

# **Tampa Palms Open Space and Transportation Community Development District**

## **Board of Supervisors**

- ☐ Lura Leigh Willhite, Chairperson
- ☐ Brad van Rooyen, Vice Chairman
- ☐ Rick Hamilton, Assistant Secretary
- ☐ Leah Black, Assistant Secretary
- ☐ Jay Krause, Assistant Secretary

Mark Vega, District Manager  
Scott Steady, District Counsel  
Tonja Stewart, District Engineer  
Chet Benson, Club Manager

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## **Regular Meeting Agenda** Tuesday, December 21, 2021 – 5:30 p.m.

- 1. Roll Call**
- 2. Public Comments (3) Minute Time Limit**
- 3. Consent Agenda**
  - A. Approval of the October 31, 2021 Financial Report (P. 2)
  - B. Approval of the TPOST Clubhouse Expansion Geotechnical Engineering Proposal (P.14)
- 4. Staff Reports**
  - A. Engineer's Report
  - B. Attorney's Report
  - C. Manager's Report
    - i. Area 6 Assessment Methodology report. (P. 20)
    - ii. Proposed Clubhouse expansion layout. (P. 24)
  - D. Club Manager's Report
- 5. Supervisor Requests/New Business**
- 6. Adjournment**

**The next Workshop is scheduled for Tuesday, January 4, 2022 at 5:30 p.m.**

**The next Meeting is scheduled for Tuesday, January 18, 2022 at 5:30 p.m.**

### **District Office:**

Inframark, Infrastructure Management Services  
2654 Cypress Ridge Blvd., Suite 101  
Wesley Chapel, Florida 33544  
813-991-1116

### **Meeting Location:**

West Meadows Community Center  
8401 New Tampa Boulevard  
Tampa, Florida 33647  
813-977-1160

# **Tampa Palms Open Space and Transportation Community Development District**

## **Financial Report**

*October 31, 2021*

Prepared by



# Tampa Palms Open Space and Transportation

Community Development District

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**Tampa Palms Open Space and Transportation  
Community Development District**

**Financial Statements**

**(Unaudited)**

***October 31, 2021***

**Balance Sheet**  
October 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 265,440	\$ -	\$ -	\$ -	\$ 265,440
Accounts Receivable	-	-	-	17,000	17,000
Assessments Receivable	-	755	551	1,002	2,308
Allow-Doubtful Collections	-	(447)	-	-	(447)
Due From Other Funds	-	1,570,905	768,574	1,158,221	3,497,700
Investments:					
Money Market Account	3,284,615	-	-	-	3,284,615
Prepaid Items	-	-	890	780	1,670
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	8,965	21,255	24,388	54,608
<b>TOTAL ASSETS</b>	<b>\$ 3,550,055</b>	<b>\$ 1,580,178</b>	<b>\$ 791,855</b>	<b>\$ 1,201,391</b>	<b>\$ 7,123,479</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 2,536	\$ 8,608	\$ 4,923	\$ 2,057	\$ 18,124
Accrued Expenses	-	-	12,092	-	12,092
Deposits	-	-	366	21,334	21,700
Deferred Revenue	-	308	551	1,002	1,861
Due To Other Funds	3,497,700	-	-	-	3,497,700
<b>TOTAL LIABILITIES</b>	<b>3,500,277</b>	<b>8,916</b>	<b>17,932</b>	<b>24,352</b>	<b>3,551,477</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	-	-	890	780	1,670
Deposits	-	8,965	21,840	24,388	55,193
<b>Assigned to:</b>					
Operating Reserves	-	114,868	137,286	224,592	476,746
Reserves - Clubhouse	-	-	-	56,944	56,944
Reserves - Clubhouse/Cabana	-	200,000	10,780	-	210,780
Reserves - Court Amenities	-	-	33,373	33,162	66,535
Reserves - Fences	-	-	50,343	-	50,343
Reserves- Irrigation/Landscape	-	38,500	14,058	45,010	97,568
Reserves - Monuments/Signage	-	9,644	32,914	-	42,558
Reserves - Other	-	-	43,432	98,140	141,572
Reserves - Parking Lots	-	-	26,606	-	26,606
Reserves - Playground	-	-	-	54,008	54,008
Reserves - Ponds	-	39,500	14,646	45,010	99,156
Reserves - Highwoods Streetl.	-	-	34,036	-	34,036
Reserves - Swimming Pools	-	-	892	78,178	79,070
<b>Unassigned:</b>	<b>49,778</b>	<b>1,159,785</b>	<b>352,827</b>	<b>516,827</b>	<b>2,079,217</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 49,778</b>	<b>\$ 1,571,262</b>	<b>\$ 773,923</b>	<b>\$ 1,177,039</b>	<b>\$ 3,572,002</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,550,055</b>	<b>\$ 1,580,178</b>	<b>\$ 791,855</b>	<b>\$ 1,201,391</b>	<b>\$ 7,123,479</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 4,100	\$ 342	\$ 254	\$ (88)	6.20%
Special Assmnts- Tax Collector	344,921	-	-	-	0.00%
Special Assmnts- Developer	135,483	-	-	-	0.00%
Special Assmnts- Discounts	(13,797)	-	-	-	0.00%
<b>TOTAL REVENUES</b>	<b>470,707</b>	<b>342</b>	<b>254</b>	<b>(88)</b>	<b>0.05%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	667	600	67	7.50%
FICA Taxes	612	51	46	5	7.52%
ProfServ-Engineering	5,000	417	-	417	0.00%
ProfServ-Legal Services	2,000	167	-	167	0.00%
ProfServ-Mgmt Consulting	37,848	3,154	3,149	5	8.32%
ProfServ-Special Assessment	8,147	-	-	-	0.00%
Auditing Services	3,993	-	-	-	0.00%
Postage and Freight	165	14	9	5	5.45%
Insurance - General Liability	11,824	2,956	3,100	(144)	26.22%
Printing and Binding	116	10	-	10	0.00%
Legal Advertising	1,500	125	-	125	0.00%
Miscellaneous Services	500	42	-	42	0.00%
Misc-Assessment Collection Cost	6,898	-	-	-	0.00%
Office Supplies	75	6	-	6	0.00%
Annual District Filing Fee	54	54	54	-	100.00%
<b>Total Administration</b>	<b>86,732</b>	<b>7,663</b>	<b>6,958</b>	<b>705</b>	<b>8.02%</b>
<b>Field</b>					
Florida Retirement System	6,667	556	372	184	5.58%
ProfServ-Field Management	10,928	911	884	27	8.09%
Contracts-Landscape	123,300	10,275	10,275	-	8.33%
Electricity - Streetlights	85,000	7,083	3,389	3,694	3.99%
Electricity - Fountain	1,500	125	-	125	0.00%
R&M-Irrigation	4,400	367	6,788	(6,421)	154.27%
R&M-Landscape Renovations	12,000	1,000	-	1,000	0.00%
R&M-Ponds	7,680	640	2,141	(1,501)	27.88%
R&M-Street Signs	1,500	125	-	125	0.00%
Holiday Decoration	10,000	833	-	833	0.00%

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Op Supplies - General	1,000	83	939	(856)	93.90%
Reserve - Clubhouse/Cabana	100,000	100,000	-	100,000	0.00%
Reserve - Monuments/Signage	10,000	10,000	-	10,000	0.00%
Reserve - Ponds	10,000	10,000	-	10,000	0.00%
<b>Total Field</b>	<b>390,642</b>	<b>141,998</b>	<b>24,788</b>	<b>117,210</b>	<b>6.35%</b>
<b>TOTAL EXPENDITURES</b>	<b>477,374</b>	<b>149,661</b>	<b>31,746</b>	<b>117,915</b>	<b>6.65%</b>
Excess (deficiency) of revenues Over (under) expenditures	(6,667)	(149,319)	(31,492)	117,827	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(6,667)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,667)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (6,667)	\$ (149,319)	\$ (31,492)	\$ 117,827	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,602,754</b>	<b>1,602,754</b>	<b>1,602,754</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,596,087</b>	<b>\$ 1,453,435</b>	<b>\$ 1,571,262</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 1,000	\$ 83	\$ 92	\$ 9	9.20%
Special Assmnts- Tax Collector	667,675	-	-	-	0.00%
Special Assmnts- Discounts	(26,707)	-	-	-	0.00%
<b>TOTAL REVENUES</b>	<b>641,968</b>	<b>83</b>	<b>92</b>	<b>9</b>	<b>0.01%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	667	600	67	7.50%
FICA Taxes	612	51	46	5	7.52%
ProfServ-Engineering	5,000	417	-	417	0.00%
ProfServ-Legal Services	2,500	208	-	208	0.00%
ProfServ-Mgmt Consulting	28,835	2,403	2,378	25	8.25%
ProfServ-Special Assessment	5,069	-	-	-	0.00%
Auditing Services	3,500	-	-	-	0.00%
Postage and Freight	150	13	7	6	4.67%
Insurance - General Liability	11,824	2,956	2,341	615	19.80%
Printing and Binding	75	6	-	6	0.00%
Legal Advertising	750	63	-	63	0.00%
Miscellaneous Services	5,000	417	-	417	0.00%
Misc-Assessment Collection Cost	13,354	-	-	-	0.00%
Office Supplies	99	8	-	8	0.00%
Annual District Filing Fee	41	41	41	-	100.00%
<b>Total Administration</b>	<b>84,809</b>	<b>7,250</b>	<b>5,413</b>	<b>1,837</b>	<b>6.38%</b>
<b>Field</b>					
Payroll-Pool Monitors	10,000	833	536	297	5.36%
FICA Taxes	765	64	38	26	4.97%
Florida Retirement System	6,667	556	372	184	5.58%
ProfServ-Field Management	10,813	901	884	17	8.18%
Contracts-Landscape	98,440	8,203	8,203	-	8.33%
Communication - Telephone	1,200	100	185	(85)	15.42%
Electricity - Streetlights	137,300	11,442	11,536	(94)	8.40%
Utility - Water	7,520	627	830	(203)	11.04%
Electricity - Fountain	3,000	250	-	250	0.00%
R&M-Court Maintenance	40,000	3,333	-	3,333	0.00%
R&M-Irrigation	20,000	1,667	-	1,667	0.00%
R&M-Landscape Renovations	35,000	2,917	-	2,917	0.00%
R&M-Ponds	14,568	1,214	1,250	(36)	8.58%
R&M-Pools	8,000	667	675	(8)	8.44%
R&M-Streetlights	7,500	625	-	625	0.00%
Misc-Holiday Lighting	5,000	417	-	417	0.00%
Misc-Contingency	66,824	5,569	2,738	2,831	4.10%
Op Supplies - General	4,000	333	1,165	(832)	29.13%
Reserve - Clubhouse/Cabana	2,385	2,385	-	2,385	0.00%



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Reserve - Court Amenities	10,034	10,034	-	10,034	0.00%
Reserve - Fences	8,937	8,937	-	8,937	0.00%
Reserve - Irrigation/Landscape	2,594	2,594	-	2,594	0.00%
Reserve - Monuments/Signage	12,022	12,022	-	12,022	0.00%
Reserve - Other	21,716	21,716	-	21,716	0.00%
Reserve - Parking Lot	798	798	-	798	0.00%
Reserve - Ponds	2,888	2,888	-	2,888	0.00%
Reserve -Highwoods Streetlights	16,988	16,988	-	16,988	0.00%
Reserve - Swimming Pools	2,200	2,200	-	2,200	0.00%
<b>Total Field</b>	<b>563,826</b>	<b>120,280</b>	<b>28,412</b>	<b>91,868</b>	<b>5.04%</b>
<b>TOTAL EXPENDITURES</b>	<b>648,635</b>	<b>127,530</b>	<b>33,825</b>	<b>93,705</b>	<b>5.21%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(6,667)	(127,447)	(33,733)	93,714	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(6,667)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,667)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (6,667)	\$ (127,447)	\$ (33,733)	\$ 93,714	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>807,656</b>	<b>807,656</b>	<b>807,656</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 800,989</b>	<b>\$ 680,209</b>	<b>\$ 773,923</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 1,600	\$ 133	\$ 143	\$ 10	8.94%
Room Rentals	5,000	417	153	(264)	3.06%
Special Assmnts- Tax Collector	1,139,060	-	-	-	0.00%
Special Assmnts- Discounts	(45,562)	-	-	-	0.00%
Other Miscellaneous Revenues	100	8	3,219	3,211	3219.00%
Access Cards	-	-	41	41	0.00%
<b>TOTAL REVENUES</b>	<b>1,100,198</b>	<b>558</b>	<b>3,556</b>	<b>2,998</b>	<b>0.32%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	667	600	67	7.50%
FICA Taxes	612	51	46	5	7.52%
ProfServ-Dissemination Agent	1,000	83	-	83	0.00%
ProfServ-Engineering	6,000	500	-	500	0.00%
ProfServ-Legal Services	3,000	250	-	250	0.00%
ProfServ-Mgmt Consulting	55,642	4,637	4,667	(30)	8.39%
ProfServ-Special Assessment	10,787	-	-	-	0.00%
Auditing Services	5,035	420	-	420	0.00%
Postage and Freight	450	38	13	25	2.89%
Insurance - General Liability	15,524	3,881	4,594	(713)	29.59%
Printing and Binding	200	17	-	17	0.00%
Legal Advertising	1,000	83	-	83	0.00%
Miscellaneous Services	500	42	-	42	0.00%
Misc-Assessment Collection Cost	22,780	1,906	-	1,906	0.00%
Office Supplies	250	21	-	21	0.00%
Annual District Filing Fee	80	80	80	-	100.00%
<b>Total Administration</b>	<b>130,860</b>	<b>12,676</b>	<b>10,000</b>	<b>2,676</b>	<b>7.64%</b>
<b>Field</b>					
Payroll-Part Time	90,000	7,500	7,911	(411)	8.79%
Payroll-Part Time Club Suprvsr	40,000	3,333	3,296	37	8.24%
Payroll-Site Manager	78,786	6,566	5,578	988	7.08%
FICA Taxes	15,972	1,331	1,322	9	8.28%
Florida Retirement System	6,667	556	372	184	5.58%
Life and Health Insurance	10,500	875	696	179	6.63%
Workers' Compensation	9,038	753	-	753	0.00%
Contracts-Security Services	3,750	313	1,040	(727)	27.73%
Contracts-Landscape	42,345	3,529	3,529	-	8.33%
Contracts-Irrigation	6,600	550	-	550	0.00%
Contracts-Pools	20,100	1,675	-	1,675	0.00%
Contracts-Lakes	4,500	375	-	375	0.00%
Contracts-Pest Control	965	81	-	81	0.00%
Communication - Mobile	1,452	121	386	(265)	26.58%
Communication - Teleph - Field	4,548	379	64	315	1.41%

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Electricity - Streetlights	242,800	20,233	51	20,182	0.02%
Utility - Water	25,000	2,083	2,472	(389)	9.89%
Utility - Refuse Removal	11,000	917	-	917	0.00%
Electricity - Fountain	3,500	292	-	292	0.00%
Rentals & Leases	9,420	785	525	260	5.57%
R&M-General	25,000	2,083	689	1,394	2.76%
R&M-Court Maintenance	10,500	875	-	875	0.00%
R&M-Electrical	9,500	792	-	792	0.00%
R&M-Gate	2,000	167	-	167	0.00%
R&M-Irrigation	4,500	375	-	375	0.00%
R&M-Landscape Renovations	12,000	1,000	-	1,000	0.00%
R&M-Pest Control	100	8	168	(160)	168.00%
R&M-Ponds	4,236	353	353	-	8.33%
R&M-Pools	15,000	1,250	-	1,250	0.00%
R&M-Plumbing	2,500	208	200	8	8.00%
R&M-Painting	9,000	750	-	750	0.00%
Misc-Access Cards	2,500	208	685	(477)	27.40%
Misc-Holiday Lighting	4,000	333	-	333	0.00%
Misc-Special Events	10,000	833	-	833	0.00%
Misc-Clubhouse Activities	4,000	333	-	333	0.00%
Misc-Contingency	15,663	1,305	892	413	5.69%
Misc-Web Hosting	650	54	-	54	0.00%
Cleaning Supplies	2,500	208	314	(106)	12.56%
Op Supplies - General	13,500	1,125	1,417	(292)	10.50%
Reserve - Clubhouse	56,944	56,944	-	56,944	0.00%
Reserve - Court Amenities	11,361	11,361	-	11,361	0.00%
Reserve - Other	49,070	49,070	-	49,070	0.00%
Reserve - Playground	6,999	6,999	-	6,999	0.00%
Reserve - Swimming Pools	70,872	70,872	-	70,872	0.00%
<b>Total Field</b>	<b>976,005</b>	<b>259,753</b>	<b>31,960</b>	<b>227,793</b>	<b>3.27%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,106,865</b>	<b>272,429</b>	<b>41,960</b>	<b>230,469</b>	<b>3.79%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(6,667)	(271,871)	(38,404)	233,467	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(6,667)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(6,667)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (6,667)	\$ (271,871)	\$ (38,404)	\$ 233,467	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>1,212,784</b>	<b>1,212,784</b>	<b>1,212,784</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,206,117</b>	<b>\$ 940,913</b>	<b>\$ 1,174,380</b>		

**Tampa Palms Open Space and Transportation  
Community Development District**

**Supporting Schedules**

*October 31, 2021*

**Cash and Investment Report  
10/31/2021**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	0.05%	n/a	\$ 265,440
		<b>Subtotal</b>		<u>\$ 265,440</u>
Money Market Account	Bank United	0.30%	n/a	3,284,615
		<b>Subtotal</b>		<u>\$ 3,284,615</u>
		<b>Total</b>		<u><u>\$ 3,550,055</u></u>

November 19, 2021  
(Revised 12/3/2021)

TPOST Community Development District  
c/o Inframark  
2634 Cypress Ridge Boulevard  
Suite 101  
Wesley Chapel, Florida 33544

Attn: Ms. Tonja Stewart, P.E.

**RE: Proposal for Geotechnical Engineering Evaluation  
TPOST Clubhouse Expansion  
Tampa, Hillsborough County, Florida  
FES Proposal No.: P21-8058 (Rev.1)**

Dear Ms. Stewart:

Faulkner Engineering Services, Inc. (FES) appreciates the opportunity to provide this geotechnical engineering evaluation proposal for the referenced project. Within this proposal we have provided our understanding of the project, our projected scope of services and our fee estimate.

#### **PROJECT INFORMATION**

Based on our review of the information provided by Stantec, it is our understanding that the TPOST Clubhouse (West Meadow Park Clubhouse) will be expanded to include two (2) building additions, stormwater pond and tennis and pickleball courts. The Clubhouse is located on the south side of New Tampa Blvd, west of Bruce B. Downs Blvd in Tampa, Hillsborough County, Florida.

A geotechnical engineering evaluation is requested to analyze the subsurface soil and groundwater conditions at locations tested in order to provide information for stormwater pond design; assess the physical properties of the subsurface soils for use as structural fill; and provide building foundation and sport court subgrade design recommendations.

In preparing this proposal we have assumed that the areas where drilling is required can be accessed by standard truck mounted drilling equipment. If clearing with heavy equipment, all-terrain or limited access drilling equipment is required to perform the field work, additional costs will be incurred and our fee estimate will require adjustment to reflect these additional costs. We will not proceed with any additional services without your prior written authorization.

#### **PROPOSED SCOPE OF SERVICES**

Based on the information provided to us and our understanding of the project, a summary of our intended scope of services is as follows:

1. Mobilize/demobilize truck mounted drilling equipment.
2. Perform one (1) standard penetration test (SPT) boring drilled to an approximate depth of 20 feet below ground surface (bgs) within the planned stormwater pond location. Perform two (2) SPT borings drilled to an approximate depth of 15 feet within the planned building addition areas (1 in each addition area). The standard penetration test will be performed continuously over the first 10 feet and at 5 foot intervals thereafter in our borings. Upon completion of the drilling operation the borings will either be backfilled with cuttings or filled to the surface with bentonite chips if limestone is encountered.
3. Perform two (2) hand auger borings advanced to an approximate depth of 5 feet bgs within the sport court areas (1 in tennis court and 1 in pickleball court).
4. Perform one (1) Double Ring Infiltrometer (DRI) test at a depth of 2 feet bgs within the planned stormwater pond area.

5. Visually classify the recovered soil samples in accordance with the "Unified Soil Classification System".
6. Perform laboratory testing on selected samples to aid in soil classification.
7. Prepare a written report of our findings, conclusions and geotechnical engineering recommendations pertaining to the planned project. The report will be prepared by a geotechnical engineer and will be reviewed and sealed by a senior geotechnical engineer licensed in the State of Florida. Our geotechnical engineering report will address but not be limited to the following:
  - Our understanding of the project
  - The site description
  - General site lithology
  - Estimation of both the seasonal high and existing ground water elevations
  - Infiltration rate of the shallow subsurface soils within the planned stormwater pond area
  - Geotechnical engineering assessment of the subsurface soils for use as structural fill
  - Foundation design recommendations
  - Tennis and pickleball courts subgrade recommendations
  - General earthwork recommendations

#### FEE ESTIMATE

We will perform the geotechnical engineering services discussed in the Scope of Services above for an estimated fee of **\$3,770.00**. We will not exceed this budget amount unless the scope of work is increased, and only then with your prior approval. A line item breakdown of our fee is attached.

#### SCHEDULE

We can commence drilling operations within ten to fifteen working days of receiving formal authorization to proceed. We anticipate completing all fieldwork within one to two working days. We can provide verbal results as they become available and a written geotechnical engineering report within two weeks of completing the fieldwork.

#### AUTHORIZATION

We can commence this project upon receipt of an executed copy of the enclosed Proposal Acceptance Sheet. The terms and conditions on the back of the sheet are part of the proposal. Please also complete and return the Report Distribution Sheet to facilitate the distribution of the report to the interested parties and to avoid additional copy charges after the report has been finalized.

#### UNDERGROUND UTILITIES



We will contact Sunshine State One-Call of Florida to locate utilities in the drilling area prior to commencement of our work. In addition, we require that the property owner locate and mark all on-site underground utilities, if any, prior to commencement of our work. While we will use reasonable precautions to avoid underground utilities, we are not responsible for damage or service interruption to underground utilities, which have not been located or have been mislocated by others.

#### CLOSING

Faulkner Engineering Services, Inc. (FES) appreciates the opportunity to submit this proposal and we look forward to being of service by providing the geotechnical consulting services for the proposed project. Please contact the undersigned if you have any questions concerning this proposal.

Sincerely,

**Faulkner Engineering Services, Inc.**

  
David W. Faulkner, P.E.   
President

Attachments: Proposal Acceptance Sheet  
Report Distribution  
Fee Breakdown



**PROPOSAL ACCEPTANCE FORM**

Description of Services Proposal for Geotechnical Engineering Evaluation  
Project Name TPOST Clubhouse Expansion  
Project Location Hillsborough County, Florida  
Proposal Number & Date FES P21-8052(Rev.1)/ December 3, 2021  
Location of Office Performing Services 2734 Causeway Center Drive, Tampa, FL 33619

**FOR PAYMENT OF CHARGES:**

Charge Invoice to the Account of:

Firm TPOST CDD  
Address 210 N. University Drive, Suite 702 City Coral Springs  
State FL Zip Code 33071 Phone Number 954-603-0033  
Attention+Title Inframark Account Payables E-Mail inframark@avidbill.com

**FOR APPROVAL OF CHARGES:**

If the invoice is to be mailed for approval to someone other than the account charged, please indicate where to mail the invoice in the space below:

Firm same as above  
Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone Number \_\_\_\_\_  
Attention+Title \_\_\_\_\_ E-Mail \_\_\_\_\_

**PROPERTY OWNER IDENTIFICATION (If Different than the Above):**

Firm \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone Number \_\_\_\_\_  
Attention \_\_\_\_\_ Title \_\_\_\_\_

SPECIAL INSTRUCTIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PAYMENT TERMS:**

Compensation will be in accordance with the proposal referenced above. Invoices will be issued monthly. Client agrees to pay all charges not in dispute within 30 days of receipt of invoice and recognizes that charges not paid within 30 days are subject to a late payment charge of 1.5 percent of the balance due for each additional month or fraction thereof that undisputed charges remain unpaid. Charges held in dispute will be called to the attention of FES within 10 days of receipt of invoice. Client agrees to pay cost of collection, including reasonable attorney's fees, if invoices are collected by law or through an attorney. Client further agrees that FES has the right to suspend or terminate service if undisputed charges are not paid within 45 days of receipt of FES invoice and agrees to waive any claim against FES and to indemnify, defend and hold FES harmless from and against any claims arising from FES' suspension or termination due to Client's failure to provide timely payment.

**PROPOSAL ACCEPTANCE:**

The Terms and Conditions of this Proposal, including the Terms on this page and the reverse hereof are:

Accepted this 22 day of November, 2021

Print or type individual, firm or corporate body name

Mark A. Vega, TPOST CDD, SecretarySignature of authorized representative plus e-mail Mark A. Vega mark.vega@inframark.com

Print or type name of authorized representative and title

Mark A. Vega, TPOST CDD, Secretary



## TERMS AND CONDITIONS

### 1. STANDARD OF CARE

Client recognized that subsurface conditions may vary from those observed at locations where borings, surveys, or explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by FES will be based solely on information available to FES. FES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the data.

### 2. RISK ALLOCATION

Many risks potentially affect FES by virtue of entering into this Agreement to perform professional engineering services on behalf of Client. The principal risk is the potential for human error by FES. For Client to obtain the benefit of a fee which includes a nominal allowance for dealing with FES's liability Client agrees to limit FES's liability to Client and to all other parties for claims arising out of FES's performance of the services described in the Agreement. The aggregate liability of FES will not exceed the amount of our fee, for negligent professional acts, errors, or omissions. Client agrees to indemnify and hold harmless FES from and against all liabilities in excess of the monetary limit established above.

Limitations on liability and indemnities in this Agreement are business understandings between the parties voluntarily and knowingly entered into, and shall apply to all theories of recovery including, but not limited to, breach of contract, warranty, tort (including negligence), strict or statutory liability, or any other cause of action, except for willful misconduct or gross negligence. The parties also agree that Client will not seek damages in excess of the limitations indirectly through suits with other parties who may join FES as a third-party defendant. Parties mean Client and FES and their officers, employees, agents, affiliates and subcontractors.

Both Client and FES agree that they will not be liable to each other, under any circumstances, for special, indirect, consequential, or punitive damages arising out or related to this Agreement.

### 3. DISPUTE RESOLUTION COSTS

Should third-party dispute resolution be required through litigation, arbitration, or an alternative dispute resolution method, the nonprevailing party shall reimburse the prevailing party for the prevailing party's documented legal costs in addition to whatever judgement or settlement sums may be due. Such costs shall include reasonable attorney's fees, court costs, consultant and expert witness fees, and other documented expenses as well as the value of time spent by the prevailing party and its employees to research the issues, discuss the matter with attorney, etc. Insofar as FES is concerned, the value of time spent shall be based upon FES's prevailing fee schedule.

### 4. SITE ACCESS AND SITE CONDITIONS

Client will grant or obtain free access to the site for all equipment and personnel necessary for FES to perform the work set forth in this Agreement. Client will notify any and all possessors of the project site that Client has granted FES free access to the site. FES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

Client is responsible for accurately providing the locations of all subterranean structures and utilities and wetland sensitive areas. FES will take reasonable precautions to avoid known subterranean structures and wetland sensitive areas. Client waives any claim against FES, and agrees to defend, indemnify, and hold FES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities and, unless FES has been contracted to delineate wetland areas on the site, to wetland sensitive areas not identified or accurately located. In addition, Client agrees to compensate FES for any time spent or expenses incurred in defense of any such claim, with compensation to be based upon FES's prevailing fee schedule and expense reimbursement policy.

### 5. SAFETY

Should our company provide observations or monitoring services at the job site during construction, Client agrees that, in accordance with the generally accepted construction practice, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations. These requirements will apply continuously and will not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by our company does not include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

### 6. MONITORING

If FES is retained by Client to provide a site representative for the purpose of monitoring specific portions of construction work or other field activities as set forth in the Proposal, then this phrase applied. For the specified assignment, FES will report observations and professional opinions to Client. No action of FES or FES's site representative can be construed as altering any Agreement between Client and others. FES will report to Client any observed geotechnically related work which, in FES's professional opinion, does not conform with plans and specifications. The FES representative has no right to reject or stop work of any agent of the Client. Such rights are reserved solely for Client. Furthermore, FES's presence on site does not in any way guarantee the completion or quality of the performance of the work of any party retained by Client to provide field or construction-related services.

FES will not be responsible for and will not have control or charge of specific means, methods, techniques, sequences, or procedures of construction or other field activities selected by an agent of the Client.

### 7. SAMPLING OR TEST LOCATION

Unless otherwise stated, the fees in this proposal do not include costs associated with surveying of the site for the accurate horizontal and vertical locations of tests. Field tests or boring locations described in a report or shown on sketches are based upon information furnished by others or estimates made in the field by our representative. Such dimensions, depths, or elevations should be considered as approximations unless otherwise stated. If the client specifies the test or boring location, we reserve the right to deviate a reasonable distance from the location specified.

### 8. SAMPLE DISPOSAL

Unless otherwise required, test specimens or samples will be disposed of immediately upon completion of tests, and other drilling samples or specimens will be disposed of 60 days after submission of our report. Upon written request, we will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

### 9. DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client represents that Client has made a reasonable effort to evaluate if hazardous materials are on or near the project site, and that Client has informed FES of Client's findings relative to the possible presence of such materials.

Hazardous materials may exist at a site where there is no reason to believe they could or should be present. FES and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. FES and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for FES to take immediate measures to protect health and safety. Client agrees to compensate FES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials.

FES agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold FES harmless for any and all consequences of disclosures made by FES which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

Notwithstanding any other provision of the Agreement, Client waives any claim against FES and, to the maximum extent permitted by law, agrees to defend, indemnify and save FES harmless from any claim, liability, and/or defense costs for injury or loss arising from FES's discovery of unanticipated hazardous materials or suspected hazardous materials, including, but not limited to, any costs created by delay of the project and any cost associated with possible reduction of the property's value.

### 10. TERMINATION

This Agreement may be terminated by either party seven (7) days after written notice in the event of any breach of any provision of this Agreement or in the event of substantial failure of performance by the other party, or if Client suspends the work for more than three (3) months. In the event of termination, FES will be paid for services performed prior to the date of termination plus reasonable termination expenses, including, but not limited to, the cost of completing analyses, records, and reports necessary to document job status at the time of termination.

### 11. OWNERSHIP OF DOCUMENTS

All documents including, but not limited to, drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations, and estimates prepared by our firm as instruments of service pursuant to this Agreement shall be the sole property of FES. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any document produced by our firm, pursuant to this Agreement, be used at any location or for any project not expressly provided for in this Agreement without our written permission. At the request and expense of Client, we will provide Client with copies of documents created in the performance of this work for a period not exceeding five years following submission of the report or reports contemplated by this Agreement.

### 12. GOVERNING LAW AND SURVIVAL

The validity, interpretation, and performance of this Agreement shall be governed by the law of the State in which the FES office, identified as "Consultant" on the Proposal Acceptance Sheet for this project, is located. In addition, FES and Client agree to submit to the personal and exclusive jurisdiction and venue of said State with respect to any claims which may arise under this Agreement. If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

## REPORT DISTRIBUTION LIST

**Project: TPOST Clubhouse Expansion**  
**FES Proposal No.: P21-8058 (Rev.1)**

### CLIENT

Firm or Corporate Body Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone Number \_\_\_\_\_  
Facsimile Number \_\_\_\_\_ Attention \_\_\_\_\_  
Title \_\_\_\_\_  
Number of Copies \_\_\_\_\_

### ADDITIONAL COPIES:

Firm or Corporate Body Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone Number \_\_\_\_\_  
Facsimile Number \_\_\_\_\_ Attention \_\_\_\_\_  
Title \_\_\_\_\_  
Number of Copies \_\_\_\_\_

Firm or Corporate Body Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone Number \_\_\_\_\_  
Facsimile Number \_\_\_\_\_ Attention \_\_\_\_\_  
Title \_\_\_\_\_  
Number of Copies \_\_\_\_\_

### Special Instructions:

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\* The standard number of copies is two (2) each per client plus one (1) copy each as listed in Additional Copies, unless otherwise stated at the time the acceptance form is signed and approved. If additional copies are required upon completion of the report, a minimal standard printing charge will be accessed at \$.50/per page plus postage invoiced for each additional copy requested.

**Project:** TPOST Clubhouse Expansion**Date:**

11/19/2021

(Rev. 12/3/21)

**Location:** Tampa, Hillsborough County, Florida**FES Proposal No.:**

P21-8058 (Rev.1)

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**PROPOSED GEOTECHNICAL ENGINEERING EVALUATION**  
**FEE BREAKDOWN**

<u>Description</u>	<u>Quantity</u>	<u>Unit Rate</u>	<u>Subtotal</u>
Mobilization, lump sum	1	\$400.00	\$400.00
SPT Borings, per foot	50	\$12.00	\$600.00
2        15			
1        20			
Auger Borings, per foot	10	\$9.00	\$90.00
2        5			
Double Ring Infiltrometer (DRI), each	1	\$450.00	\$450.00
Laboratory Analysis, lump sum	1	\$350.00	\$350.00
Senior Engineering Technician, per hour	6	\$45.00	\$270.00
Project Engineer, per hour	12	\$75.00	\$900.00
Senior Engineer, per hour	4	\$115.00	\$460.00
Clerical, per hour	1	\$35.00	\$35.00
CAD, per hour	1	\$65.00	\$65.00
Borehole Abandonment and Patch, per foot	50	\$3.00	\$150.00
		<b>TOTAL</b>	<b>\$3,770.00</b>



**Real Estate Econometrics, Inc.**

## **PROPOSAL**

**TO:** Lura Willhite  
Chairman  
Tampa Palms Open Space and Transportation Community Development District

**FROM:** G. Russell Weyer  
President  
Real Estate Econometrics, Inc.

**SUBJECT:** Tampa Palms Open Space and Transportation Community Development District Area 6 Operations & Maintenance Revised Assessment Methodology Report

**DATE:** December 2, 2021

**VIA:** Email to Mr. Mark Vega, District Manager: [mark.vega@inframark.com](mailto:mark.vega@inframark.com)

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### **Background**

The Board of Supervisors ("Board") of the Tampa Palms Open Space and Transportation Community Development District ("District") is requesting a proposal to prepare an updated Operations & Maintenance ("O&M") assessment methodology report for the District's Area 6 to account for all the current properties within Area 6 that benefit from the District's operations and maintenance efforts and that applies the resulting proportionate special benefits that determines the final assessment configuration.

The overall District encompasses approximately 3,152+/- acres in Hillsborough County, Florida and is responsible for community appearance, recreational facilities, street lighting and infrastructure administration within its jurisdiction.

Real Estate Econometrics, Inc. ("REEI") is a full-service fiscal, financial and economic consulting firm ("Consultant") headquartered in Naples, Florida that provides services for community development and improvement districts, government entities and private land developers.

## **Real Estate Econometrics, Inc.**

REEI is well versed in the development of the various assessment methodology reports having generated over 50 reports for community development districts, fire districts and county governments. These methodologies determine the first lien status of assessments levied on properties from those various government entities.

All REEI assessment methodology reports adhere to the two-tests for lienability requirements of a valid assessment methodology and address both the general and special benefits that are created by the improvements.

REEI assessment methodology reports go into great detail in determining the special and peculiar benefits that a property receives from the improvement, thus determining the first lien status of the assessments.

REEI apportions the benefits so that no assessment dollar amount exceeds any determination of special and peculiar benefit to the property and that the amount levied on different property owners is fair and reasonable. REEI assessment methodologies are designed to conform to the requirements of the Florida Constitution, Chapters 170 and 197, F.S. and Chapter 2004-461, Laws of Florida with respect Assessments and is consistent with the case law on this subject.

REEI has developed a variety of assessment methodologies for the following community development and stewardship districts in Florida:

- Ave Maria Stewardship District, Collier County, Florida
- Gateway Services Community District, Fort Myers, Florida
- Downtown Doral CDD, City of Doral, Florida
- Cypress Shadows CDD, Estero, Florida
- Islands at Doral CDD, City of Doral, Florida
- Naples Reserve CDD, Naples, Florida
- Quarry CDD, Naples, Florida
- Monterra CDD, Cooper City, Florida
- Waterford Estates CDD, Port Charlotte, Florida
- Artesia CDD, Naples, Florida
- Tuscany Reserve CDD, Bonita Springs, Florida
- Tidewater CDD, Bradenton, Florida
- Hacienda Lakes CDD, Naples, Florida
- Fronterra CDD, Naples, Florida
- Seminole Improvement District, West Palm Beach, Florida
- Harmony CDD, Harmony, Florida
- City Gate CDD, Naples, Florida
- Heritage Harbour South CDD, Bradenton, Florida
- Fifth Avenue South Business Improvement District, Naples, Florida
- City of LaBelle Special Recreational Assessment, LaBelle, Florida
- Paseo CDD, Fort Myers, Florida
- Toscana CDD, Englewood, Florida
- Cheval West Community Development District, Lutz, Florida
- Upper Captiva Fire District, Captiva, Florida

## **Assignment Plan**

### **Assignment 1 – O&M Assessment Methodology Report**

The Consultant in conjunction with the District Manager will prepare an O&M assessment methodology report for the District's Area 6. The assessment methodology is a process by which the Consultant will review the Operations & Maintenance budget to ascertain the benefit determination categories. The budget will be reviewed line item by line item and allocated to the appropriate benefitting category. After allocation, the Consultant will apportion the budget to the various properties within the District that benefit from the O&M budget based upon the benefits that each property receives. The benefitting properties will receive their annual O&M assessment based upon that apportionment.

### **Assignment 2 – Meetings and Presentations**

The Consultant will make presentations and attend meetings at the direction of the Client as needed.

## **Fee Proposal and Billing Arrangements**

Our fee for these services is as follows:

### **Assignment 1 – O&M Assessment Methodology Report**

Tampa Palms Open Space and Transportation Community Development District  
Area 6 O&M Report -- \$7,500.

### **Assignment 2 – Meetings and Presentations**

The Consultant will attend meetings and make presentations as needed. Meeting attendance, presentations and travel time will be billed on an hourly rate at \$200/hour. Travel expenses are not included in this fee. Mileage will be billed at \$0.555/mile.

## **Real Estate Econometrics, Inc. Billing Procedures**

We begin each engagement with your signed authorization to proceed. Fees for services and expenses will be billed on a monthly basis until the assignment is completed.

Disputes and questions concerning our work are rare, but they do sometimes occur. It is our firm's policy to keep our clients satisfied if possible. If you have a question about our work, please bring it to our attention as soon as possible. Should we be unable to resolve a problem, you may cancel this engagement by informing us in writing. We will cease work, and bill only for the work we have successfully completed. Litigation concerning our work is very rare. However, if there should be such an unhappy circumstance, the matter shall be subject to Florida law with the prevailing side to be compensated for reasonable attorney's fees and costs.

## Authorization to Proceed

To authorize us to proceed as outlined above, please sign below and return an executed copy of this agreement.

Should you have any questions concerning this proposal, please feel free to give us a call

## Authority to Execute

Each of the parties hereto covenant to the other that it has the lawful authority to enter into this relationship, that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

Board of Supervisors  
Tampa Palms Open Space and Transportation Community  
Development District

Signature \_\_\_\_\_  
Chairman, Tampa Palms Open Space and Transportation  
Community Development District

Printed Name: Lura Willhite, Chairman

Invoice to: Tampa Palms Open Space and Transportation Community Development  
District  
Attn: Mark Vega  
C/O Inframark  
2654 Cypress Ridge Blvd., Suite 101  
Wesley Chapel, FL 33544

Phone: **(O)** 813.991.1116 x 1004 | **(Direct)** 813.991.1140  
E-Mail: [mark.vega@inframark.com](mailto:mark.vega@inframark.com)



CEILING CONSTRUCTION:  
 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH (12.7 mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH (15.9 mm) TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH (12.7 mm) GYPSUM BOARD OR EQUIVALENT IN ACCORDANCE WITH F.B.C. - THE EDITION (2020) R301.6 AND TABLE R301.6. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R301.35.

**EXTERIOR FINISHES:**

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - TH EDITION (2020) R103.1J AND ASTM C 1063. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL EXPANDED METAL OR WOVEN IRON LATH SHALL BE ATTACHED WITH 1/2 INCH DIA. PERC NAILS - HAVING A 7/16 INCH HEAD, OR 18 IN LONG LATH OR 6 GAUGE STAPLES SPACED NO MORE THAN 6 INCHES OR AS OTHERWISE APPROVED. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - THE EDITION (2020) R103.1J2 AND ASTM C 906. PER F.B.C.R. (2020) R103.1J2

FOR SCREDS SHALL BE A MINIMUM NO. 16 GALVANIZED SHEET GUAGE CORROSION RESISTANT VEE SCREDS OR 1/4 INCH DEEP VEE SCREWS WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE USED FOR FASTENING PLATE LININGS TO SUBSTRATES IN ACCORDANCE WITH ASTM C 906.

A WEATHER RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGES OF ALL STUDS, SCREDS AND TERMINATE ON THE ATTACHMENT FLANGE OF THE UEEP BREAST. PER F.B.C.R. THE EDITION (2020) R103.1J3 WATER RESISTIVE BARRIERS INSTALLED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTANT VAPOR PEROFEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER STUCCO APPLICATION AND CURING PER F.B.C.R. THE EDITION (2020) R100.1B OR IN ACCORDANCE WITH ASTM C 936.

STUCCO CONTROL JOINTS: STUCCO CONTROL JOINTS TO BE INSTALLED PER ASTM C 1063-06 (11J.4) THRU 11J.4.4) AT FRAMED WALLS TO DELINEATE AREAS NOT MORE THAN 144 SF. AND DELINEATE AREAS NOT MORE THAN 100 SF. FOR HORIZONTAL APPLICATIONS. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FT. IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2 1/2 TO 1. A CONTROL JOINT SHALL BE INSTALLED WHERE CEILING FRAMING OR FURRING CHANGE DIRECTION, AND WHERE EXPANSION JOINT OCCURS IN BASE EXTERIOR WALL, WALL OR PARTITION HEIGHT DOOR FRAMES SHALL BE CONSIDERED AS CONTROL JOINTS.

EGRESS: EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR THE WINDOW MUST HAVE A MAXIMUM CLEAR OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

FLASHING:

1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

2. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL REQUIRED LOCATIONS PER R034.

DRAFTSTOPPING:  
DRAFTSTOPPING TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH FBCR R302.12. GENERAL CONTRACTOR TO VERIFY LOCATION AND APPLICATION.

WINDOW INSTALLATION:

1. WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW.

2. IF STRUCTURE IS IN A WIND-BORNE DEBRIS ZONE, AND REQUIRES PROTECTIVE SHUTTERS OR IMPACT GLASS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH PROTECTIVE METHOD IS TO BE USED.

THE OPENING BETWEEN THE GARAGE AND LIVING AREA SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID CORE (S.C.) OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS.

FLOOD ZONE REQUIREMENTS:  
PLAN MEETS OR EXCEEDS FEMA FLOOD FINISHED GARAGE FLOOR ELEVATION. IF FLOOD PORTS ARE REQUIRED IN GARAGE, REFER TO PLAN FOR CALCULATIONS AND QUANTITY.

ASPHALT SHINGLES (IF APPLICABLE):

1. MINIMUM RESISTANCE OF ASPHALT SHINGLES: ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.6 AND R905.2.6.1.

2. ASPHALT SHINGLES SHALL ONLY BE USED FOR ROOF SLOPES OF TWO UNITS VERTICAL IN TWO UNITS HORIZONTAL (2/12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN TWO UNITS HORIZONTAL (2/12) AND LESS THAN FOUR UNITS VERTICAL IN TWO UNITS HORIZONTAL (4/12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE I OR TYPE II, ASTM D 4669, TYPE I OR TYPE II OR ASTM D 6751 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN TWO UNITS HORIZONTAL (4/12) AND GREATER, ONE LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D 226, TYPE II, ASTM D 4669, TYPE I OR ASTM D 6751 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.

CLAY AND CONCRETE TILE (IF APPLICABLE):

THE INSTALLATION OF CLAY AND CONCRETE TILE PER **FCBR - TILE EDITION (2020) R3053** SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR RECOMMENDATIONS OF **FSR4TIFLORIDA** HIGH AND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE **V460** IS DETERMINED IN ACCORDANCE WITH SECTION **R0213** OR THE RECOMMENDATIONS OF **R18, 119** OR **120**, REQUIRED UNDERLayment PER **FCBR - TILE EDITION (2020) R3053** SHALL CONFORM WITH **ASTM D 226, TYPE I**, **ASTM D 2636, TYPE II**; OR **ASTM D 1910** OR **ASTM D 6380** GLASS OR MINERAL SURFACED ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH **FSR4TIFLORIDA** HIGH AND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, FIFTH EDITION WHERE THE **V460** IS DETERMINED IN ACCORDANCE WITH SECTION **R0213** OR THE RECOMMENDATIONS OF **R18, 119** OR **120**.

CHIMNEY HEIGHT REQUIREMENTS (IF APPLICABLE):  
WHEN STANDARD OR OPTIONAL FIREPLACE IS TO BE INSTALLED THE CHIMNEY MUST EXTEND 3'-0" PAST THE HIGHER POINT WHERE IT EXTENDS THROUGH THE ROOF AND MUST BE 2'-0" HIGHER THAN THE ROOF OR RIDGE THAT IS 10'-0" AWAY OR CLOSER.

TUB AND SHOWER AREAS:  
CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BOARD (NO GREEN BOARD ALLOWED) IN COMPLIANCE WITH ASTM C1288, C1325, OR C1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

**TERMITES PROTECTION:**

1. PENETRATION PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITES PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.

2. PROTECTION AGAINST GASES 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 PLASTIC BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (151 mm) HORIZONTAL PROJECTION, EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

MECHANICAL AND HVAC:

1. ENERGY CALCULATIONS FOR HEATING AND COOLING CAPACITIES SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT.
2. MECHANICAL APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENTLY OTHER APPLIANCES OR ANY OTHER FILING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING SERVICED, REPAIRED, OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES (1 1/2 m) DEEP AND 30 INCHES (76 cm) WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL, SIDE TO SERVICE AN APPLIANCE.
3. THE WALLS OR CEILINGS SEPARATING THE DUELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 16 GAUGE (0.48 mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. FOUNDATIONS AND SUPPORTS FOR OUTDOOR MECHANICAL SYSTEMS SHALL BE RAISED AT LEAST 3 INCHES (76 mm) ABOVE THE FINISHED GRADE AND SHALL ALSO CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. AUXILIARY DRAIN PAN CATEGORY IV CONDENSING APPLIANCES SHALL BE PROVIDED WITH AN AUXILIARY DRAIN PAN WHERE DRAINAGE TO ANY BUILDING COMPONENT WILL OCCUR AS A RESULT OF STOPPAGE IN THE CONDENSATE DRAIN PIPING SYSTEM. THESE PANS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION M413.

[illegible]

ATTENTION GENERAL CONTRACTOR / BUILDER:  
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CORRECTIONS / REVISIONS, ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE. THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

CONTROL OF CONSTRUCTION SITE:  
THE DESIGNER AND/OR ENGINEER OF RECORD HAVE NO CONTROL OVER THE CONSTRUCTION SITE, INCLUDING VENTILATION OF THE BUILDING AND THEREBY ASSUME NO RESPONSIBILITY FOR THE INDOOR AIR QUALITY OR THE EFFECTS THEREOF. FOR ANY REASON, DESIGNER HAS NO DUTY OR OBLIGATION UNDER OUR AGREEMENT OR OTHERWISE TO PROTECT THE RESIDENCE, CONSTRUCTION SITE, MATERIALS, EQUIPMENT, OR ANY OTHER THING FROM MOISTURE, MOLD, FUNGUS, FIRE, HEFT, VANDALISM, THEFT/LOSS, OR ANY OTHER PERIL OR CONDITION, AT ANY TIME EXPRESSLY INCLUDING BUT NOT LIMITED TO THE PERIOD OF TIME DURING THE CONSTRUCTION OF THE PROJECT. DESIGNER HAS NO DUTY TO TAKE ANY ACTION OR PREVENTIVE MEASURES TO PROTECT SUCH PROPERTY AGAINST ANY SUCH PERIL AT ANY TIME FOR ANY REASON.

REV. 12-01-2020

## GENERAL NOTES:

- THIS PLAN IS A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. DUE TO VARIATIONS IN JOB REQUIREMENTS, SUBDIVISION SPECIFICATIONS, CONSTRUCTION TECHNIQUES, DIVERSITY IN MATERIALS, AND PLAN REVISIONS, ALL DIMENSIONS AND ELEVATIONS MAY VARY PER INDIVIDUAL, PLAN, ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.
- ELECTRICAL LOCATIONS SHOWN ON DRAWINGS MAY BE CHANGED AT THE SOLE DISCRETION OF THE BUILDER OR ITS LICENSED ELECTRICIAN IN ORDER TO COMPLY WITH NATIONAL AND NATIONAL BUILDING AND ELECTRICAL CODES, EXISTING UTILITY LOCATIONS OR REQUIREMENTS OF OUTLETS AND/OR SWITCHES SHOWN.
- ALL PLUMBING DIMENSIONS ARE APPROXIMATE FROM THE CENTER LINE OF THE PIPES TO THE EXTERIOR WALL EDGE. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE ACCURACY OF ALL PLUMBING DIMENSIONS.

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COSENTINO.ARCHITECT @ GMAIL.COM

**MICHAEL A. COSENTINO, #AR93940**

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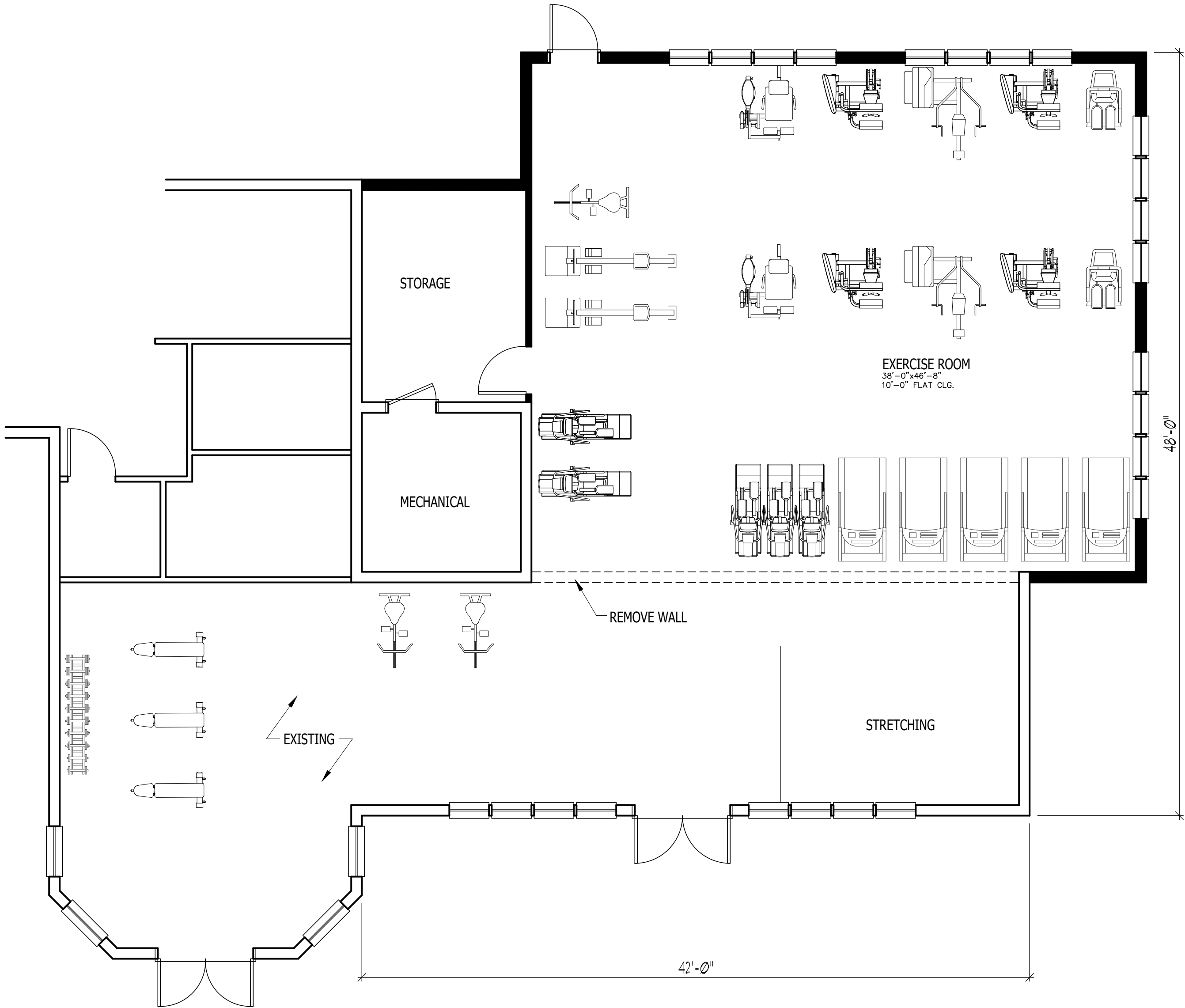


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TITLE	SHEET
	CS





**FITNESS CENTER**

ADDITION 1510 S.F.

**FLOOR PLAN**

SCALE: 3/8" = 1'-0"

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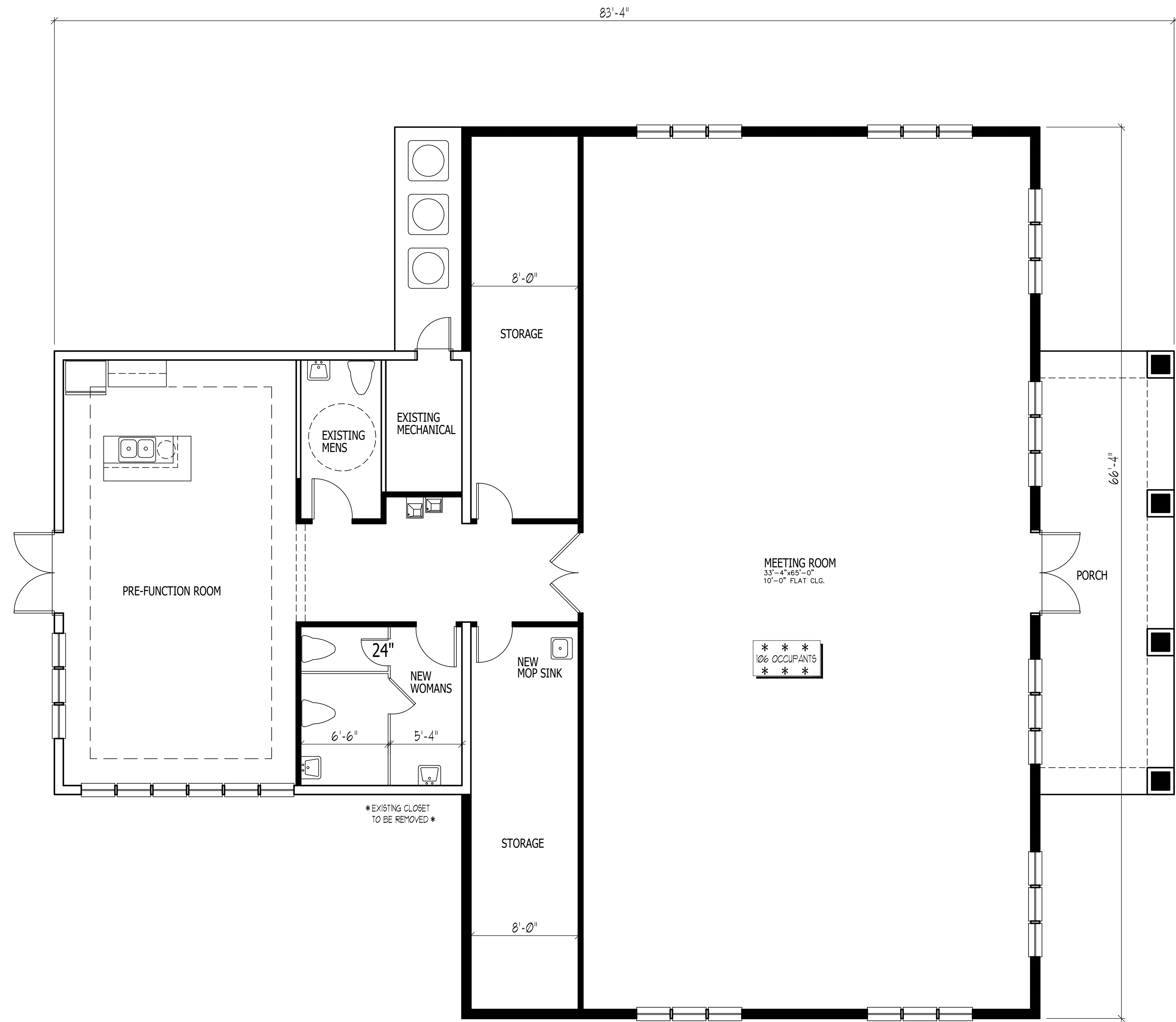
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TITLE

SHEET  
**1**



GATHERING CENTER

ADDITION	2852 SF.
PORCH	330 SF.

FLOOR PLAN

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

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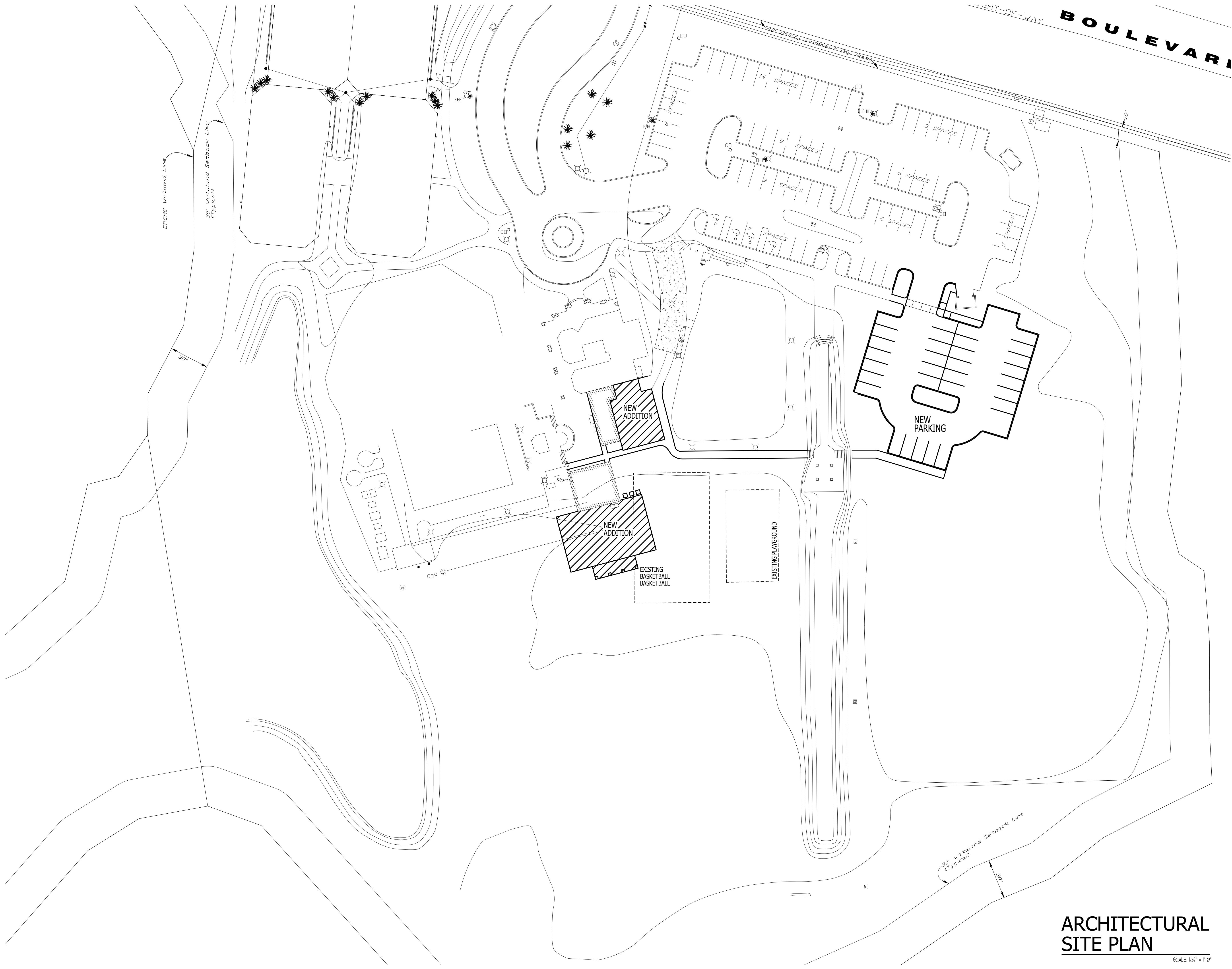
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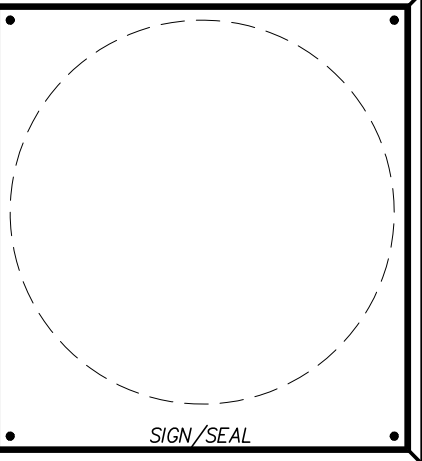
SHEET  
2



ARCHITECTURAL  
SITE PLAN

SCALE: 1/32" = 1'-0"

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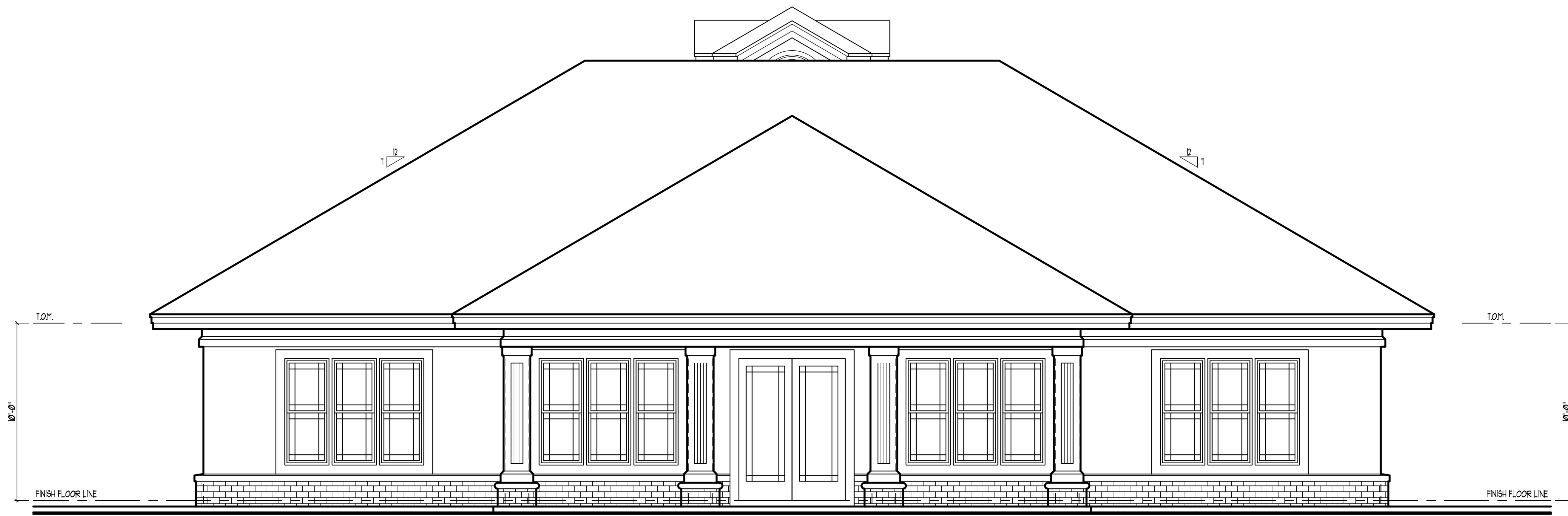
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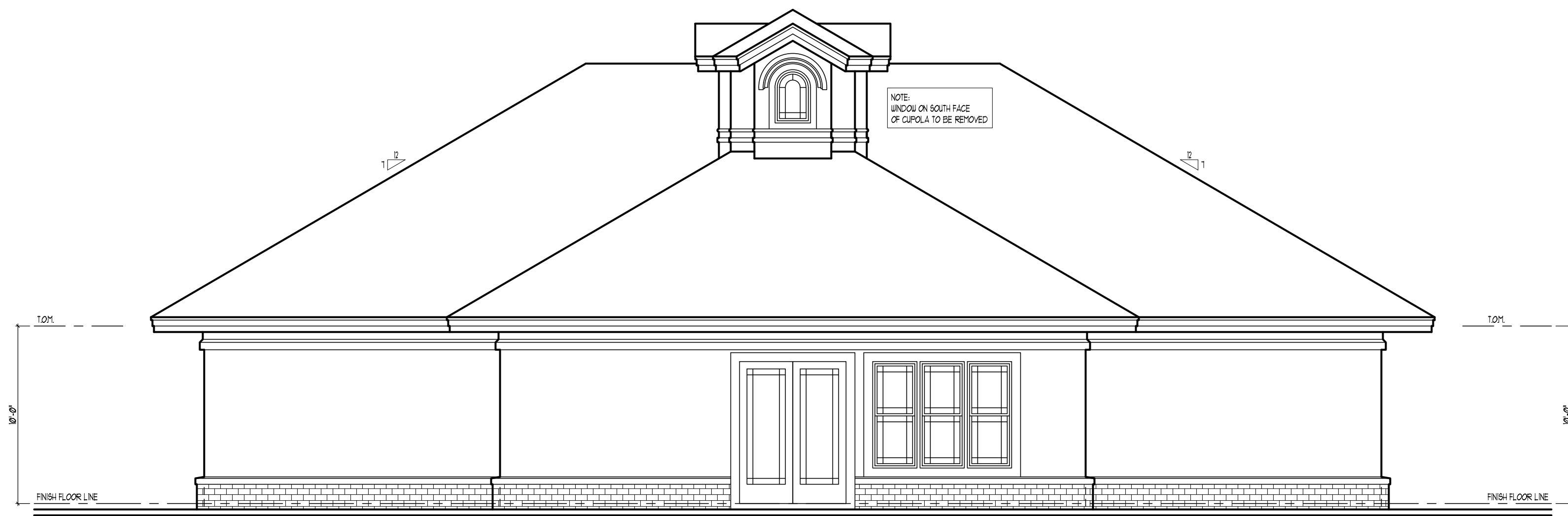
TITLE

SHEET  
**2**



SOUTH FACING ELEVATION

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



NORTH FACING ELEVATION

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

GATHERING CENTER ELEVATIONS

MA

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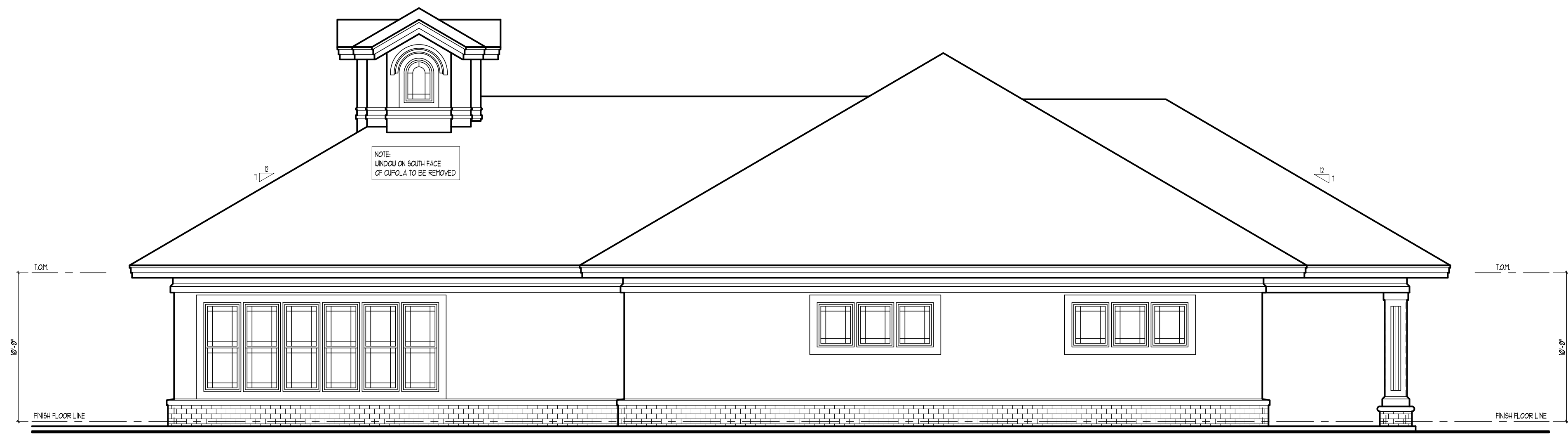
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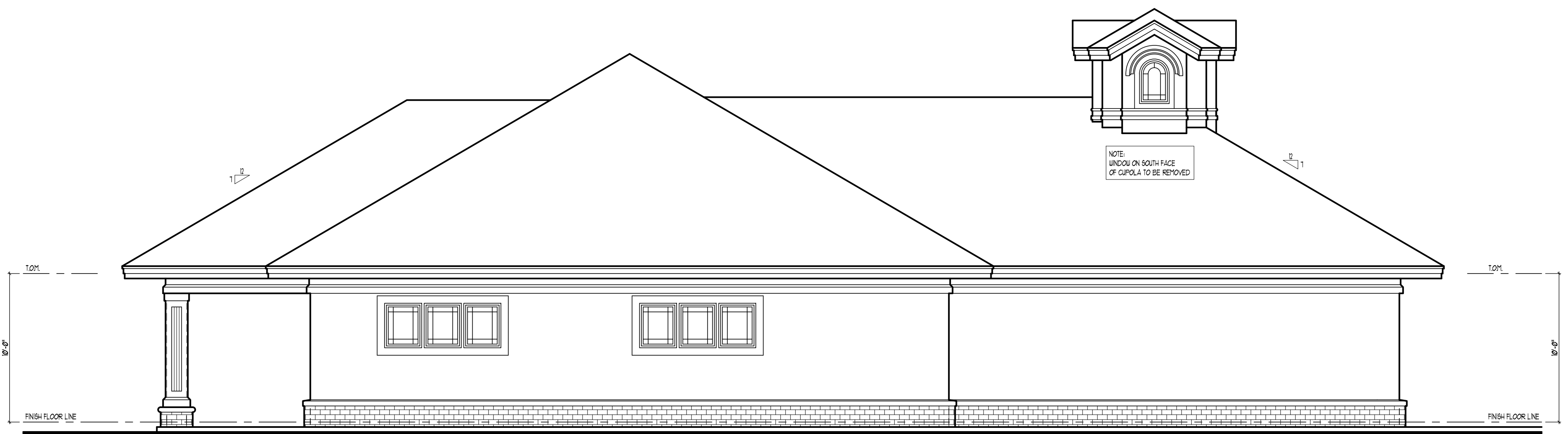
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TITLE

SHEET  
3



WEST FACING ELEVATION  
SCALE: 3/16" = 1'-0"



EAST FACING ELEVATION  
SCALE: 3/16" = 1'-0"

GATHERING CENTER ELEVATIONS

MA

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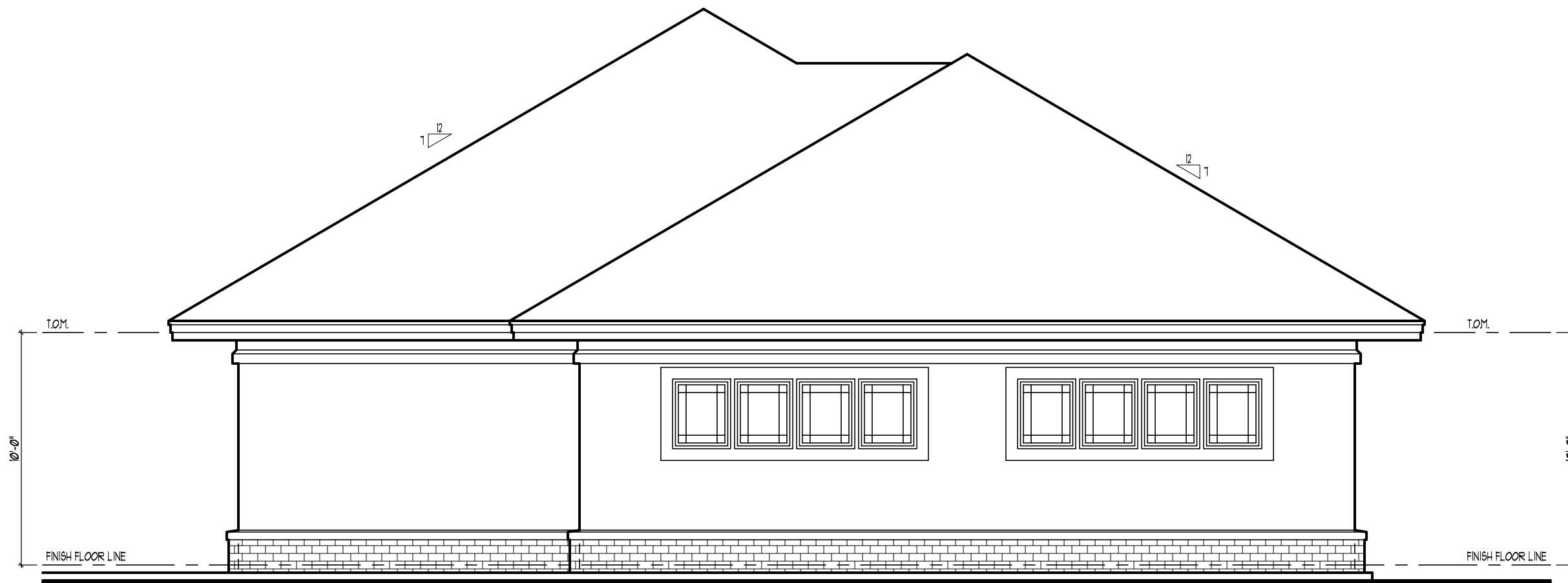
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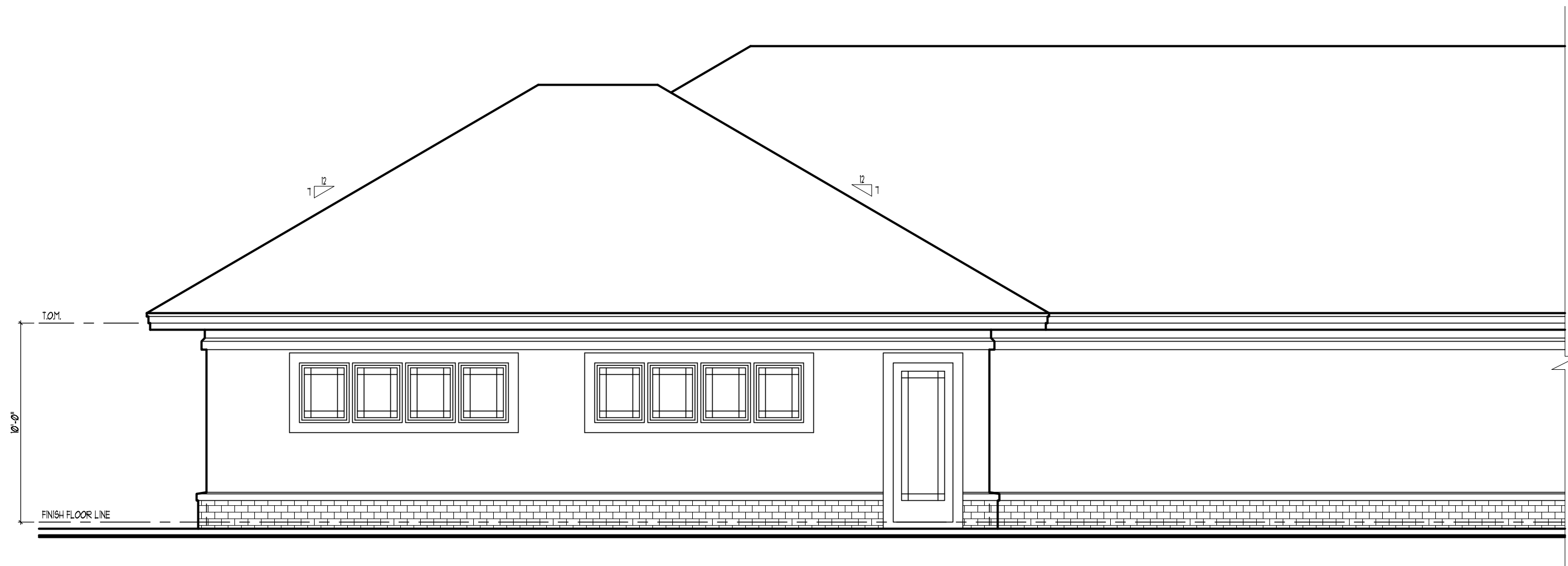
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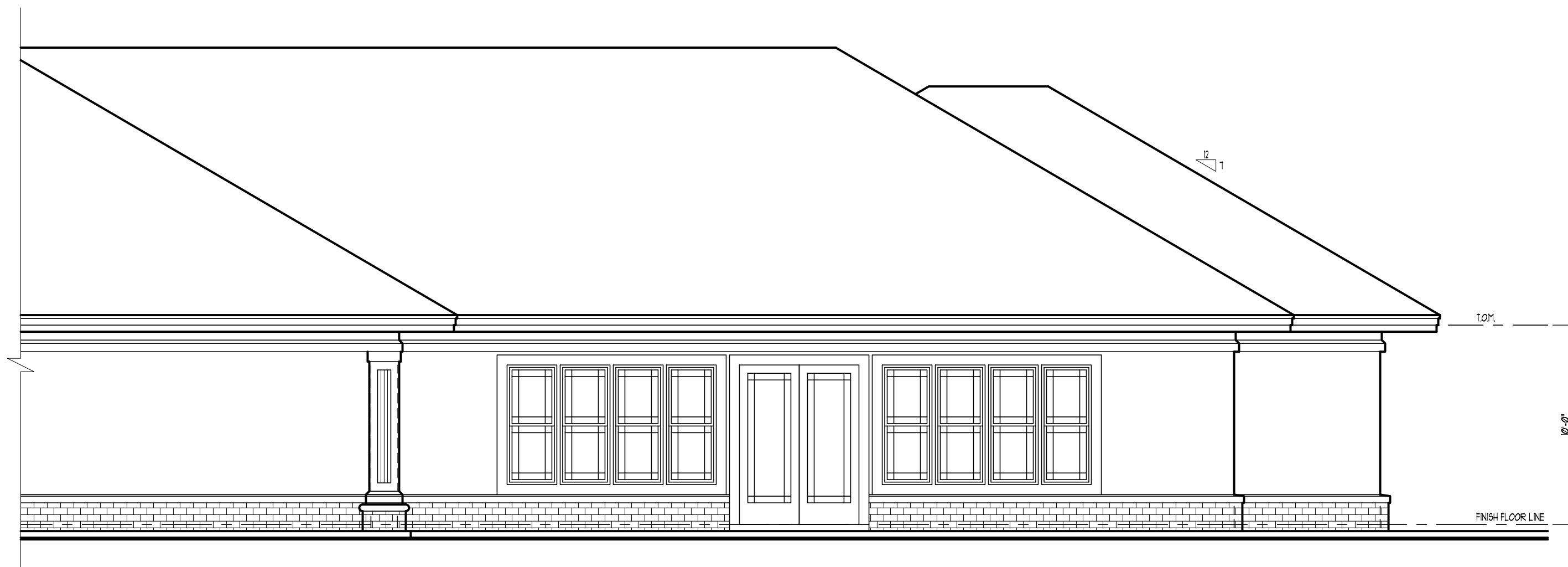
**SOUTH FACING ELEVATION**

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



**EAST FACING ELEVATION**

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



**WEST FACING ELEVATION**

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

**FITNESS CENTER ELEVATIONS**

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SHEET  
**5**