

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

*Agenda Package
Board of Supervisors Meeting*



Wednesday, February 12, 2020

6:00 P.M.

*Compton Park Recreation Building
16101 Compton Drive, Tampa, Florida*



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package February 12, 2020

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4. Strategic Planning and Capital Projects Planning
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 - n. PIPES Program and Tampa Palms
 - o. Business Environment Study Feedback
 - p. The Property Tax Conundrum

**BOARD
LETTER**

Tab 1

Tampa Palms Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9102
Fax: 813-374-9106

February 7, 2020

Board of Supervisors
**Tampa Palms Community
Development District**

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Budget Hearing and Board Meeting is scheduled for Wednesday, February 12, 2020 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The advanced copy of the agenda for this meeting is attached.

Enclosed for your reviews are the minutes of the January, 2020 Board Meeting and the documents outlined in the table of contents.

Any additional support material will be distributed prior to the meeting, and staff will present their reports at the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Lore

LoreYeira, District Manager
DPFG

LY:mmw

cc: Maggie Wilson
DPFG (Record Copy)

AGENDA

Tab 2



Tampa Palms CDD Meeting Agenda

**February 12, 2020, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. FDOT Presentation on I-75 Widening PD&E
3. Strategic Planning
4. Board Member Discussion Items
5. Public Comments
6. Approval of the January, 2020 Minutes
7. Approval of District Disbursements
8. Consultant Reports
 - Signature Projects
 - TP Blvd & Cable Construction
 - Pond Management
 - Amberly Park Improvements
 - I-75 Improvements
 - Tampa Palms Trees
 - Business Environment Study Feedback
9. Other Matters
10. Public Comments
11. Supervisor comments
12. Adjourn

FINANCIALS

FINANCIAL ANALYSIS

Tab 3 A

Financial Summary
1st Quarter (3 Months) Ending December 31, 2019

The District had a \$ 5.8 million cash balance, net of liabilities, at the end of the first three months of fiscal year 2019-20.

The District’s cash planning includes FY 2019-20 budgeted expenses, FY 2020-2021 forecast Q1 expenses, and other contingent liabilities that result in a forecast of an unallocated fund balance of approximately \$ 909K at the end of calendar year 2020. (Details disclosed below.)

The District ended last year with unfinished Signature projects of about \$ 500 K. The funds continue to be available and the projects will be funded primarily from the Districts carry-over fund balance with a late year formal budget adjustment. Signature projects will display in an over-spent condition in the interim.

(Shown as \$ 000)

District cash balance is \$ 5.8 million with the following cash projections for the year:

Sources of Funds

Balance December 31, 2019		\$ 5,798
Projected collections balance of FY 2019-20	240	240
Total Sources of Funds		\$ 6,038

Uses of Funds

Balance of FY 2019-20 expenses	(2,214)	
Signature Project expenses	(473)	
Pond improvement reserves	(700)	
Community-Wide wall reserves	(245)	
Weather related reserves	(400)	
Palm pest & Deferred projects	(200)	
1 st Qtr FY 20-21 expenses	(897)	
Infrastructure Replacement Contingency	(350)	
Total Uses of Funds		(5,129)
Projected Funds before December, 2020 receipts		\$ 909

Outlook

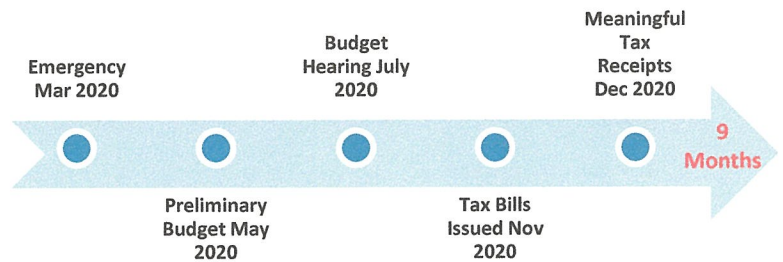
The District outlook is consistent with the FY 2019-20 budget. There are no known significant budget variances that suggest performing otherwise.

FAQ In the coming months the Board will commence review of proposed budgets and assessments levels. The responsibility of the CDD to create assessments to meet the needs is evident and that has raised the question recently as to the necessity for reserves. Couldn't a simple assessment increase meet these needs.

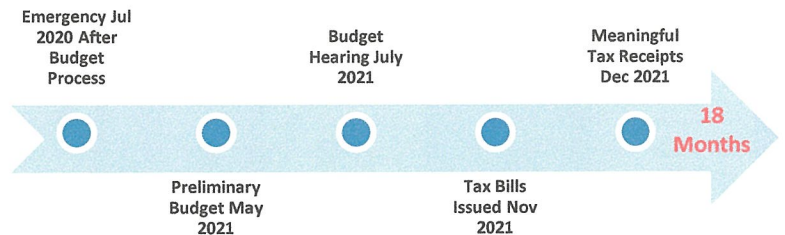
Funds are reserved in order to provide a means for Tampa Palms to recover from events that reasonably may occur (droughts, freezes or even the more serious hurricane or tornado) or future events that are known to be “coming” but are date uncertain (such aging pond reclamation which is on the horizon).

Without a doubt the CDD has assessment responsibility BUT the notice and collection cycle can stretch more than a year, depending on when in the year an emergency occurred. An unplanned event occurring in July of 2020 (after this year’s Budget Hearing) would not result in funds available until the following December of 2021 to even commence restoration. Residents would demand more timely action; property values in Tampa Palms would depend upon it. See timelines below

Example #1 If the emergency occurs this month (Feb 2020) funds to address restoration without reserves will not be available until December, 2020 – ten months after the event.



Example #2 For an emergency occurring this coming July, 2019 **after** the budget hearing [middle of hurricane season], the funds to address restoration without reserves would not be available until December, 2020 – eighteen months after the event.



As important as timing, is the consideration of what would be required in way of assessments to effect restoration from even modest emergency, for example \$400K for landscape restoration after a direct hit from a hurricane. To raise \$400K, the CDD would have to increase assessments by 20%. This would be at a time when arguably residents would be dealing with their own restoration expenses.

Reserves, the judicious allocation of resources defined for scope and use to address reasonable future needs (for outlays for capital, or liability accruals such as in emergencies - the inevitable unforeseen event that would trigger a fiscal hardship), provide confidence and peace of mind to the residents of Tampa Palms. They are an essential element of proper governing.

FINANCIAL STATEMENTS

Tab 3 B

FINANCIAL SUMMARY

Tab 3 C

**Tampa Palms CDD
Balance Sheet
December 31, 2019**

GENERAL

ASSETS:

CASH - Operating Account	\$	282,432
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- Sunshine Bank		5,598,137
ACCOUNTS RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		9,282
PREPAID ITEMS		-
TOTAL ASSETS		<u><u>\$ 5,890,351</u></u>

LIABILITIES:

ACCOUNTS PAYABLE	\$	13,209
ACCRUED EXPENSES		78,775

FUND BALANCE:

NON-SPENDABLE		-
RESTRICTED		-
UNASSIGNED:		5,798,368
TOTAL LIABILITIES & FUND BALANCE		<u><u>\$ 5,890,351</u></u>

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2019 through December 31, 2019

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 2,737,595	\$ 2,487,598	\$ 2,487,598	\$ -
DISCOUNT-ASSESSMENTS	(109,504)	(99,689)	(99,689)	-
INTEREST	55,000	13,750	13,226	(524)
EXCESS FEES	15,000	6	6	-
MISCELLANEOUS REVENUE	1,200	600	600	-
CARRY FORWARD BALANCE	15,000	-	-	-
TOTAL REVENUES	2,714,291	2,402,265	2,401,741	(524)
EXPENDITURES				
ADMINISTRATIVE:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	2,750	1,800	950
FICA	5,810	1,453	3,711	(2,259)
FUTA/SUTA + PAYROLL FEES	5,024	1,256	343	913
<i>S/T PERSONNEL SERVICES</i>	21,834	5,459	5,854	(396)
PROFESSIONAL SERVICES				
ATTORNEYS FEES	10,000	2,500	-	2,500
ANNUAL AUDIT	6,813	-	-	-
MANAGEMENT FEES	67,369	16,842	15,996	846
TAX COLLECTOR	54,752	47,758	47,758	-
ASSESSMENT ROLL	10,050	10,050	10,050	-
<i>S/T PROFESSIONAL SERVICES</i>	148,984	77,150	73,804	3,346
ADMINISTRATIVE SERVICES				
DIRECTORS AND OFFICER INSURANCE	3,685	3,685	2,649	1,036
MISCELLANEOUS ADMINISTRATIVE SERVICE	12,000	3,000	2,891	109
<i>S/T ADMINISTRATIVE SERVICES</i>	15,685	6,685	5,540	1,145
TOTAL ADMINISTRATIVE	186,503	89,294	85,199	4,095
FIELD/OPERATIONS SERVICES:				
FIELD MANAGEMENT SERVICES:				
DISTRICT OPERATING STAFF	172,343	43,086	44,456	(1,370)
PARK ATTENDANTS	81,000	20,250	16,481	3,769
PARK PATROL	69,014	17,254	11,959	5,295
FIELD MANAGEMENT CONTINGENCY	20,800	5,200	1,883	3,317
<i>S/T FIELD MANAGEMENT SERVICES</i>	343,157	85,789	74,778	11,011
GENERAL OVERHEAD:				
INSURANCE	12,516	12,516	11,121	1,395
INFORMATION SYSTEMS (TEL & SECURITY)	23,766	5,942	4,953	989
WATER	14,560	3,640	6,909	(3,269)
REFUSE REMOVAL (SOLID WASTE)	7,280	2,427	3,324	(897)
ELECTRICITY	110,000	18,334	19,075	(741)
STORMWATER FEE	3,938	3,938	3,041	897
MISCELLANEOUS FIELD SERVICES	13,000	3,250	2,171	1,079
<i>S/T GENERAL OVERHEAD</i>	185,060	50,047	50,594	(548)
LANDSCAPE MAINTENANCE STANDARD				
LANDSCAPE AND POND MAINTENANCE	1,041,153	260,288	190,077	70,211
LANDSCAPE MONITORING FEE	18,720	4,680	4,725	(45)
LANDSCAPE AND REPLACEMENT	93,600	23,400	281	23,119
<i>S/T LANDSCAPE MAINTENANCE</i>	1,153,473	288,368	195,083	93,285
LANDSCAPE MAINTENANCE NEW & ENHANCED				
PROPERTY MOWING	94,640	23,660	-	23,660
COUNTY POND	26,000	6,500	-	6,500
NPDES POND PROGRAM	45,000	11,250	-	11,250
<i>S/T LANDSCAPE NEW & ENHANCED</i>	165,640	41,410	-	41,410

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2019 through December 31, 2019

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	101,148	25,287	6,270	19,017
FOUNTAIN	25,754	6,439	1,542	4,896
FACILITY MAINTENANCE	85,493	21,373	23,188	(1,815)
MOTOR FUEL & LUBRICANTS	-	-	-	-
JANITORIAL/PARK SUPPLIES	2,600	650	743	(93)
S/T FACILITY MAINTENANCE	<u>214,995</u>	<u>53,749</u>	<u>31,742</u>	<u>22,007</u>
TOTAL FIELD OPERATIONS/SERVICES	<u>2,062,325</u>	<u>519,363</u>	<u>352,198</u>	<u>167,165</u>
TOTAL NORMAL OPERATIONS	<u>2,248,828</u>	<u>608,657</u>	<u>437,396</u>	<u>171,260</u>
PROJECT DRIVEN EXPENDITURES				
SIGNATURE TP 2017	18,676	4,669	22,463	(17,794)
RENEWAL AND REPLACEMENT & DEFERRED MTC	195,000	48,750	18,236	30,514
CAPITAL PROJECTS	195,000	48,750	-	48,750
NPDES/CLEAN WATER	56,787	14,197	-	14,197
TOTAL PROJECT DRIVEN EXPENDITURES	<u>465,463</u>	<u>116,366</u>	<u>40,698</u>	<u>75,667</u>
TOTAL NORMAL OPERATIONS AND PROJECT DRIVEN EXPENDITURES	<u>2,714,291</u>	<u>725,022</u>	<u>478,095</u>	<u>246,928</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	1,677,243	1,923,646	246,405
FUND BALANCE - BEGINNING	-	-	3,874,721	3,874,721
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 1,677,243</u>	<u>\$ 5,798,368</u>	<u>\$ 4,121,126</u>

FINANCIAL SUMMARY

Tab 3 C

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU DECEMBER 31, 2019
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$1,981,902		\$1,981,902
<u>Non Operating</u>			
Capital Projects		\$170,092	170,092
Renewal & Rel		\$170,092	170,092
Signature 2017		\$16,290	16,290
NPDES		\$49,533	49,533
Excess Fees	6		6
Interest	13,226		13,226
Misc Rev	600		600
Carry Forward Bal *			
Total	\$ 1,995,734	\$ 406,007	\$ 2,401,741
<u>Expenses</u>			
Operations	\$ 437,396		437,396
<u>Non Operating</u>			
Renewal & Rel		18,236	18,236
NPDES/EPA		0	0
Capital Projects		0	0
TP Signature 2017		<u>22,463</u>	<u>22,463</u>
Total	\$437,396	\$40,698	\$478,095
Excess Revenue Vs Expenses	1,558,337	365,309	\$ 1,923,647

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU DECEMBER 31, 2019
GENERAL FUND**

<u>General Fund</u>	12/31/2019	(\$000)
Cash		283
Cash Equivalent (Excess Cash ICS)		5,598
Due From TPOA		9
Prepaid Amounts		0
Total		\$ 5,890
Less:		
Payables		13
Accrued Expenses		79
	Net Cash 12/31/2019	\$ 5,798
Allocation for:		
Weather Damage		400
Community-Wide Wall		200
Palm Pests*		100
Pond Improvements		700
Deferred Projects**		100
Infrastructure Replacement Contingency		350
TP Signature Projects (unspent)		484
	Adjusted Net Cash	\$ 3,464
	Forecast	

2019-20 Fiscal Year			
(\$ 000)	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
Jan			
CDD Operations	70	255	
R&R	6	24	
NPDES	2	20	
Signature Projects	1	12	
Capital Projects	6	6	
Total	84	317	\$ 3,231
Feb			
CDD Operations	62	195	
R & R	5	15	
NPDES	2	25	
Signature Projects	1	45	
Capital Projects	6	22	
Total	75	302	\$ 3,005
Mar			
CDD Operations	17	195	
R & R	2	22	
NPDES	0	10	
Signature Projects	0	95	
Capital Projects	2	45	
Total	21	367	\$ 2,659

* Palm Treatment and Replacement Identified as Future Liability

** Projects planned but deferred due to Signature restorations and other considerations

**TAMPA PALMS CDD
DECEMBER 31, 2019
GENERAL FUND**

(\$000)	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October				
November	14%	376	14%	0%
December	92%	2,388	91%	-1%
January	94%			
February	96%			
March	97%			
April	99%			-
May	99%			-
June	100.2%			-
July	100.2%			-
August	100.3%			-
September	100.3%			
Year End				
<u>Total Assessed (Net Discount)</u>		\$2,628		

PROJECT DRIVEN REPORTS

Tab 3 D

Summary- Project Driven Expenses

Three Months Ending December 31, 2019

Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2019-20 Budget	\$195
<u>Uses of Funds</u>	
Spent Thru 12/31/19	0
Total Funds Under Consideration	\$0
Budget Available as of 12/31/2019	\$195
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2019-20 Budget	195
<u>Uses of Funds</u>	
Spent Thru 12/31/19	18
Total Funds Under Consideration	\$0
Budget Available as of 12/31/2019	\$177
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2019-20 Budget	\$19
<u>Uses of Funds</u>	
Spent Thru 12/31/19	22
Total Funds Under Consideration	\$483
Budget Available as of 9/30/2020*	\$505

* Additional Signature funds available to be brought forward when needed

**Capital Projects 2019-20
Budget Monitor**

31-Dec-19			
(\$000)	Current Projects	Spent 2019-20	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	31	7	24
Irrigation	20		20
Main Entry Restorations	173	15	157
Area 2 Pond			15
Bruce B Downs Improvements	267		267
Sub-Total TP Signature 2017	\$506	\$22	\$483
Capital Projects			
Consulting Services			
Irrigation Systems			
Parks			
Landscape & Lighting			
Signs, Infrastructure & Lighting			
Sub-Total Capital Projects	\$0	0	\$0
Total TP Signature 2017 & Standard Capital Projects		\$22	\$483

**Capital Projects Signature Projects
2019-20 Through December 31, 2019**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 12/31/2019	Pending Commitments
Consulting Services			
Restoration Designs	24,000	7,160	16,840
Survey & Staking	7,000		7,000
<i>Sub Total</i>	31,000	7,160	23,840
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		20,000
<i>Sub Total</i>	20,000		20,000
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	77,513		77,513
Area 2 Landscape Phase II	20,000		20,000
Area 2 Landscape (TP Blvd & Amberly Phase II)	25,000		25,000
Area 2 Pond Landscape & Wayfinding	50,000	15,303	34,697
<i>Sub Total</i>	172,513	15,303	157,210
Area 2 Pond			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs	15,000		15,000
<i>Sub Total</i>	15,000		15,000
Bruce B Downs Improvements			
Area 1 Adl Trees	22,000		22,000
Cypress Creek to Power Corridor (Walls)	245,000		245,000
<i>Sub Total</i>	267,000		267,000
Sub-Total Tampa Palms Signature	505,513	22,462	483,050
Normal Capital Projects			
	Current Projects		Pending Commitments
Irrigation Systems			
<i>Sub Total</i>	0		0
Parks			
<i>Sub Total</i>	0		-
Landscape & Lighting			
<i>Sub Total</i>	-		-
Signs, Infrastructure & Lighting			
<i>Sub Total</i>	0		0
Sub-Total Normal Capital Projects	\$0		\$0
Total TP Signature & Standard Capital Projects		\$22,462	\$483,050

CHECK REGISTER

Tab 3 E

**TAMPA PALMS CDD
CASH REGISTER
FY 2020**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
11/30/2019			EOM BALANCE	710.42	170,167.80	16,433.92
12/01/2019	8222	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December		6,337.61	10,096.31
12/02/2019	8223	HARDEMAN KEMPTON AND ASSOCIATES, INC	Prof Design Cons Servs		7,160.00	2,936.31
12/02/2019	8224	DOUGLAS CLEANING SERVICES	11/1-11/30 - CDD Cleaning		1,290.00	1,646.31
12/05/2019		Center State Bank	Funds Transfer	389,856.00		391,502.31
12/06/2019	705590DD	DOROTHY COLLINS	11/18-12/1 - D. Collins P/R		2,259.17	389,243.14
12/06/2019	ACH120819	Innovative Employer Solutions	11/18-12/1 - D. Collins P/R		864.32	388,378.82
12/06/2019	8225	ADVANCED ENERGY SOLUTION OF	Check timers and GFCI@Palm Lake on Amberly		588.44	387,790.38
12/06/2019	8226	CINTAS	Safety Mats - 12/2/2019		61.57	387,728.81
12/06/2019	8227	FEDEX	Shipping		101.95	387,626.86
12/06/2019	8228	FLORIDA FOUNTAIN MAINTENANCE, INC	TW Ftn Repair 3hp motor, Reserve fountain repairs, Reserve fountain exit repairs		4,885.91	382,740.95
12/06/2019	8229	FRONTIER COMMUNICATIONS	Phone - 11/22-12/27		357.98	382,382.97
12/06/2019	8230	HOME DEPOT	Supplies		575.83	381,807.14
12/06/2019	8231	OLM, INC	Landscape Insp - 11/6/19		1,575.00	380,232.14
12/06/2019	8232	REPUBLIC SERVICES	12/1-12/31 - Solid Waste		828.01	379,404.13
12/06/2019	8233	SECURITY SECURITY SERVICES USA, INC	10/27-11/9 - Security Guard		2,482.50	376,921.63
12/06/2019	8234	TURNBURY WOOD HOA	1st Qtr 2019 - 4th Qtr 2019 - Electric		2,067.84	374,853.79
12/06/2019	8235	VERIZON	10/24-11/23 - Phone		128.38	374,725.41
12/06/2019	8236	WESCO TURF, INC	Irrigation Parts		344.44	374,380.97
12/06/2019	8237	Zeno Office Solutions, Inc.	Contract ovg charge 10/25-11/24		121.86	374,259.11
12/14/2019	8238	XEROX FINANCIAL SERVICES	Copier Lease - November		135.31	374,123.80
12/14/2019	10006	ABM Landscape & Turf Services	Landscape Maint - Nov		62,294.10	311,829.70
12/14/2019	10007	AT&T	Long Distance - Nov		120.00	311,709.70
12/14/2019	10008	CLEAN SWEEP SUPPLY COMPANY	Supplies		144.19	311,565.51
12/14/2019	10009	EEL SECURITY	Monitoring - 1st Qtr - 2020		89.85	311,475.66
12/14/2019	10010	FLORIDA FOUNTAIN MAINTENANCE, INC	Ftnn Maint - December		417.38	311,058.28
12/14/2019	10011	FRONTIER COMMUNICATIONS	Amberly Pk Phone - Dec		222.95	310,835.33
12/14/2019	10012	HOOVER PUMPING SYSTEMS	Area 2 Pump Station Repairs		465.61	310,369.72
12/14/2019	10013	IRON MOUNTAIN	12/1-12/30 - Records Storage		238.21	310,131.51
12/14/2019	10014	LOWE'S	Supplies		337.02	309,794.49
12/14/2019	10015	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets - November		27.13	309,767.36
12/14/2019	10016	TAMPA ELECTRIC	Summary Bill - November		8,967.56	300,799.80
12/14/2019	10017	TERMINEX	Pest Control - November		137.00	300,662.80
12/18/2019	12182019ACH	Harland Clarke	Checks		268.35	300,394.45
12/19/2019	8239	CINTAS	Safety Mats		123.14	300,271.31
12/19/2019	8240	ESD WASTE2WASTER, INC	Pump Maint - Dec		300.00	299,971.31
12/19/2019	8241	OLM, INC	Landscape Insp - 12/9/19		1,575.00	298,396.31
12/19/2019	8242	STAPLES	Office Supplies		23.62	298,372.69
12/19/2019	8243	TERMINEX	Pest Control -December - Hampton Park		61.00	298,311.69
12/20/2019	709799DD	DOROTHY COLLINS	12/2-12/15 - D. Collins P/R		2,259.18	296,052.51
12/20/2019	ACH122019	Innovative Employer Solutions	12/2-12/15 - D. Collins P/R		864.30	295,188.21
12/30/2019	10004	DOUGLAS CLEANING SERVICES	12/1-12/31 - CDD Cleaning		1,290.00	293,898.21
12/30/2019	10005	MARY-MARGARET WILSON	Field Mgmt - January		8,995.00	284,903.21
12/31/2019	531	CITY OF TAMPA UTILITIES	Water Utilities - Dec		2,530.74	282,372.47
12/31/2019		Center State Bank	Interest	59.94		282,432.41
12/31/2019			EOM BALANCE	389,915.94	123,917.45	282,432.41

STRATEGIC PLANNING

STRATEGIC PLANNING

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
I. Signature Projects			
1) General Progress & Timeline			
a) Progress	Report To Board	Feb	Staff
2) Entrance Pond			
a) Pond Perimeter Platings / Pod Levels	Review Progress	Mar	Staff
3) Community Entrances			
a) Tampa Palms Blvd - Area 1 Propose Planting Plan	Board Approval	Feb	Staff
b) Area 2 Entry Review Progress	Report to Board	Feb	Staff/Soley
c) Wayfinding Sign (Grace) Provide Update	Progress Report	Feb	Staff/Soley
II Capital Projects			
1) Wayfinding & Misc. Signs			
a) Area 2 Entry (Sig 2017 Area 2 Above)	Update Board	Future	Staff/Soley

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
2) Lake Fountain Review			
a) Board update	Review	Apl	Staff/Soley
III Landscape Assets			
1) Assessment YTD Weather Impacts	Report To Board	Ongoing	Staff
2) Village Entry & Blvd Restorations			
a) Plans / Direction	Report To Board	Feb	Staff
b) Palm Tree Pests	Report To Board	Feb	Staff
c) Sanctuary Wall	Report To Board	Feb	Staff
d) Tree Health Discussion	Report To Board	Feb	Staff
3) LED Landscape Lighting			
a) Phase III	Future Consideration	TBD	Staff
IV Park Reviews			
1) Park Inspections & Restorations			
a) Amberly Park Playset	Report	Feb	Staff
b) Dogs Off Leash	Report	Feb	Staff
V. Government Agency Projects			
a) Multi-Modal Path Repaving [COT]	Report To Board	Future	Staff
b) Paving- Tampa Palms Blvd [COT]	Monitor	Future	Staff
c) New Lanes I-75 [FDOT]	Presentation	Feb	FDOT Staff

2020 FOCUS

Tab 4C

Focus For 2020

- Define and review structural situation with regard to CDD-owned walls along BB Downs.
- Complete Signature projects restoring and rebranding Tampa Palms.
- Maximize cash management model to achieve greatest safe return for community.
- Maintain involvement in the City of Tampa progress toward restoration of Tampa Palms Blvd. (Design FY 2019-20 / work FY 2020-21).
- Monitor plans for expansion of I-75 adjacent to Tampa Palms to understand and find means to mitigate damage to the community.



This is a preliminary view presented for supervisor consideration which can be reviewed and / or modified at the February 12th meeting.

SIGNIFICANT EVENTS

TP CDD Planning Horizon

Jan 8, 2020

FY 2019 -20

- Landscape Renewal Continues (10 Year Cycle)
- Possible Express Lanes For I-75 Adjacent To Tampa Palms (Feb 2020 Meeting)
- ADA Review For CDD Parks
- SWWMD Permit (WUP) Due
- Repave TP Blvd w/ Complete Streets Design (Project Design)
- Expansion New Tampa Rec Center (In Progress)
- New Sensory Friendly Park –? Location
- USF School of Public Affairs Study of New Tampa Business Climate - Feedback
- Additional Jogging Path Repairs
- General Election Primary (March 2020)

FY 2020-21

- Additional Jogging Path Repairs
- Repave TP Blvd w/ Complete Streets Design (Construction)

SIGNATURE
SPENDING
PLAN

Update Signature Mitigation Projects

This report is filed monthly to update the Board Members as to the status of funds - both availability and commitment - for the Signature Tampa Palms projects.

Funds Available A/O Fiscal Year 2019 -20

\$ 506K

Work in Progress or Anticipated A/O Feb, 2020 Meeting



Opening Balance/Available	FY 2013-14	FY 2014-15	FY 2016-18	FY 2018-19	FY 2019-20
	\$1,330,480	\$1,043,490	\$1,287,907	781,762	\$505,513
	\$300,000				In Progress
Consulting Svcs			\$32,005	\$7,809	\$31,000
Irrigation Relocation	\$93,000				
Irrigation- New Install & Repairs		\$55,000	\$95,000	\$19,472	\$20,000
Area 1- Entry Streetlights			\$20,000	Complete	
Area 1 & 2 Pillars, Fencing & Lighting			\$882	\$73,534	
Area 1- Landscape Entry Median (Phase 1)				Complete	
Area 1 Entry - Landscape Phase II)				\$71,632	\$77,513
Area 2- Entry Streetlights			\$14,475	Complete	
Area 2 Pillars, Fencing & Lighting			\$26,323		
Area 2 Entry - Median Landscape (Phase 1)			\$55,000	Complete	
Area 2 Entry - Landscape (Phase II)			\$33,000		\$45,000
Area 1 & 2 Median Electrical Restoration			\$36,000	Complete	
Area 1 & 2 Wall Replacements/Repairs			\$15,000		\$245,000
Amberly (1) Entrances (Monument Area)			\$55,000	\$47,447	
Area 2 Entry Pond Area					\$37,000
Area 2 Entry Pond - Landscape Phase 2				\$50,425	
Area 2 Entry Pond - Tree Buffer			\$85,000	Complete	
Area 2 Entry Pond - Fountain & Fountain Lights			\$21,460	Complete	
Area 1 - Landscape & Irr Welcome -Amberly			\$55,000	Complete	
Area 2 - Landscape BB D (Incl Wayfinding)					\$50,000
Area 2- Landscape Amberly To Bridge			\$20,000	\$5,930	
Optional Lights					
Area 2 Entry- Roadway Bricks*			\$142,000	Complete*	
BB Downs Fencing Upgrade (Black)*	193,990				
S/T By Fiscal Year	\$286,990	\$55,583	\$706,145	\$276,249	\$505,513
Total All Projects	Actual	Actual	Actual	Actual	Estimate

MINUTES

Tab 5

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**MINUTES OF MEETING
TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, January 8, 2020 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting a quorum were:

Gene Field	Chairman
Jim Soley	Vice Chairman
Jessica Vaughn	Supervisor
Jake Schoolfield	Supervisor

Also present were:

Lore Yiera	District Manager
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Property Manager

Mr. Field established that a quorum of the Board was present.

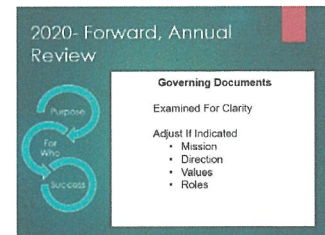
Pledge of Allegiance

Ms. Vaughn led the recitation of the Pledge of Allegiance.

SECOND ORDER OF BUSINESS- Strategic Planning & Annual Review

Mr. Field reviewed the most current strategic plans, noting that the focus is on those issues which have the most immediate impact.

Ms. Wilson continued with a review of the governing documents, representing them to provide an opportunity for the board to make changes if desired. No changes were made. It was noted that the documents are present on the CDD portion of the Tampa Palms web page.



1 The full strategic plans and significant events were included in the advance Board Package; a
2 copy of which is attached hereto and made a part of the public record.

3

4 **THIRD ORDER OF BUSINESS - Board Member Discussion Items**

5

6 Supervisor Soley noted that he had lots of guests over the holidays and they commented
7 that the look of the entrances was impressive.

8

9 Supervisor Vaughn mentioned that she had grave concerns about the condition of River
10 Park.

11 Ms. Wilson commented that River Park is a TPOA asset and not the CDD's but that
12 she and Warren Dixon had been made aware of the situation and had inspected it. Plans are
13 underway for improvement.

14 **FOURTH ORDER OF BUSINESS - Public Comments.**

15 Don ONeal questioned responsibility for the BB Downs fence. Ms. Wilson said that the
16 CDD has responsibility for paying for the color (black) and the County for the fence. That said
17 it has been referred to the County several times – if nothing else to get to the contractor who
18 provided the fencing to assist us with the model/manufacture etc.

19

20 **FIFTH ORDER OF BUSINESS - Approval of the November, 2019 Minutes**

21

22 On MOTION by Mr. Soley, SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the Board
23 approved the Minutes of the November, 2019 Board Meeting.

24

25 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

26 A copy of the Board Financial Analysis, Financial Statements and Check Register are
27 attached hereto and made a part of the public record. Mr. Field noted that the check register
28 had been reviewed. Due to the fact that there was no December meeting, both the October and
29 November registers will be

30

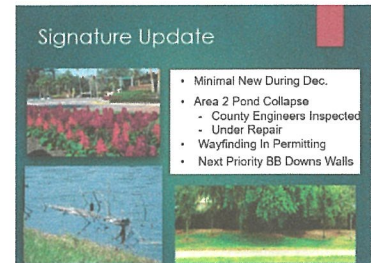
31 On MOTION by Mr. Soley SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the
32 Board approved the Disbursements for the month ending October 31, 2019 in the amount of
\$270,881.41.

1 On MOTION by Mr. Schoolfield SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the
2 Board approved the Disbursements for the month ending November 30, 2019 in the amount of
3 \$170,167.80.

4
5 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

6 **◆ Signature Projects**

7 Ms. Wilson updated the Board and visitors as to the
8 progress of the Signature Projects, in particular the new fencing
9 and flowers, the inspection of the washout of the main entry pond
10 and the fact that the wayfinding sign was still in the permitting
11 process with the City of Tampa.

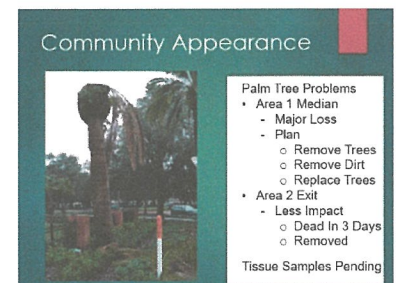


12
13 **◆ Community Appearance**

14 Ms. Wilson reviewed the general appearance of the
15 community noting that Tampa Palms landscape was inspected
16 by OLM the prior week and received a 92 score.

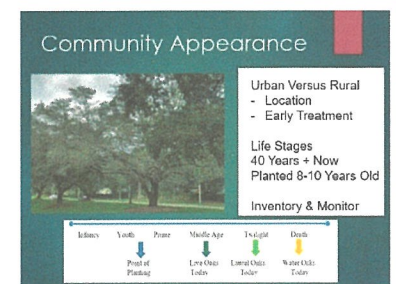


17 Ms. Wilson reviewed the holiday plantings and the
18 impact on the turf of the fungus which is the indirect result of no
19 cold weather in what is now three years, moving into the fourth
20 year.



21 Ms. Wilson reported on the palm tree losses at the main
22 entry. At the Area 1 median two Washingtonian palms died.

23 On the Area 2 exit beside the new fencing one of the
24 Canary Isle palms died. This palm and the one beside it were
25 negatively affected by the BB Downs construction.

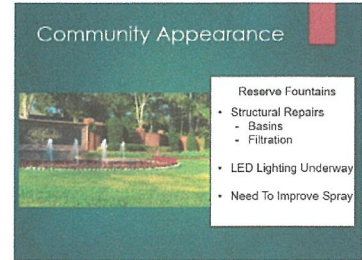


26
27 Ms. Wilson reviewed the matter of trees along the
28 boulevards and the life stages of trees noting that tree life in an
29 urban setting can be dramatically reduced from a more natural
30 setting.

31 The boulevard trees will be inventoried and monitored.

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Ms. Wilson reviewed the progress made in securing the Reserve fountains, specifically that the fountain basins had been coated, the breaches between the concrete bottoms and the bricks secured and the sanitation systems upgraded. What remains is replacement of the lighting with working LED lights and upgrades to the feature (spray) systems.

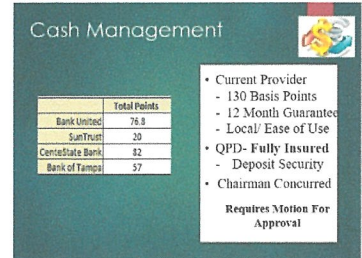


◆ **Cash Management**

Ms. Wilson reported that the calendar year 2019 cash management agreement negotiated with Sunshine Bank expires January 2020. The chairman oversees review of the cash management plan and has done so this time.



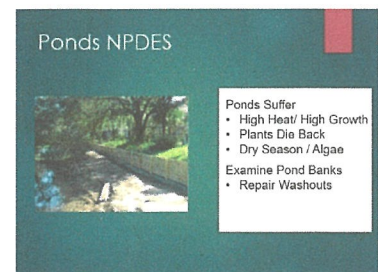
The Board-established cash management priorities previously established by the Board as a basis for the decision. Tampa Palms contacted four banks regarding the 2020 cash management plan. CenterState Bank, the current provider, offered 165 basis points (presently only 65). CenterState Bank is both local and a QPD. The chairman preliminarily approved the plan and the Board concurred.



On MOTION by Mr. Soley, SECONDED by Ms. Vaughn WITH ALL IN FAVOR EXCEPT MR. SCHOOLFIELD who stepped away for this portion of the meeting, the Board approved staff to go forward with the cash management plan of CenterState Bank for 2020.

◆ **Ponds**

Ms. Wilson detailed the effects that high heat and no winter for multiple years were having on the ponds and the work to counteract the algae and weed issues. She also described work in progress rebuilding “sea walls” along some pond banks, work that is easier to complete in the dry season. The repair work was needed for several ponds that were constructed in a manner different from the majority of Tampa Palms ponds.



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◆ **Parks**

Ms. Wilson reported on a potential replacement for the “turtle” play equipment which is no longer available.

The replacement is a small climbing event called the Cozy Dome somewhat like the former “turtle” and designed for play for younger children.

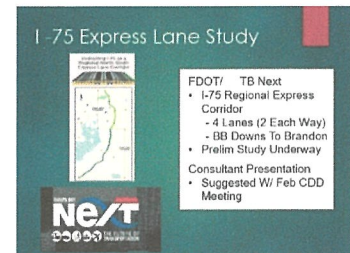


On MOTION by Ms. Vaughn, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the Board approved -an amount not to exceed \$6,500 for the Cozy Dome for Amberly Park.

◆ **I-75 Express Lane Study**

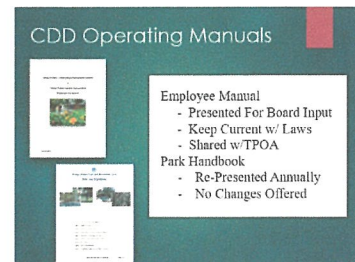
Ms. Wilson reported that FDOT has formally opened the study to add four additional lanes which are to be express lanes to I-75 adjacent to Tampa Palms.

An engineer with a firm retained by FDOT has offered to make a presentation describing the PD&E study, the project and the timeline. This will take place at the Feb 2020 CDD meeting.



◆ **CDD Operating Manuals**

As is customary at least once each year, the CDD operating manuals, the Employee Manual and the Park Handbook were represented to the board for review and improvement if needed. No changes were introduced for 2020.



Additional Advanced Board Package Materials:

Information regarding financial reports were included in the Advance Board package; copy of which is attached hereto and made a part of the public record.

EIGHTH ORDER OF BUSINESS – Other Matters

There being none, the next item followed.

1 **NINTH ORDER OF BUSINESS – Public Comments**

2 Mr. O’Neal questioned the progress toward the paving of Tampa Palms Blvd and
3 was briefed by Ms. Wilson that the City’s announced plans of design in FY 2019 – 20 and the
4 construction in FY 2020-21.

5
6 **TENTH ORDER OF BUSINESS - Supervisor Comments**

7 Supervisor Schoolfield noted that he had a very positive experience with TPD
8 investigating an issue in his village.

9 Mr. Soley discussed how important it is to become engaged and remain engaged on the
10 matter of the I-75 improvements.

11 Mr. Field echoed that sentiment recalling the positive experience Tampa Palms has due
12 to early engagement in other similar projects both with I-75 and BB Downs and further noted
13 that the relationships formed due to these engagements become all important.

14 Mr. Field also questioned if Ms. Maney could have a formal relationship with the CDD
15 noting her remarks quoted earlier about palms and other trees. Ms. Wilson reminded the group
16 that Ms. Maney continues to be an officer, though not a supervisor.

17
18 **ELEVENTH ORDER OF BUSINESS - Adjournment**

19 There being no further business,
20

21 On MOTION by Ms. Vaughn SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the
22 meeting was adjourned.

23
24
25
26 **These minutes were done in summation format, not verbatim.*

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

31

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
2 publicly noticed meeting held on _____.

3

4

5 _____
Signature

_____ Signature

6

7 Lore Yeira

Gene Field

8 Printed Name

Printed Name

9 Title:

Title:

10 Assistant Secretary

Vice Chairperson

11 District Manager

Chairperson

CONSULTANT REPORTS

Tab 6

SIGNATURE PROJECTS

Signature Projects

The pillars and fence segments are in (and have been well-received by the residents) so now the focus has changed to the balance of the main entries.

The first major project (major from the perspective of impact, though not money) is the final landscape for Tampa Palms Blvd- Area 1.

This is the landscape that graces the entry from the new pillars all the way to Amberly Drive on both the entry and exits side of the roadway.



Staff has asked Jason Rinard for a landscape plan and as with down with all other major plans, it will be provided to the Board for approval. A March approval is perfect timing for successful planting.

The Area 2 main entry requires adjustment of the second median, the one extending from the Publix entry/exit to Amberly Drive. At the Amberly end, four Washingtonian palms died previously and have been removed.



Midway along the median an oak tree died after construction to add the new turn lane and was removed. The remaining root ball is unattractive and will have to be removed.



This median is narrow and located along a high-traffic, frequent accident strip of Tampa Palms Blvd (and belongs to the City of Tampa) so no new trees will be planted. ABM will clean up the turf and possibly add the low profile juniper to safely give a finished look.

Staff and the lake management company continue to monitor the Area 2 entry pond. Currently the water over the pond's littoral shelf is as low as it has been the the pond was filled two years ago.



The plants that are prominently displaying the littoral shelf location are all "desirables" ; in particular pickerel weed (with the small purple flowers) and arrow head with medium white flowers.



Neither plant is in bloom at this time. Due to carefully coordinated treatment the algae is being kept at bay.



The Area 2 (TP Bld / Amberly) wayfinding sign is a step closer to reality. In late Dec the City required a survey of the area. That survey was completed in January and accepted by the City which is still processing the permit application.



Arete has selected the contractor and ordered the granite, the project is ready to roll as soon as the permit is received.



As a first step on the wall project, staff has asked a contractor very familiar with Tampa Palms to evaluate the walls along BB Downs adjacent to Cambridge.

This span of roughly 1,100 feet includes walls of varying heights and differing construction that needs to be:

- Standardized as to height and shape
- Stabilized by making sure that proper rebar is present.

Staff expects to provide that report and any proposal for replacement at the March meeting.

COMMUNITY APPEARANCE

Tab 6K

Community Appearance

Overall Appearance

In general, the Tampa Palms landscape is doing well despite the unusual weather that apart from one brief cold snap has been unseasonably warm. For the OLM inspection conducted Feb 3rd, the property was rated at a 93.5%.

While the community is reasonably attractive during this mid-winter blah period, there are some challenges:

- Frequent occasions of high humidity following a chill, have resulted in multiple days of morning fog, sometimes even foggy conditions for most of the day which creates the perfect conditions for turf fungus.
- ABM has taken steps to apply fungicides and to reduce to a bare minimum any irrigation in an effort to control the fungus.
- Despite all best efforts, the unseasonably warm weather with oddly high humidity is causing widespread damage from a fungus, rhizoctonia, also known as “brown patch”.



(When observed, this fungus looks more like “yellow patch” in the field.) The fungus attacks turf blades close to the soil and stops the flow of nutrients to the blade, eventually killing the affected blades.

This fungus is most prolific during times when the turf is wet for long periods and anytime there is insufficient daylight in which to dry the blades. These situations are all in play in Tampa Palms right now.

The fungus kills the blades but leaves the stolens (the roots which are actually spreading stems for St. Augustine grass) alive. Recovery in summer months from small areas of brown patch is easy- the blades are cut, fungicide is applied and the grass restores. In the winter non-growing months, this regeneration process takes longer but the turf can and will restore.

One isolated area is pictured above but the effects if fungus intrusion are present in many places in Tampa Palms (all have been treated). Fungus damage is everywhere, not just Tampa Palms: the situation is almost out of control in neighboring communities such as TP North, TPOST 3, as well as, in many of the communities along Cross Creek Blvd.

To minimize the opportunity to encourage fungus, ABM has reduced the irrigation property-wide (except the annual plantings) to deliver approximately 4/10 inch of water per week.

Annuals

The winter annuals display was relatively successful, despite early concerns about the unseasonable hot weather. The greatest damage was done to the annuals during the periods when Tampa Palms sustained several hours of high winds causing some plants to blow over.



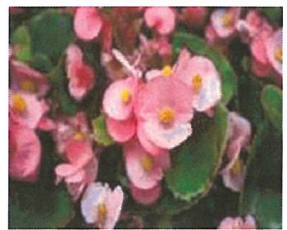
The installation of the spring annuals will almost be complete in time for the next (March) CDD meeting.

The base planting will be the yellow Antigua marigolds. Antigua marigolds are dwarf American marigolds that are early to flower in long days. The plants are relatively dwarf but the blooms are quite large.



The Antigua's were selected for their large bloom size: they will have substantial visibility particularly at the main entries

To complement the Antigua's Ms. Maney and Joe Laird selected begonias with dark bronze leaf and vibrant pink blossoms to finish the "Spring look",



Fortunately, neither of these plants are a favorite of the deer which is usually more of a concern at the Reserve than the main entries.

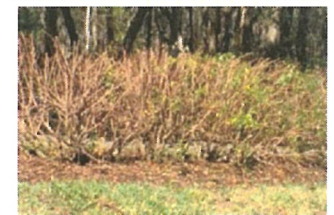
Winter-Weather Cutback

Pruning of the shrubs along the boulevards will commence soon to remove winter die-back from plants that react to even modest cold but return with the reliable warmth and longer days of Spring.



This is an annual event which is required to remove any winter die-back, control growth and provide for healthier and better shaped plantings.

Pictured to the right are thryallis shrubs; the top picture is the normal display and the bottom picture is the way they will appear for several weeks until they bud out after cut-backs.



Tampa Palms Crossings at Power Corridor

In the Fall of 2018 changes in the FERC regulations required TECO to remove most of the tall viburnum bushes and all of the palm trees along the power corridor on the north-west side as it crosses Tampa Palms Blvd. The area was successfully restored.

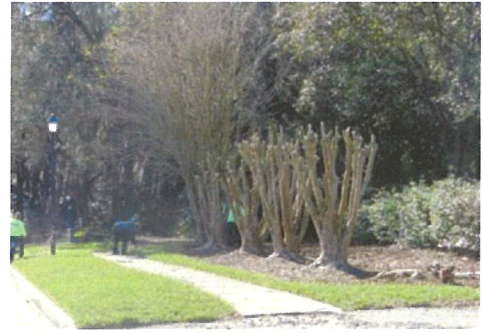


The FERC rules for safety of transmission corridors are unlikely to get less stringent in the coming years so Tampa Palms works with TECO at the other crossings to avoid complete removal of the planting materials.

Cutback of the crape myrtles and viburnum have been completed at the Fairchild and Wareham crossings.

Transmission power corridors are unique places. Transmission corridors do not come under the jurisdiction of (a) Tampa Palms CDD, (b) the TPOA, (c) the City of Tampa or (d) Hillsborough County for things such as maintenance.

- For example, there are laws, both city and county, that specify how high grass and weeds can be on any lot within 200 feet of a residence. **Those city and county laws do not apply to power transmission corridors.**
- The FERC has stringent rules for the power companies relative to making certain that the power grid is secure. The power companies must survey the areas and provide aerial photographic proof that they manage vegetation such that trees or plant growth cannot affect the connectors (wires) and both TECO and Duke make certain that this corridor is in compliance or they are fined.



Palm Management

This month ABM will feed the community palms. After three years of substantial rainfall coupled with a community water table that in many places is very close to the surface, many palms are experiencing a “wash out” of the nutrients that are needed to thrive.



This month all of the palms will receive a specialized 8-10-10 fertilizer with a micronutrients package. They receive this treatment quarterly. (They were last fed in late Oct/early November.)

The remaining Canary Isle palms on the property, especially those at the Reserve entry, will receive the same fertilizer package with two specialized additives, magnesium and manganese. In Jan one of the remaining Reserve palms died and had to be removed, as did one at the Area 2 main entrance.

Almost two decades ago when the globally recognized expert in date palms, Dr, Monica Elliot, visited Tampa Palms she stated clearly that the Canary Isle Palms in Tampa Palms suffered from palm lethal yellowing and ganoderma – both of which are enhanced by and spread by the shallow water table.

Intensifying the feeding of the palms will improve all but the Canary Isle which may be entering another period of severe decline.

Street Sign & Monument and Wall Inspections

ABM is conducting a street and traffic sign inspection at this time with the goal of making all of the signs appear new, clean and readable. They will:

- Clean the sign faces with a simple spray cleaning product such as Windex
- Touch up paint where wild roving mowers or edger’s have damaged the finish
- Adjust signs that are tilting

Sanctuary Wall Area

As discussed, this is a very large area that needs to be restored (approximately 1,000 linear feet) and there are no easy answers as to how to do it. The most pressing problem has been the removal the oak tree roots that are inter-twined around the wall footers and metal debris placed in the original planting holes by the developers.

After simple root boring proved both ineffective and dangerous (to the equipment and the wall) staff engaged several groups including the City and City's subcontractor who removed the trees about chemical means to dissolve the roots. The universal answer was that it would take between 5-8 years at a minimum.



That was not acceptable; this a prominent area and looks unkempt.

After discussion with the Board, staff asked Jason Rinard for an opinion on rehabilitation of the area. He examined options to plant between the path and the street and found that:

- Insufficient room
- Too many utilities
- Planting would affect the stormwater swale

He noted that there was also insufficient room to plant anything between the path and the wall which would display with any vertical visual motion. He questioned planting on the backside of the wall but that is impractical given private owners, pools close to the wall and an inability for the CDD to adequately maintain the plantings.



Joe Laird and Jason worked on a plan where Joe would utilize some specialized saws to cut out major portions of the roots. That work has been in progress for several months.

Next the inside edge of the path will be lined with bricks to hold in a small amount of soil that will support small but vertical-looking plants such as mini- podocarpus which will be interspersed with birds of paradise where the space allows (birds are also found at the Sanctuary entrance)



Although this project has been deferred and “in progress” for a long time (6 months) it has been made clear by many residents that they have not “gotten used” the disheveled look of the area along the Sanctuary wall.

These improvements will go along way to providing a “finished look” to an important area along Tampa Palms Blvd, though not accomplish any measurable “hiding” of the adjacent homes.

This can be accommodated in the standard Capital (the bricks est \$2K) and R&R budgets.



TREE INVENTORY

Tab 6L

Tampa Palms Tree Updates

As mentioned last month, this year Tampa Palms will be inventorying the boulevard trees. This will be a two-step process:

- First the trees will be simply counted. This already commenced.
- Next for each segment along the boulevards, trees will be identified by both type of tree and estimates of the life stage. (This is a longer process and cannot reasonably begin until late spring, early summer when the trees have fully leafed out.)



In discussion with the chairman, staff was reminded that the Tampa Palms community depends in great part on the tree-covered visages along the boulevards. Trees that fail will have to be replaced.

While it is doubtful that there will be a massive tree departure at the same time, nonetheless with an aging tree canopy, removal and replacement of failed trees may constitute a substantial contingent liability that needs to be quantified as the cost to the community could be substantial.

Costs To Be Examined

1. Removal of a major oak with stump grinding
2. Replacement of a major oak
 - Mid-sized when in a grove of trees
 - Specimen quality when prominently located

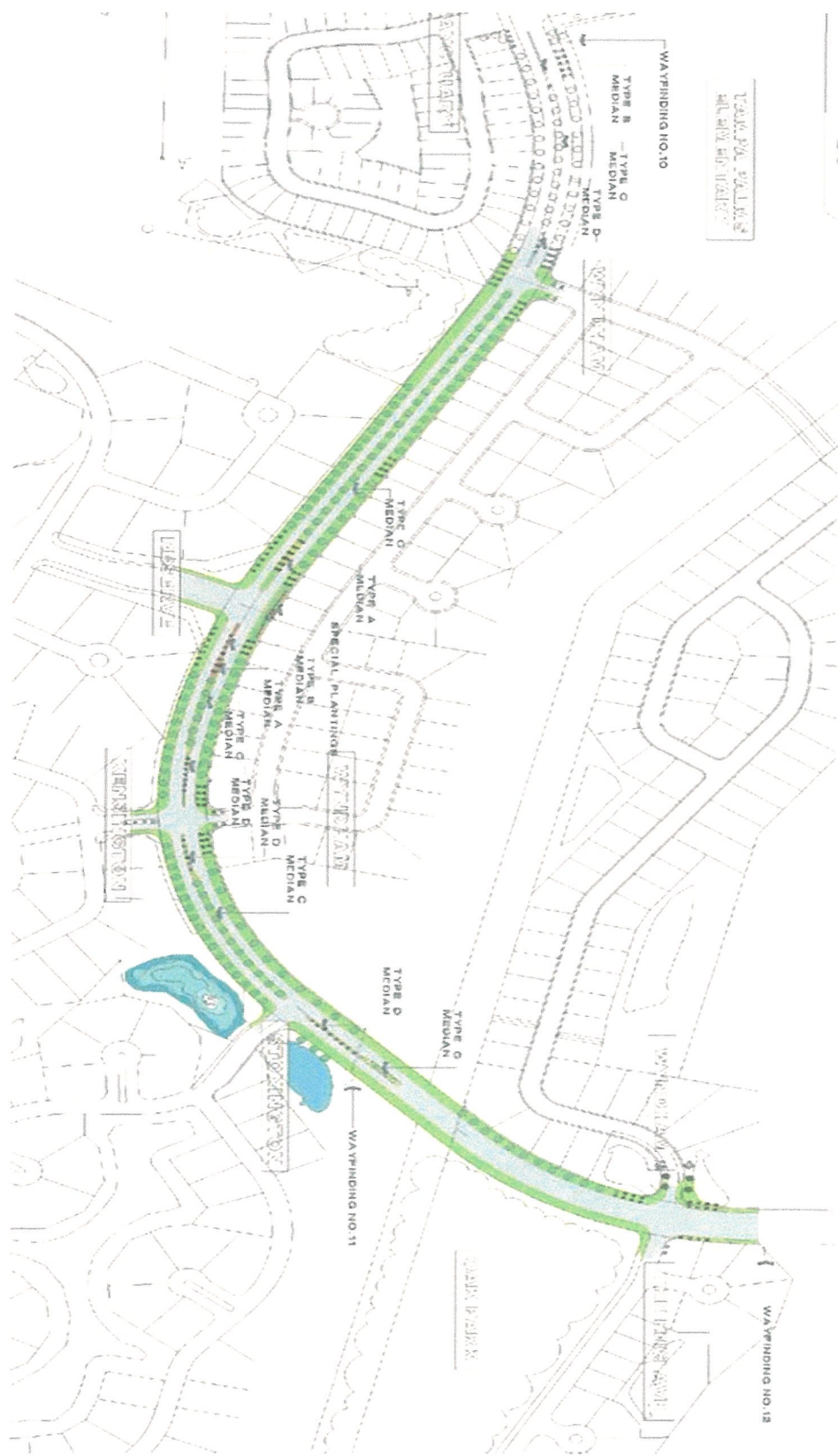
The picture to the right shows an oak replaced along Tampa Palms Blvd. between Cambridge 1 & 2 about seven years ago. It “fit in” due to the fact it is in a grove of oak.



During the year staff will provide inventory and estimated cost information on the sheets following which will be archived in the CDD offices for the future. Sample inventory sheets follow.



Area 1 Halsey To Enclave



LANDSCAPING
MEDIANS

WAYFINDING NO. 10

TYPE B
MEDIAN

TYPE O
MEDIAN

TYPE D
MEDIAN

TYPE O
MEDIAN

TYPE A
MEDIAN

TYPE B
MEDIAN

TYPE A
MEDIAN

TYPE D
MEDIAN

TYPE B
MEDIAN

TYPE O
MEDIAN

TYPE C
MEDIAN

TYPE O
MEDIAN

TYPE O
MEDIAN

WAYFINDING NO. 11

WAYFINDING NO. 12



DAMAGE TO ROW BY 5G INSTALLATION

Talib GM

Damage to Public ROW By 5G Installation

New subcontractors took over the 5G cable installations along Tampa Palms Blvd and to put it kindly, they have created a total mess for the community and exhibited little to no regard for the damage they are causing.

Because they are working on the public ROW and adjacent utility easements, they have limited responsibility to restore what they have damaged. (Limited to covering up the holes and throwing the turf they displaced back on the pile, as though that will grow.)

At this time all of the streetlights from Halsey Rd (east of the school at the Wyndham entrance) to Wyndover Rd (across from the rear of the Country Club) are out of service and have been out for about two weeks. TECO has the numbers and is working to restore.

Large vehicles parked off road severely damaged the Tampa Palms irrigation mainline due to the weight of the equipment.

Excavating activities destroyed the TECO power connections to the meter for the Cambridge fountain.

Tampa Palms will have to restore the turf and recreate the drainage swales. Fortunately, this work is funded through the NPDES budget and will demonstrate that the CDD is actively taking action required by the NPDES permit.

It is hard to imagine what will happen in the villages.



PIPES PROGRAM

Tab 6N

PIPES Program and Tampa Palms

The City of Tampa’s new PIPES Programs is a twenty-year project that is designed to:

- Rehabilitate aging infrastructure
- Address increases in the costs of maintenance and routine repair

The City held a briefing session at Compton Park to describe the new rates, as well as, the reasons behind changes. The purpose plainly stated is to replace aging, failing and old technology pipes within the City. There have been more than 3,500 breaks and collapses in the last two years.



The cost to repair these failures is substantial and the inconvenience to those served by the failed infrastructure can be monumental. While the speaker described the very old infrastructure in some parts of south Tampa, the facts are that failure can do happen in Tampa Palms.

- The rupture of the main water transmission line to New Tampa in front of the main Tampa Palms entry a few years ago
- The collapse of sewage pipes on Tampa Palms Blvd between Compton and Wyndover in the Spring of 2018



The PIPES Program that will be fully funded by the water and wastewater enterprise funds. Potable water and wastewater are invoiced to each property monthly. The enterprise funds are a “pay as you go” method, separate from tax revenue and not funded by the general fund; further excess funds in the water and wastewater accounts may not transfer into the general fund to build a park etc.

With the program adopted by the City and effective for FY 2019-20 the water rates will increase slowly over a twenty-year period.

Step one is the addition of a new billing element, a base charge. Each residential property will be billed a base charge as follows:

- Single family homes \$2,00 per month in 2020
- Apartments \$1,50 per unit per month
- Master-metered village¹ \$2.00 per month per unit

¹ Palma Vista is an example of a master-metered village in Tampa Palms

This base charge will increase by \$2.00 per month each fiscal year for FY 2020-21 through FY2034. Example for FY 2020-21 the base charge will be \$4.00 per month and for FY 2021-22 \$6.00.

The consumptive portion of the water/waste water charges is billed as the actual CCF’s used (approx. 748 gallons) in usage tiers that will also increase. The FY 2019-20 rates are shown below to the right.

Future year increases:

- 3% annual increase (FY2020-21 and FY21-22),
- 11% annual increase (FY22-FY25),
- 6% annual increase (FY26),
- 1% annually through FY40

Usage	Tier	Rate
0 – 5 ccf per month	0	\$2.15
6 – 13 ccf per month	1	\$2.50
14 – 26 ccf per month	2	\$4.19
27 – 46 ccf per month	3	\$5.60
> 46 ccf per month	4	\$6.47

Wastewater will see a 3% annual increase (FY20-FY31), 4% annual increase through FY 35-FY40.

**BUSINESS
ENVIRONMENT
STUDY
FEEDBACK**

Business Environment Study Feedback

Late in 2019 Councilman Viera worked with Mayor Castor to engage the University of South Florida's College of Public Affairs in a study of the business climate that exists in New Tampa.

The USF Team was led by Dr. Ronald Sanders who is Director of the College of Public Affairs where he oversees graduate work in the public sector. The assessment team included:

USF Students: Sam Becker, Trinity Miller, Tyler DeMonde, Beau Giles, Amanda Harig, Connor MacDonald

USF Faculty: Mark Hafen, Ron Sanders, Stephen Neely, Stephen Fernandez

New Tampa Residents: John Iwanicki [Tampa Palms North] Councilmember Luis Viera, Karen Frashier [Grand Hamptons], Karen Tillman Gosselin [Tampa Palms North]

Formed to address citizen concerns relative to business closings in the New Tampa area the team

- Narrowed the study area to the area north of I-75 which is New Tampa (minus Tampa Palms, Tampa Palms North and TPOST 3)
- Used public records to establish actual closings and the value of the closings to New Tampa (financial value and employees affected)
- Interviewed ten unnamed citizens to establish "what New Tampa wants"
- Made a series of recommendations to address concerns expressed by interviewed residents and garner more information.

The team with Mayor Castor present participated in feedback session February 3rd at Compton Park and reviewed the preliminary findings.

- A summary of the study including the methodology, high-level findings and interim recommendations follows.
- Similarly, the actual presentation used for the feedback session is also attached for your review.



New Tampa Business Climate Study

I. Background

USF planning students were approached by then mayoral candidate Jane Castor to study the business climate in New Tampa after hearing residents concerns about the loss of business along Bruce B. Downs. New Tampa Project team was formed with USF MURP students and a stakeholder group from the community that represented business development leaders, business owners, and residents. Early research and discussions lead to the initial research assumptions attributed to business closures in New Tampa: the neighboring Wesley Chapel, Pasco County development attracting big box and chain stores, Bruce B Downs accessibility issues, and the need for New Tampa to establish a community and retail identity.

II. Community Input

a. Town Hall: What we heard

- How residents identify New Tampa: family friendly, quiet, good green space
- The characteristics of New Tampa should make for a favorable business climate
- Concerns about lack of community gathering space, no “main street”, need activities to bring residents out of their respective neighborhoods
- Empty spaces left by big box departure are large footprints in the community
- Need for placemaking and branding of New Tampa’s desired image
- Lack of connectivity between neighborhoods and across Bruce B Downs

b. Resident Interviews

We created different types of questions based on town hall input from residents, the interview sections were *Assets & Deficits, Business Openings & Closings, Placemaking & Tactical Urbanism, Access & Transportation.*

- Green space in the community is valued, and another park/outdoor amenity is wanted
- Bruce B Downs construction in the past was a problem, no longer seen that way
- Other communities were not immune to business closures; E-commerce as a national trend is closing the traditional commercial shopping strip nationwide
- Establish a local brand identity
- Offer more educational opportunities (i.e. improve public schools, more school choices)
- Diversify retail availability to include more local shopping and dining options

III. Data Analysis

Using Hillsborough County 2015 and 2018 business data, we analyzed for business openings and closures along the main corridor of retail on Bruce B. Downs. These statistics are limited to the businesses that reported their # of employees, and sales value dollars to the county. Our findings of the *New Tampa Study Area 2015 → 2018:*

- 57 businesses closed within the study area, losing annual sales volume of \$121,685,000. During the same time period, 94 new businesses opened and they generated \$180,921,000 in annual sales volume
- Net positive increase in total businesses (37), total employees (1,651), and total sales volume (\$59,236,000) between 2015 and 2018
- Of business closures, 23 (42.6%) were NAICS Sqft. Code B, the size of a typical franchise restaurant like Romano's Macaroni Grill. Of the business openings after 2015, 26 (31.7%) were NAICS Sqft Code 3, the size of a fast casual type of restaurant like a Five Guys

IV. Recommendations

- Create a Business Retention and Expansion (BR&E) Committee, to help organize local stakeholders to brainstorm solutions and connect with the incoming commercial developments in order to establish a unified business community
- Increase small business activity by creating a comprehensive small business plan
- Emphasize New Tampa town scaping; identifying visual appearance that draws on the area's history or future. Include in the new gathering spaces (Parks, Cultural Arts Center)
- Create a community slogan and signage so people passing through the area can identify they're in New Tampa, and create a sense of place for the residents
- Increase the offering of local retail and dining options (Ciccio's, Buddy Brew, Blind Tiger Cafe) local brands that have name recognition, and draw business from nearby area
- Connect with the MPO's previous trail study and extend multi use trails in the community
- A trail network that connects neighborhoods, Tampa Palms was suggested as a first community to start the process

V. Next Steps

a. Feedback from Community Meeting (02/03/2020)

- Use feedback in further discussions with the city on the preferred recommendations

b. Community Survey

- USF created survey for New Tampa residents to understand the needs and preferences of residents in the community in order to inform future development efforts
- This survey will be distributed either through postcard mailing of the 33647 zip code, or posting the survey link online

New Tampa: USF Community Engaged Project

A Study of New Tampa's Business Climate

A study conducted by USF MURP Students, with faculty guidance and community stakeholder participation, to gain a deeper understanding of business openings and closures in New Tampa along the Bruce B. Downs Corridor

USF Masters in Urban Regional Planning (MURP)

Study Overview

- ▶ **Origin & Contributions**
- ▶ **Phase I: Background Research**
- ▶ **Phase II: Qualitative Analysis**
 - ▶ Town Hall, Resident Interviews
- ▶ **Phase II: Quantitative Analysis**
 - ▶ GIS mapping
- ▶ **Phase III: Recommendations**
- ▶ **Phase IV: Future Research Opportunities**
 - ▶ Community Survey Tool, USF Business Climate Report community feedback

Origin & Contributions

USF UNIVERSITY OF
SOUTH FLORIDA
COLLEGE OF ARTS & SCIENCES
SCHOOL OF PUBLIC AFFAIRS

- **USF MURP student and then mayoral candidate Jane Castor discuss New Tampa business climate and residents concerns**
- **New Tampa Project team is formed with USF MURP students and stakeholders from the community (1st meeting March 2019)**
- **Students heard from stakeholders and formed early research assumptions:**
 - **Wesley Chapel (SR 52, 54) attracting developed, big box retail**
 - **Bruce B Downs accessibility is improved, no longer an issue**
 - **New Tampa needs an established Community Identity**

Contributions:

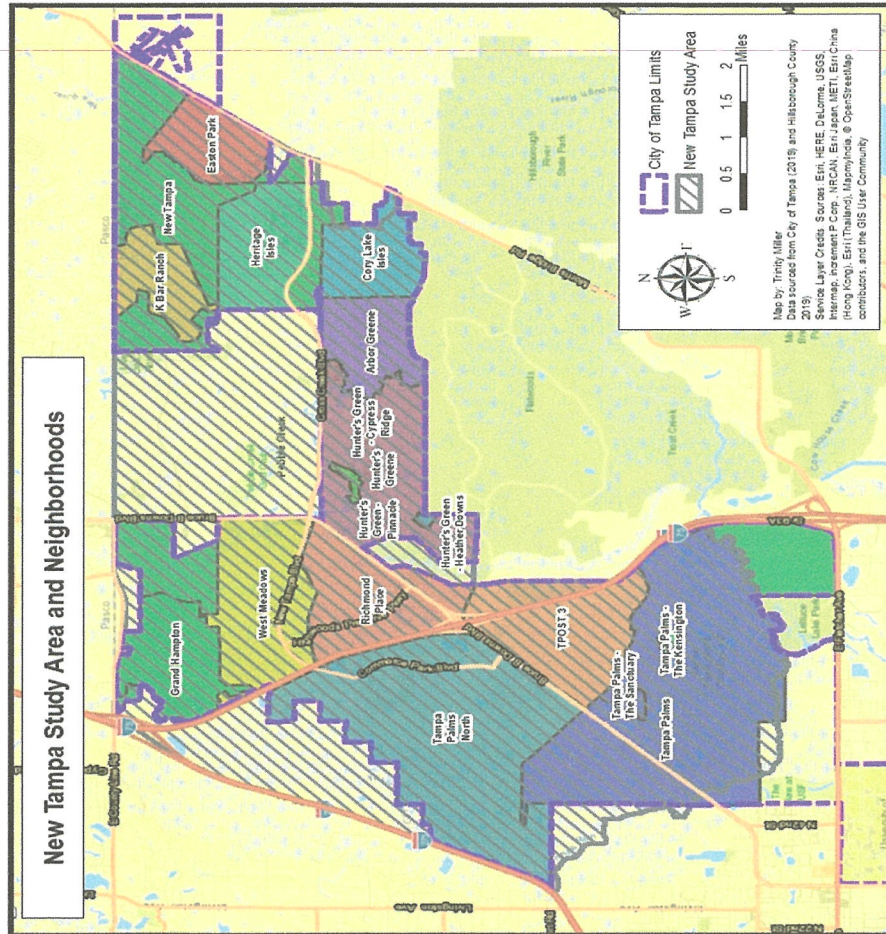
USF Students: Sam Becker, Trinity Miller, Tyler DeMonde, Beau Giles, Amanda Harig, Connor MacDonald

USF Faculty: Mark Hafen, Ron Sanders, Stephen Neely, Stephen Fernandez

Stakeholders: John Iwanicki, Councilmember Luis Viera, Karen Frashier, Karen Tillman Gosselein

Phase I: Background Research

New Tampa Study Area and Neighborhoods



- **Our study boundaries included New Tampa zip code, 33647**
- **We noted a high number of neighborhoods, mostly gated, Planned Developments within this small geographic area**

Phase I: Background Research

White alone, not Hispanic or Latino	33,706
Black or African American alone	9,426
American Indian and Alaska Native alone	254
Asian alone	10,225
Native Hawaiian and Other Pacific Islander alone	0
Some Other Race alone	1,695
Two or More Races	2,314
Hispanic or Latino (of any race)	11,238

- **New Tampa has an estimated population of 66,380**
- **Median age of 34.5**
- **Median household income of \$81,693**
- **25,924 total housing units**
- **8.6% of the population is below poverty level**
- **95.5% of the population have a high school diploma or higher degree (United States Census Bureau, 2019).**

Phase II: Qualitative Analysis

Town Hall: July 16th, 2019 @ Compton Park

- **Stakeholder panel: Commissioner Ken Hagan, Councilman Luis Viera, Rep Fentrice Driskell, USF SPA Director Ron Sanders, Karen Frashier of Rotary, and Randy Myhre from Oliver's Cycle Sports, with John Iwanicki**
- **What we heard:**
 - **How they identify New Tampa**
 - **The characteristics of New Tampa should make for a favorable business climate**
 - **Concerned about lack of community gathering space and no "main street"**
 - **Empty spaces left by big box departure**
 - **Need for placemaking and branding of New Tampa's desired image**
 - **Lack of connectivity between neighborhoods and across Bruce B Downs**
 - **Want of more cultural activities that bring people together out of their respective neighborhoods**

Phase II: Qualitative Analysis

► Resident Interviews (10)

Interviews came from recommendations of the chief stakeholders, and we used feedback from the town hall to create an Interview Protocol:

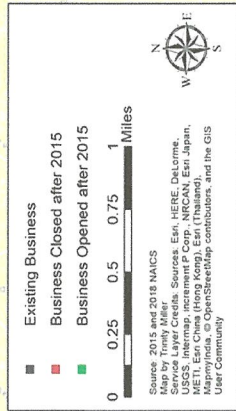
- **Assets & Deficits**
- **Business Openings, Closings**
- **Placemaking & Tactical Urbanism**
- **Access & Transportation**

► **What we learned:**

- **Green space in the community is valued**
- **Bruce B Downs construction in the past was a problem, no longer seen that way**
- **Other communities are not immune to business closures; E-commerce as a national trend is closing the traditional commercial shopping strip nationwide**
- **Residents prefer smaller adjustments to a larger fix, reuse/adapt the built environment in place**
- **Establish a local brand identity**
- **Diversify restaurant availability to be more adult oriented**

Phase II: Quantitative Analysis

**New Tampa
 Bruce B. Downs Corridor
 2015 & 2018 Business Comparison**



	2015	2018	Difference +/-
Total # of Businesses	208	245	37
Total # Employees	4,174	5,825	1,651

- **The main corridor of economic activity analyzed was along Bruce B. Downs, the main ingress/egress of the area, from I-75 north to County Line Road**
- **(2015-2018) 57 businesses closed within the study area, losing annual sales volume of \$121,685,000**
- **During the same time period, 94 new businesses opened and they generated \$180,921,000 in annual sales volume**
- **Net positive increase in total businesses (37), total employees (1,651), and total sales volume (\$59,236,000) between 2015 and 2018**

Phase II: Quantitative Analysis

NAICS SQ FT Code	Example of Business (by SQ FT Code)	Total Business Closures	Total Employees	Total Sales Volume (in thousands)
A	WING ZONE	21	75	6,418
B	ROMANO'S MACARONI GRILL	23	273	54,735
C	PIER 1 IMPORTS	8	69	25,320
D	WINN-DIXIE	2	162	38,143

Table 4 Business closures by NAICS SQ FT Code category

NAICS SQ FT Code	Example of Business (by SQ FT Code)	Total Business Openings	Total Employees	Total Sales Volume (in thousands)
1	PURE NAIL BAR SPA INC	4	7	963
2	CHINA WOK	13	37	3,507
3	HUNGRY HOWIE'S PIZZA	26	94	14,327
4	BACKYARD POOL SUPPLIES INC	17	108	14,063
5	OPTICAL OUTLETS	9	37	3,860
6	54 REALTY GROUP	11	78	12,872
7	PIER 1 IMPORTS	4	79	10,952
8	WINN-DIXIE	8	1035	120,377

Table 5 Business openings after 2015 by NAICS SQFT Code

- Of the business closures, 23 (42.6%) were NAICS SQ FT Code B (Table 4). Of the business openings after 2015, 26 (31.7%) were NAICS SQ FT Code 3 (Table 5).

Recommendations

- ▶ **Create a Business Retention and Expansion (BR&E) Committee, these committees can help organize local stakeholders to brainstorm solutions to problems we identified but are outside the scope of this research (commercial rent prices, adaptive reuse)**
- ▶ **Increase small business activity by creating a comprehensive small business plan**
- ▶ **Residents feel that New Tampa has no significant culture or landmarks. One urban planning concept to solve this problem and others is to create locality development goals:**
 - ▶ **New Tampa could emphasize town scaping; identifying visual appearance that may draw on the area's history or future. Include this in the new gathering spaces (Parks, Cultural Arts Center)**
 - ▶ **Create a community slogan and signage so people passing by can identify that they are in New Tampa, and create a sense of place for the residents**
- ▶ **Increase the offering of localized retail and dining options**
 - ▶ **Ciccio's restaurant group, Buddy Brew, Blind Tiger Cafe, are all local brands that have name recognition, and could draw business from New Tampa and nearby areas (USF)**
- ▶ **Connect with the MPO's previous trail study and extend multi use trails in the community**
 - ▶ **A trail network that connects neighborhoods, Tampa Palms was suggested as a first community to start the process**

Example of Possible Community Sign / Slogan



**Welcome to New
Tampa:
"Something for
Everyone"**

Future Research Opportunities

Community Survey Tool: [USF Community Preferences Survey](#)

- **Developed with help from Dr. Neely and USF MPA students, who built a survey tool to gauge New Tampa residents community preferences and perceptions**

Methodology:

- **Postcard mailing in 33647 zip code, City of Tampa customized, link for web access provided**
- **Post Qualtrics survey link online**
 - **This survey link on a created website could improve search optimization for New Tampa, when searching “New Tampa” on Google you are given inaccurate information like Wesley Chapel of 33544, and images of the Shoppes at Wiregrass Mall**

New Tampa Business Climate Study: Presentation to community February 3rd, at Compton Park

Special Thanks !



**College of Arts &
Sciences
School of Public Affairs**

USF research team wants to give special thanks to Council Member Viera and Brannon Jordan Lazo, Mayor Jane Castor, John Iwanicki, Karen Frashier, Karen-Tillman Gosselin, Ron Sanders, Mark Hafen, and Stephen Neely

PROPERTY
TAX
CONUNDRUM

Tab 6P

Property Tax Controversy

In recent social media postings, and even vocalized during the PIPES Meeting in Tampa Palms, some neighbors are convinced that Tampa Palms pays a surcharge levied by the City during the Greco years on property tax in New Tampa. That is not a fact.

Discussions during the meeting did not alter the perception and the “story” continues to make the rounds. Staff has prepared this high-level review of tax billing so that if questioned, supervisors can answer with confidence that “there is no Tampa Palms/ New Tampa City of Tampa property tax surcharge”.

Tax bills contain two very different charges:

- Property (ad valorem) taxes which are billed as a percentage of the property taxable value
- Fees (non-ad valorem) charges which are billed only to specifically benefitted properties. In Tampa Palms there are several non-ad valorem fees:
 1. The CDD fees
 2. The County solid waste collection fee
 3. The County solid waste disposal fee
 4. The City stormwater fee (not billed to some villages that do not use City stormwater pipes)

Ad valorem taxes are billed in millage form, a percentage applied to each \$1,000 of taxable value. For example, the City of Tampa assessed millage is 6.2076 mills or .0062076 % of the taxable assessment for each individual property.

Tampa Palms residents pay the exact same property taxes as Davis Island residents, Bayshore residents, Palma Ceia residents.

Residents of the City of Tampa - anywhere in the City - pay slightly more than 2% of the taxable value of the property to ten taxing agencies. **There is no New Tampa surcharge.**

Comparing individual tax bills can be tricky because of differences in taxable value: many homes enjoy substantial reduction due to long time ownership (save our homes amendment) and some residents have owner-specific exemptions such as wounded service members.

City-Wide Property Tax Rates – 10 Agencies

Agency	Millage	Percentage
COUNTY OPERATING	5.7309	0.0057309
ENVIRONMENTAL LAND	0.0604	0.0000604
LIBRARY-SERVICE	0.5583	0.0005583
SCHOOL - LOCAL	2.248	0.002248
SCHOOL - STATE	3.881	0.003881
PORT AUTHORITY	0.105	0.000105
HART	0.5	0.0005
CHILDRENS BOARD	0.4589	0.0004589
SWFWMD	0.2801	0.0002801
TAMPA CITY	6.2076	0.0062076
	20.0302	0.0200302

Non Ad valorem fees are more difficult to compare but at no time is there a larger charge to New Tampa / Tampa Palms residents **made by the City.**

The City levies a stormwater maintenance fee

- South Tampa residents pay this fee; some Tampa Palms/New Tampa pay the same fee
- Many New Tampa villages do not pay this fee due to the fact that City pipes to not convey the stormwater, example; in Tampa Palms, The Reserve, Kensington and the Sanctuary.
- The City levies a stormwater construction fee. **No New Tampa properties are assessed this fee because it does not benefit this area**

The County levies two solid waste fees (collection and disposal) on New Tampa properties

- These fees are not charged to south Tampa residents due to the fact that the City operates the solid waste for south Tampa and bills residents monthly for the services.

CDD’s levy CDD assessments which appear as non-ad valorem fees

- These assessments are for non-City services
- CDDs in New Tampa, as well as the CDDs in South Tampa (Encore CDD and others), levy these fees. They have nothing to do with the City.