

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Board of Supervisors Meeting



Wednesday, October 9, 2019

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package October 9, 2019

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4. Strategic Planning and Capital Projects Planning
 - f. Strategic Planning
 - g. Significant Events
 - h. Signature Tampa Palms Spending Plan
5. Sept. 2019 Minutes
6. Consultant Reports
 - i. Signature Projects
 - j. Community Appearance
 - k. Document Request
 - l. Cash Management
 - m. COT Paving Update
 - n. Area Transportation Plans

INTRODUCTION

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

October 4, 2019

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, October 9, 2019 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 September, 2019 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 Yeria

Lore Yeria
District Manager

LY: mmw

cc: Maggie Wilson
DPFG (Record Copy)

AGENDA

Tab 2

**Tampa Palms CDD Meeting
Agenda**

**October 9, 2019, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the September, 2019 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Signature Progress
 - Community Appearance
 - Cash Management
 - COT Paving News
 - Area-Wide Transportation Plans
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

FINANCIALS

Tab 3

FINANCIAL ANALYSIS

Tab 3 A

Executive Summary

As of August 31, 2019, the District has cash balances net of liabilities of \$ 4.0 M. With two months left in the fiscal year District expenses continue to track favorably in the range of \$ 85 K to 90 K. The timing of several expense categories, such as Landscape Maintenance, Signature Projects and Renewal & Replacement has been impacted by the slowing of work due to weather but will come back to budgeted plan levels with the completion of work that is in progress but was delayed by rains. The CDD should end the year with about \$ 675 K in presently unallocated funds with which to address future community needs.

6-Year Financial Model Risk Alert

Interest Income totaling \$ 330 K thru FY 2024-25 was modeled based on five Fed rate increases through Calendar 2020. November/December negotiations will provide a more realistic projection of interest income going forward

FY 2018-19 Budget Performance

Revenue

Interest Income will vary favorably by about \$ 59 K by fiscal year end due principally to a favorable negotiated rate of return on deposited funds.

Expenses

Normal Operations

The General Fund Budget normal operations shows a favorable position of \$ 183 K as of August 31st. Apart from the rain delayed operations which should return to budgeted levels, those expense line items forecasted for material year-end favorable budget variances are principally Landscape Mtc \$ 25 K, New County Pond \$20 K, Mowing \$10 K, Legal Services \$ 20 K, Park Attendants \$ 30 K and Electricity 29 K.

Project Driven

The Project Driven line items are similarly favorable primarily due to unbilled or Capital Projects and Signature Projects in progress.

Cash Flow Projections for Calendar 2019 (Shown in \$ 000)

Sources of Funds

Cash Balance 8/31/19	\$ 4,097	
Collections prior to December receipts	4	
Total Sources of Funds		\$ 4,101

Uses of Funds

Balance FY 18-19 expenses	(\$ 466)	
Signature 2018-19 expenses	(510)	
Pond improvement reserves	(700)	
Community-Wide wall reserves	(200)	
Weather related reserves	(400)	
Palm pest & Deferred projects	(200)	
1 st Qtr FY 19-20 expenses	(600)	
Moderate future assessments	(350)	
Total Uses of Funds		(\$ 3,426)

Projected Funds before December, 2019 receipts \$ 675

FAQ The financial statements display three lines for insurance. Why are there three and what is covered by each?

Technically the “utility bond insurance” is not insurance; it is a guarantee in lieu of deposits required by TECO. The actual Tampa Palms CDD insurance is displayed in the financial statements in two separate line items:

- Administrative
- General Overhead

The CDD carries three types of insurance:

- | | |
|---------------------------------------|---|
| 1. Property damage insurance | } Shown together under General Overhead |
| 2. Liability insurance | |
| 3. Directors’ and officers’ insurance | |

Property damage insurance provides protection against most risks to CDD property such as fire, theft and some weather damage. The policy covers specific and named CDD property assets such the buildings, playground components, pumping stations, ESD cleaning station, tennis courts & fence, and racquetball courts.

Assets are covered at replacement value and no co-insurance applies. There is a general deductible of \$5K with an additional 3% deductible that applies to named windstorm damage.

General liability insurance protects the district from losses stemming from tort claims which are a civil wrong that causes someone else to suffer loss or harm resulting in legal liability for the person or organization that commits the tortious act.

It is the general liability that applies to claims where a person might claim to be injured by or on CDD-owned property. At first glance the Tampa Palms CDD might appear to be a ready target for *get rich quick* lawsuit schemes but that is not true.

As a unit of government, the CDD enjoys **sovereign immunity** which prevents laws suits against a government or government agency. In Florida the state has minimally waived its sovereign immunity to allow suits for damages not to exceed certain thresholds:

- \$200k to a single person
- \$300K total to all parties for a single incident

This is an important safeguard, especially in these litigious times. The language from the Florida statutes is shown below.

The state and its agencies and subdivisions shall be liable for tort claims in the same manner and to the same extent as a private individual under like circumstances, but liability shall not include punitive damages or interest for the period before judgment. Neither the state nor its agencies or subdivisions shall be liable to pay a claim or a judgment by any one person which exceeds the sum of \$200,000 or any claim or judgment, or portions thereof, which, when totaled with all other claims or judgments paid by the state or its agencies or subdivisions arising out of the same incident or occurrence, exceeds the sum of \$300,000.

The Directors’ and officers’ insurance protects the Board and appointed officers from personal liability in matters concerning decisions made for the CDD. It also protects the Board and appointed officers against “end runs” around sovereign immunity limits.

FINANCIAL STATEMENTS

Tab 3 B

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

GENERAL

ASSETS:

CASH - Operating Account	\$	265,925
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- Sunshine Bank		4,005,482
ACCOUNTS RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		3,094
PREPAID ITEMS		6,435

TOTAL ASSETS

\$ 4,281,435

LIABILITIES:

ACCOUNTS PAYABLE	\$	173,244
ACCRUED EXPENSES		11,324

FUND BALANCE:

NON-SPENDABLE		6,435
RESTRICTED		-
UNASSIGNED:		4,090,432

TOTAL LIABILITIES & FUND BALANCE

\$ 4,281,435

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2018 through August 31, 2019**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 2,678,664	\$ 2,678,664	\$ 2,679,681	\$ 1,017
DISCOUNT-ASSESSMENTS	(107,147)	(107,147)	(101,440)	5,707
INTEREST	18,000	16,500	66,704	50,204
EXCESS FEES	15,000	-	-	-
MISCELLANEOUS REVENUE	1,200	1,100	6,383	5,283
CARRY FORWARD BALANCE	524,351	-	-	-
TOTAL REVENUES	3,130,068	2,589,117	2,651,328	62,211
EXPENDITURES				
ADMINISTRATIVE:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	10,083	8,200	1,883
FICA	5,810	5,326	5,950	(625)
FUTA/SUTA + PAYROLL FEES	5,024	4,605	1,505	3,100
<i>S/T PERSONNEL SERVICES</i>	<u>21,834</u>	<u>20,015</u>	<u>15,656</u>	<u>4,359</u>
PROFESSIONAL SERVICES				
ATTORNEYS FEES	25,000	22,917	2,128	20,789
ANNUAL AUDIT	6,551	6,551	6,700	(149)
MANAGEMENT FEES	64,779	59,381	57,101	2,280
TAX COLLECTOR	53,573	53,573	51,537	2,036
ASSESSMENT ROLL	10,050	-	-	-
<i>S/T PROFESSIONAL SERVICES</i>	<u>159,953</u>	<u>142,421</u>	<u>117,465</u>	<u>24,956</u>
ADMINISTRATIVE SERVICES				
DIRECTORS AND OFFICER INSURANCE	3,543	3,543	3,138	405
MISCELLANEOUS ADMINISTRATIVE SERVICE	12,000	11,000	10,608	392
LEGAL ADVERTISING - NPDES	-	-	904	(904)
LEGAL ADVERTISING - BUDGET	-	-	5,766	(5,766)
MASS MAILING - BUDGET	-	-	2,143	(2,143)
<i>S/T ADMINISTRATIVE SERVICES</i>	<u>15,543</u>	<u>14,543</u>	<u>22,560</u>	<u>(8,017)</u>
TOTAL ADMINISTRATIVE	197,330	176,979	155,681	21,298
FIELD/OPERATIONS SERVICES:				
FIELD MANAGEMENT SERVICES:				
DISTRICT OPERATING STAFF	167,049	161,831	154,392	7,439
PARK ATTENDANTS	93,347	85,568	48,581	36,987
PARK PATROL	66,359	60,829	54,577	6,252
FIELD MANAGEMENT CONTINGENCY	20,800	19,067	3,131	15,935
<i>S/T FIELD MANAGEMENT SERVICES</i>	<u>347,555</u>	<u>327,295</u>	<u>260,682</u>	<u>66,813</u>
GENERAL OVERHEAD:				
INSURANCE	12,035	12,035	10,863	1,172
UTILITY BOND INSURANCE	-	-	-	-
INFORMATION SYSTEMS (TEL & SECURITY)	22,852	20,948	16,664	4,284
WATER	14,000	12,833	17,467	(4,633)
ELECTRICITY	125,000	114,583	89,264	25,319
STORMWATER FEE	3,786	3,786	3,041	745
STREETLIGHTS - OPERATING TRANSFER-OUT	-	-	-	-
MISCELLANEOUS FIELD SERVICES	13,520	12,393	24,373	(11,979)
<i>S/T GENERAL OVERHEAD</i>	<u>198,193</u>	<u>183,578</u>	<u>170,887</u>	<u>12,691</u>
LANDSCAPE MAINTENANCE STANDARD				
LANDSCAPE AND POND MAINTENANCE	995,929	912,935	875,680	37,255
LANDSCAPE MONITORING FEE	18,720	17,160	17,325	(165)
LANDSCAPE AND REPLACEMENT	90,000	82,500	83,457	(957)
<i>S/T LANDSCAPE MAINTENANCE</i>	<u>1,104,649</u>	<u>1,012,595</u>	<u>976,462</u>	<u>36,133</u>
LANDSCAPE MAINTENANCE NEW & ENHANCED				
PROPERTY MOWING	91,000	83,417	73,420	9,997
COUNTY POND	25,000	22,917	-	22,917
NPDES POND PROGRAM	45,000	41,250	30,671	10,579
<i>S/T LANDSCAPE NEW & ENHANCED</i>	<u>161,000</u>	<u>147,583</u>	<u>104,091</u>	<u>43,492</u>

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2018 through August 31, 2019**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	97,258	89,153	95,583	(6,430)
FOUNTAIN	24,763	22,699	12,285	10,415
FACILITY MAINTENANCE	82,205	75,355	76,888	(1,533)
MOTOR FUEL & LUBRICANTS	-	-	-	-
JANITORIAL/PARK SUPPLIES	2,500	2,292	1,935	366
<i>S/T FACILITY MAINTENANCE</i>	<u>206,726</u>	<u>189,499</u>	<u>186,691</u>	<u>2,808</u>
TOTAL FIELD OPERATIONS/SERVICES	<u>2,018,123</u>	<u>1,860,551</u>	<u>1,698,814</u>	<u>161,737</u>
TOTAL NORMAL OPERATIONS	<u>2,215,453</u>	<u>2,037,529</u>	<u>1,854,494</u>	<u>183,035</u>
PROJECT DRIVEN EXPENDITURES				
SIGNATURE TP 2017	443,686	406,712	266,465	140,247
RENEWAL AND REPLACEMENT & DEFERRED MTC	208,162	190,815	164,752	26,063
CAPITAL PROJECTS	208,162	190,815	55,517	135,298
PROJECTS / CAPITAL:				
NPDES/CLEAN WATER	54,603	50,053	24,109	25,944
TOTAL PROJECT DRIVEN EXPENDITURES	<u>914,613</u>	<u>838,395</u>	<u>510,843</u>	<u>327,553</u>
TOTAL NORMAL OPERATIONS AND PROJECT DRIVEN EXPENDITURES	<u>3,130,068</u>	<u>2,875,925</u>	<u>2,365,337</u>	<u>510,588</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(286,808)	285,991	572,799
FUND BALANCE - BEGINNING	-	-	3,810,875	3,810,875
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ (286,808)</u>	<u>\$ 4,096,866</u>	<u>\$ 4,383,673</u>

FINANCIAL SUMMARY

Tab 3 C

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU AUGUST 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	\$1,663,627		\$1,663,627
<u>Non Operating</u>			
Capital Projects		208,162	208,162
Renewal & Rel		208,162	208,162
Signature 2017		443,686	443,686
NPDES		\$54,603	54,603
Interest	66,704		66,704
Misc Rev	6,383		6,383
Carry Forward Bal *			
Total	\$ 1,736,715	\$ 914,613	\$ 2,651,328
<u>Expenses</u>			
Operations	\$ 1,854,494		1,854,494
<u>Non Operating</u>			
Renewal & Rel		164,752	164,752
NPDES/EPA		24,109	24,109
Capital Projects		55,517	55,517
TP Signature 2017		<u>266,465</u>	<u>266,465</u>
Total	\$1,854,494	\$510,843	\$2,365,337
Excess Revenue Vs Expenses	(117,780)	403,770	\$285,991

<u>General Fund</u>	8/31/2019	(\$000)
Cash		266
Cash Equivalent (Excess Cash ICS)		4,005
Due From TPOA		3
Prepaid Amounts		6
Total		\$ 4,281
Less:		
Payables		173
Accrued Expenses		11
	Net Cash 8/31/2019	\$ 4,096
Allocation for:		
Weather Damage		400
Community-Wide Wall		200
Palm Pests*		100
Pond Improvements		700
Deferred Projects**		100
Reserved To Moderate Future Assessments		350
TP Signature Projects (unspent)		516
	Adjusted Net Cash	\$ 1,730

Forecast

2018-19 Fiscal Year

(\$ 000)	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
Operations	2	295	
	0	41	
ES	0	23	
ature Projects	1	36	
al Projects	0	130	
Total	4	525	\$ 1,209

Operations	1	225	
	0	55	
ES	0	14	
ature Projects	0	36	
al Projects	0	66	
Total	1	396	\$ 814

Operations	3	255	
	0	35	
ES	0	21	
ature Projects	0	36	
al Projects	0	50	
Total	3	397	\$ 420

Im Treatment and Replacement Identified as Future Liability
 ojects planned but deferred due to Signature restorations and other considerations

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

(\$000)	<u>Prior Year Collected</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October				
November	29%	361	14%	-15.3%
December	91%	2,358	92%	1.0%
January	94%	2,423	94%	-
February	96%	2,457	96%	-
March	96%	2,484	97%	1.0%
April	99%	2,538	99%	-
May	99.0%	2,548	99%	-
June	100.2%	2,577	100.2%	-
July	100.3%	2,578	100.2%	-
August	100.3%	2,578	100.2%	-
September	100.3%			
Year End				
<u>Total Assessed (Net Discount)</u>		\$2,572		

**PROJECT
DRIVEN
REPORTS**

Tab 3 D

Summary- Project Driven Expenses

Eleven Months Ending August 31, 2019

Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2018-19 Budget	\$208
<u>Uses of Funds</u>	
Spent Thru 8/31/2019	56
Total Funds Under Consideration	\$130
Budget Available as of 8/31/2019	\$23
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2018-19 Budget	208
<u>Uses of Funds</u>	
Spent Thru 8/31/2019	165
Total Funds Under Consideration	\$11
Budget Available as of 8/31/2019	\$32
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2018-19 Budget	\$444
<u>Uses of Funds</u>	
Spent Thru 8/31/2019	266
Total Funds Under Future Consideration *	\$516
Budget Available as of 8/31/2019*	\$177

* Additional funds available in budgtd forward balance

SUMMARY
FY 2018-19 RENEWAL REPLACEMENT PROJECTS

	Original Project	August 31, 2019	Committed To Spend
Infrastructure			
Pressure Was, Floor Restoration, Painting - Amberly		\$3,850	
Roof Repairs - CDD Mtc Building		\$200	
Restore Overflow Parking Area - Amberly		\$2,400	
Clean & Repair Traffic Control Signs		\$4,950	
Misc Signs (Park)		\$755	
Granite Cleaning (54 Monument Signs)		\$8,685	
Irrigation			
Landscape			
Storm & Animal Damage Clean-Up		\$6,154	
Tree Trimming		\$3,365	
Poinsettia Installation		\$12,600	
Cul de Sac & Entry Improvements		\$16,368	
Entry Displays (Caldiums & Fall Mums)			
Dead tree & Stump Removals		\$10,280	
Remove overgrown ferns along TP Blvd (Phase 1)		\$4,056	
Power Corridor Berm & Medians		\$20,475	
Restore Rear Planters - Reserve		\$4,367	
Stump Removals (General)		\$18,758	
Sanctuary Wall Stump & Root Removal		\$7,800	
Renovate Medians		\$20,058	
Lighting (Park & Landscape)			
Replace Old/Non-Functioning Metal Halid Lighting		\$4,231	
Newsletter Support (TPOA)			
			\$11,000
	<i>Sub Total R&R Projects</i>	\$149,352	\$11,000
Palm Tree Protection			
Palms Replacements & Transplant		\$15,400	
	<i>Sub Total Restoration Projects</i>	\$15,400	
Total R&R Projects			
		\$164,752	\$11,000

**Capital Projects 2018-19
Budget Monitor**

31-Aug-19			
(\$000)	Current Projects	Spent 2018-19	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	31	8	25
Irrigation	40	19	21
Main Entry Restorations	429	228	174
Area 2 Pond		5	6
Bruce B Downs Improvements	85	6	265
Sub-Total TP Signature 2017	\$655	\$266	\$516
Capital Projects			
Consulting Services			
Irrigation Systems	89	48	37
Parks	28		23
Landscape & Lighting	20		35
Signs, Infrastructure & Lighting		7.9	35
Sub-Total Capital Projects	\$158	56	\$130
Total TP Signature 2017 & Standard Capital Projects		\$322	\$645

**Capital Projects Signature Projects
2018-19 Through August 31, 2019**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 8/31/2019	Pending Commitments
Consulting Services			
Restoration Designs	24,000	7,809	25,000
Survey & Staking	7,000		
<i>Sub Total</i>	31,000	7,809	25,000
Irrigation			
Area 1 & 2 Irrigation	40,000	19,472	20,528
<i>Sub Total</i>	40,000	19,472	20,528
Main Entry Restorations			
Area 1 & 2 Entry Hardscape & Lighting	182,795	75,234	107,561
Area 1 & 2 Landscape	72,770	61,848	10,922
Area 2 Landscape (TP Blvd & Amberly)	118,770	41,517	51,000
Area 2 Pond Landscape -	50,000	45,219	4,781
Lighting Area 1 Guardhouse	4,500	4,231	
<i>Sub Total</i>	428,835	228,049	174,264
Area 2 Pond			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape - Phase 2	70,000		6,000
<i>Sub Total</i>	70,000	5,206	6,000
Bruce B Downs Improvements			
Amberly Medians	20,000	5,930	
Cypress Creek to Power Corridor (Incl Walls)			265,000
	65,000		
<i>Sub Total</i>	85,000	5,930	265,000
Sub-Total Tampa Palms Signature 2017	654,835	266,465	515,792
Normal Capital Projects			
	Current Projects		Pending Commitments
Irrigation Systems			
Area 2 Filters	45,000	40,632	0
Area 1 VFD Controller	7,000	6,964	0
Wiring, Upgrades & Additional Zones	15,000		15,000
Pump Station Pond Repairs	22,000		22,000
<i>Sub Total</i>	89,000	47,596	37,000
Parks			
Amberly Picnic Table/Seats & Trash Cans	12,655		12,655
Hampton Sails & Pads (Balance)	5,000		
Amberly Drinking Fountain	10,000	7,920	10,000
<i>Sub Total</i>	27,655	7,920	22,655
Landscape & Lighting			
Landscape Enhancements(Major)	20,000		35,000
Pond Stabilization (Shoreline cutback)			
<i>Sub Total</i>	20,000	0	35,000
Signs, Infrastructure & Lighting			
LED Upgrades Plus Installation			
Monument & Fountain Enhancements Restoration	21,000		35,000
Street, Wildlife & Warning Signs			
<i>Sub Total</i>	21,000		35,000
Sub-Total Normal Capital Projects	\$157,655	\$55,517	\$129,655
Total TP Signature 2017 & Standard Capital Projects		\$321,982	\$645,447

**CHECK
REGISTER**

Tab 3 E

**TAMPA PALMS CDD CASH
REGISTER**

AUGUST 31, 2019 FY 2019

Date	Num	Name	Memo	Receipts	Disbursements	Balance
07/31/2019			EOM BALANCE	309,779.00	252,624.00	114,961.66
08/01/2019	8039	CINTAS	Safety Mats		184.71	114,776.95
08/01/2019	8040	CORE & MAIN LP	Irrigation Parts		1,872.00	112,904.95
08/01/2019	8041	FEDEX	Shipping		200.06	112,704.89
08/01/2019	8042	FRONTIER COMMUNICATIONS	Hampton Pk FIOS - 7/22-8/21		155.97	112,548.92
08/01/2019	8043	REPUBLIC SERVICES	8/1-8/31 - Solid Waste		828.01	111,720.91
08/01/2019	8044	WESCO TURF, INC	Supplies		612.68	111,108.23
08/02/2019	671059DD	DOROTHY COLLINS	7/15-7/28 - D. Collins P/R		2,259.18	108,849.05
08/02/2019	ACH080219	Innovative Employer Solutions	7/15-7/28 - D. Collins P/R		864.30	107,984.75
08/08/2019	8045	ADVANCED ENERGY SOLUTION OF	Asbury light repairs, Repairs at the CDD office		422.89	107,561.86
08/08/2019	8046	ABM Landscape & Turf Services	Landscape Maint - July		61,192.63	46,369.23
08/08/2019	8047	AT&T	Long Distance - July		64.97	46,304.26
08/08/2019	8048	CINTAS	Safety Mats		61.57	46,242.69
08/08/2019	8049	CORE & MAIN LP	Irrigation Parts		65.64	46,177.05
08/08/2019	8050	FLORIDA FOUNTAIN MAINTENANCE, INC	Fntn Maint - August - Reserve & Turnbury		417.38	45,759.67
08/08/2019	8051	FRONTIER COMMUNICATIONS	Hampton Pk Phone - 7/28-8/27		197.50	45,562.17
08/08/2019	8052	FRONTIER COMMUNICATIONS	Amberly Pk Phone - Aug		217.13	45,345.04
08/08/2019	8053	IRON MOUNTAIN	8/1-8/31 - Records Storage		238.21	45,106.83
08/08/2019	8054	LOWE'S	Supplies		3,029.62	42,077.21
08/08/2019	8055	SECURITAS SECURITY SERVICES USA, INC	7/7-7/20 - Security Guard		2,362.10	39,715.11
08/08/2019	8056	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets - July		10.45	39,704.66
08/08/2019	8057	TERMINEX	Pest Control - July - Main Facility		80.00	39,624.66
08/08/2019	8058	TERMINEX	Pest Control - July - Amberly Park		57.00	39,567.66
08/08/2019	8059	VERIZON	6/24-7/23 - Phone		127.69	39,439.97
08/08/2019	8060	WESCO TURF, INC	Invoice #40909178 irrigation equipment supplies		702.00	38,737.97
08/08/2019	8061	Zeno Office Solutions, Inc.	Contract ovg charge 6/25-7/24		61.26	38,676.71
08/09/2019	8062	Florida Municipal Insurance Trust	Utility Payment Bond 10/1/19-10/1/20 (In lieu of cash deposits for power)		520.00	38,156.71
08/15/2019	8063	DOROTHY COLLINS	Petty Cash Jan-June		228.89	37,927.82
08/15/2019	8064	TAMPA ELECTRIC	Summary Bill - July		8,958.44	28,969.38
08/16/2019	674824DD	DOROTHY COLLINS	7/29-8/11 - D. Collins P/R		2,259.18	26,710.20
08/16/2019	ACH081619	Innovative Employer Solutions	7/29-8/11 - D. Collins P/R		864.30	25,845.90
08/16/2019		Center State Bank	Funds Transfer	314,206.00		340,051.90
08/16/2019	8065	ABM Landscape & Turf Services	July Projects, Mowing service July		53,186.00	286,865.90
08/22/2019	8066	CINTAS	Safety Mats		61.57	286,804.33
08/22/2019	8067	DOUGLAS CLEANING SERVICES	8/1-8/31 - CDD Cleaning		1,290.00	285,514.33
08/22/2019	8068	ESD WASTE2WASTER, INC	Pump Maint - Aug		300.00	285,214.33
08/22/2019	8069	OLM, INC	Landscape Insp - 8/7/19		1,575.00	283,639.33
08/22/2019	8070	SECURITAS SECURITY SERVICES USA, INC	7/21-8/3 - Security Guard		2,482.50	281,156.83
08/22/2019	8071	STAPLES	Office Supplies		196.80	280,960.03
08/22/2019	8072	TERMINEX	Pest Control - August - Hampton Park		61.00	280,899.03
08/22/2019		Geico Indemnity Co & Hillsborough County	Insurance Claim & Tax Collection	5,898.15		286,797.18
08/23/2019	9	Adisa Gibson	BOS Mtg - 8/14/19		184.70	286,612.48
08/23/2019	8	Eugene R. Field	BOS Mtg - 8/14/19		184.70	286,427.78
08/23/2019	ACH082319	Innovative Employer Solutions	BOS Mtg - 8/14/19		202.00	286,225.78
08/23/2019	676701DD	James A. Schoolfield	BOS Mtg - 8/14/19		184.70	286,041.08
08/23/2019	676702DD	James P. Soley	BOS Mtg - 8/14/19		184.70	285,856.38
08/23/2019	676703DD	Jessica B. Vaughn	BOS Mtg - 8/14/19		184.70	285,671.68
08/29/2019	8073	DPPG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - September		5,914.52	279,757.16
08/29/2019	8074	MARY-MARGARET WILSON	Field Mgmt Consultant - September		8,703.00	271,054.16
08/30/2019	678483DD	DOROTHY COLLINS	8/12-8/25 - D. Collins P/R		2,259.17	268,794.99
08/30/2019	ACH083019	Innovative Employer Solutions	8/12-8/25 - D. Collins P/R		864.32	267,930.67
08/31/2019	517	CITY OF TAMPA UTILITIES	Water Utilities - Aug		2,015.19	265,915.48
08/31/2019		Center State Bank	Interest		9.56	265,925.04
08/31/2019			EOM BALANCE	320,113.71	169,150.33	265,925.04

STRATEGIC PLANNING

STRATEGIC PLANNING

Tab 4F

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
I. Signature Projects			
1) General Progress & Timeline			
a) Progress	Report To Board	Oct	Staff
2) Entrance Pond			
a) Pond Perimeter Additional Plantings	Review Progress	Nov	Staff
3) Community Entrances			
a) Tampa Palms Blvd - Area 1 Review Progress	Report to Board	Oct	Staff
b) Area 2 Entry Review Progress	Report to Board	Oct	Staff/Soley
c) Amberly Entrances Progress Update	Evaluate Results	Oct	Staff
d) Wayfinding Sign (Grace) Provide Update Next Steps	Review Board Approval	Oct	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) Fountain Review			
a) Board update	Review	Oct	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	Oct	Staff
b) Palm Tree Pests	Report To Board	Nov	Staff
c) Update Progress Replanting	Report To Board	Oct	Staff
d) Tree Health Discussion	Report To Board	Oct	Staff
3) LED Landscape Lighting			
a) Phase III	Future Consideration	TBD	Staff
IV Park Reviews			
1) Park Inspections & Restorations			
a) Amberly Park Playset	Report	Oct	Staff
V. City of Tampa Projects			
a) Multi-Modal Path Repaving	Report To Board	Oct	Staff
b) Paving- Tampa Palms Blvd	Report To Board	Oct	Staff
c) Transportation Plans (FDOT)	Report To Board	Nov	Staff

SIGNIFICANT EVENTS

Tab 4C

TP CDD Planning Horizon

Oct 4, 2019

FY 2019 -20

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

SIGNATURE
SPENDING
PLAN

Tab 4H

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 2018 -19

\$ 516K

Work in Progress or Anticipated A/O Oct, 2019 Meeting



Opening Balance/Available	FY 2013-14 \$1,330,480	FY 2014-15 \$1,043,490	FY 2016-17 \$1,287,907	FY 2017-18 \$1,287,907	FY 2017-18 In Progress Or Design	FY 2018-19 \$581,762 +\$200K **
ConsultingSvcs				\$32,005		\$24,000
Irrigation Relocation	\$93,000				Complete	
Irrigation- New Install & Repairs		\$55,000		\$95,000	√	\$40,000
Area 1- Entry Streetlights				\$20,000	Complete	
Area 1 Pillars, Fencing & Lighting				\$882		\$109,618
Area 1- Landscape Entry Median (Phase 1)					Complete	
Area 1 Entry - Landscape						\$72,770
Area 2- Entry Streetlights				\$14,475	Complete	
Area 2 Pillars, Fencing & Lighting				\$26,323		\$73,177
Area 2 Entry - Median Landscape (Phase 1)				\$55,000	Complete	
Area 2 Entry - Landscape				\$33,000		\$118,770
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	Complete	
Area 2 Entry Pond - Littoral Plantings						\$25,000
Area 2 Entry Pond - Landscape Phase 2						\$45,000
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 (Non-pond)						\$25,000
Area 2- Landscape Amberly To Bridge				\$20,000	Complete	
Optional Lights						\$3,427
Area 2 Entry- Roadway Bricks*				\$142,000	Complete*	
BB Downs Fencing Upgrade (Black)*	193,990					
<i>S/T By Fiscal Year</i>	\$286,990	\$55,583	\$0	\$706,145		\$781,762
Total All Projects	Actual	Actual	Actual	Actual		Estimate

*Actual paver cost \$142K, balance due \$49K a/c of final accounting for fencing resulted in cost reduction

** Estimated \$200K added from forward balance to address BB Downs walls as needed

MINUTES

Tab 5

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

7 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
8 Development District was held on Wednesday, September 11, 2019 at 6:00 p.m. at the
9 Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

10 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

11 Mr. Field called the meeting to order.

12 The Board members and staff introduced themselves for the record.

13
14 Present and constituting a quorum were:

15 Gene Field	Chairman
16 Jessica Vaughn	Supervisor
17 Jake Schoolfield	Supervisor
18 Mike Gibson	Supervisor

19
20 Also present were:

21 Lore Yiera	District Manager
22 Maggie Wilson	Consultant/Resident
23 Warren Dixon	TPOA Business Consultant
24 Brian Koerber	TPOA Property Manager
25 Don O'Neal	Resident
26 John Angeli	Resident
27 Tom Gregory	Resident
28 Bill Schneider	Resident
29 Leslie Caruthers	Resident
30 Nichole Blanekenship	Resident
31 Lee Daughtery	Resident
32 Jan (? Frederick)	Guest
33 Five visitors (names not known)	

34
35 Mr. Field established that a quorum of the Board was present.

36
37 **Pledge of Allegiance**

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

39
40 **SECOND ORDER OF BUSINESS- Strategic Planning & Annual Review**

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

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

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

6
7 Chairman's Financial Review

8 Chairman Field detailed the progression of the CDD from the 2006-7
9 time-frame when Tampa Palms was a 30-year-old debit-free
10 community that looked 30 years old.

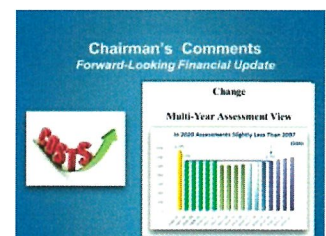
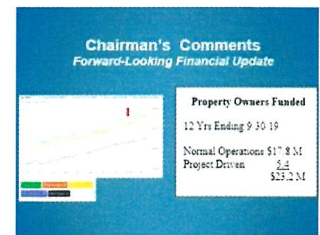
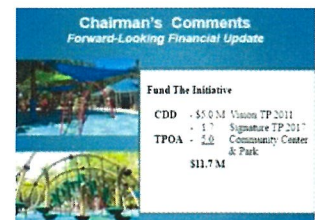
11 He noted that a strategic partnership was formed with the
12 TPOA and together a strategic plan was crafted to create a sustainable
13 competitive advantage for Tampa Palms.

14 Mr. Field detailed the funding by source for both the CDD
15 and the TPOA and then outlined the improvements which ranged
16 from new monuments and playgrounds to a world class community
17 center.

18 Using public sources such as the Property Appraiser and
19 actual sales data from Zillow Mr. Field demonstrated that the
20 strategies have been successful; Tampa Palms is indeed competitive.

21
22 Mr. Field went on to detail some items creating an
23 unfavorable forward momentum, such as increased expenses
24 associate with the entry pond and a declining Fed interest rate .

25
26 Mr. Field stated that while the expenses have been taken into
27 consideration in the examination of the forward financial model, the
28 Federal Reserve actions could impact CD interest earnings and the
29 model and must be monitored.



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

2 Ms. Wilson detailed the methods for encouraging public
3 comments and noted that unlike most CDDs, the Tampa Palms
4 has no fixed time limit, no sign-in requirement and no special
5 rules for speaking. Ms Wilson showed a chart of some other
6 CDDs.

Public Comments
A Note About Format

- Tampa Palms CDD Format Is Flexible
- No Sign-In Requirements
- No Specified Limitations As To Time / Content
- Not Typical Format

	1st Opportunity	2nd Opportunity
Cory Lake Eden	None / 1 person	None / 10 people
Arbor Green	None	Limited 3 Min
TPPST CDD	5 Min Limit	5 Min Limit
Chesnut	5 Min Limit	5 Min Limit
Live Oak CDD	Only on agenda	Concise
Seven Oaks CDD	5 Min Limit	None
Alondra Point	5 Min Limit	None

* Only items not on agenda
** On agenda items only

7 Ms. Wilson noted that the CDD's current operations were entirely consistent with Fla
8 law and offered that she did not proposed the adoption of more stringent rules. The board
9 concurred at this time.

10 Mr. Angeli took the floor and noted that he had engaged
11 Bike-Walk Tampa Bay which is a local non-profit who was
12 interested in the project to create a path along the power
13 corridor.

Public Comments

The Public is encouraged to speak on any matter, on or off the agenda.

There will be another opportunity for public comments at the end of the meeting.

14 Mr. Angeli passed out a map that was part of a proposal by an engineering company
15 working with Plan Hillsborough in 2013 for a large network of paths. He then read to the board
16 a statement purported to be from Randy Myhre, owner of Oliver's Cycles. (Both the map and
17 the statement are attached as part of this record.)

18 Several residents made comments, including Tom Gregory, a long time Tampa Palms
19 resident who with his wife cycles from Nottingham frequently and uses portions of the long-
20 deteriorated asphalt strip on the Duke easement, He questioned as to if it were possible to mow
21 just 6 feet on both sides of the strip to facilitate use. The answer was even mowing constitutes
22 entry onto private property and expending funds on private property.

23 Jan (no village or last name available) questioned the possibility of creating a board
24 walk along the problem areas.

25 Based on the questions, the chairman suggested that the portion of the consultant's
26 report based on the power corridor be advanced to occur in response to the questions

27 Ms. Wilson took the group through the updates and
28 clarifications regarding the power corridor, noting in part that
29 it was private property, not within the district, and subject to
30 state and federal regulations that protect it from local
31 government control or regulation.

The Power Corridor
Updates and Clarifications

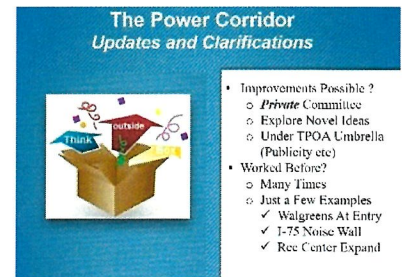
Typical CDD	Chairman Bill Resident suggestions are not considered
Resident's Suggestion	Resident's Suggestion Not supported by the Board
CDD's Jurisdiction	Resident's Suggestion Not supported by the Board
Resident's Suggestion	Resident's Suggestion Not supported by the Board

- Not CDD Business
- No Jurisdiction
- Privately Owned
- Federally Protected
- One Resident's Suggestions
- Not Supported in Statutes
- Decried By CDD Attorney
- "Fiscally Reckless"

1 Ms. Wilson noted that questions had been asked of the CDD's attorney in a series of
2 emails, questions as to if the tools of eminent domain and expansion of the district, along with
3 imposition of covenants, were available to the CDD and in this instance and the attorney
4 responded that they were expensive and time consuming processes and that taking over the
5 corridor for maintenance would be not seem to be applicable and would be fiscally
6 irresponsible.

7 Ms. Wilson explained in part the extraordinary costs associated with taking control of
8 private property and gave an example where a much smaller (and totally inaccessible tract)
9 was acquired from the CDD for \$400,000 and that was only a portion of the costs. She spoke
10 briefly on the fact that no government can force standards management on power easements
11 and the Florida Constitution specifically prevents spending tax monies on private properties
12 except in very specific cases.

13 Ms. Wilson noted that since the corridor was not within Tampa Palms CDD bounds
14 and metes, making the CDD the wrong entity to take the lead
15 in improvement processes. She noted that improvements might
16 be possible and would require thinking outside of the box. She
17 further noted that this had been done previously and very
18 successfully by other committees with other matters outside the
19 CDD's jurisdiction.



20 Mr. Angeli noted that that the CDD attorney misconstrued his questions. Ms. Wilson
21 did not make comment on the attorney's understandings. Mr. Angeli advised that he had
22 spoken to the City of Tampa Code Enforcement and they were looking into forcing the owners
23 of the power corridor to follow maintenance restrictions in place by the City. Ms. Wilson did
24 not comment.

25 The chairman Gene Field repeatedly stated that the CDD was not the opposition, far
26 from it, but simply the CDD is not in a position to take the lead. He noted that based on Mr.
27 Angeli's description of his own background and activity, Mr. Angeli seemed the perfect leader.

28 Mr. Gregory asked Ms. Wilson if a lease would allow CDD action and Ms. Wilson said
29 that is a legal question but on the surface it would appear that would not circumvent the laws
30 on the matter.

31 Md. O'Neal addressed the group and suggested that the board had been more than
32 helpful but that the last two meetings were monopolized by comments about things not within

1 the CDD. He noted that any effort by the CDD to increase the district and to take over the
2 corridor would be met with his neighbors visiting to take exception.

3
4 **FIFTH ODER OF BUSINESS - Approval of the August, 2019 Minutes**

5
6 On MOTION by Ms. Vaughn, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the
7 Board approved the Minutes of the August, 2019 Board Meeting.

8
9 **SIXTH ODER OF BUSINESS - Approval of District Disbursements**

10 A copy of the Board Financial Analysis, Financial Statements and Check Register are
11 attached hereto and made a part of the public record. Mr. Field noted that the check register
12 had been reviewed.

13
14 On MOTION by Mr. Schoolfield SECONDED by Ms. Vaughn WITH ALL IN FAVOR, the
15 Board approved the Disbursements for the month ending July 31, 2019 in the amount of
16 \$270,477.71.

17
18
19 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

20 **◆ Signature Projects**

21 Ms. Wilson updated the Board and visitors as to the
22 progress of the Signature Projects, discussing what had been
23 accomplished and that which was in progress at this time.
24 She noted specifically that the Amberly entrance was in
25 progress.

26 Special note was made of the fact that the “flood plain”
27 which previously was a submerged wetland and for which
28 drainage was created to allow turf had survived the intense
29 rains of August with almost no flooding.

30 Ms. Wilson stated that the wayfinding sign was on
31 hold, awaiting confirmation from Grace Church.

Signature Project Updates...
Tampa Palms Has Come A Long Way

Getting Closer...
• Substantially Completed
• Remaining
- Amberly Entrances
- Final Landscape
- Wayfinding Sign
- BB Downs Walls

\$1.850 M \$702 K Now

Signature Project Updates...

- Drainage Working
- No Flooding
- Little Water Pooling
- Palm Lake In Progress
- Wayfinding On Hold

1 ♦ **Community Appearance**

2 Ms. Wilson reviewed the general appearance of the
3 community noted Tampa Palms is water-logged and soggy
4 but the community made it through the last eight weeks of
5 excessive rains looking at least respectable. She commented
6 that the OLM inspection found the community “in
7 compliance” but getting everything truly “up to snuff” will
8 take some time..

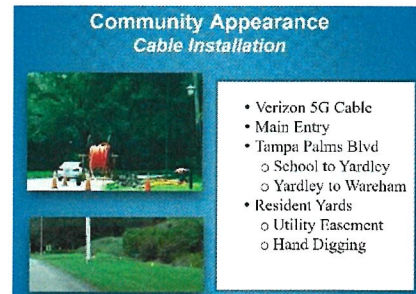


9 Together these rains storms, the heat and the effects of rain on the turf can reduce the
10 worker productivity in a typical workweek by almost 50%: it takes time to recover from the
11 impacts of the current weather.

12 Ms. Wilson advised that the multiple aging
13 ligustrum at the Stonington entrance and the single “over the
14 hill” specimen at the Tremont entrance were replaced. All
15 shrubs and trees have effective life span which are reduced in
16 an urban environment when planted adjacent to sidewalks
17 and roadways. Staff spoke briefly with the sub-contractor
18 who is doing the digging work and they stated that the work is being performed for
19 Verizon/MCI.



20 Ms. Wilson advised that the work in progress along
21 Tampa Palms Blvd and Yardley is the installation of cables
22 that are designed to support 5G communications. The
23 contractors have made every attempt to be respectful of the
24 community and most of the digging has been by hand.

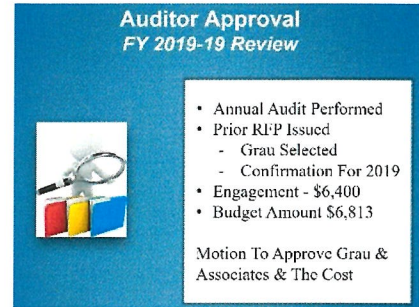


25 Ms. Wilson reviewed the improvements to the city-
26 owned power crossing on Tampa Palms Blvd at Stonington
27 noting that the stated objective is that the plantings both on
28 the newly constructed berm, and the medians, will distract
29 from the view of the utility corridor and structures.



1 ◆ **Auditor Engagement**

2 Ms. Wilson stated each year the District must
3 confirm the auditor engagement and cost for the audit. The
4 proposed cost for the engagement is \$6,400 and is within the
5 budget. Staff requests a motion to approve the engagement
6 letter.



Auditor Approval
FY 2019-19 Review

- Annual Audit Performed
- Prior RI/P Issued
 - Grau Selected
 - Confirmation For 2019
- Engagement - \$6,400
- Budget Amount \$6,813

Motion To Approve Grau & Associates & The Cost

8 On MOTION by Mr. Gibson, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the
9 Board approved the agreement with Grau to perform the audit for the fiscal year ending
10 September 30, 2019.

12 ◆ **Attorney Appointment**

13 Ms. Wilson stated that the CDD attorney Andrea
14 Zelman has been appointed as deputy city attorney for Tampa
15 and cannot longer serve the CDD. Ms. Wilson discussed the
16 special nature of a CDD attorney and advised that after
17 consultation with John Daugirda and DPFG the name John
18 Vericker was top of the list. Ms. Wilson and Supervisor Soley
19 have spoken to Mr. Vericker and he is available.



Legal Representation
New Counsel Approval

- Recommending John Vericker
 - Straley, Robin, Vericker
 - 80+ CDD's
 - Tampa-Based
- Enthusiastic Recommendation
 - John Daugirda
 - DPFG
 - CV Provided

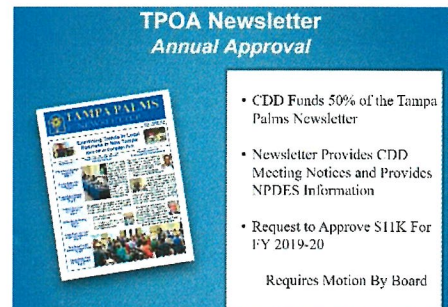
Motion To Approve New Counsel

21 On MOTION by Ms. Vaughn, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board
22 approved the engagement of John Vericker as attorney for the CDD,

24 ◆ **News Letter Funding**

25 Ms. Wilson stated in past years the Board has
26 normally funded 50% of the Tampa Palms newsletter. The
27 request is to continue with an expense of \$11,000 as in past
28 years.

29 Mr. Field stated additionally it provides us an
30 avenue for resident communication under the ongoing
31 NDPES requirement.



TPOA Newsletter
Annual Approval

- CDD Funds 50% of the Tampa Palms Newsletter
- Newsletter Provides CDD Meeting Notices and Provides NPDES Information
- Request to Approve \$11K For FY 2019-20

Requires Motion By Board

1 On MOTION by Mr. Gibson, SECONDED by Ms. Vaughn, WITH ALL IN FAVOR, the
2 Board approved the expense of \$11,000.00 paid to the TPOA for 50% of the newsletter.
3
4

5 **◆ Tampa Palms Trails & Paths**

6 Ms. Wilson presented one of the elements of
7 strategic advantage that Tampa Palms enjoys, the
8 community's substantial network of paths and trails. This is
9 a network of trails, sidewalks and paths that is available to
10 every resident and fully connects Tampa Palms to the rest of
11 the region including USF and Wiregrass.

	(Miles)			Total
	Multi-Modal	Sidewalks	Lit at Night	
Tampa Palms Blvd	3.16	3.16	✓	6.32
Amberly	2.77	2.77	✓	5.54
Compton	0.34	0.34	✓	0.68
Inside Oak Park (Trails)	2.7	Only Path	Closed at Night	2.7
Inside Amberly Park	0.17	Only Path	✓	0.17
Inside Riverpark (Trails)	0.77	Only Trails	Closed at Night	0.77
Along BB Downs in 1P	Ld	Ld	✓	2.8
Total	11.31	7.67		18.98

12
13 **Additional Advanced Board Package Materials:**

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

16
17 **EIGHTH ORDER OF BUSINESS – Other Matters**

18 There being none, the next item followed.

19
20 **NINTH ORDER OF BUSINESS – Public Comments**

21 Mr. O'Neal from Huntington inquired about fence repairs and was briefed on the wall
22 projects.

23 Mr. Dixon representing the TPOA noted that the TPOA had adopted a policy that the
24 power corridor is not in Tampa Palms boundary and not a proper subject for TPOA discussion.
25 He further noted that the path was created without permission or easement.

26 Mr. Angeli asked if the details of the path's construction were just Tampa Palms myth
27 or facts. Ms. Wilson detailed the facts as provided by the developers and Florida Power.

28 Mr. Angeli stated that he wanted the CDD involved because he wanted to apply for
29 grant monies and he wanted the CDD to hold the funds.

30 Lee Doughtry questioned if the path behind the school was able to be used and was
31 advised that it was on the power corridor and children were fenced off from entering the school
32 from the corridor.

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TENTH ORDER OF BUSINESS - Supervisor Comments

Ms. Vaugh said that she was very pleased when citizens join the board meetings.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

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

**These minutes were done in summation format, not verbatim.*

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

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

Signature

Lore Yeira

Printed Name

Title:

Assistant Secretary

District Manager

Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson



Notes Left With Supervisor Gibson By John Angeli



A trail can be many things to many people – a place to exercise, a way to get from A to B, a way to get away from it all for a little while, a haven for families, a source of community pride. In its current state the Tampa Palms Powerline trail doesn't really do any of those things. It doesn't even have a chance. Usually the hard part of building a trail is all the behind the scenes work to just break ground. Here in Tampa Palms we have a trail that is just wasting away. In America today, one of the most desirable amenities a community can have is a trail network. In short, people want trails because trails make their lives better. A minimal amount of work and commitment can return this Tampa Palms amenity to be a source of pride. Additionally, this rebirth could spark an expansion of this trail as a "green heart" or linear park throughout all of Tampa Palms. I sincerely hope that tonight marks a turn around in the fate of this trail and triggers a new vision for the potential future of this green space.

Randy Myhre, Tampa Palms resident, owner of Oliver's Cycle Sports and Bike/Walk Tampa Board Member

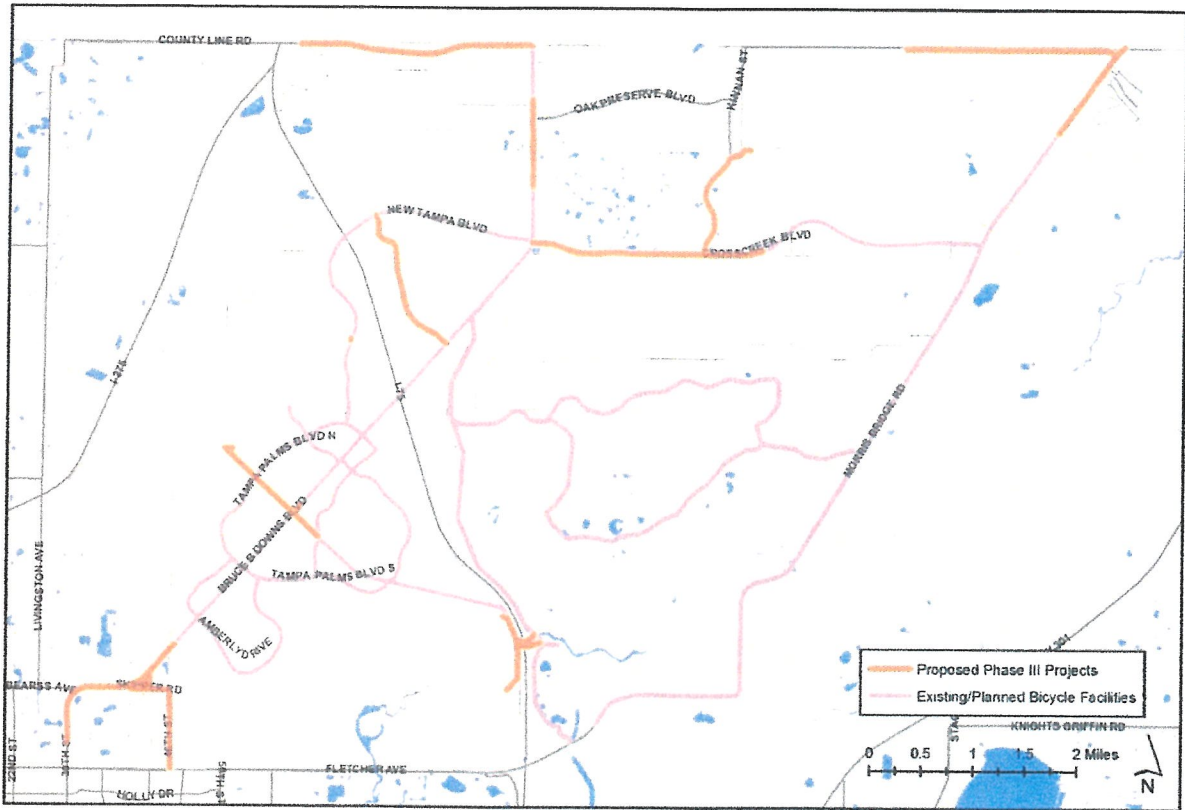
PROPOSED TAMPA PALMS GREENWAY STUDY COMMITTEE

IDENTIFY PRACTICAL WAYS TO IMPROVE THE ASTHETICS OF THE GREENWAY AND THE
RECREATIONAL TRAIL

- 1) GEOGRAPHIC BOUNDARIES. Identify the geographic boundaries of the study area.
- 2) HISTORY. Describe the historical context of the Greenway including past mowing operations by Toro and the origins of trail development and useage as a trail. Explain why the mowing operation ceased.
- 3) LAND OWNERSHIP. Describe the current land ownership of the Greenway. Contact the owners and determine their interest in allowing regular mowing and trail restoration activities like possible asphalt resurfacing. Determine if trail acqisition is necessary, or not, and by whom.
- 4) LEGAL STATUS. Identify the current legal status of resident access to the trail. If access is determined is it limited to residents or is it open to the general public.
- 5) ALTERNATIVES. Examine alternatives for trail ownership and determine which is the most advantageous to Tampa Palms with consideration to development costs, opereational costs, and liability/insurance matters.
- 6) GRANT POSSIBILITIES. Identify grant possibilities for trail acqisition and/or rehabilitation.
- 7) COSTS. Identify areas proposed for regular mowing and what that would cost. Identify areas that would remain unmowed, if any. Identify the cost of trail re-asphalting and related work.
- 8) COMMITTEE MEMBERSHIP, MEETINGS and REPORTS. The Committee shall consist of at least 5 members appointed by the TPCDD including a representative from the TPCDD, the TPOA, and residents of the community who are supportive of the Greenway and the trail. Meetings will be held monthly and in accord with the Florida Sunshine law. Committee reports will be made quarterly to the the TPCDD at their regular meeting.

Included
No

Map 3: Walk-Bike Plan Phase III Proposed Projects with Existing Facilities



district from contracting with a towing operator to remove a vehicle or vessel from a district-owned facility or property if the district follows the authorization and notice and procedural requirements in s. 715.07 for an owner or lessee of private property. The district's selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by the local government that has jurisdiction over the district's facility or property.

(e) Control and elimination of mosquitoes and other arthropods of public health importance.

(f) Waste collection and disposal.

(3) To adopt and enforce appropriate rules following the procedures of chapter 120, in connection with the provision of one or more services through its systems and facilities.

* (4)(a) To adopt rules necessary for the district to enforce certain deed restrictions pertaining to the use and operation of real property within the district and outside the district pursuant to an interlocal agreement under chapter 163 if within another district or, if not within another district, with the consent of the county or municipality in which the deed restriction enforcement is proposed to occur. For the purpose of this subsection, the term "deed restrictions" means those covenants, conditions, restrictions, compliance mechanisms, and enforcement remedies contained in any applicable declarations of covenants and restrictions that govern the use and operation of real property and, for which covenants, conditions, and restrictions, there is no homeowners' association or property owner's association having respective enforcement powers unless, with respect to a homeowners' association whose board is under member control, the association and the district agree in writing to enforcement by the district. The district may adopt by rule all or certain portions of the deed restrictions that:

1. Relate to limitations, prohibitions, compliance mechanisms, or enforcement remedies that apply only to external appearances or uses and are deemed by the district to be generally beneficial for the district's landowners and for which enforcement by the district is appropriate, as determined by the district's board of supervisors; or

2. Are consistent with the requirements of a development order or regulatory agency permit.

(b) The board may vote to adopt such rules only when all of the following conditions exist:

1. The district was in existence on the effective date of this subsection, or is located within a development that consists of multiple developments of regional impact and a Florida Quality Development.

2. For residential districts, the majority of the board has been elected by qualified electors pursuant to the provisions of s. 190.006.

3. For residential districts, less than 25 percent of residential units are in a homeowners' association. ✓

4. The declarant in any applicable declarations of covenants and restrictions has provided the board with a written agreement that such rules may be adopted. A memorandum of the agreement shall be recorded in the public records.

(c) Within 60 days after such rules take effect, the district shall record a notice of rule adoption stating generally what rules were adopted and where a copy of the rules may be obtained. Districts may impose fines for violations of such rules and enforce such rules and fines in circuit court through injunctive relief.

(d) The owners of property located outside the boundary of the district shall elect an advisor to the district board pursuant to paragraph (e). The sole responsibilities of the district board advisor are to review enforcement actions proposed by the district board against properties located outside the district and make recommendations relating to those proposed actions. Before the district board may enforce its rules against any owner of property located outside the district, the district board shall request the district board advisor to make a recommendation on the proposed enforcement action. The district board advisor must render a recommendation within 30 days after receiving a request from the district board or is deemed to have no objection to the district board's proposed decision or action.

(e)1. Whenever an interlocal agreement is entered into pursuant to paragraph (a), a district board advisor seat shall be created for one elected landowner whose property is within the jurisdiction of the governmental entity entering into the interlocal agreement but not within the boundaries of the district. The district board advisor shall be elected by landowners whose land is subject to enforcement by the district but whose land is not within the boundaries of the district. The district board advisor shall be elected for a 2-year term. The first election for a

CONSULTANT REPORTS

Tab 6



SIGNATURE
PROJECTS

Signature Projects Update

With the reduction in rain (fungus management issues) and some reduction in heat the commercial nurseries are again able to ship product: Tampa Palms has received multiple shipments, allowing ABM to proceed with projects that were in a “hold” position for plants.

With the arrival of the additional nursery stock, the initial plantings for the NE corner of the Amberly Tampa Palms intersection have been completed.



The one part that has been prepped for planting, but not yet completed is the portion that runs along Amberly to the end of the wall.

This is a narrow space and the cable company will have little choice but to disturb anything planted in the area. Joe Laird has told the crews to trim up the jasmine in the area and fertilize it for a “quick pop” so that it will appear well kept. The ligustrum trees will go in after the cable work is complete.



The subcontractor for the cable company states that by end of year they should be “out of here”.

The workers have tried to be respectful of Tampa Palms but they still make a mess.

In the coming week ABM will add additional plants to the Area 2 entry (SunTrust side) and spruce up the mulch. As members may have seen, there was a large [deep pipe] irrigation break along the roadside which now has been repaired. During the repairs the area had to be “hand watered” which means that a water truck was used to keep the plants alive.

The fall annuals have been added to the front beds at both of the entry pillars and fencing lines.

There have been questions asked by two board members about the yellow post sticking out of the ground at the Area 1 exit, in front of the fence line and pillars.

There is a relatively large gas line entering Tampa Palms along Tampa Palms Blvd on the north side. The line is properly located on an easement in favor of the gas company established many years ago and is also located within the general utility easement required along the roadway.

The yellow pipe and wire extending from it are associated with emergency access to the line. There are yellow pipes along Tampa Palms Blvd east of the entry as well.



The plantings along the pond at the Area 2 exit on Tampa Palms Blvd are taking hold and settling in, both filling out and adding a feeling of “place” to the entry.

This location is second in important to the main entries in presenting the “face” of Tampa Palms. In addition to the residents of TP Area 2, visitors to both City Plaza and Gracc Church can appreciate this area.



At the same time the plantings along the maintenance berm are flushing out and doing what they were designed to do, to provide visual interest and at the same time block direct view of *interesting* littoral shelf.

The pond biologists are trialing a new herbicide (new to Tampa Palms and to them but not newly introduced) to fight the hydrilla, water mil, torpedo grass and other noxious weeds that invade the Area 2 entry pond.

Prior to this the herbicides most commonly used, Reward and/ or Sonor, had a detrimental affect on the beneficial plantings such as pickerelweed, which are relied upon to provide oxygen in the pond and stave off algae growth.



Wayfinding Sign

Warren Sponsler, head of the Grace Church vestry, provided staff with a memo from Grace Church specifically stating:

The sign as presented by Magie Wilson on Thursday August 29, 2019 is approved by Grace Episcopal Church as to style and appearance.

The sign as presented will meet the needs as expressed in the County's Stipulated Order of Taking and Final Judgment As to Parcel 119, article 17, regarding the Church's "John Henne sign" which was near the corner of Amberly and Tampa Palms Blvd.

The sign approved by Grace is the one presented to the board that included:

- Reduced size of font for Grace Church
- Eliminated capitals previously displayed for the Grace Church lettering
- *Tampa Palms* at the top of the sign in a larger font, a font that is consistent in design and relative proportions with other displays of "Tampa Palms" throughout the community.



Jason Rinard previously provided his expert opinion that the placement of the sign will only momentarily block view of the pond and even then only from very limited positions. He further mentioned that the sign will stand as one more amenity for Tampa Palms' main entry and one that will add an upscale quality to what is a relatively commercial portion of the community entry.

As previously disclosed, the sign will cost slightly less than \$31,000 and these funds are available and allocated within the Signature projects. If the Board wishes to proceed this expenditure should be approved by motion.

COMMUNITY APPEARANCE

Community Appearance

General Overview

The community is beginning to enjoy the slightly cooler and less humid temperatures, along with almost no rainfall. The landscape inspection completed earlier this week indicated full compliance with a 90% score.

The annuals are in place after a slight bobble with the marigolds which was described last month. The marigolds were leggy and clearly not first quality.

The first delivery of annuals was rejected and returned. There was initial concern that proper product would not be available but after tough negotiations on the part of ABM, sufficient plants were located for Tampa Palms.

The installation was professionally done as can be seen below.



Joe Laird's take on what happened was that the exceptionally wet and hot summer affected the growers.

The producer that is used for Tampa Palms is West Orange Nurseries, a large operation with "top drawer" clients such as many of the Disney resorts and some portions of the Disney property. In case of a problem, Tampa Palms isn't first in line.

Joe is planning to diversify to some degree, giving a local grower - who has a Tampa Palms "roots" - a chance to provide some of the annuals for the January changeout.

Joe Laird notes that the turf is now drying out - even with the high humidity - and this has allowed for evaluation of the effects this wet summer had on the turf. Most places have responded to the use of the fungicides and are mending.

Ms. Maney predicted that the Reserve entry, with its deep thatch, high water table and old turf would not snap back. She was correct and some portions of the yellowed turf were replaced.



Catch-up work is well underway as the walls and shrubs are being “scrubbed” for the fall. Area 2 is mostly complete (easier to accomplish as there are few walls).

Amberly along the Nottingham section was completed earlier this week followed by a focus on the areas from Coventry to Canterbury.

Next along Burchett the hedges and walls across from Amberly Park will be addressed followed by the area from Coventry to Tampa Palms Blvd.... and on down the boulevards.



Other teams are working their way along Tampa Palms Blvd toward Amberly from Stonington. It comes as a surprise to many but Stonington has an expansive entrance, as well, as extensive “land tract” spaces, including those adjacent to the ponds and adjacent to a berm separating the community from the power corridor.



The berm area is of concern due to “sneaky” access to the village. Recently a dead tree was removed and it will be replaced either with a tree or substantial shrubs. Staff spoke to one neighbor about blocking the area, possibly even including small boulders decoratively placed, but the neighbor was convinced that “no one ever comes through that way”. It seemed rude to mention the time spent patching vehicle tire damage on the berm so the matter was dropped.



Fortunately, the berm is connected to the CDD water supply (unlike most land tracts) and maintaining healthy plantings and turf is possible. A large pond occupies the center of the village and it borders the Stonington Drive in two places. The first is immediately inside the entry and is quite spread-out. Due in part to the rains and the angle of the property along the pond, this area (which is very visible) has been too wet to mow for several weeks. Given the prominent location it had to be trimmed and this was done by hand, eg with a weed whacker. See below.

The second area is where the center pond and a small secondary pond are located along the road is a true land tract with no irrigation. Ferns have been placed in the area to reduce the weeds would migrate to nearby manicured yards. This is a work in progress. See below, center and right.



Pond Performance

The Tampa Palms pond system performed well even during the rather torrential rains experienced mid-July through mid-September. There were normal cases of ponding in the vicinity of the swale bottom inlets along the boulevards but the drainage is operated without a problem.



The high temperatures coupled with the influx of fertilizer-rich stormwater from the villages, have provided the perfect conditions for aquatic plants to thrive. (Lilies to the left in Huntington: this picture is pre-treatment, they are mostly gone at this time.)

The noxious plants are being kept in line by the bi-weekly attention to the ponds. The most harmful of the aquatic plants, watermeal and duckweed, can literally cover the surface of a pond in days and hydrilla invades the bottom of a pond unseen until it begins to show on the surface.

These plants are treated with systemic herbicides which slowly release in the water. Unfortunately, the heavy rains create situations where the herbicides are washed out of the ponds and treatment is wasted making reapplication necessary so they are not extensively used until at least the heavy rains cease.

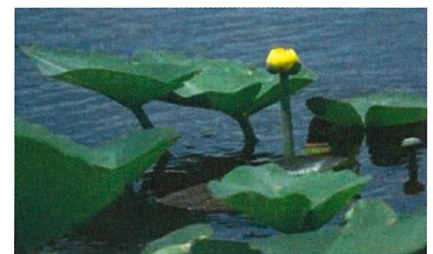


The pictures to the right show the I-75 pond in the Enclave. The top picture is the end of the pond and the lower one a view of the length of the 2,000+ ft pond. Lilies covered over the surface (which do not themselves impede the proper operation of the pond) but far worse duckweed and torpedo grass invaded.



It has been treated extensively with a surface spray and the systemic herbicides and the aquatic plants are dying which is displayed in these pictures from earlier this week. The next part of the program will involve treatment for algae which will surely form.

Complicating the treatment process is the expectation by some residents, especially those more accustomed to northern "clear" ponds, that lilies are a noxious weed that must be eradicated. Tampa Palms ponds routinely display growth of an indigenous plant, the cow lily.



Lilies should not be allowed to completely cover a pond but on-going removal during the high growth season of this very pulpy plant leads to the creation of algae mats. It is a balancing act.

Each pond is a separate and distinct eco-system based on the variables of amount of stormwater received, depth of the pond, adjacent wetlands, shape of the pond and degree of sun and / or shade on the pond. There is no "one size fits all" treatment plan.

The pond maintenance staff is on site weekly, most ponds are visited at a minimum every two weeks, more often for "problem" areas.

The Reserve Fountains

All three Reserve fountains are shut down. The Reserve is “THE premier village” in Tampa Palms and to have one or two fountains down draws attention to them and reinforces an unkempt look. The Reserve board is aware and in agreement.

The project to upgrade the fountains was part of the FY 2019-20 Budget presentation. Staff had hoped to delay until at least January but repeated (and expensive) equipment failures made delay impossible. The project to update the fountains includes:

- Evaluate and replace, if necessary, the fountain equipment (filtration/sanitation systems [3] and feature systems [3]). The equipment is more than 15 years old and operates in a hostile environment. As in most things the technology has evolved and more cost-effective (power use) and stable options may be available.
- Determine the sources of the massive leakage (entry fountain in particular) and do what is necessary to stabilize the bowls.
- Improve the “features”, eg the spray displays.

Jason Rinard visited the site with staff this week and is getting to work immediately. Staff will bring to the board all recommendations for approval.



DOCUMENT REQUEST

Tab 6K

Document Request

A formal document request should be disclosed to the Board and that is the purpose of this brief. No action is required by the Board, staff is making no recommendation for a change of course or further discussion.

Mr. Angeli, a Wyndham resident with interest in the power corridor, called staff on 9/16/19 and spoke extensively about the responses he received from the former CDD attorney Andrea Zelman. He took issue with Ms. Zelman's response to him that the CDD taking over maintenance and management of the power corridor would be fiscally irresponsible, stating to staff that was never his question.

It seemed imprudent and not of particular use to mention that it was Mr. Angeli's own email to Ms. Zelman on 8/19/19 to which she was replying. Staff spoke with him and made a note to file – see attached.

On 9/19/19 Mr. Angeli appeared at the CDD office and provided staff with what appears to be an improper / not actionable request for documentation:

- The note purported to be a FOIA request (applies only to Federal agencies) and Sunshine Law request (in a form that does apply to the CDD)
- The note requested a document that does not exist, eg a "screenshot"
- The note requested a screenshot of language that was never used, eg requested screenshot of slide that stated "fiscally irresponsible". The term was not used on any slide, that language is a quote from Ms. Zelman's email to Mr. Angeli.

Despite the fact that the proper response to this request would have been a simple statement "***no document responsive to this request exists***"; staff acted under the general guidance of the Board that every attempt should be made to respond to resident requests and staff made a screenshot of the actual slide, signed and dated it and gave it to him while he waited.

Staff does not think that it will serve any purpose to mention this at the meeting. Mr. Angeli would most likely be embarrassed by publishing the facts associated with this request.

The (1) note to file, (2) a copy of the email on this matter, (3) the document request and (4) the screenshot reply follow.

Subject: **Request For Information**
Date: 9/19/2019 3:14:43 PM Eastern Standard Time
From: mmfitzy@aol.com
To: mmfitzy@aol.com

Good afternoon,

I am blind copying you so as to not unintentionally create a Sunshine Law issue were someone to accidentally reply all. (I will put this in the next packet.)

Mr. Angeli contacted me earlier this week about the CDD attorney's reaction to his multiple information requests. (You have all been previously provided with the exact documents.)

He noted that it was obvious that the CDD attorney misconstrued his requests. I did not comment on what Andrea Zelman thought or did not think.

I did mentioned that nothing in the presentation was directly attributed to him.

He made a quasi-threatening comment/question about who was up for re-election and I directed him to the website and noted that the election was in 2020. (He previously got this information in writing from Andrea Zelman hence the quasi-threat implication.)

After that we talked pleasantly a bit and then hung up.

He arrived at the CDD this morning with a piece of paper stating pursuant to the Freedom of Information Act and the Florida Sunshine laws he was requesting a photo copy of the screen shot where the words "fiscally irresponsible" were used.

I was stunned at the nature of the request from someone who identified himself as (a) a government official from Wi and (b) a professional community planner.

State and local documents are not subject to FOIA requests

The Sunshine Law does not include the need to create a document where one does not exist, eg a screenshot.

His request for a screen shot was of the wording "fiscally irresponsible" which does not exist in the presentation

I could have taken the request under advisement, and after consultation replied with the normal legal response eg "No document responsive to your request exists" but instead following the board's ongoing directions to be as responsive as possible to residents, I just placed a screen shot of the actual wording on a document, signed and dated it and gave it to him.

I made a note for the file, included his note and the screenshot I am attaching both.

I am very uncomfortable with this behavior; I previously offered to help this gentleman privately with his "quest": I will not.

Maggie

Note to file:

9/16/2019

Mr. Angeli called and stated that the CDD attorney should never have commented that his suggestions were irresponsible that she made a mistake and misconstrued his questions.

Excerpt from Ms. Zelman's email

The CDD was advised in the past, and I would likewise advise them at this time, that such an undertaking does not appear to be within the CDD's powers under Chapter 190, would not be an appropriate expenditure of CDD funds, and would be fiscally irresponsible as it could expose the CDD to potential significant liability.

Mr. Angeli was advised that at no time was his name mentioned in the presentation but that the attorney's remarks regarding unnamed suggestions were characterized as "fiscally reckless" [reckless is a synonym for irresponsible but fit better on the slide] and even highlighted as a characterization without any attribution to him specifically.

Mr. Angeli advised staff repeatedly that in making the "fiscally irresponsible" comment Ms. Zelman misunderstood and misconstrued his questions and he was not considering the suggestions of eminent domain, expanding the district or applying covenants.

Staff did not comment on what Ms. Zelman knew or understood; however, the following is an excerpt from one of Mr. Angeli's emails to Ms. Zelman. Staff was not copied on this email, it was forwarded by Ms. Zelman.

Chapter 190 of the Florida Statutes is the main source of law governing CDD in Florida. With regard to the subject of this email please see the following sections of the law.

- (1) page 11. Section 190.011 (11).....or BEYOND THE DISTRICT.....
- (2) page 13. Section 190.012 (g) ..Any other project within or WITHOUT the boundaries of the district.
- (3) page 13. Section 190.012 (h) (2) (a)... Parks and facilities for indoor and OUTDOOR RECREATIONAL....
- (4) page 14. (4) (a) To adopt rules necessary for the district to enforce certain deed restrictions pertaining to the use and operation of real property within the district and OUTSIDE THE DISTRICT.....
- (5) page 27. Section 190.046 provides for expansion of the district if that is necessary to solve this problem.

Please confirm that the Tampa Palms Community Development District can do all of the above if needed to address this blighting situation. Of course, the facts associated with this matter are important and I would be happy to disclose them verbally to you. This email and the photos are long enough to get you started. Thank you.

John Angeli. (920) 251-5785

Staff spoke to Mr. Angeli about possible options for path improvement, including engaging others such as the YMCA.

The conversation ended pleasantly.

9/19/2019

Mr. Angeli appeared at the CDD office with a note that demanded that he be provided with a screenshot of the CDD presentation in which the words “fiscally irresponsible” were used.

In order to expedite the process and do what the CDD would do for any citizen who asked for information, staff provided Mr. Angeli with a screenshot of the portion of the presentation about which he was inquiring, though if strictly construed no part of the presentation met the specifics of his demand letter.

Staff placed the screen shot on a word document and signed and dated it

A copy is attached.

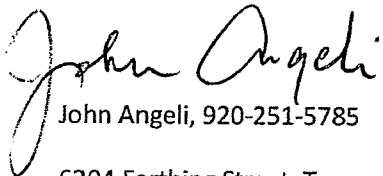
September 19, 2019

Tampa Palms Community Development District
16311 Tampa Palms Boulevard, West
Tampa, FL 33647

Dear Sir/Madam:

Pursuant to the US Freedom of Information Act and the Florida Sunshine laws, I am formally requesting a photo copy of the "screen shot" in which the words "fiscally irresponsible" were used at the last TPCDD meeting. Thank you!

Sincerely,

A handwritten signature in cursive script that reads "John Angeli". The signature is written in black ink and is positioned above the printed name and contact information.

John Angeli, 920-251-5785

6204 Farthing Street, Tampa, FL 33647

The Power Corridor Updates and Clarifications

Expanding CDD

- Expensive \$\$\$
- Still can't improve private property
- Requires State approval

Eminent Domain

- Expensive \$\$\$\$\$
- Not allowed except for water, sewer, roads or floor control
- Requires City approval

CDD Imposition of Covenants

- Expensive \$\$
- Available only within a District or with interlocal agreement if outside
- Requires City approval
- Rendered null and void by State statute

Enforcement of Standards on Corridor

- Specifically prohibited by State statute, irrespective of ownership

- Not CDD Business
 - No Jurisdiction
 - Privately Owned
 - Federally Protected
- One Resident's Suggestions
 - Not Supported in Statutes
 - Deemed By CDD Attorney "Fiscally Reckless"

Screen shot of slide 22, Tampa Palms CDD meeting presentation, Sept 11, 2019.

Requested by and provided to John Angeli by Maggie Wilson

Maggie Wilson 9-19-19

CASH MANAGEMENT

Tab 6L

Cash Management Plan For CY 2020

The CY 2019 cash management agreement negotiated with Centerstate Bank expires January, 2020. The chairman normally oversees review of the cash management plan with the concurrence of the balance of the Board. This process for 2019 has earned the CDD almost \$60K.

The Board-established cash management priorities previously used as a basis for this review are as follows:

- 1) Safety of taxpayer funds
- 2) Internal process controls...supporting no-comment audits
- 3) Timely payment of vendors
- 4) Respectable return on working capital



It has been the process where the District, under the direction of the Chairman, examines options for the coming year and the Board agrees by motion that a preliminary decision will be made by the Chairman, which is then confirmed/approved by the Board during the November meeting.

November may not work this year due to unsettled direction in the financial markets and confusion emanating from the political sector.

For the first nine months of this year the forecast for the path of interest rates showed a widening gap between traders and the Fed. Market analysts reacted with concern to what appeared to be policy makers being forced into a series of significant rate cuts while battle-lines over tariffs and the global growth outlook worsened and grim worries regarding an inverted yield curve were reported.

The Fed has cut the benchmark rate twice, and the yield curve has become a little less inverted over the past month. The Fed's dot plot of rate expectations appears to show that the Fed envisions one additional cut this year.

An unclear path creates uncertainty for banks and inspires more caution when it comes to committing an interest rate for twelve months.

As detailed in the Chairman's financial report during the September meeting, interest rate market is suffering from many of the uncertainty woes of other sectors, specifically concerns about the impact of global tightening due to trade-related tensions.

It appears to be in the best interest of the District not to rush examination of cash management options in an effort to make the CY 2020 plan available to the Board at the November meeting. Given the normal absence of a December meeting this will mean that the board will not have an opportunity to act on options until the January meeting.

If that is agreeable with the Board, the Board can delegate the cash management decision to the Chairman and memorialized his decision at the January meeting. This action should be approved by motion.

COT
PAVING
UPDATE

Talb
6MIII

COT Paving News

With exceptionally good news Councilman Luis Viera has made staff aware that the paving of Tampa Palms Blvd. was back on target. Despite conversations by Supervisor Soley and staff with Brad Baird, Administrator of Public Works, and Jean Duncan, Director of Transportation, the Tampa Palms project was not included in the initial budget presented by the Mayor to Council for approval.

It was disclosed that the City's *All For Transportation* sales tax fund option did not materialize due in part to grave concerns that the suit brought by the County Commissioner Stacey White seeking to block implementation of the transportation initiative approved by the voters might prevail. It is on appeal at this time.

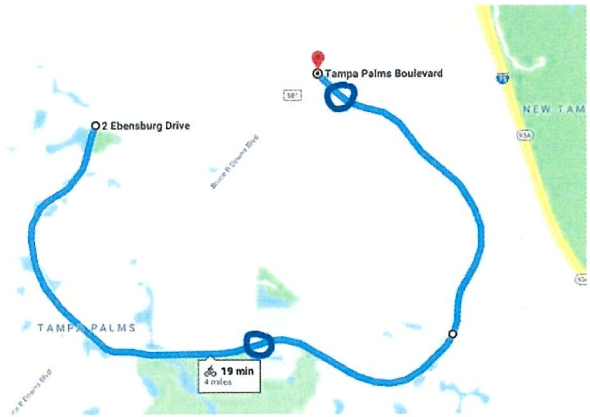
Councilman Viera swung into action and working with both the Mayor and the All For Transportation funds allocation committee was able to kick-off the two-year project with

- (a) guaranteed funds in hand (University North Multi-Modal Impact Fees) for FY 2019-20 and
- (b) allocation of *All For Transportation* sales tax funds for actual construction for FY 2020-21.

Should *All For Transportation* sales tax funds not be available for FY 2020-21 to complete the construction phase, CIP or other funds will be utilize; there exists a full year to manage that process.

Tampa Palms Boulevard Project (\$1.7 – \$ 1.9 M)

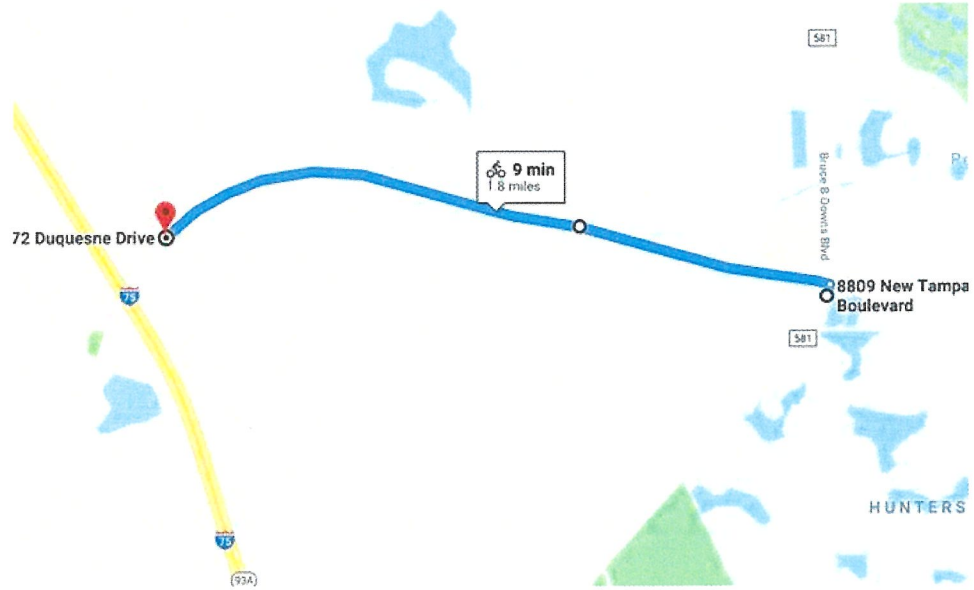
- The design phase of the project will commence in a few weeks (FY 2019-20)
- The design phase cost is \$600-\$700K
- The project covers Tampa Palms Blvd from the NW boundary (the power corridor adjacent to Wellington & Hampton Park) and runs east including Tampa Palms west of BB Downs and Tampa Palms east of BB Downs and continues making the circle through TPOST 3, ending at BB Downs across from the Post office.
- Improvements include:
 - o Operational improvements to both of the Compton Drive intersection in Tampa Palms and the Compton intersection in TPOST 3.
 - o Roadway and Signing & Pavement Marking improvements to entire 4-mile loop to accommodate bicycle and pedestrian facilities including enhanced crosswalks & sidewalks.
 - o Corridor-wide speed reduction from 40-mph to 35 or 30-mph. (Currently Tampa Palms Blvd is speed is 40 MPH within Tampa Palms west of BB Downs and 35 MPH within Tampa Palms east of BB Downs but resuming 40 MPH in TPOST 3.)
 - o Pavement resurfacing for the entire length.



Tampa Palms Blvd north of the power corridor and west of BB Downs (Tampa Palms North HOA) is not included in the project in part because it was repaved and sharrows added several years ago and remains in credible condition.

In a similar circumstance, New Tampa Blvd was not included in the FY 2019-20 budget and Councilman Viera became involved. Now the paving of New Tampa Blvd from the bridge to BB Downs will be funded in much the same manner as Tampa Palms Blvd:

- Design phase in FY 2019-20 with committed CIP funds
- Construction phase in FY 20 20-21 using allocation of *All For Transportation* sales tax funds



AREA
TRANSPORTATION
IMPROVEMENT

Tab 6N

Area Transportation Plans

There are two major transportation projects in design stages that will affect the Tampa Palms area.

- Widening of I-275 to provide four special use lanes (express) from BB Downs to south of US HWY 301
- University Area Traffic Improvement Plan which includes modifications to the BB Downs / Bears intersection

I-75 Expansion From BB Downs to US 301

The information on the project with the most impact on Tampa Palms has been limited. The project is referenced on the Tampa Bay Next website <http://www.tampabaynext.com/projects/i-75-corridor/>

Staff, was briefed 9/30/19 by Kristen Carson (PIO FDOT District 7) and Marshall Hampton (Project Manager with the Tampa Bay Next program, specifically I-75) regarding the evaluation of I-75 as a regional express lane corridor.

Bottom line:

- The evaluation of an express corridor from BB Downs to Bloomindale Ave [south of I-4] is proceeding on schedule
- There will be public meetings in the early to mid- 2020 to gain public input

Marshall reminded staff that this project had been mentioned during 2018 transportation presentation that the New Tampa Council facilitated in late summer 2018.

To the right is the single slide from that presentation that addresses the express lanes. Marshall stated that he received feedback regarding the express lanes from that meeting.



The information currently online that details the reasons for the consideration of this project and the general design follows.

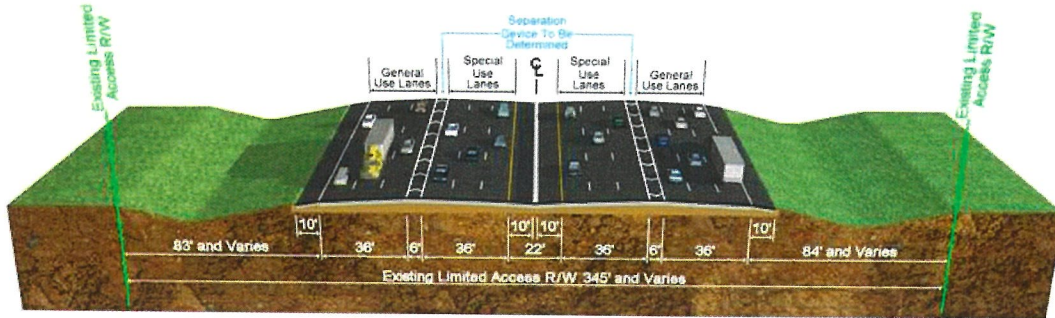
Study Purpose and Need

The purpose for this project is to provide a higher capacity and a safer facility to better meet the future transportation demand in the rapidly developing areas of Hillsborough County. I-75 is part of the [Florida Intrastate Highway System \(FIHS\)](#) and the [Strategic Intermodal System \(SIS\)](#). Preserving the operational integrity and regional functionality of I-75 is critical to mobility in this region. Future traffic demand along this stretch of I-75 is anticipated to increase by about 50 percent by the year 2025. This anticipated traffic growth and high levels of congestion create a need to analyze the corridor for necessary improvements to ensure it continues to operate efficiently and safely. This corridor is also designated as an emergency evacuation route.

Proposed Improvements

The FDOT conducted this PD&E study to evaluate alternatives that improve the operational capacity of I-75. Currently I-75 is a six-lane limited access facility. The [preferred alternative](#) for the northern study contains three 12-foot [General Use Lanes \(GULs\)](#) in each direction on the outside and three 12-foot [Special Use Lanes \(SULs\)](#) in each direction on the inside. The [GULs and the SULs](#) are separated by a 6-foot buffer in each direction. The northbound and southbound travel lanes are separated by a barrier wall with 10-foot inside and outside shoulders in each

direction. Most of this widening will be done to the inside of the existing lanes within the existing right-of-way.



University Area Traffic Improvement

There is a substantial project in the preliminary planning stages that has a number of elements which will / could affect Tampa Palms residents by improving the traffic flows in the area of USF and the hospitals.

The major component is a re-working of the BB Downs / Bearss intersection. The final plans are more than a year away but there has been discussions of fly-over's and other means to get traffic from BB Downs onto Bearss and the reverse.

Stay tuned.

Additionally there are plans to widen 146th street from Skipper to Fletcher (the street that runs beside the USF Claw).

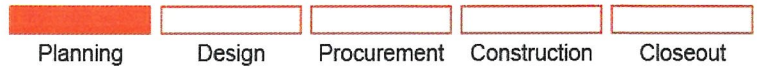
The project sheet for the multiple projects follows.



Quick Facts

- Community Area: USF
- Project Type: Major Road Widening
- Current Project Phase: Planning

Current Phase



Estimated Project Schedule

- Project Development (Planning) Completion - Early 2021
- Design/Land Acquisition Completion - Early 2023
- Procurement for Construction Completion - Late 2023
- Construction Duration - Late 2023 to Late 2025
- Post Construction (Closeout) - Late 2026

Project Cost Estimate

- Total: \$55,944,806
- Planning: \$2,244,807
- Design and Land: \$28,350,000
- Construction: \$25,349,999

Project Description

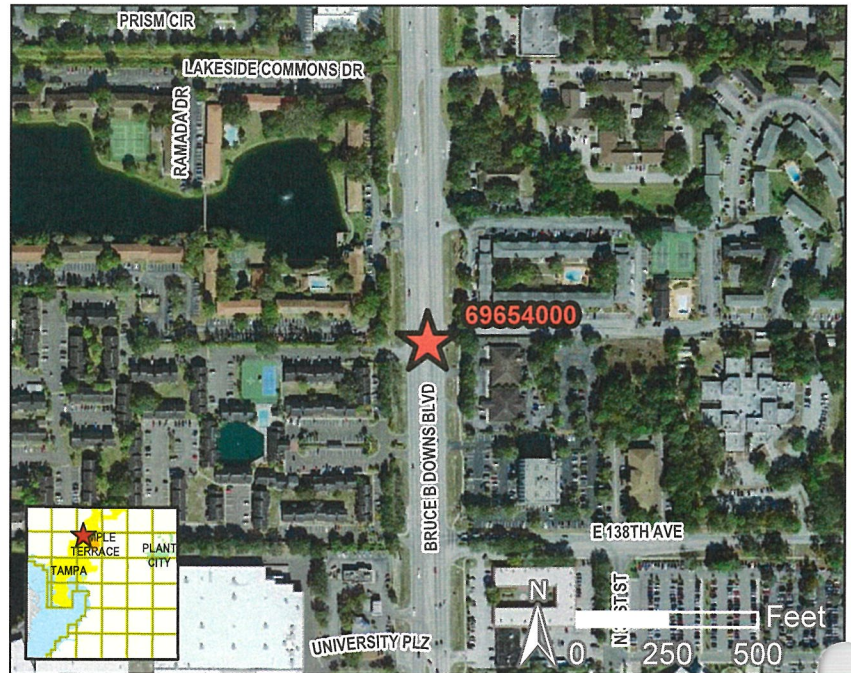
- Widen N 46th St, a 2 lane undivided road, from Bruce B Downs Blvd to Fletcher Ave, including additional travel lanes, and enhanced pedestrian, bicycle and bus facilities. Identify potential improvements on 42nd St from Skipper Rd to Fletcher Ave, and on Skipper Rd from Bruce B Downs Blvd to 46th St.
- Improve intersections at Bruce B Downs Blvd/Bearss Ave, Bruce B Downs Blvd/138th Ave, Bruce B Downs/Fletcher Ave and 22nd St at Bearss Ave.

Project Objectives

- To provide enhanced roadway corridors with improved safety, mobility and congestion relief utilizing an environmentally sensitive design.
- Increase the overall mobility while maximizing safety along the corridors.

Questions?

Manuel Santos
Project Manager
(813) 635-5400



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCES: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it is based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Data Date: June 2019

Note: The cost and schedule data shown here are the County's current best estimates and are subject to frequent change. Changes (if any) are updated once a month.