR SEWER SYSTEM, "AS-BUILTS" SHALL BE SUBMITTED - BOTH HARD COPIES AND IN AN ELECTRONIC FORMAT. ELECTRONIC DRAWINGS SHALL BE CO-REFERENCED TO STATE PLANE WEST COORDINATE SYSTEM, NAD 83/90 HORIZONTAL DATUM AND NVD 83 VERTICAL DATUM. FINAL RECORD DRAWINGS SHALL BE SUBMITTED IN ACCORDANCE WITH PCU TSSM SECTION 20.5 AND 3018.4.
 - WATER MAINS TO BE PVC C-900, DR18 AND SERVICE LINES TO BE "ENDOT" PE CONFORMING TO AWWA C800 AND C901.
 - MECHANICAL RESTRAINED JOINT PIPE AND FITTINGS ARE REQUIRED FOR ALL UNDERGROUND MAIN PIPING.
 - IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED IN THE TRENCH BED OF THE UTILITY MAINS THE MATERIAL MUST BE REMOVED AND BACKFILLED TO A DEPTH (MIN. 2' FEET) WHERE THE MINIMUM COMPACTION PER POLK COUNTY SPECIFICATIONS CAN BE OBTAINED.
 - CONTRACTOR SHALL PROVIDE UTILITY AS-BUILTS THAT ARE SIGNED & SEALED BY A REGISTERED SURVEYOR. ALL SANITARY SEWER SERVICE LOCATIONS MUST BE INDICATED ON THE AS-BUILTS BY TYING THEM TO TWO ABOVE GRADE CONSTRUCTS SUCH AS DISTANCE BACK-OFF-CURB, DISTANCE FROM THE LOT LINE, DISTANCE FROM DESIGNATED MANHOLE OR STORM INLET.
 - FORCEMAINS SHALL BE PVC C-900. ALL FORCEMAIN FITTINGS SHALL BE D.I.P. WITH FUSION BONDED EPOXY INTERIOR COATING. FITTINGS SHOULD BE NO GREATER THAN 45" AND SPACING BETWEEN FITTINGS SHALL BE 5' MIN.
 - UTILITY PIPELINES SHALL HAVE 42" OF COVER AS MEASURED BELOW THE NEAREST EDGE OF PAVEMENT ELEVATION, UNLESS THE EXISTING GROUND AT PIPELINE IS LOWER THAN EDGE OF PAVEMENT IN WHICH CASE 36" OF COVER ABOVE THE PIPE SHALL BE PROVIDED.
 - POTABLE WATER CAN NOT BE USED FOR LANDSCAPE IRRIGATION.
 - FORCEMAIN FITTINGS AND GATE VALVES SHALL BE D.I.P. WITH FUSION BONDED EPOXY INTERIOR LININGS AND TWO COAT BITUMASTIC EXTERIOR COATING.

Kimley-Horn and Associates, Inc.
© 2012 KIMLEY-HORN AND ASSOCIATES, INC.
3675 INNOVATION DRIVE, LAKELAND, FL 33812
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM

**DRIVEWAY
MODIFICATION SITE-
DEMOLITION PLAN**

OAKMONT PUD

FLORIDA
POLK COUNTY

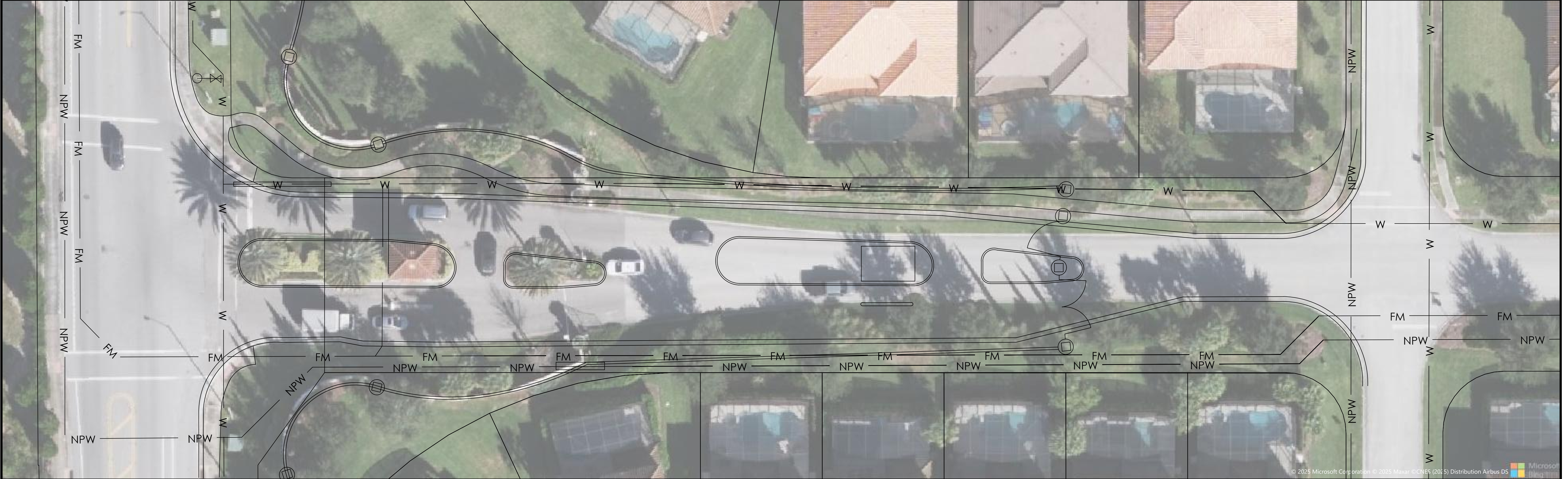
SHEET NUMBER
19A

DATE: 10-25-12
SCALE: AS-SHOWN
DESIGNED BY: TAR
DRAWN BY: TAR
CHECKED BY: MEW
KHA PROJECT: 049897000

11-28-12 TAR
DATE: BY

PER POLK COUNTY COMMENTS
No. REVISIONS

SCANNED



R5					CO. COUNTY	ISSUE DATE: ISSUED_DATE	 <div>Stantec Stantec Consulting Services 777 S. Harbour Island Blvd. Suite 600 Tampa, FL 33602 Phone 813-223-9500 • Fax 813-223-9500 Certificate of Authorization #27013 • www.stantec.com</div>	The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	CLIENT:	CLIENT_A1 CLIENT_A2 CLIENT_B1	START DATE: DATE	TITLE: TITLE_3 TITLE_2 TITLE_1	SEAL:
R4					S-T-R_5	ISSUE DESCRIPTION: ISSUE_DESC					HORIZ SCALE: HORIZ		INDEX NO.: INDEX_NO
R3					S-T-R_4	ISSUE_DESC					VERT SCALE: VERT		SHEET NO.: SHT of TOT
R2					S-T-R_3	LEAD DESIGNER: LEAD_DES			PROJ:	PROJ_NAME 1 PROJ_NAME 2 PROJ_NAME 3		CROSS REF. NUMBER: CROSS_REF	STANTEC PROJECT NUMBER: STANTEC_PROJ_NO
R1					S-T-R_2	LEAD TECHNICIAN: LEAD_TECH							
ΔREV NO.	REVISION DESCRIPTION	DATE 1	REV. DATE	DRN BY/EMP. #	SEC-TWP-RGE								



GUESTS

GUESTS

HOMEOWNERS

GUESTS

GUESTS

HOMEOWNERS



GUESTS

HOMEOWNERS

GUESTS

Tab 2



Solterra Resort CDD Aquatics

Inspection Date:

10/28/2026 1:12 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 0/1

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Pond 0 - Notable lily growth. We have a treatment plan ready for ponds with growth like this. It will be implemented next month once materials arrive. Technicians will continue targeting perimeter grasses and algae until then.

Pond 1 - Dense beneficial growth has overtaken most of the pond. Growth is being managed around the perimeter.
No algae observed.

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

SITE: 2/3

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Pond 2 - Water levels are still very low. Larger, woody vegetation has appeared on the exposed areas. I don't expect these to impede function like nuisance vegetation would. Technicians will take extra care to keep control structures clear to prevent loss of function. No algae observed.

Pond 3 - The higher section in the middle still has terrestrial weeds present from lack of water coverage. As cooler weather moves in, these will be much easier to maintain. No algae observed.

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

Inspection Report

SITE: 4/5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Pond 4 - Duckweed has appeared in areas holding water. This has been common this month in many other communities. Technicians are aware of this trend and treating aggressively when observed. This and other nuisance grasses present were treated during service yesterday. No algae observed.

Pond 5 - Similar conditions as pond 4. Mild new growth of duckweed near the littoral areas. treatment yesterday should begin to clear it up. No algae observed.

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

SITE: 6/7

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Pond 6 - Notable filamentous algae bloom present. This was treated yesterday and this pond is included in next month's plan. Nuisance grasses will continue to be treated until cleared.

Pond 7 - Lilies have covered two of the open areas. We can clear these if requested

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	✗ Other: Duckweed, lilies

Inspection Report

SITE: 8/9

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Pond 8 - This is the best this pond has looked in some time. Most of the algae is decayed and submerging. Very little new nuisance grass growth present. A little more attention the next few visits will have it in great shape.

Pond 9 - Any filamentous algae present is decaying from treatment yesterday. Follow ups for this and nuisance grasses will be done as needed.

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

SITE: 10/11

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Pond 10 - Mild filamentous algae present on the perimeter. This has been noted for treatment next service. More focus on lilies from the shore should prevent additional heavier treatment.

Pond 11 - Terrestrials and lilies are on their way out. Treatment will continue until fully cleared. Filamentous algae has been noted for treatment as well.

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

Inspection Report

SITE: 12/13

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Pond 12 - Any filamentous algae present is decaying from treatment yesterday. A technician will follow up next visit when they address the lilies. The MES on this pond is cracked. An engineer should inspect and recommend repairs or replacement.

Pond 13 - Filamentous algae is present amid spatterdock. A mix to address both simultaneously will be applied next visit. Follow ups will be done as needed.

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

SITE: 14/15

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Similar conditions on both ponds. Algae is decaying from recent treatment and lilies can be controlled with standard methods. Both have been noted for next visit.

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

Inspection Report

SITE: 16/17

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Pond 16 - Mild nuisance grass growth around the perimeter. This was treated yesterday and should begin to decay soon. The filamentous algae is in similar condition.

Pond 17 - Lilies are thick, but can be managed from shore. Addressing these and the nuisance shoreline grasses together will improve conditions quickly. No algae observed.

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

SITE: 18/19

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Pond 18 - Decaying terrestrials and detritus on the surface are making conditions seem worse. The only notable growth is the two small patches of lilies are the only notable growth present. We'll clear these so they don't overtake this small pond. No algae observed.

Pond 19 - Lilies are right about where we want them. If they begin to expand any more, technicians will address. Any algae present is well into decay.

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

Inspection Report

SITE: 20/21

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Pond 20 - The lilies here will definitely be included in the upcoming treatment. Other nuisance grasses present in the littoral area will continue to be addressed. No algae observed.

Pond 21 - Full lily coverage. Another great candidate for heavier treatment next month. No other nuisance growth observed.

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

SITE: 22/23

Condition: Excellent Great ✓ Good Poor ✓ Mixed Condition Improving



Comments:

Pond 22 - This pond still has very little water in it. Any growth is contained to the water's edge and easily maintained.

Pond 23 - Almost complete lily coverage. We'll include this one in next month's plan. Other nuisance grasses will be treated as normal. No algae observed.

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

Inspection Report

SITE: 24/25

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Pond 25 - Spatterdock has gotten a bit thick. I'll note this for some extra attention during regular services. Any nuisance grasses present amid beneficials will be carefully targeted as well. Filamentous algae is well into decay.

Pond 26 - Lilies have reached the point of needing heavy treatment. I believe this pond is shallow enough to be treated on foot. if so, it will b done next service. No algae observed.

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

SITE: 26/27

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pond 26 - There is an odd underwater growth around the perimeter. I'm not sure if it is submersed vegetation or recently submerged terrestrial growth. I'll ask a technician to inspect and report back, then treat accordingly. Otherwise this pond is in excellent condition.

Pond 27 - No algae or nuisance gras observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 28/29

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Pond 28 - I will note this pond for heavier treatment next month. Minimal nuisance grasses and algae will be addressed next visit.

Pond 29 - Still completely dry. Maintenance will continue as needed.

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

SITE:

Condition: Excellent Great Good Poor Mixed Condition Improving

Comments:

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

MANAGEMENT SUMMARY



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The final days of growing season are here. Daytime temperatures are hovering around 80°F which is still enough for algal blooms to rapidly appear. Other key factors will be the driving force for growth moving forward; mainly rain events and residential runoff. It's been an odd season; right now we're seeing pond conditions typically for July. Algal growth has accelerated as grass growth has slowed. I'm curious to see if this winter will be as unprecedented as predicted and how that will affect stormwater systems. Efforts made by technicians now will be crucial to prepare ponds for what may come in the following months.

Mixed pond conditions again this month. Inspecting every pond this month was great timing as we have been creating catered treatment plans for a number of communities. I mentioned earlier any ponds that will be included. The main focus here will be floating vegetation. Most ponds will be treated in the next few weeks by boat for better coverage and will likely have follow ups in another month or so to clear anything that remains. Besides these, nuisance growth is fairly minimal and easily controlled during routine service.

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!

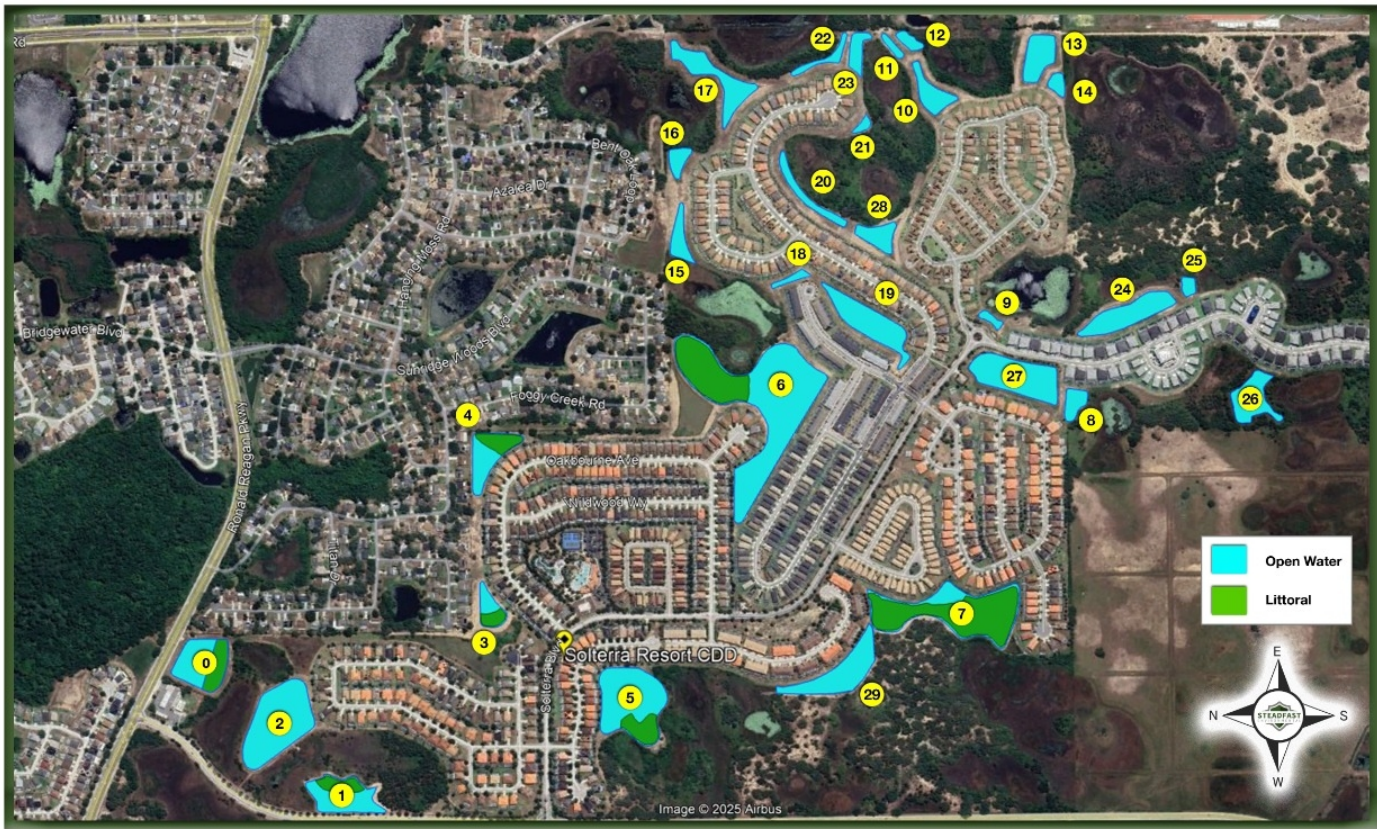
MAINTENANCE AREA



SOLTERRA RESORT CDD

Solterra Blvd, Davenport, FL 33837

Gate Code:



Tab 3

Memorandum

To: Brian Mendes
Rizzetta and Company

Cc: Karan Wienker, Joe Bullins,
Diana Garcia, Larry Roscini,
Angel Ocasio, Ian Mulcock,
Anthony Sandretto and
Michael Oyler and Eric Rothell

From: Jeff Flamisch

Date: October 26, 2026

Re: Solterra Resort
October Inspection

The inspection was performed on Tuesday, October 20, 2026, with Angel Ocasio, Eric Rothell and Larry Roscini from Dora Landscaping.

During the inspection, I found the landscape throughout the resort to be in fairly good condition with the Contractor providing their services in accordance with the contract specifications. The detail portion of their work was in order with the majority of ornamentals, shrubs and groundcover being properly trimmed and shaped and bed lines, tree rings and maintenance strips well defined. There was minimal weed growth present in the landscape and pine straw is holding up well throughout the resort. Their Lawn and Ornamental Program is being administered favorably with the landscape displaying good color with minimal pest and disease activity for this time of year. The irrigation system has been operating properly with no indications of drought stress or oversaturated soil conditions. The fall rotation of bedding plants has been installed near the entrance to the clubhouse. The lazy river and pool areas remain under construction with limited damage to existing irrigation and plant material.

At the time of the inspection, Item 17 from the September report remained incomplete.

The following is a current list of work items for the Contractor to complete or respond to as a result of site observations made during our recent inspection:

- 1) Contractor is requested to install pine fines around the newly installed bedding plants near the main entrance to the clubhouse as soon as possible.

October 26, 2026

Brian Mendes
Rizzetta & Company

Solterra Resort
October Inspection

Page 2 of 4

- 2) Contractor is requested to submit a proposal to remove poorly performing plants from the urns on the west side of the pool area and replace them with new plants, as discussed during the inspection.
- 3) Contractor is requested to submit a proposal to refresh landscape stone in the tree wells and bed spaces throughout the main pool area as soon as possible.
- 4) Contractor is requested to remove a discolored frond from the Queen palm on the north side of the main pool area during their next detail rotation.
- 5) Contractor is requested to submit a proposal to remove the poorly performing Zoysia turf where the lounge chairs have been stored for the lazy river and install new St. Augustine sod as soon as possible. See attached photo.
- 6) **Urgent:** Contractor is requested to provide a supplemental fertilizer application of 8 -2 12 for the Queen and Sabal palms throughout the paver deck in the Lazy River area as soon as possible, closely following guidance provided at the time of the inspection.
- 7) Contractor is requested to prune poorly performing growth from the Reclinata palm on the island in the Lazy River area during their next detail rotation.
- 8) Contractor is requested to secure irrigation risers to their angel iron supports with zip ties and paint them black throughout the resort during their next irrigation maintenance inspections.
- 9) Contractor is requested to remove discolored foliage from the African Iris plantings on the right side of the main entrance to the clubhouse/amenities area during their next detail rotation.
- 10) Contractor is requested to schedule the seasonal Date palm pruning in the month of November, prioritizing those palms that will receive holiday light installations. All pruning must follow contract specifications regarding trunk maintenance frond profile.
- 11) Contractor is requested to remove three poorly performing and damaged Indian Hawthorne plants on the south side of the clubhouse during their next detail rotation. No replacements are needed at this time.

October 26, 2026

Brian Mendes
Rizzetta & Company

Solterra Resort
October Inspection

Page 3 of 4

- 12) Contractor is requested to prune the damaged growth from the Juniper plantings on the south side of the parking area for the clubhouse during their next detail rotation. See attached photo.
- 13) Contractor is requested to monitor for and treat weed growth in the St. Augustine turf areas throughout the resort as soon as possible, following a strict regimen for optimal control.
- 14) Contractor is requested to prune poorly performing growth from the Magnolia tree near the entrance to Solterra Springs during their next detail rotation.
- 15) Contractor is requested to provide a supplemental fertilizer application of 'Acti-sol' for Magnolia trees throughout the entrance to Solterra Springs, during their next detail rotation.
- 16) Contractor is requested to prune dead branching from the Magnolia and Pine trees throughout the entrance to Solterra Springs during their next detail rotation. See attached photo.
- 17) Urgent: Contractor is requested to apply a nutritional root drench for Live Oak trees near the traffic circle along Oakbourne Drive, as soon as possible following guidance provided at the time of the inspection.
- 18) Contractor is requested to cut back poorly performing growth from the Viburnum Suspensum planting near the parking area at the intersection of Oak Spring Lane and Oak Moss Lane during their next detail rotation.
- 19) Contractor is requested to lightly prune the Blue Plumbago plantings near the monument sign at the main entrance to the resort during their next detail rotation.
- 20) Contractor is requested to prune discolored growth from the Variegated Shell Ginger planting on the right side of Solterra Boulevard near the entrance gate during their next detail rotation.
- 21) Contractor is requested to continue the seasonal cutback of the Fakahatchee and Spartina Grass plantings, closely following guidance provided at the time of the inspection.
- 22) Contractor is requested to prune dead branching from the Pine trees in the common area along Terrasonesta Drive, during their next detail rotation.

October 26, 2026

Brian Mendes
Rizzetta & Company

Solterra Resort
October Inspection

Page 4 of 4

- 23) Contractor is requested to prune discolored foliage and spent blooms from Crinum Lily plantings in the common area at the intersection of Oak Green Loop and Broad Oak Drive, during their next detail rotation. See attached photo.
- 24) Contractor is requested to repair a damaged irrigation valve box in the St. Augustine turf in the common area of Oak Green Loop and Broad Oak Drive as soon as possible. See attached photo.
- 25) Contractor is requested to cut back the poorly performing Agapanthus plantings on the east side of the common area at the intersection of Oakmoss Loop and Oak Reflection Loop during their next detail rotation.



Item 5



Item 12



Item 16



Item 23



Item 24

Tab 4

Dora Landscaping, LLC

4401 Hogshead Rd
Apopka, FL 32703
(407) 886-3103
www.doralandscaping.com



Estimate

ADDRESS
Solterra Resort CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

ESTIMATE 8534
DATE 10/21/2026

DIVISION
Irrigation

DESCRIPTION	QTY	RATE	AMOUNT
Initial Round of Valve/Decoder Investigation - Blvd Timer #1 (Front Entrance)			
Technician Labor	30	75.00	2,250.00
Miscellaneous Parts (2-wire cable & wire connectors)	10	50.00	500.00

Budgetary Investigation Proposal. Time & Materials quote not to exceed without further approval. Actual parts & labor used to be reflected on billing invoice. Additional Proposal(s) to be submitted as required for approval. This proposal is for an initial round of investigation into the issue(s) with the Blvd Timer #1 located behind the wall at the main entrance on the left/exit side. There is a new Hunter ACC2 decoder controller that was recently installed to replace the previous controller damaged by lightning. With a functioning timer in place, we attempted to test the valves & decoders. The decoders/valves for Zones #1 - #41 did not respond. Only Zones #42 - #49 appeared to respond to a decoder inventory test. The lack of response from the decoders to the inventory testing could be due to a wiring issue and/or faulty decoders. Further tracking & investigation is required to locate & determine the Issue(s) & solution(s).

TOTAL **\$2,750.00**

Accepted By

Accepted Date

Tab 5

Dora Landscaping, LLC

4401 Hogshead Rd
Apopka, FL 32703
(407) 886-3103
www.doralandscaping.com



Estimate

ADDRESS
Solterra Resort CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

ESTIMATE 8572
DATE 10/23/2026

DIVISION
Enhancements

DESCRIPTION	QTY	RATE	AMOUNT
Pinestraw			
Pine Straw Per Bale	2,100	8.50	17,850.00
TOTAL			\$17,850.00

Accepted By

Accepted Date

Tab 6

Dora Landscaping, LLC

4401 Hogshead Rd
Apopka, FL 32703
(407) 886-3103
www.doralandscaping.com



Estimate

ADDRESS
Solterra Resort CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

ESTIMATE 8571
DATE 10/23/2026

DIVISION
Enhancements

DESCRIPTION	QTY	RATE	AMOUNT
Mulch at Clubhouse			
Mulch Per Cubic Yard	72	65.00	4,680.00
TOTAL			\$4,680.00

Accepted By

Accepted Date

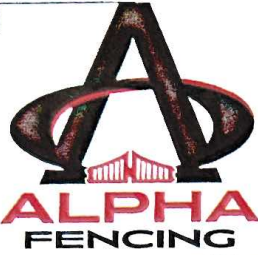
Tab 7

Amazon Design Graphics, Inc
590 Shoal Creek Dr.
Ocoee, FL 34761

Estimate no.: 1026
Estimate date: 10/19/2026

Accepted date	Accepted by
---------------	-------------

Tab 8



DATE: 10/26/26

CLIENTS NAME: SULTERRA RESORT (BOWEN RD EXIT)

ADDRESS: 5200 SULTERRA BLVD DAVENPORT, FL 33837

PERMIT YES ☒ NO

HOA YES ☒ NO

PRE-WORK: CLEAR FENCE PATH

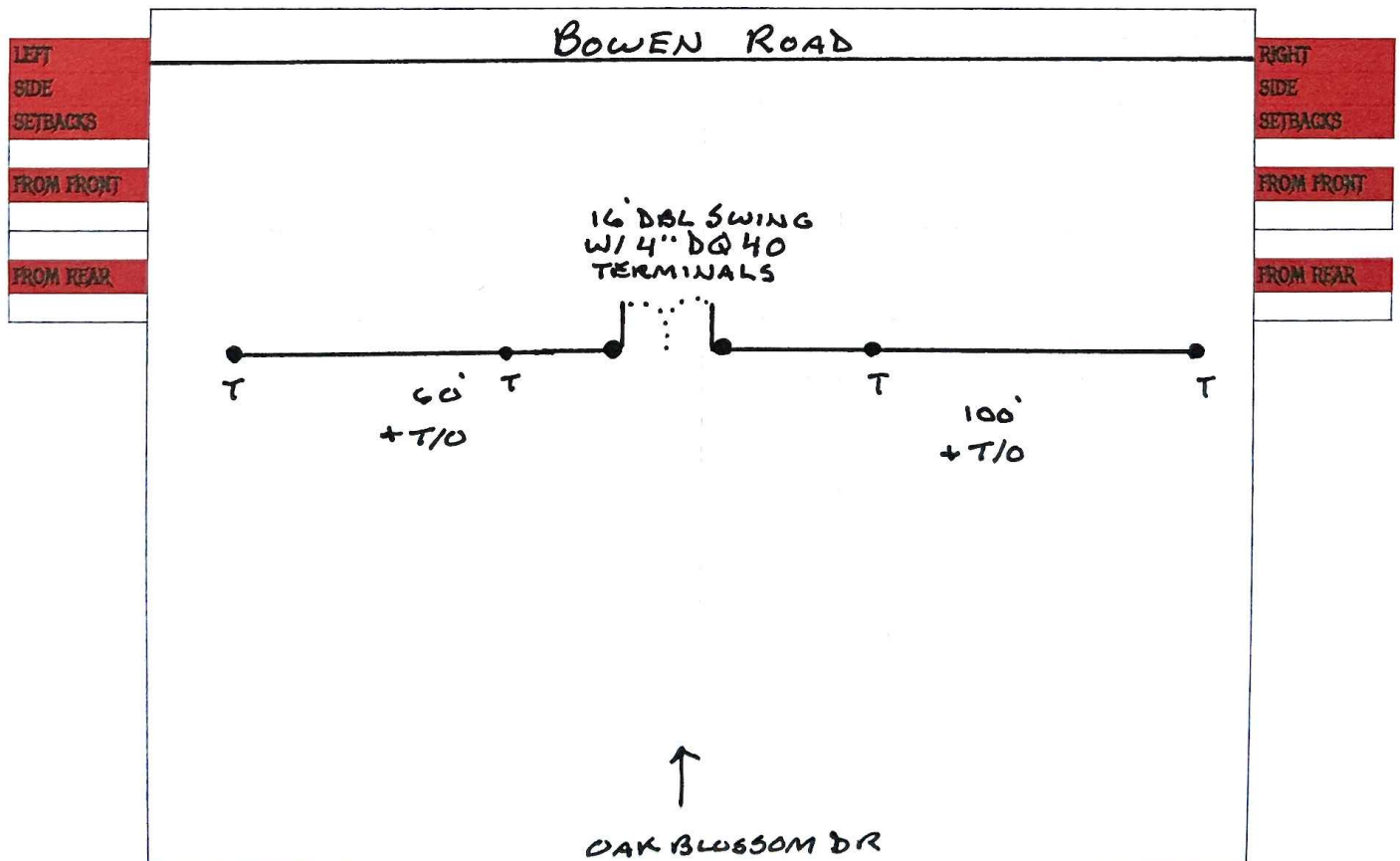
TEAR OUT YES ☒ NO

T/O FEET 180'

T/O MATERIAL ALUMINUM

FENCE STYLE	TOTAL FT	HEIGHT	WIDTH	COLOR	GATE TOTAL	GATE STAYS	HEIGHT	WIDTH
VINYL PRIVACY					1	DOUBLE SWING	6'	16'
VINYL PICKET								
ALUMINUM								
CHAIN LINK	160'	6'	10'	BLACK	STYLE & SPECS		LEVEL OF FENCE	
WOOD					COMMERCIAL BLACK		(GRD) MID TOP N/A	
CUSTOM					CHAIN LINK / DQ40 + 9 GA		GRD MID TOP N/A	

FENCE STYLE	TOTAL FT	HEIGHT	WIDTH	COLOR	GATE TOTAL	GATE STAYS	HEIGHT	WIDTH
VINYL PRIVACY								
VINYL PICKET								
ALUMINUM								
CHAIN LINK					STYLE & SPECS		LEVEL OF FENCE	
WOOD							GRD MID TOP N/A	
CUSTOM							GRD MID TOP N/A	



TEAR OUT

180'	TEAR OUT + HAUL AWAY	TOTAL	180'	\$5/FT
------	----------------------	-------	------	--------

\$900

FOOTAGE

160'	6" BLACK COMM CHAIN LINK	TOTAL	160'	\$28/FT
------	--------------------------	-------	------	---------

\$4,480

		TOTAL		
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		TOTAL		
--	--	-------	--	--

GATES

1	16'W X 6'H DOUBLE SWING GATE	TOTAL	1	\$3,200/EA
---	------------------------------	-------	---	------------

\$3,200

		TOTAL		
--	--	-------	--	--

		TOTAL		
--	--	-------	--	--

		TOTAL		
--	--	-------	--	--

ADDITIONAL STYLES/MATERIAL

		TOTAL		
--	--	-------	--	--

		TOTAL		
--	--	-------	--	--

FENCE TOTAL



ORDER BEFORE YOU DIG 811



HELP WITH HOA



PERMIT



CONCRETE ALL POSTS



MANUFACTURER WARRANTY



WORKMANSHIP WARRANTY 1 YEAR



GALVANIZED INSERTS IN ALL RAILS



ALUMINUM INSERTS IN ALL GATES



GALVANIZED FRAME ALL GATES



MADE IN THE U.S.A.

NEW TOTAL	\$8,580
DEPOSIT	508

COMMENTS:

I HEREBY CERTIFY THAT I AM THE OWENR OF THE PROPERTY REFERENCED ABOVE. I ALSO, HEREBY ATTEST TO BE AUTHORIZED TO ENTER INTO THIS CONTRACT WITH ALPHA FENCING, LLC FOR SAID PROPERTY.

TERMS AND CONDITIONS: 50% DEPOSIT; BALANCE DUE UPON COMPLETION. PROPOSAL IS GOOD FOR 30 DAYS.

ACCEPTANCE OF PROPAOSAL: THE ABOVE SPECIFICATIONS, PRICING, TERMS AND CONDITIONS ARE SATISFACTORY AND HEREBY ACCEPTED.
ALPHA FENCING, LLC IS AUTHORIZED TO ORDER THE FENCE MATERIALS AND TO INITIATE THE WORK, IN ACCORDANCE WITH THE CONTRACT AND
PAYMENTS WILL BE MADE AS INDICATED ABOVE. ALL FENCE MATERIALS ARE TO REMAIN THE PROPERTY OF ALPHA FENCING LLC UNTIL THE
FINAL BALANCE IS PAID IN FULL.

OWNER SIGNATURE: _____

DATE: _____



KNOX

EMERGENCY ACCESS
KEEP CLOSED
AUTHORIZED PERSONNEL ONLY

Tab 9

MINUTES OF MEETING

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

SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Solterra Resort Community Development District was held on **October 2, 2026, at 10:10 a.m.** at **The Villatel Village Event Center** located at **1713 Oak Blossom dr, Davenport, Florida, 33837.**

Present and constituting a quorum:

Brian Meert	Board Supervisor, Chairman
Deborah Higham	Board Supervisor, Vice Chairman-Amenities
Bobby Voisard	Board Supervisor, Assistant Secretary-Security
Karan Wienker	Board Supervisor, Assistant Secretary-Landscaping

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Joe Bullins	General Manager, Artemis Lifestyles
Mark Zollo	F&B Manager, Artemis Lifestyles
Savannah Hancock	District Counsel, Kilinski Van Wyk
	<i>(Via Phone)</i>
Greg Woodcock	District Engineer, Stantec
	<i>(Via Phone)</i>
Angel O	Dora Landscaping
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order at 10:10 a.m. and conducted roll call, confirming quorum.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 3-0 vote, the Board motioned for a continuance of the meeting on 10/02/2026 at 10:25 a.m., at the Solterra Clubhouse – 5200 Solterra Blvd, Davenport, FL 33837, for Solterra Resort Community Development District.

SECOND ORDER OF BUSINESS

Public Comment

A member of the audience commented on the guard entryway enhancement projects, stating that he does not believe the proposed plan will help.

The members of the Board responded to the resident's comments regarding the guard entryway enhancement project.

A member of the audience commented on the lack of activities for toddlers, speeding, vendors and trash issues within the community.

The members of the Board responded to the inquiries.

THIRD ORDER OF BUSINESS

District Engineer

1. Review of RFQ for Architectural Services
2. Consideration of RFQ for Architectural Services

Mr. Woodcock reviewed the proposed RFQ scope with the members of the Board.

Miss Hancock reviewed the legal aspects of the RFQ with the members of the Board.

Members of the Board and district staff reviewed the scope of services, options and the photos on the RFQ.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 3-1 vote, Mr. Voisard opposed, the Board approved the RFQ for Architectural Services, in substantial form, for Solterra Resort Community Development District.

FOURTH ORDER OF BUSINESS

Aquatic Maintenance Updates

1. September 2026 Waterway Inspection Report

Mr. Goldrick reviewed pond updates with the members of the Board.

Members of the Board and district staff discussed overall pond maintenance and considered using a designated pond for fishing.

Mr. Woodcock stated he would review if fishing is allowed in CDD ponds.

FIFTH ORDER OF BUSINESS

Pool Operations Updates

1. Updates on Pool Resurface Project

The members of the Board and district staff reviewed the proposed change orders for repairs on the lazy river joint proof for \$8,500.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-0 vote, the Board approved District Counsel to add a change order for the pool resurface repairs, for Solterra Resort Community Development District.

SIXTH ORDER OF BUSINESS

Landscape Maintenance Updates

1. Consideration of Landscape Renovation Plan

The members of the Board and district staff discussed the overall landscape operations in the community.

The members of the Board discussed the irrigation repairs that were done in between Board meetings.

Dora landscaping reported on the issues with the utility company damaging CDD landscape.

Members of the Board and district staff discussed the lazy river enhancements.

Mr. Mendes stated he would inquire if the design fee also included the irrigation flow.

On a motion by Ms. Wienker, seconded by Ms. Higham, with a 4-0 vote, the Board approved not to exceed \$3,000.00 for landscape design, contingent on Ms. Higham's approval of the final proposal, for Solterra Resort Community Development District.

SEVENTH ORDER OF BUSINESS

F&B Operations Updates

1. Updates on Kitchen Equipment Purchase Order

2. Consideration of A/C Installation Proposal

Mr. Zollo reviewed food and beverage operations updates with the members of the Board.

Mr. Zollo commented on the struggles with the current pool repairs.

Angel with Dora, commented on the not to exceed \$3000 for the lazy river.

The Board and district staff reviewed food and beverage reports and revenue.

The Board and district staff discussed labor control.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-0 vote, the Board approved not to exceed \$18,959.56 for A/C enhancements, pending the Chairmans' approval , for Solterra Resort Community Development District.

EIGHTH ORDER OF BUSINESS

General Manager Updates Report

1. Updates on Branding Consultants

Mr. Bullins reviewed the general operations report with the members of the Board.

Mr. Bullins reviewed labor cost and service focus plan with the members of the Board and district staff.

The Board and district staff reviewed branding consulting updates.

The members of the Board and district staff discussed updates on lawn completion and usage.

NINTH ORDER OF BUSINESS

Board of Supervisors

1. Discussion of Investment Funds

On a motion by Ms. Higham, seconded by Mr. Meert, with a 4-0 vote, the Board approved staff to move \$1,000,000.00 of surplus, into the FI Class Account, for Solterra Resort Community Development District.

The members of the Board took recess at 12:36 p.m. and reconvened at 1:00 p.m.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Updates on Trademark Project

Ms. Hancock reviewed trademark findings with the members of the Board.

The members of the Board directed District Counsel to proceed forward with trade marking "Solterra Resort".

Ms. Hancock reviewed updates on Symliv with the Board and stated agreement is pending completion.

Members of the Board and district staff discussed amenity transitions.

Ms. Hancock reviewed updates on web development agreement with the members of the Board.

Members of the district staff discussed partnering with the HOA for future website enhancements for the community.

B. District Manager

1. Discussion of Staff Interaction

2. Discussion of Liaison Role Responsibility

Mr. Mendes reviewed the upcoming town hall with the members of the Board, in which District Counsel will host a training on Sunshine Law.

On a motion by Mr. Meert, seconded by Ms. Wienker, with a 4-0 vote, the Board revoked security access for staff members, allowing only oversight of security, for Solterra Resort Community Development District.

The members of the board and district staff discuss private access issues.

Mr. Mendes reviewed the altercation reported at the front gate with the Board of Supervisors.

Mr. Mendes stated the residents are requesting full enforcement of the rules.

The members of the Board directed district staff to enforce the existing rules based on this infraction.

Mr. Mendes reviewed the reports of negative staff interactions with the members of the Board.

ELEVENTH ORDER OF BUSINESS

Consideration of the Meeting Minutes of the Board of Supervisors Meeting Held on September 11, 2026

The members of the Board reviewed and approved the Meeting Minutes of the Board of Supervisors Meeting Held on September 11, 2026.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 3-0 vote , the Board approved the Meeting Minutes of the Board of Supervisors Meeting Held on September 11, 2026, for Solterra Resort Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of District Items

1. Vermana – Lazy River Heater Fences

The Board reviewed items for ratification.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 3-0 vote, the Board ratified Vermana's Lazy River Heater Fence Proposal for Solterra Resort Community Development District.

THIRTEENTH ORDER OF BUSINESS

Shade Session

On a motion by Ms. Higham, seconded by Mr. Meert, with a 3-0 vote, the Board entered the shade session at 1:45 p.m. for Solterra Resort Community Development District.

On a motion by Ms. Higham, seconded by Mr. Meert, with a 3-0 vote, the Board closed the shade session at 2:03 p.m. for Solterra Resort Community Development District.

On a motion by Mr. Voisard, seconded by Ms. Higham, with a 3-0 vote, the Board

approved not to exceed \$29,288.60, for KingVision Security LLC proposal, and terminating the security agreement with Envera, for Solterra Resort Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Supervisor Requests &
Audience Comments**

No requests or comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Higham, seconded by Mr. Meert, with a 3-0 vote, the Board adjourned the Board of Supervisors' Meeting at 2:04 p.m. for Solterra Resort Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

October 2, 2026, Minutes of Meeting

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

DRAFT

Tab 10

Solterra Resort Community Development District

DISTRICT OFFICE · ORLANDO, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures August 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$200,608.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ace Home & Supply Center	300544	124499/1	Supplies 08/26	\$ 559.99
Ace Home & Supply Center	300544	124552/1	Supplies 08/26	\$ 349.99
Ace Home & Supply Center	300544	124579/1	Supplies 08/26	\$ 29.75
Amenity Services LLC	300519	2812	Clubhouse Facility Maintenance 08/26	\$ 1,000.00
Amenity Services LLC	300525	2815	Porter Sevice 08/26	\$ 700.00
Aqua Chill of Orlando, LLC	300545	88563	Water Services 08/26	\$ 90.00
Bobby Voisard	300533	BV080726	Board of Supervisors Meeting 08/07/26	\$ 200.00
Brian Meert	300534	BM080726	Board of Supervisors Meeting 08/07/26	\$ 200.00
Central Florida Gas	20260810-3	200000346664-072126	Utility Services 07/26	\$ 301.72
Cintas Corporation	20260804-1	4277463997	Janitorial Supplies 07/26	\$ 222.43
Cintas Corporation	20260811-1	4278274789	Janitorial Supplies 08/26	\$ 222.43
Cintas Corporation	20260818-1	4279026976	Janitorial Supplies 08/26	\$ 222.43
Cintas Corporation	20260825-1	4279763091	Janitorial Supplies 08/26	\$ 222.43

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Classic Magic Entertainment LLC	300551	202300319	Social Event 08/26	\$ 500.00
Crew Entertainment Inc.	300520	5962	Special Events 08/26	\$ 600.00
Crew Entertainment Inc.	300537	5964	Special Events 08/26	\$ 150.00
Deborah Higham	300535	DH080726	Board of Supervisors Meeting 08/07/26	\$ 200.00
Dora Landscaping LLC	300521	16118	Landscape Maintenance 08/26	\$ 19,946.50
Duke Energy	20260810-1	910082280489-071726	000 Solterra Blvd 07/26	\$ 809.95
Duke Energy	20260803-1	910082280679-070926	7102 Oakmoss Loop 06/26	\$ 30.80
Duke Energy	20260803-1	910082280835-070926	4000 Oakmont Blvd 06/26	\$ 56.21
Duke Energy	20260803-1	910082281034-070926	6022 Broad Oak Dr 06/26	\$ 30.80
Duke Energy	20260803-1	910082281232-070926	0 Solterra Blvd 06/26	\$ 1,367.18
Duke Energy	20260803-1	910082281539-070926	5456 Misty Oak Cir PUMP 06/26	\$ 30.80
Duke Energy	20260819-1	910082281688-072726	00000 Oakmont Blvd 07/26	\$ 485.56
Duke Energy	20260803-1	910082282209-070926	7310 Oakmoss Loop 06/26	\$ 30.80

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260803-1	910082282382-070926	7524 Oak Spring Lane 06/26	\$ 30.80
Duke Energy	20260806-1	910082282564-071426	000 Oakmont Blvd 06/26	\$ 1,106.74
Duke Energy	20260803-1	910082331102-070926	4000 Oakmont Blvd 06/26	\$ 210.49
Duke Energy	20260827-1	910082331318-080426	00 Solterra Blvd 07/26	\$ 1,056.92
Duke Energy	20260819-1	910082331491-072826	5290 Solterra Blvd 07/26	\$ 30.80
Duke Energy	20260803-1	910082331714-070926	7632 Oak Spring Ln 06/26	\$ 19.50
Duke Energy	20260805-1	910082331904-071326	0 Oakmont Blvd 06/26	\$ 4,671.12
Duke Energy	20260824-1	910082332054-073026	5200 Oakmont Blvd 07/26	\$ 10,150.54
Duke Energy	20260821-1	910088635266-072926	000 Oakmont Blvd 07/26	\$ 912.71
Duke Energy	20260812-1	910088635414-072026	000 Solterra Blvd 07/26	\$ 1,369.03
Duke Energy	20260824-1	910088635563-073026	7900 Oak Reflection Loop 07/26	\$ 36.25
Envera Systems	300522	771691	Security Monitoring & Maintenance 09/26	\$ 1,481.45
Florida Department of Revenue	20260818-2	5880171561288-073126	Sales & Use Tax 07/26	\$ 5,707.95

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FTI/Florida Training & Investigations	300538	232041351	Security Services 07/08/26-08/06/26	\$ 35,650.00
Garden City Westbrook Holdco, LLC	300539	544257	Management Services 08/26	\$ 1,030.00
Garden City Westbrook Holdco, LLC	300526	C30735	Quarterly Maintenance 07/26	\$ 623.28
Insyte Security, LLC	300546	24000	Monthly Support Fee 08/26	\$ 710.00
Insyte Security, LLC	300530	24063	Gate Repair 08/26	\$ 32.47
Island Breeze Affiliates, Inc.	300514	IBA-JULY26	Social Event 07/26	\$ 3,500.00
Janitorial Superstore	300531	53808	Cleaning Supplies 08/26	\$ 369.50
Janitorial Superstore	300547	54299	Cleaning Supplies 08/26	\$ 590.63
Karan Wienker	300536	KW080726	Board of Supervisors Meeting 08/07/26	\$ 200.00
Kilinski Van Wyk, PLLC	300540	15747	Legal Services 07/26	\$ 5,709.02
Maria Rojas	300515	000017	Special Events 07/26	\$ 340.00
Maria Rojas	300523	000018	Special Events 07/26	\$ 340.00
Maria Rojas	300541	000019	Special Events 08/26	\$ 340.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Maria Rojas	300548	000020	Special Events 08/26	\$ 340.00
Polk County BOCC	20260810-2	7306833	Water Services 06/26	\$ 3,051.45
Polk County BOCC	20260810-2	7306884	Reclaimed Water 06/26	\$ 8,963.65
Polk County BOCC	20260810-2	7306937	Reclaimed Water 06/26	\$ 103.08
Polk County BOCC	20260810-2	7307239	Reclaimed Water 06/26	\$ 136.06
Polk County BOCC	20260810-2	7307240	Reclaimed Water 06/26	\$ 109.95
Polk County BOCC	20260810-2	7307241	Reclaimed Water 06/26	\$ 1,978.45
Polk County BOCC	20260810-2	7308260	Reclaimed Water 06/26	\$ 54.92
Polk County BOCC	20260810-2	7308442	Reclaimed Water 06/26	\$ 10.50
Polk County BOCC	20260810-2	7308484	Reclaimed Water 06/26	\$ 546.00
Polk County BOCC	20260810-2	7308494	Reclaimed Water 06/26	\$ 75.59
Polk County BOCC	20260810-2	7308496	Reclaimed Water 06/26	\$ 106.53
Polk County BOCC	20260810-2	7308497	Reclaimed Water 06/26	\$ 442.42

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Polk County BOCC	20260810-2	7308536	Reclaimed Water 06/26	\$ 91.06
Proptia	300524	10554	Security Monitoring & Maintenance 08/26	\$ 775.00
Proptia	300552	10687	Security Monitoring & Maintenance 08/26	\$ 300.00
Resort Pool Services	300549	33349	Pool Repairs 08/26	\$ 270.00
Resort Pool Services	300527	AV32691	Filter Replacements (125) 07/26	\$ 6,250.00
Resort Pool Services	300516	AV33113	Pool Maintenance 08/26	\$ 9,330.00
Rizzetta & Company, Inc.	300513	INV0000111392	Accounting Services 08/26	\$ 4,894.75
Spectrum	20260814-1	0024657072526	Internet Services 08/26	\$ 1,113.92
Stantec Consulting Services, Inc.	300550	2603584	Engineering Services 07/26	\$ 3,024.50
Steadfast Environmental, LLC (San Antonio, FL)	300517	SA-26549	Aquatic Maintenance 08/26	\$ 2,393.00
SunScape Landscape Management Services, Inc.	300528	15217	Landscape Maintenance 08/26	\$ 2,150.00
TPG Lighting LLC	300518	100897	Street Lights 07/26	\$ 3,304.80
Waste Connections of Florida	20260806-2	1610034W460	Compactor Charge 07/26	\$ 991.60

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Xerox Business Solutions	300532	IN4082082	Printer Contract 08/26	\$ 1,388.49
Xerox Financial Services	300542	42529923	Contract 211-0984566-001 08/26	\$ 368.53
Yellowstone Landscape	300543	1144650	Palm Trimming 01/26	\$ 26,200.72
Yellowstone Landscape	300543	1144651	Irrigation Repair 01/26	\$ 193.01
Yellowstone Landscape	300543	1144652	Irrigation Repair 04/26	\$ 352.95
Yellowstone Landscape	300543	1144653	Irrigation Repair 04/26	\$ 352.95
Yellowstone Landscape	300543	1147007	Monthly Landscape Maintenance 04/26	<u>\$ 16,166.00</u>
Report Total				<u>\$ 200,608.85</u>

Solterra Resort Community Development District

DISTRICT OFFICE · ORLANDO, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures September 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$365,138.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amenity Services LLC	300567	2832	Porter Sevice 09/26	\$ 700.00
Amenity Services LLC	300557	2833	Porter Sevice 09/26	\$ 1,000.00
Aqua Chill of Orlando, LLC	300568	89184	Water Services 09/26	\$ 150.00
Aqua Chill of Orlando, LLC	300572	89425	Water Services 09/26	\$ 165.00
Artemis Lifestyle Services, Inc.	300555	ALS-SOLT-2026-07R	Maintenance Labor 07/26	\$ 101,727.08
Artemis Lifestyle Services, Inc.	300587	ALS-SOLT-2026-08	Maintenance Labor 08/26	\$ 102,124.51
Bobby Voisard	300579	RV091126	Board of Supervisors Meeting 09/11/26	\$ 200.00
Brian Meert	900005	754-091426	Reimbursable Expense 09/26	\$ 20.00
Brian Meert	300580	BM091126	Board of Supervisors Meeting 09/11/26	\$ 200.00
Central Florida Gas	20260908-4	200000346664-081926	Utility Services 07/26	\$ 301.72
Cintas Corporation	20260901-1	4280552551	Maintenance & Repair 08/26	\$ 222.43
Cintas Corporation	20260909-1	4281300777	Maintenance & Repair 09/26	\$ 222.43
Cintas Corporation	20260915-1	4281908415	Maintenance & Repair 09/26	\$ 222.43

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cintas Corporation	20260922-1	4282826485	Maintenance & Repair 09/26	\$ 222.43
Cintas Corporation	20260929-1	4283565401	Maintenance & Repair 09/26	\$ 222.10
Deborah Higham	300581	DH091126	Board of Supervisors Meeting 09/11/26	\$ 200.00
Dora Landscaping LLC	300558	16349	Landscape Maintenance 09/26	\$ 19,946.50
Duke Energy	20260910-1	910082280489-081826	000 Solterra Blvd 08/26	\$ 809.95
Duke Energy	20260902-1	910082280679-081026	7102 Oakmoss Loop 07/26	\$ 30.80
Duke Energy	20260902-1	910082280835-081026	4000 Oakmont Blvd 07/26	\$ 51.58
Duke Energy	20260902-1	910082281034-081026	6022 Broad Oak Dr 07/26	\$ 30.80
Duke Energy	20260902-1	910082281232-081026	0 Solterra Blvd 07/26	\$ 1,367.18
Duke Energy	20260902-1	910082281539-081026	5456 Misty Oak Cir PUMP 07/26	\$ 30.80
Duke Energy	20260918-1	910082281688-082626	00000 Oakmont Blvd 08/26	\$ 485.56
Duke Energy	20260902-1	910082282209-081026	7310 Oakmoss Loop 07/26	\$ 30.80
Duke Energy	20260902-1	910082282382-081026	7524 Oak Spring Lane 07/26	\$ 30.80

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260908-2	910082282564-081326	000 Oakmont Blvd 07/26	\$ 1,106.74
Duke Energy	20260902-1	910082331102-081026	4000 Oakmont Blvd 07/26	\$ 181.61
Duke Energy	20260925-1	910082331318-090226	00 Solterra Blvd 08/26	\$ 1,051.93
Duke Energy	20260921-1	910082331491-082726	5290 Solterra Blvd 08/26	\$ 30.80
Duke Energy	20260902-1	910082331714-081026	7632 Oak Spring Ln 07/26	\$ 19.44
Duke Energy	20260904-1	910082331904-081226	0 Oakmont Blvd 07/26	\$ 4,671.12
Duke Energy	20260921-1	910082332054-082826	5200 Oakmont Blvd 08/26	\$ 9,398.77
Duke Energy	20260921-1	910088635266-082726	000 Oakmont Blvd 08/26	\$ 912.71
Duke Energy	20260911-1	910088635414-081926	000 Solterra Blvd 08/26	\$ 1,369.03
Duke Energy	20260921-1	910088635563-082826	7900 Oak Reflection Loop 08/26	\$ 36.32
Envera Systems	300559	772746	Security Monitoring & Maintenance 10/26	\$ 1,555.54
Florida Department of Revenue	20260918-3	5880171561288-083126	Sales & Use Tax 08/26	\$ 3,313.12
FTI/Florida Training & Investigations	300573	232041354	Security Services 08/07/26-09/05/26	\$ 36,300.00

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Insyte Security, LLC	300574	24280	Monthly Support Fee 09/26	\$ 270.00
Island Breeze Affiliates, Inc.	300560	IBA-AUG26	Social Event 08/26	\$ 2,475.00
Janitorial Superstore	300570	54915	Cleaning Supplies 09/26	\$ 1,270.13
John Young Corporation	300561	INV-0321	Fitness Equipment Maintenance & Repair 09/26	\$ 539.59
John Young Corporation	300561	INV-0324	Fitness Equipment Maintenance & Repair 09/26	\$ 295.00
Karan Wienker	300582	KW091126	Board of Supervisors Meeting 09/11/26	\$ 200.00
Kilinski Van Wyk, PLLC	300575	15988	Legal Services 08/26	\$ 4,544.28
Maria Rojas	300562	000021	Special Events 08/26	\$ 340.00
Maria Rojas	300562	000022	Special Events 09/26	\$ 340.00
Maria Rojas	300571	000023	Special Events 09/26	\$ 340.00
Polk County BOCC	20260908-1	7382229	Water Services 07/26	\$ 1,700.95
Polk County BOCC	20260908-1	7382280	Reclaimed Water 07/26	\$ 6,812.79
Polk County BOCC	20260908-1	7382333	Reclaimed Water 07/26	\$ 103.08

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Polk County BOCC	20260908-1	7382634	Reclaimed Water 07/26	\$ 196.30
Polk County BOCC	20260908-1	7382635	Reclaimed Water 07/26	\$ 109.95
Polk County BOCC	20260908-1	7382636	Reclaimed Water 07/26	\$ 2,718.45
Polk County BOCC	20260908-1	7383653	Reclaimed Water 07/26	\$ 43.87
Polk County BOCC	20260908-1	7383834	Reclaimed Water 07/26	\$ 10.50
Polk County BOCC	20260908-1	7383876	Reclaimed Water 07/26	\$ 1,054.75
Polk County BOCC	20260908-1	7383886	Reclaimed Water 07/26	\$ 66.75
Polk County BOCC	20260908-1	7383887	Reclaimed Water 07/26	\$ 102.11
Polk County BOCC	20260908-1	7383888	Reclaimed Water 07/26	\$ 217.03
Polk County BOCC	20260908-1	7383927	Reclaimed Water 07/26	\$ 99.90
Proptia	300563	10894	Security Monitoring & Maintenance 09/26	\$ 775.00
Resort Pool Services	300564	33677	Pool Maintenance 09/26	\$ 9,330.00
Rizzetta & Company, Inc.	300553	INV0000112203	Accounting Services 09/26	\$ 4,894.75

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
School Now	300576	INV-SN-1731	Website Compliance & Management 09/26	\$ 1,560.45
Spectrum	20260914-1	0024657082526	Internet Services 09/26	\$ 1,113.92
Steadfast Environmental, LLC (San Antonio, FL)	300554	SA-27677	Aquatic Maintenance 09/26	\$ 2,393.00
Sumanth Neelam	300586	SN091126	Board of Supervisors Meeting 09/11/26	\$ 200.00
SunScape Landscape Management Services, Inc.	300565	15330	Landscape Maintenance 09/26	\$ 2,150.00
The Sherwin-Williams Co.	300569	72039219380926	Maintenance & Repair 09/26	\$ 33.98
USA Seal & Stripe LLC	300566	21725	Maintenance & Repair 09/26	\$ 2,450.00
Valley National Bank	20260921-2	091726 CC	Replenish Credit Card 09/26	\$ 15,229.64
Valley National Bank	20260928-1	092826 CC	Replenish Credit Card 09/26	\$ 6,420.18
Waste Connections of Florida	20260908-3	1617042W460	Compactor Charge 08/26	\$ 2,141.94
Xerox Business Solutions	300577	IN4131099	Printer Contract 09/26	\$ 1,564.80
Xerox Financial Services	300578	42708965	Contract 211-0984566-001 09/26	\$ <u>368.53</u>
Total				\$ <u>365,138.65</u>

Tab 11

Solterra Resort Community Development District

DISTRICT OFFICE · ORLANDO, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures - Café August 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$123,356.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures - Café

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Artemis Lifestyle Services, Inc.	900002	ALS-SOLT-INC-2026-Q2	Quarterly Incentives 06/26	\$ 11,578.29
Direct Millwork & Furnishing, Inc.	900004	2218	Project Retainer 08/26	\$ 11,875.00
Florida Department of Revenue	20260818-1	6380199698995-073126	Sales Tax 07/26	\$ 8,547.12
Solterra Resort CDD	20260813-1	081326 Cafe	FB Replenishment 07/26	\$ 75,000.00
Webstaurant Store, LLC	900003	128191312	Conveyor Oven 07/26	<u>\$ 16,356.49</u>
Report Total				<u>\$ 123,356.90</u>

Solterra Resort Community Development District

DISTRICT OFFICE · ORLANDO, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures - Café September 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$5,478.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Solterra Resort Community Development District

Paid Operation & Maintenance Expenditures - Café

September 1, 2026 Through September 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	20260915-1	6380199698995-083126	Sales Tax 08/26	<u>\$ 5,478.40</u>
Report Total				<u><u>\$ 5,478.40</u></u>