



Rizzetta & Company

Gramercy Farms Community Development District

**Board of Supervisors'
Regular Meeting
November 17, 2022**

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.gramercyfarmscdd.org

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769

www.gramercyfarmscdd.org

Board of Supervisors

Maria Borrero	Board Supervisor
Bob Bishop	Board Supervisor
Cindy Sircus	Board Supervisor
Clara Velez	Board Supervisor
Daniel Urrea	Board Supervisor

District Manager

Richard Hernandez Rizzetta & Company, Inc.

District Counsel

Wes Haber Hopping Green & Sams, P.A.

District Engineer

Tonja Stewart Johnson Engineering, Inc.

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

The Audience Comment portion of the agenda is where 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 (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

GRAMERCY FARMS DEVELOPMENT DISTRICT
District Office · Orlando, Florida · (407) 472-2471
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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November 9, 2022

**Board of Supervisors
Gramercy Farms Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Thursday, November 17, 2022, at 6:00 p.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. COMMUNITY UPDATES**
 - A. Aquatic Weed Management Update
 - B. Field Manager Update
 - i. Presentation of Field Inspection Report Tab 1
 - C. Juniper Landscaping Update
- 4. BUSINESS ADMINISTRATION**
 - A. None
- 5. BUSINESS ITEMS**
 - A. Acceptance of Recommendation from Audit Committee
 - B. Ratification of Resolution 2023-01; Setting Public Hearing of Rules of Procedure Tab 2
 - C. Discussion Regarding Community Wall
 - D. Discussion of Christmas Decorations
 - E. OUC Light Transfer Update
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. 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.

Very truly yours,

Richard Hernandez

Richard Hernandez
District Manager

cc: Wes Haber, Kutak Rock LLP

TAB 1

GRAMERCY FARMS

LANDSCAPE INSPECTION REPORT



November 2, 2022
Rizzetta & Company
Bryan Schaub - Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Dog Park & Main Entrance

General Updates, Recent & Upcoming Maintenance Events

- Schedule rotations to prune back overgrowing plants from the natural areas.
- **All debris from pruning or cutbacks is to be disposed of property.**
- Diagnose and treat all Viburnum as a fungus for a fungal infection. It is spreading.

The following are action items for **Juniper Landscaping** to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. **At the dog park parking area, adjacent to the dog park, in several areas behind the courts, and at both monuments, there is cut irrigation drip line. Correct. (Pic 1)**



2. **At the main entrance, by the courts, and though out the property, there were sections of Viburnum hedge that declined from a fungus with multiple units dying. The fungus seemed under control last inspection, but it is back. Diagnose and treat. (Pic 2 >)**
3. **At the courts, repair & staple down drip irrigation to avoid tripping hazards.**
4. **At the main entrance, detail and remove dead material from the Crinum Lily and detail the Flax Lily and surrounding beds.**

5. **At the main entrance, by the courts, and through out the property, there are sections of Viburnum hedge that were damaged by the infection. Remove all dead material, remove mosses, and replace dead Viburnum units.**

6. **At both main entrance monuments, the Petra Crotons continue to struggle. There are signs of insect infestation. Diagnose and treat.**
7. **At all beds property-wide and at the courts, set strong bed lines.**
8. **At both entrance monuments, repair the cut and damaged drip line irrigation and staple it down.**



GFB & Main Entrance

9. At the main entrance continue treatments for the mites in the Ornamental Grasses. They are showing signs of improvement
10. At the main entrance, improve the color and vigor of the mixed turf. The area has gone bare and is aesthetically unpleasing. (Pic 10)



11. At the north monument, remove all dead material from the Flax Lily & weed the Juniper.

12. On the north side of the wall in the south ROW of GFB by the townhomes, replace dead/dying Loropetalum with 3-gal plants that match the overall theme and are location appropriate.

13. Property-wide, diagnose & treat the stressed Pine trees. (Pic 13)



14. At the Round About & along GFB, it looks like the mites are still in the Ornamental Grasses. Treat. (Pic 14)



15. Property-wide, remove all mosses & suckers from the trees and mosses from the shrubs.

16. At the Round About, the vehicle accident damaged Crinum Lilies and **irrigation**. Clean up the Lilies and **repair the irrigation**.

17. Property-wide, remove all dead branches from the trees. There are several Pine Trees in the north ROW of GFB that have several dead branches.

18. Vendor to discontinue spinning the riding mowers on the turf for 180 degree turns. This is damaging the turf and leaving ruts or depressions. (Pic 18)



GFB, Round About, Ivy Stable & Baler

19. At the corner of GFB & Mosshire, prune the roses.
20. In both ROWs of GFB, remove the very large vine growths on the Viburnum hedges. The hedges were pruned, and the vines were sheered off and not removed. They will keep coming back if not pulled out by the roots.
21. At the Round About in the NE corner, detail the Pine tree bed and flush cut the Pine stump to under grade that was left after the irrigation repairs. Pine stump still above grade & is a tripping hazard.
22. At the Round About in the beds to the east, the Juniper units that were installed last year are stressed and some have died. Diagnose, treat and replace dead units.
23. In the same area, trim all plants especially the Ornamental Grasses that are encroaching on the sidewalks and roadways.
24. The fungus that was damaging the Schilling's Holly is back. I have found it at the Round About and along GFB past the Round About. Its spreading rapidly. Diagnose and treat.
25. Lift all tree branches to FDOT standards over sidewalks and roadways, property-wide.
26. At the park on Baler Trails, remove all suckers from the Live Oak.
27. In the same area, remove dead plant material from the Magnolia & detail all tree rings.
28. The beds from the item above need to be weeded with large weeds hand pulled as some are over 3 feet tall.
29. In the Viburnum hedges running east and south from the lift station, set bed lines, prune to consistent height & prune for plant separation. (Pic 29 >)
30. Behind the lift station, line trim all areas that are maintained.
31. Vendor to repair tire damage caused by machinery used to clear boundary areas.
32. Vendor to DISCONTINUE disposing of plant debris onto neighboring land. Also, vendor to repair all FENCE POSTS that were destroyed by the brush hog. Resolve these issues IMMEDIATELY. (Pic 32 a & b >)
33. There are multiple tree rings property-wide that need to be weeded.
34. Property-wide, keep all utility and irrigation boxes clear, via line trimming or edging.
35. At the Ivy Stable park, the color of the turf has improved but the weeds are still present and increasing in coverage. Remove all turf weeds.
36. In the same area, there are multiple areas with dead turf. Improve the coverage and vigor of the turf.
37. In the north boundary area from 2801 to 2839 Shelburne Way, clean the boundary area vertically while leaving a buffer at the fence line & prune the Viburnum hedge. It is out of control. Brazilian Pepper are growing into back yards. (Pic 37 >)



Baler, Harlow & Sweet Acres

< 32 a



< 32 b



< 37



38. The brush hogging of the area north of 4573 Baler, has caused drainage issues and is flooding out the neighboring land to the north. We need some dredging or cleanup in this area. Board Direction.

39. The Sabal Palm at the end of GFB at Harlow is dead/dying. Juniper was to run a tissue test to establish the Palm's condition. It will not recover & needs to be removed. It was scheduled to be removed over 7 months ago. Removal date? (Pic 39)

39



40. At the end of GFB at Harlow on the back side of the pond, diagnose and treat the stressed Magnolia. Also, straighten the tree.

41. At the mail kiosk on Harlow east of GFB, trim back overgrowing material & detail tree rings.

42. Along the east ROW of Harlow where there are not any homes along the big pond, continue treating all active ant mounds near the sidewalk. (Pic 42 >)

43. In the same area, detail all tree rings & set strong bed lines.

44. In the same area, remove all suckers from the Live Oaks. (Pic 44 >)

45. Treat the turf at the park on Sweet Acres, for Sedge, grassy weeds and broadleaf weeds. Also, improve the vigor, color, and coverage of the turf. There are dead spots that are growing. This turf looks horrible, and Juniper has not fixed this issue. The turf area is getting WORSE, not better. (Pic 45 >)



Old Hickory



46. On Old Hickory Road in the west ROW between sidewalk and wall, there are multiple dead Viburnum. Trim out dead plant material & replace dead units.



TAB 2

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT
TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING
AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH
HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND
RESTATED RULES OF PROCEDURE; AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, Gramercy Farms Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of St. Cloud, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. A Public Hearing will be held to adopt the District’s Amended and Restated Rules of Procedure on December 15, 2022 at 2:00 p.m. at Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th OF NOVEMBER, 2022.

ATTEST:

**GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors