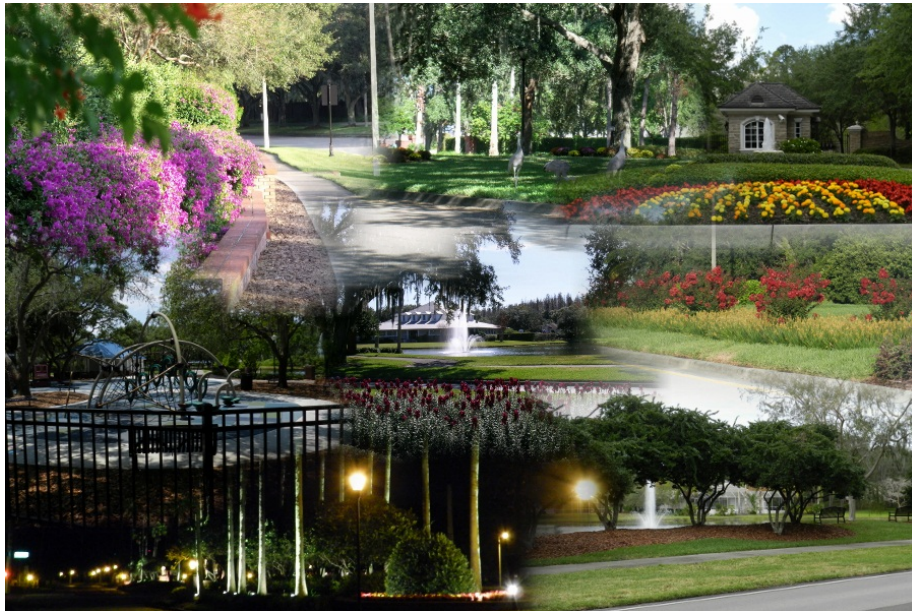


UPDATED PUBLIC FACILITIES REPORT

Prepared For The

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT



CITY OF TAMPA

HILLSBOROUGH COUNTY FLORIDA

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I. PURPOSE AND SCOPE

This report has been prepared for the Tampa Palms Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District.

II. GENERAL INFORMATION

The District, located in the City of Tampa, Hillsborough County, Florida, provides special benefits and amenities to the owners of property in the mixed use community of Tampa Palms.

These benefits include custom signage, entry features, special lighting, parks, storm water ponds, street lighting and landscape on the common areas along the boulevards in Tampa Palms such as:

- Landscape at the entries and along the boulevards in the Tampa Palms Community.
- Fifty-four entrance monument signs with granite and gold lettering and LED lighting.
- Median landscape in the boulevards in Tampa Palms
- Cul-de-sac landscape in public rights-of-way in Tampa Palms villages.
- Sixty-nine storm water retention ponds.
- Three community parks.
- Decorative street signs (133) on public roadways
- Decorative traffic control signs (121) on public roadways [City controlled as to message.
- Ten lake fountains providing beauty and pond aeration.

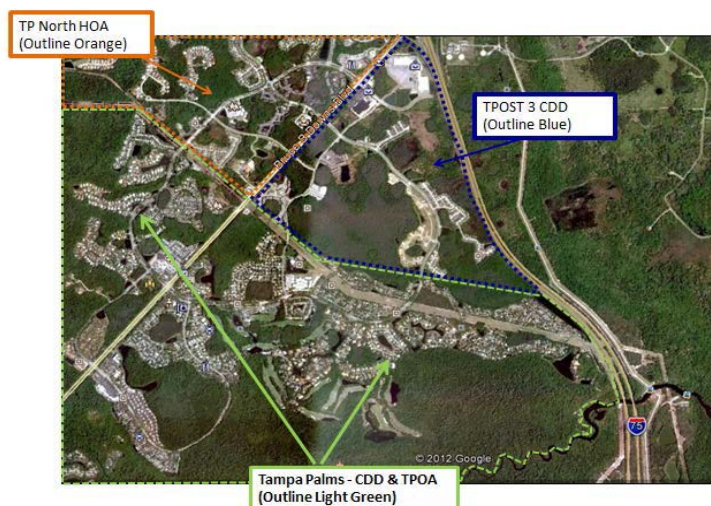
The District encompasses approximately 6.5 square miles or 4,000 acres. The District includes twenty-three single family villages, four apartment home villages, three condominium villages, and a commercial section with twenty-seven businesses.

The general description of the boundaries of Tampa Palms is that it is located along Bruce B Downs just south of the I 75 / BB Downs intersection. North of Tampa Palms lies the numerous communities of New Tampa: south of Tampa Palms is USF, Moffitt Cancer Center & the Haley VA Hospital.

The District is bordered on the northwest by the Tampa Palms North HOA and to the northeast by TPOST 3 CDD.

The District was established by the Governor & Cabinet June 13, 1982. The District operates under the uniform charter of Florida Statutes, FS 190. (Originally created under FS 189).

It was developed in four major phases (1-4). Phases 3 and 4 withdrew from the District in the early 1990's (pre-actual development). Phases 1 & 2 comprise the District today.



III. PUBLIC FACILITIES NOT OWNED BY THE DISTRICT

WASTEWATER / POTABLE WATER SYSTEMS / STORMWATER

The potable water systems serving the residential and commercial entities were dedicated to the City of Tampa and are provided and maintained by the City.

The wastewater systems within the District were dedicated to the City of Tampa during the development period. This includes the conveyances serving the residential and commercial villages, as well as, the pump stations strategically located within the District and the forced main systems into which these systems connect. Likewise the stormwater conveyances and ROW inlets were dedicated to the City of Tampa.

ROADWAYS AND STORMWATER CONVEYANCES & INLETS WITHIN THE DISTRICT

The District owns no rights of way. Eleven villages (564 units) have private rights of way, dedicated to private homeowner associations during the development period. Those villages include:

- The Reserve
- Kensington
- The Sanctuary
- Faircrest
- Sterling Manors
- Turnbury Woods
- The Henley *
- Palma Vista
- Westover
- Huntington

Similarly the apartment homes have private parking and roadways which are owned by and maintained by the associations and not by the District.

- Amberly Place Apartments
- Mezzo at Tampa Palms
- The Eagles Pointe
- Landmark at Grayson Park

* The Henley was previously an apartment complex, converted to condominiums and has reverted to apartments but has always enjoyed private rights of way.

All other rights of way within the District are public, dedicated to and maintained by the City of Tampa.

The stormwater conveyances and inlets within the District are owned and maintained by the City of Tampa, with the exception of those owned by private associations and referenced above.

BOULEVARD AND VILLAGE STREET LIGHTING

The required street lighting for the public rights of way in Tampa Palms is provided by TECO. For the first twenty years the street lighting was in place, it was provided under a three-way contract between (1) Tampa Palms Development Corp. (2) the District and (3) TECO, whereby the District paid for the streetlights and the City of Tampa reimbursed the District for the maintenance, taxes and franchise fees. Effectively the District paid only leasing portion of the street light cost.

When individual streetlights reach the point of twenty years in place, the full cost of the street lights is transferred to the City of Tampa.

As of 2008, 100% of the street lights in the District have been transferred to the City of Tampa.

There exist twenty decorative streetlights at the main Tampa Palms Blvd / Bruce B Downs entry (east and west sides) which belong to the District. (See below.)

IV. EXISTING DISTRICT FACILITIES

MAIN ENTRY MONUMENTS

The District provides distinctive brick entry monuments located at Bruce B. Downs Blvd. and Tampa Palms Blvd. The original monuments were built in the early to mid-1990's,

In a community revitalization project in 2008, the entry monuments were rebuilt and renovated. The existing blue tile and lettering were removed; the center portion of the monument was removed and reconstructed per the plans that include a decorative brick, arched cap and new granite sign with etched 23.5 gold leaf letters. New LED lighting was provided and installed within a constructed channel set in the new sign.

Specifications for the sign elements including center sign construction, granite and lighting is detailed in Exhibit 2.

VILLAGE ENTRY MONUMENTS

There are sixty-five village sign faces located throughout the Tampa Palms community that were renovated in 2008-09. A new arched sign monument panel was installed in front of the existing monument wall as is detailed in Exhibits.

The new monuments include a granite sign panel utilizing 'etched' letters with 23.5 K gold leaf. New LED lighting is provided within a constructed channel set in the new sign.

Specifications for the sign elements including center sign construction, granite and lighting is detailed in Exhibit 2.



Community and village entry monument locations.

These monument portions and granite portions of the signs are estimated to have a fifty year life cycle: the granite is cleaned and lettering checked annually.

WAYFINDING AND PARK SIGNS

The District provides seven wayfinding and park signs at strategic locations to direct visitors to villages and parks not prominently located on the main spine road.

The locations include:

- Eastbound Tampa Palms Blvd, just west of the Amberly intersection and the Area 1 Pump Station
- Eastbound Tampa Palms Blvd, just west of the Yardley Way intersection
- Westbound Tampa Palms Blvd, just west of the entrance from TPOST 3 and just before the Penwood intersection.
- Eastbound Tampa Palms Blvd, just west of the Ebensburg intersection, along the Huntington pond.
- Oak Park (Yardley Way)
- Hampton Park (Tampa Palms Blvd)
- Amberly Park (Amberly Drive)

LANDSCAPE

Landscape assets located on landscape tracts along public rights-of-way on the spine roads of Tampa Palms, along with with three parks, located within Tampa Palms are actively maintained by the CDD.

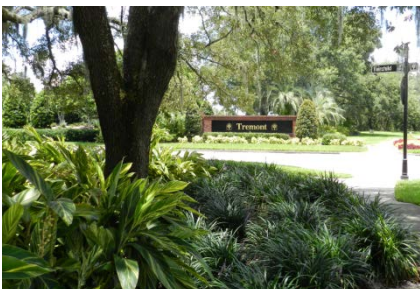
Unlike some other community development districts in Florida, the Tampa Palms CDD neither owns nor maintains any private roadways.

Twenty-six residential villages lie off of these spine roads (Tampa Palms Blvd, Amberly Drive, Compton Drive and a portion of Yardley Dr) and at each entrance landscape features are provided.

No landscape maintenance is provided for private residential and commercial properties and none is provided along any private ROW within the villages.

The CDD has actively worked to make the plant palate on CDD common areas one that is (a) appropriate to the micro-climate, (b) water-conscious, if not absolutely drought resistant and (c) native to the extent possible. Where feasible (and where budget permits) St Augustine turf is replaced with ground covers.

Palm trees continue to punctuate the landscape but the exotic Canary Isles palms (ten years ago there were more than 500) have been reduced to less than 50 trees due in most cases to diseases such as ganoderma rot.



LANDSCAPE LIGHTING

The District utilizes strategically placed LED landscape lighting to augment the monument sign lighting and display the landscape.

There are several hundred mini-flood lights and spot lights used throughout the landscaped areas of the District.



Locations	Mini-Floods		Spots	Total
	Neutral*	Warm **		
Wellington	21			21
Huntington	11	11		22
Derry Way	23	6		29
Londonderry	10	4		14
Asbury- Dawson	20	4		24
Asbury- Belmont	24	18		42
Sterling Manor	18	8		26
Palma Vista	5	2		7
Stonington	14	8		22
Wyndham	21	8		29
Tremont	27	0		27
Reserve	58	6	7	71
Main Entry - East	21	6	8	35
Main Entry- West	23	0	18	41
Total	296	81	33	410

* 3500 K neutral white

** 2700 K warm white



PARKS

Tampa Palms has a full-fledged park system— a system that even many municipalities would be proud to call their own. Three parks are CDD-owned:

- Amberly Park includes twelve centrally located acres on Amberly Blvd and Burchette Dr.



This park includes a pavilion with seating, a fireplace and restrooms.

In addition there are jogging trails that are illuminated at night, along with lake-side swinging benches, and a lake fountain.



Tampa Palms recently revitalized Amberly Park to add state-of-the-art EVOS and WEEVOS play equipment, ultra-safe playground surfacing and a variety of new benches and swinging chairs.



- Nestled in 10 acres surrounded by conservation lands, Hampton Park is the athletic center of Tampa Palms.

Hampton amenities include four night illuminated tennis courts, two lighted basketball courts, two night illuminated racquetball/handball courts, sand-pit volley-ball, a pavilion with picnic tables and restrooms, picnic area with grills and tables and a children's state of the art playground that includes an EVOS system and cushioning safety surface.



- Priceless Conservation - Oak Park

Oak Park, located between Yardley Way and the power corridor near Tampa Palms Blvd, is fifteen acres of native Florida upland conservation area which is among other things a gopher tortoise preserve and home to the rare (and endangered) Indigo snakes.

Oak Park is dotted with small trails; the major trails are paved with pervious paving materials to preserve the integrity of the preserved area,



STORMWATER MANAGEMENT

The Tampa Palms CDD owns and operates only a portion of the stormwater system serving the community. The inlets and stormwater conveyances are owned and operated by the City of Tampa, as the owners of the public rights of way in Tampa Palms. The CDD owns no rights of way.

In Tampa Palms, most City-owned storm drains lead directly to CDD-owned retention ponds. The residents and visitors alike are able to enjoy the numerous Tampa Palms storm water ponds. These ponds are beautiful homes to aquatic life and provide the invaluable services of scrubbing storm water before it enters the wetlands and ultimately returns to the aquifer.

There are 70 CDD-owned ponds. The pond water quality is maintained to keep noxious weeds that would reduce the effectiveness of the drainage or filtering operations and keep the appearance of the ponds. The control structures (RCP construction, estimated 100 year life) are inspected for deterioration and damage. See Exhibits for locations and sizes of the CDD ponds.

IRRIGATION SYSTEMS & PERMITS

The Tampa Palms Community Development District (CDD) utilizes water obtained via SWFWMD WUP No. 207883 to irrigate common area landscape tracts, parks (4) and rights-of-way within the boundaries of the CDD.

The development idiom under which the Tampa Palms was designed is one where individual residential lot size is minimized and green space enjoyment is obtained through the strategic placement of abutting conservation areas and a reliance on common area, spine road landscape assets.



In this way potable water used for residential irrigation is minimized and intrusion of fertilizer and other chemical components into the water bodies of the State are effectively reduced to the greatest degree possible.

The CDD irrigates using water stored in storm water retention ponds, one pond located in Tampa Palms Area 1 and the other pond located in TP Area II. The amount of irrigation water used is measured at monitoring meters located at each pump station and the results are reported monthly to the District.

The CDD irrigation systems include:

- Two state of the art pump stations manufactured by the Hoover Pump Co
- A Central Radio-Controlled Water Management System, Toro Sentinel
- 35 field controllers (Toro)
- 408 automatic vales
- 8,000+ irrigation heads

See Exhibits for pump station and water management system information.

The water taken from these ponds for irrigation is augmented by a deep well in each pond. This withdrawal is also recorded and reported to SWFWMD each month, along with the pond level which is recorded from two monitoring wells- one at each augmentation well.

Automatic rain shut off functions are integrated into the central irrigation system operation. The CDD varies irrigation rates by location depending upon rainfall received and soil moisture analysis. Soil samples are routinely used to physically determine the condition of the moisture in the soil so irrigation does not operate unnecessarily.

STREET SIGNS

The CDD provides decorative street signs for both the boulevard and village streets.

Boulevard street signs 32

Village street signs 81

The City has a state-of-the-art MUTCD system that is linked to each sign by GIS coordinates. This facilitates proper response to emergencies by fire, police and other responders such as the gas and electric company staffs.

Decorative street signs are only provided for public rights of ways.

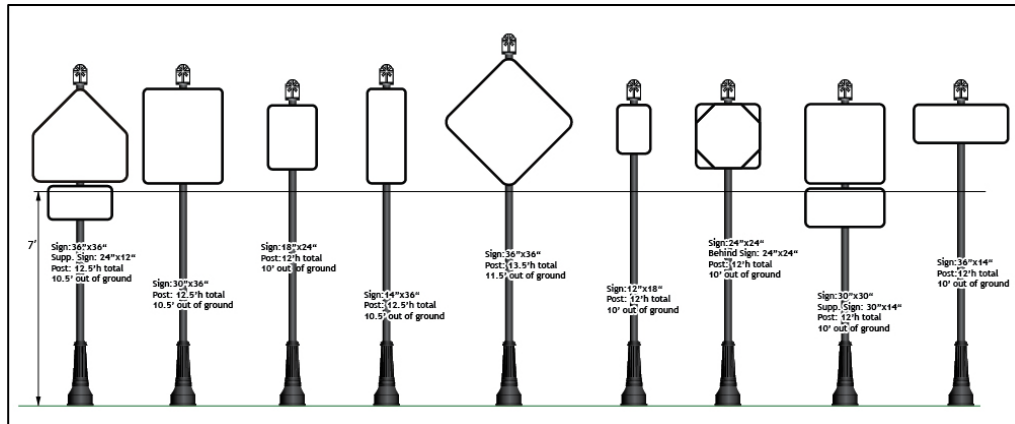


TRAFFIC CONTROL SIGNS

Traffic control signs are signs that are both regulatory (stop signs [if stand-alone] and speed limits) and informational that note turn lanes or warn of children or bike crossings.

There are 119 such signs in Tampa Palms Area 1 & 2 with Area 1 have the greatest number of them due to the presence of Tampa Palms Elementary School.

The District does not determine the location and content of the traffic control signs; this is dictated by the City or sometimes- such as the BB Downs intersections- by the County and based on accepted traffic management principals.



1. Area Map

The Tampa Palms CDD is located in the northeast corner of the City of Tampa, along the Bruce B Downs corridor.

The Tampa Palms CDD is bound on the east by I 75, on the west of the City of Tampa ELAPP properties, on the south general by the Hillsborough River (east of BB Downs) and by Cypress Creek (west of BB Downs).

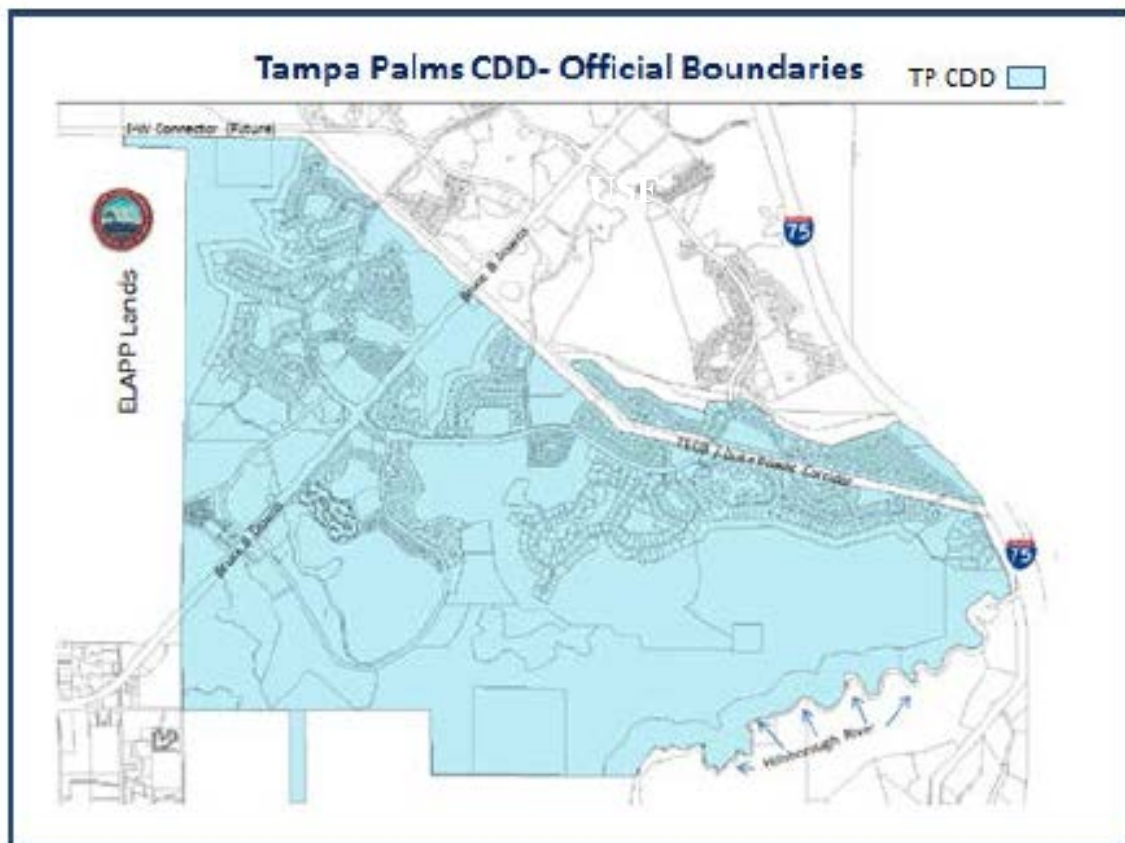
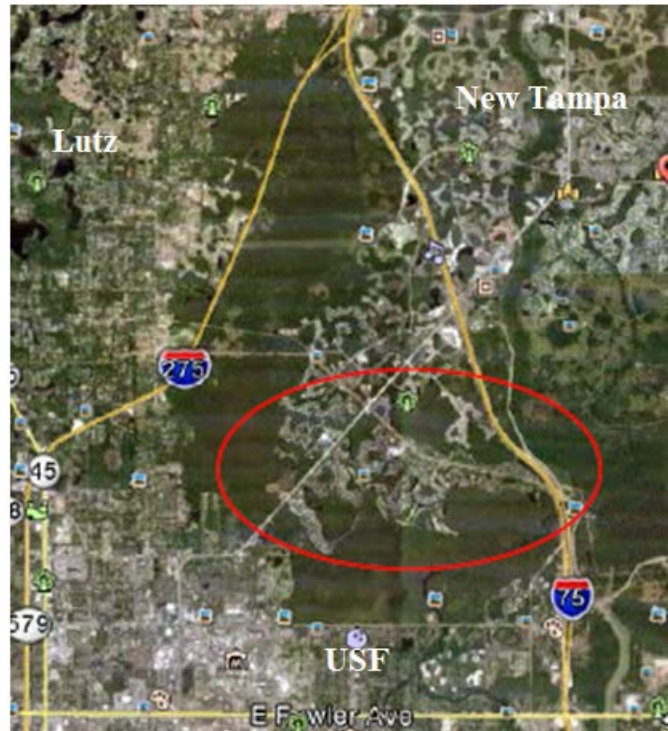
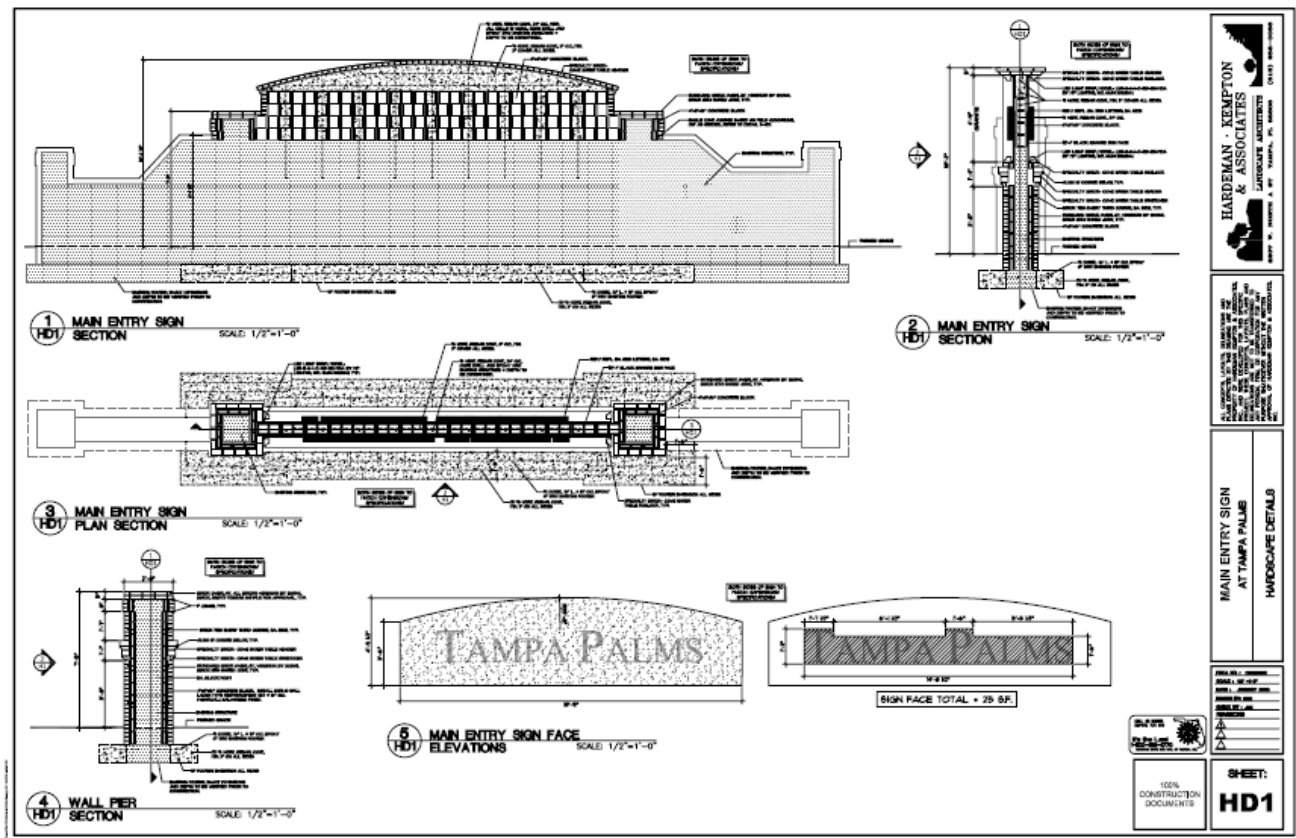
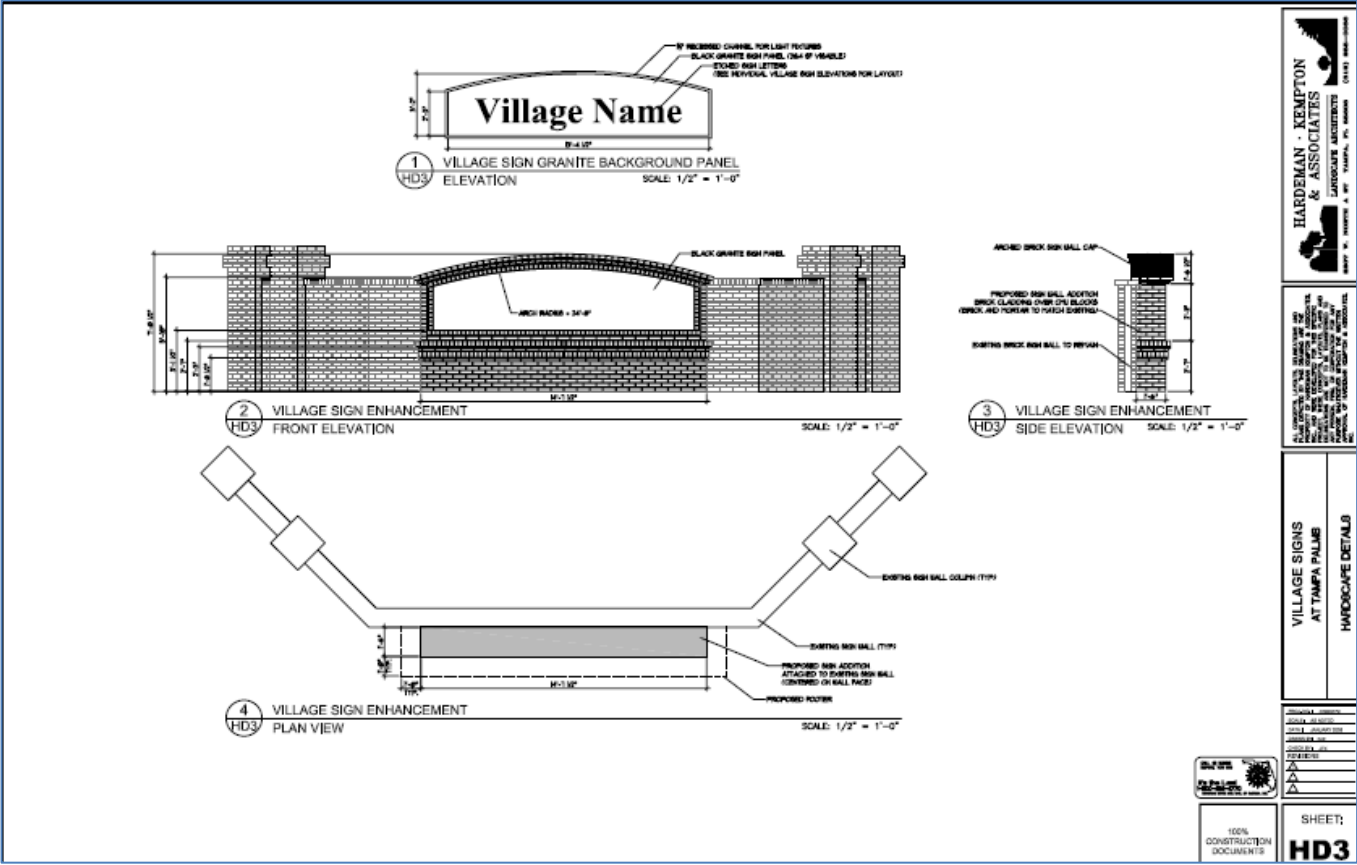


Exhibit 2 Monument Signs

Main Entry



Village Entry



EXHIBITS

EXHIBIT 3 - PUMP STATIONS

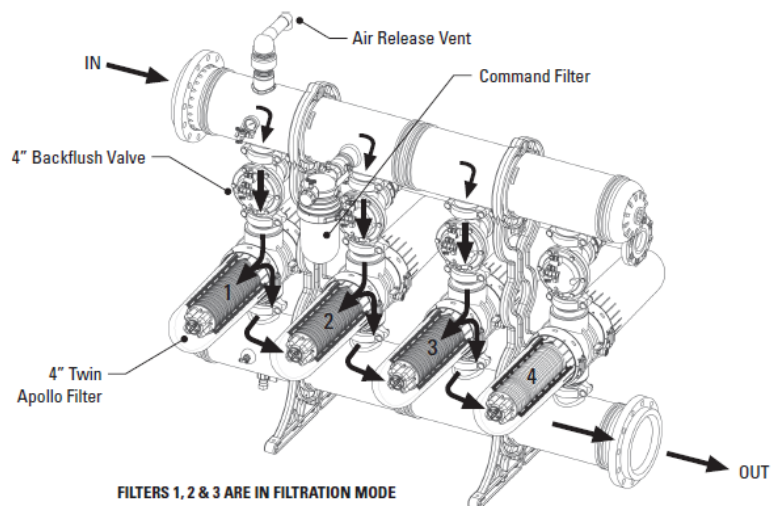
Area 1 Pump Station

Hoover Centrifugal Pump Station
20HP Centrifugal Jockey Pump w/ sensor
VFD Control Panel with NEMA 4 enclosure
Dual VFD Configuration w/ VFD Jockey
(2) 60 HP Centrifugal Pumps rated 750 GPM each @216 TDG
Steel Skid w/ ASME Rated Pressure Tank
Self Cleaning Intake Control Assembly w/ Filter
Flowguard Remote Management System

Filtration System

The Apollo Disc-Kleen Filter has inlet and outlet manifolds with flanged connection ends. The manifolds are made from high density polypropylene. The filter body is made of reinforced polyamide.

The 4" Backflush Valves are made of cast iron. Each backflush valve has a normally closed solenoid installed to its bonnet.



Area 2 Pump Station

Hoover Centrifugal Pump Station
15 HP Centrifugal Jockey Pump w/ sensor
VFD Control Panel with NEMA 4 enclosure
Dual VFD Configuration w/ VFD Jockey
(2) 50 HP Centrifugal Pumps rated 500 GPM each @220 TDG
Steel Skid w/ ASME Rated Pressure Tank
Self Cleaning Intake Control Assembly w/ Filter
Flowguard Remote Management System

The Netafim Galaxy disc filter is designed to remove both particles such as sand and macrobiotic matter. The disc filter consists of a stack of round disc which are designed with a surface of tiny pyramid-shaped “groves”. As the discs are stacked together, the tiny groves provide small spaces where the water can filter between the discs. (The size of these “groves” are designed specific to the materials that are found in the water and needs to be filtered.)

