



***BEACH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
February 20, 2023
6:00 p.m.***

***Location:
12788 Meritage Blvd.,
Jacksonville, FL 32246***

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

Beach

Community Development District

Development Planning and Financing Group

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

Board of Supervisors
Beach Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Beach Community Development District is scheduled for **Monday, February 20, 2023, at 6:00 p.m.** at the **12788 Meritage Blvd., Jacksonville, FL 32246**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@dpfgmc.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

District: **BEACH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, February 20, 2023

Time: 6:00 PM

Location: 12788 Meritage Blvd.,
Jacksonville, FL 32246

Call-in Number: +1 (929) 205-6099

Meeting ID: 7055714830#

Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

IV. Presentation & Consideration of Landscape Maintenance Proposals

A. Presentation of Proposal Evaluation Criteria

[Exhibit 1](#)

B. Presentation of 3-Year Annual Amounts

[Exhibit 2](#)

C. Brightview

D. Down2Earth

E. Koehn Outdoor

F. Sun State

G. Tree Amigos

H. United Land Services

I. VerdeGo

J. Yellowstone Landscape

V. Business Items

A. Consideration & Approval of Proposal to Purchase Playground Mulch

[Exhibit 3](#)

B. Consideration & Adoption of **Resolution 2023-05**, Amending Res. 2022-19 Regarding Signatories

[Exhibit 4](#)

C. Consideration & Approval of Proposed Changed to Amenity Facility Policies by District Manager

[Exhibit 5](#)

VI. Discussion Items

A. Priorities & Goals of Board Members

[Exhibit 6](#)

B. FY 2024 Budget

C. FY 2024 Capital Reserve Budget

VII. Staff Reports

A. District Counsel

B. District Manager

A. District Engineer

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

IX. Closed Session – Security Discussion - In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, the portion of the Board Meeting to discuss this agenda item will be closed to the public, as it relates to the District’s security system plan. The closed session is scheduled to begin at 8 p.m. but may begin at any time during the meeting and is expected to last approximately 30 minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

X. Supervisors’ Requests

XI. Action Items Summary

XII. Next Meeting Quorum Check: March 20th, 6:00 PM

Stephen Kounoupas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chance Wedderburn	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Sheila S. Papelbon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Matt Calderaro	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Robert Renn	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XIII. Adjournment

EXHIBIT 1

BEACH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
EVALUATION CRITERIA

1. Personnel (15 points)

(E.g., geographic locations of the firm’s headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Experience (25 points)

(E.g., past record and experience of the respondent in similar projects; volume of work, area of coverage, previously awarded to the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent, etc.)

3. Understanding of Scope of Work (30 points)

Does the proposal demonstrate an understanding of the District’s needs for the services requested?

4. Price (30 total points)

Points available for price will be allocated as follows:

20 points will be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer’s bid and the low bid.

10 points are allocated for the reasonableness of unit prices and quantities.

EXHIBIT 2

BEACH CDD - LANDSCAPE ANNUAL AMOUNTS

Vendor	Annual Amount
Brightview	Year 1 - \$390,000; Year 2 - \$390,000; Year 3 - \$409,500
Down to Earth	Year 1 - \$399,192; Year 2 - \$411,168; Year 3 - \$423,504
Koehn Outdoor	Year 1 - \$331,308; Year 2 - \$341,244; Year 3 - \$351,480
Sun State Nursery	Year 1 - \$335,000; Year 2 - \$345,000; Year 3 - \$355,350
Tree Amigos	Year 1 - \$360,302.33; Year 2 - \$367,508.38; Year 3 - \$374,858.55
United Land Services	Year 1 - \$360,972; Year 2 - \$360,972; Year 3 - \$371,801.16
VerdeGo	Year 1 - \$442,235; Year 2 - \$455,502; Year 3 - \$469,167
Yellowstone	Year 1 - \$376,992; Year 2 - \$388,652; Year 3 - \$400,672

EXHIBIT 3



First Coast Mulch
 4672 Race Track Rd
 St Johns, FL 32259
 (904)254-5366
 bobbyk@firstcoastmulch.com

Estimate

ADDRESS
Vesta Property management Riverside Ave Jacksonville, Fl 32298

SHIP TO
Beach CDD 12788 Meritage Blvd Jacksonville FL 32246

ESTIMATE #	DATE
3433	01/20/2023

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Tamaya Amenity Center 12788 Meritage Blvd Jacksonville, FL 32246 Measured for 6" everywhere, will adjust depths on site to fill fall zones and refresh outer area's	65	55.00	3,575.00

Thank you for the opportunity to bid your project. We look forward to working with you soon! Please note that there is 3% surcharge for all credit card payments.

TOTAL

\$3,575.00

Accepted By

Accepted Date



NEEDS TO BE
EVEN



FALL
ZONE

both

↑↑
①②





12' FT

12' FT

Fall ZONES

Area 4845 ft²
Perimeter 576 ft

52.8 ft

r=11.8 ft



EXHIBIT 4

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEACH COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-19 DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The Beach Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Jacksonville, Duval County, Florida; and

WHEREAS, on September 19, 2022, the Board of Supervisors of the District ("**Board**"), adopted Resolution 2022-19 designating signatories for the District's operating bank account(s); and

WHEREAS, the Board desires to amend Resolution 2022-19 to remove Howard McGaffney as an authorized signatory on the District's operating bank accounts.

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

1. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2022-19, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2022-19 that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

2. AMENDMENT. Section 1 of Resolution 2022-19 is hereby amended by deleting the language indicated in strikethrough text (indicated textually in the same manner as the following example: ~~strikethrough text~~) as set forth herein:

The Chair and Vice-Chair of the District's Board of Supervisors, ~~and Howard McGaffney~~ and Johanna Lee and Bridgett Alexander of DPF Management and Consulting, LLC, are hereby designated as authorized signatories on the District's operating bank accounts.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

Introduced, considered favorably, and adopted this 20th day of February 2023.

ATTEST:

**BEACH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 5

Beach Community Development District

DPFG Management & Consulting, LLC
(A Wholly Owned Subsidiary of VESTA Property Service, Inc.)
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132

MEMORANDUM

TO: Supervisors of the Beach Community Development District

FROM: David C. McInnes, District Manger

DATE: February 7, 2022

RE: Proposed Policy Change

As you may be aware, an incident occurred this past weekend in the Tamaya fitness center involving what appears to be several minors. During the course of reviewing this incident, a recurring issue has been identified that I believe needs to be corrected as soon as possible.

The Beach Community Development District's *Amenity Facility Policies (dated February 7, 2022)* allows for the use of amenities by patrons of various minimum ages. One of the problems that District staff continually encounters is trying to determine the age of a young patron. It is true that looks can be deceiving. In an effort to assist District staff in enforcing the policies, I am requesting that the Board of Supervisors consider and approve an addition to the policies, which would take effect upon approval of the Board at the next Board meeting.

In discussion with the District Counsel, I propose the following additional language under the section entitled "General Amenity Facility Provisions":

27. A Patron shall have a District acceptable photo identification card, which indicates the Patron's birthday, with them at all times when using any amenity of the District. A student identification card may be used for a Patron under 18 years of age. This policy does not apply to a minor when accompanied by a parent or legal guardian.

Additionally, Supervisor Renn has requested the following amendment to an existing policy in the same section:

18. All vendors must complete the Vendor Form, successfully pass a criminal background check paid for by the applicant, and be approved by the Facility Manager. The list of preferred vendors will be in the Facility Manager's office and on the Tamaya Lifestyles website.

Thank you for your consideration of these requests.

EXHIBIT 6

Supervisor

Goal

Calderaro

BEAUTIFICATION

- Pocket Park upgrades - Benches, Swings

SECURITY / SAFETY

- Amenity Access Points
 - Policy Enforcement Considerations
 - Removal of Access Points - Single Point of Access per Amenity
 - Pool
 - Tennis Courts
 - Basketball Courts
 - Additional Employee On-Site to verify residency and monitor Amenities
- Tamaya Access Points
 - Sidewalks to have Access Card Gate for entry / exit
 - Removal of 10' roof on Guard House, all Visitors to veer left regardless of truck height
- Road Safety
 - Speeding Enforcement
 - Additional Roving Security
 - Current and retired officers live in our community. Helping to advise
 - Off duty JSO to radar and enforce (\$65/hr)
 - Solar signage posting speed
 - Speed bumps

CAPITAL RESERVE STUDY

- Regular Maintenance
- Retention Pond Maintenance - Silt, Drain Pipes, Dredging

Wedderburn

Pocket Parks

- Dog Parks
- Playgrounds

Speeding

- Resolve with short-term and long-term solutions

Rules Sports Complex/Facilities

- Team Sports
 - Swimming
 - Tennis
- Maximize facility usage

Renn

Improve the safety and security of our community

- Front gate/guard
- Speeding on community streets
- Protect and preserve Amenities

Improve Amenities Policies and enforcement of those policies

Improve and develop 1 pocket park in Tamaya

Improve the quality of Lifestyle events to match the expectations of our community