

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Package

Budget Hearing & Board of Supervisors Meeting



Wednesday, July 13, 2016

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package July 13th, 2016

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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**

July 8, 2016

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, July 13, 2016 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 June, 2016 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,

Bruce StDenis

Bruce St Denis
District Manager

JD:cs

cc: Maggie Wilson
Carolyn Stewart (Record Copy)

Tampa Palms CDD Meeting Agenda

**July 13, 2016 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. FY 2016-2017 Budget Hearing
 - Budget Hearing Opens
 - Proposed Budget Review
 - Public Input
 - Board Member Deliberation
 - Budget & Assessments Approved
 - Budget Hearing Closed
3. Board Member Discussion Items
4. Public Comments
5. Approval of the June Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Update: Bruce B Downs Projects
 - Community Appearance
 - Palm Tree Update
 - Pond Structure Inspections
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Eight months ending May 31, 2016

Executive Summary

As of May 31st, the District has cash balances net of liabilities of \$ 4.6 M. Taking into consideration expenses for the balance of FY 2015-16, first quarter operating requirements and weather reserves, along with adjusting for the Signature TP 2017 expenditures, the District has \$1.3 M unallocated funds. (Details below.)

The District has collected 98 % of the special assessments for the fiscal year. This compares slightly (but not meaningfully) less that the collections this same time last year. It is expected that the District will collect \$21 K in additional revenues by August.

There continue to be no operating variances material to the annual performance as of May 31st.

Note: Streetlight transactions are no longer meaningful. The street lights have been consolidated with General Fund.

Sources, Uses and Allocations of Funds

District General Fund Cash 5/31/2016	\$4,616
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Revenues*

Cash Collections: Balance of FY 2015-16	21	21
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Expenses & Cost Allocations

District Operations	Balance of FY 2015-16	936	
	First Quarter FY 2016-17	600	
Winter Damage Reserve		200	
Palm Pest Reserve		200	
Wind/Hurricane Damage Reserve		200	-2,136

TP Signature 2017 (BBD mitigation complete in FY 2016-17)	1,195	-1,195
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Unallocated General Fund Balance*	\$1,306
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*Note: The next meaningful revenue, the December 2016 receipts, will first be available to meet District operating obligations starting in January, 2017.

**Tampa Palms CDD
Balance Sheet
May 31, 2016**

GENERAL

ASSETS:

CASH - Operating Account	\$ 298,402
PETTY CASH	500
INVESTMENTS:	
Excess Fund Account- Sunshine Bank	4,371,791
Excess Fund Account- Iberia Bank	40,144
State Board Investment Pool A	14,901
RECEIVABLE FROM TAMPA PALMS HOA	7,265

TOTAL ASSETS

\$ 4,733,004

LIABILITIES:

ACCOUNTS PAYABLE	\$ 106,099
ACCRUED EXPENSES	11,219

FUND BALANCE:

NON-SPENDABLE	-
UNASSIGNED:	4,615,687

TOTAL LIABILITIES & FUND BALANCE

\$ 4,733,004

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Starting October 1, 2015 Ending May 31, 2016

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
REVENUES				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 2,519,225	\$ 2,475,885 (a)	\$ 2,475,885	\$ -
INTEREST	10,000	6,667	17,052	10,386
CLUB MEMBERSHIP FEES	-	-	1,800	1,800
SL REIMBURSEMENTS -CITY OF TAMPA	1,000	332	332	-
MISCELLANEOUS REVENUE	1,200	800	167	(633)
DISCOUNT-ASSESSMENTS	(100,769)	(99,035) (a)	(99,035)	-
TOTAL REVENUES	<u>2,430,656</u>	<u>2,384,648</u>	<u>2,396,201</u>	<u>11,553</u>
EXPENDITURES				
ADMINISTRATIVE:				
PAYROLL - SUPERVISORS COMPENSATION	11,000	7,333	5,985	1,349
PAYROLL SERVICES FEE	-	-	1,070	(1,070)
PAYROLL TAXES - FICA	5,810	3,873	4,054	(180)
PAYROLL TAXES - Unempl & W/Comp Ins	3,823	2,549	320	2,228
CDD MANAGEMENT SERVICES	57,588	38,392	36,915	1,477
AUDITING SERVICES	5,824	5,824	5,600	224
ASSESSMENT ROLL SERVICES	10,050	10,050	9,663	387
TAX COLLECTOR FEES-ASSMTS	50,385	49,518 (a)	49,518	-
PROPERTY APPRAISER'S FEES-ASSMTS	25,192	- (a)	-	-
LEGAL SERVICES	26,032	17,355	5,387	11,968
MISCELLANEOUS ADMIN.SERVICES (Admin + Filing fees + Bank fees)	11,107	7,405	7,167	238
DIRECTORS & OFFICERS INSURANCE	3,276	2,184	-	2,184
TOTAL ADMINISTRATIVE	<u>210,087</u>	<u>144,483</u>	<u>125,679</u>	<u>18,804</u>
FIELD MANAGEMENT SERVICES:				
ADMIN ASSISTANT	53,314	35,543	34,204	1,339
PARK ATTENDANTS	82,985	55,323	47,371	7,952
PARK PATROL	58,993	39,329	33,251	6,077
FIELD CONSULTANT	98,414	65,609	66,092	(483)
FIELD MANAGEMENT CONTINGENCY	19,760	13,173	6,579	6,594
TOTAL FIELD MANAGEMENT SERVICES	<u>313,466</u>	<u>208,977</u>	<u>187,497</u>	<u>21,480</u>
GENERAL OVERHEAD:				
INSURANCE	10,699	10,699	12,757	(2,058)
INFORMATION SYSTEMS (TEL & SECURITY)	20,316	13,544	11,110	2,434
WATER-UTILITY	19,760	13,173	7,565	5,609
REFUSE REMOVAL (SOLID WASTE)	5,921	3,947	3,520	427
ELECTRICITY	124,800	83,200	77,649	5,551
STREETLIGHTING EXPENSE (Includes City Portion)	2,500	1,667	1,602	65
STORMWATER FEE	1,391	1,391	3,046	(1,655)
MISCELLANEOUS FIELD SERVICES	13,000	8,667	5,788	2,879
TOTAL GENERAL OVERHEAD	<u>198,387</u>	<u>136,288</u>	<u>123,037</u>	<u>13,251</u>
LANDSCAPE MAINTENANCE:				
LANDSCAPING MANAGEMENT FEE	18,000	12,000	12,375	(375)
LANDSCAPE AND POND MAINTENANCE	921,518	614,345	562,900	51,445
LANDSCAPE REPLACEMENT	72,800	48,533	56,731	(8,198)
NPDES PROGRAM	28,989	19,326	15,130	4,196
TOTAL LANDSCAPE MAINTENANCE	<u>1,041,307</u>	<u>694,205</u>	<u>647,136</u>	<u>47,068</u>
FACILITY MAINTENANCE:				

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Starting October 1, 2015 Ending May 31, 2016

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<i>IRRIGATION MAINTENANCE</i>	86,131	57,421	41,471	15,950
<i>R&M FOUNTAIN</i>	22,015	14,677	14,783	(107)
<i>FACILITY MAINTENANCE</i>	72,800	48,533	36,906	11,627
<i>MOTOR FUEL & LUBRICANTS</i>	6,116	4,077	1,854	2,224
<i>JANITORIAL/SUPPLIES</i>	1,892	1,261	2,300	(1,039)
PROJECTS :				
<i>R&R & DEFERRED MTC</i>	175,000	116,667	131,909	(15,242)
<i>NPDES / CLEAN WATER</i>	50,000	33,333	19,895	13,438
<i>SIGNATURE TP 2017</i>	78,455	52,303	26,321	25,982
<i>CAPITAL PROJECTS</i>	175,000	116,667	85,875	30,791
TOTAL FACILITY MAINTENANCE & PROJECTS	667,409	444,939	361,315	83,624
TOTAL EXPENDITURES	2,430,656	1,628,892	1,444,665	184,227
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	755,756	951,536	195,780
FUND BALANCE - BEGINNING			3,664,150	3,664,150
FUND BALANCE - ENDING	\$ -	\$ 755,756	\$ 4,615,687	\$ 3,859,931

a) The "Year-to-Date Budget" allocation is calculated as a percentage of the annual budget and is based on actual collections from the prior year. Actual assessment collections are reported at gross. Assessment discount and county collection fees are estimated pending actual discount and collection information from County.

**TAMPA PALMS CDD
CASH REGISTER
FY 2016**

Date	Num	Name	Memo	Receipts	Disbursements	Cash Balance
		EOM Balance 04-30-2016 - Sunshine Bank		264,794.74	169,862.70	216,133.19
05/01/2016	6117	DPFG	CDD Mgmt - May		5,337.94	210,795.25
05/01/2016	6118	MARY-MARGARET WILSON	Field Mgmt - May		8,280.00	202,515.25
05/01/2016	6119	MIRACLE CLEANING SERVICES	Amb Park Cleaning - May		335.00	202,180.25
05/01/2016	6120	REPUBLIC SERVICES	5/1-5/31 - Solid Waste		440.00	201,740.25
05/05/2016	6121	BAY AREA PLUMBING, INC	Plumbing Repairs		227.00	201,513.25
05/05/2016	6122	CINTAS	Mats		56.38	201,456.87
05/05/2016	6123	FRONTIER COMMUNICATIONS	HP Fios		135.68	201,321.19
05/05/2016	6124	SEFFNER ROCK & GRAVEL	Landscaping (Gravel For Drainage)		1,725.00	199,596.19
05/05/2016	6125	STAPLES	Supplies		283.12	199,313.07
05/05/2016	6126	TAMPA ELECTRIC	Streetlights (final)		1.25	199,311.82
05/05/2016	6127	VERIZON	Cell Phone - April		139.12	199,172.70
05/05/2016	6128	WEX BANK	Fuel		361.74	198,810.96
05/05/2016	6129	XEROX CORPORATION	Meter Usage		31.04	198,779.92
05/05/2016	6130	ZEE MEDICAL SERVICE	Supplies		107.21	198,672.71
05/05/2016	6131	FRONTIER COMMUNICATIONS	CDD - Phone		509.24	198,163.47
05/05/2016	6132	FRONTIER COMMUNICATIONS	HP - Phone		197.53	197,965.94
05/05/2016		Deposit	Park memberships	600.00		198,565.94
05/05/2016	ACH05132016	PAYCHEX	4/25-5/8 - P/R D. Collins		15.85	198,550.09
05/11/2016	6133	ABM Landscape & Turf Services	Landscape Maint - April		57,837.16	140,712.93
05/11/2016	6134	ADVANCED ENERGY SOLUTION OF	Lighting Repairs		445.87	140,267.06
05/11/2016	6135	AT&T	Long Distance		78.42	140,188.64
05/11/2016	6136	CINTAS	Mats		56.38	140,132.26
05/11/2016	6137	FLORIDA FOUNTAIN MAINTENANCE, INC	Fntn Maint		417.38	139,714.88
05/11/2016	6138	FRONTIER COMMUNICATIONS	Amberly Pk - Phone		178.19	139,536.69
05/11/2016	6139	IRON MOUNTAIN	Records Storage		358.73	139,177.96
05/11/2016	6140	LOWE'S	Supplies		60.72	139,117.24
05/11/2016	6141	MIRACLE CLEANING SERVICES	5/3-5/13 - CDD Cleaning		430.00	138,687.24
05/11/2016	6142	SHREDGREEN	Shred		75.00	138,612.24
05/11/2016	6143	SUNSHINE STATE ONE CALL F FLORIDA	Assessment Billing		25.17	138,587.07
05/11/2016	6144	TERMINEX	Pest Control		71.00	138,516.07
05/11/2016	6145	XEROX CORPORATION	Copier Contract		111.11	138,404.96
05/13/2016	ACH05132016	PAYCHEX	P/R Fees		59.10	138,345.86
05/13/2016	15012DD	DOROTHY COLLINS	4/25-5/8 P/R D. Collins		2,160.06	136,185.80
05/13/2016	ACH05132016	PAYCHEX	4/25-5/8 - P/R D. Collins		727.85	135,457.95
05/19/2016	6146	A & A DEVELOPMENT, INC	Oak Park Asphalt		41,889.00	93,568.95
05/19/2016	6147	ABM Landscape & Turf Services	Landscape Projects		42,269.00	51,299.95
05/19/2016	6148	ADVANCED ENERGY SOLUTION OF	Lighting Repairs		80.00	51,219.95
05/19/2016	6149	CINTAS	Mats		56.38	51,163.57
05/19/2016	6150	CLEAN SWEEP SUPPLY COMPANY	Supplies		99.85	51,063.72
05/19/2016	6151	ESD WASTE2WASTER, INC	Pump Maint		300.00	50,763.72
05/19/2016	6152	HD SUPPLY WATERWORKS, LTD	Irrigation Parts		351.01	50,412.71
05/19/2016	6153	OLM, INC	Landscape Insp - May		1,575.00	48,837.71
05/19/2016	6154	TERMINEX	Pest Control		49.00	48,788.71
05/24/2016	6155	Arete Industries	Signs/Posts		543.00	48,245.71
05/24/2016	6156	CINTAS	Mats		56.38	48,189.33
05/24/2016	6157	FRONTIER COMMUNICATIONS	Phone - CDD		512.72	47,676.61
05/24/2016	6158	MIRACLE CLEANING SERVICES	5/17-5/31 - CDD Cleaning		550.00	47,126.61
05/24/2016	6159	TAMPA ELECTRIC	Summary Bill - April		9,494.95	37,631.66
05/24/2016	6160	TERMINEX	Pest Control		55.00	37,576.66
05/24/2016	6161	U.S SECURITY ASSOCIATES, INC	4/1-4/28 - Security Officer		3,006.08	34,570.58
05/25/2016	6162	HOOVER PUMPING SYSTEMS	Pump Maint		43.95	34,526.63
05/26/2016		Transfer	Transfer to Operating Account	267,100.00		301,626.63
05/27/2016	ACH05272016	PAYCHEX	P/R Fees		61.35	301,565.28
05/27/2016	15015	ADISA GIBSON	BOS Mtg - 5/11/16		184.70	301,380.58
05/27/2016	15013DD	DOROTHY COLLINS	5/9-5/22 P/R		2,160.05	299,220.53
05/27/2016	15014	EUGENE R. FIELD	BOS Mtg - 5/11/16		184.70	299,035.83
05/27/2016	15017DD	James A. Schoolfield	BOS Mtg - 5/11/16		184.70	298,851.13
05/27/2016	15018DD	James P. Soley	BOS Mtg - 5/11/16		184.70	298,666.43
05/27/2016	15016	PATRICIA B. MANEY	BOS Mtg - 5/11/16		184.70	298,481.73
05/27/2016	ACH05272016	PAYCHEX	P/R & BOS Mtg - 5/11/16		899.51	297,582.22
05/31/2016		Sunshine Bank	Interest	8.90		297,591.12

**TAMPA PALMS CDD
CASH REGISTER
FY 2016**

Date	Num	Name	Memo	Receipts	Disbursements	Cash Balance
		EOM Balance 05-31-2016 - Sunshine Bank		267,708.90	186,250.97	297,591.12
		Beg balance 05-01-2016 - Iberia Bank				2,471.57
05/24/2016		Iberia Bank	Water utilities payment by IB - May 2016		1,650.28	821.29
05/31/2016		Iberia Bank	Service Charge		10.00	811.29
		EOM Balance 05-31-2016 - Iberia Bank		0.00	1,660.28	811.29
Consolidated EOM Operating Cash Balance 05-31-2016						298,402.41

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MAY 31, 2016
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$ 1,906,626		\$ 1,906,626
<u>Non Operating</u>			
Capital Projects		171,989	171,989
Renewal & Rel		171,989	171,989
Signature 2017		77,105	77,105
NPDES		49,140	49,140
Interest	17,052		17,052
Misc Rev	1,967		1,967
City Payments- Streetlight	332		332
Carry Forward Bal *			
Total	\$ 1,925,646	\$ 470,224	\$ 2,396,201
<u>Expenses</u>			
Operations	1,180,664		1,180,664
<u>Non Operating</u>			
Renewal & Rel		131,909	131,909
NPDES/EPA		19,895	19,895
Capital Projects		85,875	85,875
TP Signature 2017		<u>26,321</u>	<u>26,321</u>
Total	1,180,664	264,001	1,444,665
Excess Revenue Vs Expenses	744,982	206,223	\$951,537

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MAY 31, 2016
GENERAL FUND**

<u>General Fund</u>	5/31/2016	(\$000)
Cash		299
Cash Equivalent (Excess Cash ICS)		4,412
Due From TPOA		7
Accounts Receivable (SL PD FROM GF)		0
Prepaid Expense		0
State Board Monies*		<u>15</u>
Total		\$ 4,733
Less:		
Payables		106.1
Accrued Expenses		11.2
Due to Streetlights		
	Net Cash 5/31/2016	\$ 4,616
Allocation for:		
Winter Damage		200
Wind/Hurricane Damage		200
Palm Pests**		200
TP Signature 2017		1,195
First Qtr 2016-17 Expenses		<u>600</u>
	Adjusted Net Cash	\$ 2,221
	Forecast	

(\$ 000)	2015-16 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
June			
CDD Operations	29	195	
R&R	3	45	
NPDES	1	25	
Signature 2017	1	6	
Capital Projects	3	5	
Total	36	276	\$ 1,982
July			
CDD Operations	13	170	
R & R	1	10	
NPDES	0	45	
Signature 2017	0	25	
Capital Projects	1	6	
Total	16	256	\$ 1,742
Aug			
CDD Operations	4	165	
R & R	0	10	
NPDES	0	9	
Signature 2017	0	15	
Capital Projects	0	15	
Total	5	214	\$ 1,533

* SBA Account Closure delayed due to signature requirements/ May financials will be the last report.

** Palm Treatment and Replacement Identified as Future Liability

**TAMPA PALMS CDD
MAY 31, 2016**

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	30.4%	527	22%	-8.6%
December	88.0%	2377	98%	10.3%
January	92.8%	2250	93%	0.2
February	94.2%	2291	94.7%	-
March	95.1%	2295	95.0%	-0.1%
April	98.0%	2363	98.0%	0.0%
May	98.7%	2377	98.3%	-0.4%
June	99.9%			
July	100.0%			
August	100.0%			
September	100.0%			
Year End				
Total Assessed		\$2,419		

Summary- Project Driven Expenses

8 Months Ending May 31, 2016

Operating Capital Projects

Sources of Funds

FY 2015-16 Budget \$172

Uses of Funds

Spent Thru 5/31/16 \$86

5/31/16 Commitments \$21

Total Funds Spent & Committed \$107

Funds Available as of 5/31/16 \$65

Renewal & Replacement

Sources of Funds

FY 2015-16 Budget 172

Uses of Funds

Spent Thru 5/31/16 \$132

5/31/16 Commitments \$0

Total Funds Spent & Committed \$132

Funds Available as of 5/31/16 \$40

TP Signature 2017 Capital Projects

Sources of Funds*

FY 2015-16 Budget \$77

Uses of Funds

Spent Thru 5/31/16 \$26

5/31/16 Commitments \$0

Total Funds Spent & Committed \$26

Funds Available as of 5/31/16 \$51

**SUMMARY
FY 2015-16 RENEWAL REPLACEMENT PROJECTS**

			Original Project	Spent A/O May 31, 2016	Committed To Spend
Infrastructure/					
Reserve Brick Repairs				\$5,425	
Irrigation					
Reserve Entry				\$13,992	
Landscape					
Dead Tree Removals				\$19,590	
Hedge & Tree Replacements				\$8,296	
Cul de Sac & Blvd Restorations				\$22,596	
Tree Trimming (Blvds)				\$10,800	
Crape Myrtle Restoration Project				\$9,500	
Dangerous Tree Removals (Cypress)				\$3,310	
Lighting Repairs (Park & Landscape)					
Newsletter Support (TPOA)					
		<i>Sub Total R&R Projects</i>		\$93,509	\$0
Restoration (Winter and/or Storm / or Pest Damage)					
Palm Tree Protection (595 trees)				\$38,400	
		<i>Sub Total Restoration Projects</i>		\$38,400	
Total R&R Projects					
				\$131,909	\$0

**Capital Projects 2015-16
Budget Monitor**

31-May-16

(\$000)	5 Year Model	Current Projects	Spent 2015-16	Committed To Spend
Tampa Palms Signature Projects (BB Downs)				
Consulting Services	80	25	-	25
Main Entry Restorations	895	60	20,152	89
Irrigation	368	125	6	-
Bruce B Downs Improvements	287	-	\$ -	-
Sub-Total TP Signature 2017	1,630	\$ 210	\$ 26	\$ 25
Capital Projects				
Irrigation Upgrades	150	-	-	-
Parks	250	110	65	16
Landscape & Lighting	175	90	21	0
Signs, Infrastructure & Lighting	275	125		
Sub-Total Capital Projects	850	\$ 325	\$ 86	\$ 21
Total TP Signature & Capital Projects	*	\$ 535	\$ 112	\$ 46

* Five Year Model

\$1,630 Signature TP 2017
\$850K Capital Projects

**Capital Projects Budget Detail
Month Ending May 31, 2016**

Tampa Palms Signature Projects (BB Downs)	5 Year Model	Current Projects	Spent 2015-16	Committed To Spend
Consulting Services				
Design Impl Oversight				-
Prelim BB Downs / Area 2 Designs		25,000		25,000
Main Entry Lighting Designs				-
<i>Sub Total</i>	80,000	25,000		25,000
Main Entry Restorations				
Area 1 Entry (Including Drainage Swale)	245,000	-	20,152	-
Area 1 & 2 Landscape	475,000	25,000		-
Area 2 Entry (Corner Property + Pond)	175,000	35,000		-
<i>Sub Total</i>	895,000	60,000	20,152	-
Irrigation				
Area 1 Main Line Relocation	94,103			-
Area 1 & 2 Irrigation & Wiring Adjustments			6,169	
Irrigation Area 2 Entry/BB Downs	274,000	125,000		
<i>Sub Total</i>	368,103	125,000	6,169	-
Bruce B Downs Improvements				
Pedestrian Fencing	286,897	-		-
<i>Sub Total</i>	286,897			-
Sub-Total Tampa Palms Signature 2017	\$ 1,630,000	\$ 210,000	\$ 26,321	\$ 25,000
Standard Capital Projects				
	5 Year Model	Current Projects	Spent 2015-16	Committed To Spend
Irrigation Upgrades [\$150-200]				
Wiring, Upgrades & Additional Zones	150,000	-		-
Area 1 Pump Station Filters				-
<i>Sub Total</i>	150,000	-	-	-
Parks [\$200-250]				
Amberly Perimeter Fencing Landscape	-	3,699		
Camera Systems (Including CDD)	-	40,000	4,081	6,961
Oak Park Path Paving			41,889	
Amberly Picnic Table/Seats	-	12,655		8,775
Hampton Tennis Court Enhancements		37,000	18,640	560
<i>Sub Total</i>	250,000	109,844	64,610	16,296
Landscape & Lighting [\$150-200]				
Landscape Enhancements	175,000	-	21,265	-
<i>Sub Total</i>	175,000	90,000	21,265	-
Signs, Infrastructure & Lighting [\$150-200]				
LED Upgrades Plus Installation	125,000	125,000		
Misc ROW Sign				-
Monument Structure Enhancements	150,000	-		
<i>Sub Total</i>	\$275,000	\$125,000	\$0	\$5,197
Sub-Total Normal Capital Projects	\$850,000	\$324,844	\$85,875	\$21,493
Total TP Signature 2017 & Standard Capital Projects	\$2,480,000	\$534,844	\$112,196	\$46,493

	5 Year Model	FY 2013-14	FY 2014-15	FY 2015-16
Signature TP 2017	\$1,630	\$380	\$64,738	\$26,321
Capital Projects	\$850	\$110	\$121,786	\$85,875

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>1) Signature 2017 - Area 2 Entrance Pond</u>			
a) Construction & Structure Design	Monitor Progress & Report	Jul	Staff
Corner Fill & Level	Estimate & Budget Required	Aug	Staff/ J Rinard
Establish Timeline For Planting	Review/ Board	Aug	Staff/ J Rinard
b) Littoral Plantings			
Design Review & Prelim Pricing	Review w/ Board	Sept	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Sept	Supv Maney/Board
Schedule Plantings	Hold for County / Contractor / Water	TBD	Staff/ Contractor
c) Pond Perimeter Plantings			
Design Review & Prelim Pricing	Review w/ Board	Aug	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Aug	Supv Maney/Board
Schedule Irrigation & Plantings	Hold for County / Contractor / Water	TBD	Staff/ Contractor
d) Trees & Shrubs (Church Buffer)			
Design Review & Prelim Pricing	Review w/ Board	Aug	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Aug	Supv Maney/Board
Schedule Irrigation & Planting	Hold for County / Contractor / Water	TBD	Staff/ Contractor

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>1) Signature 2017 - Area 2 Entrance Pond (Cont'd)</u>			
e) County Authority To Improve Sample Contract To CDD Legal County Negotiations	Update Board Approval to Proceed	Aug TBD	Staff/Board Staff/ J Rinard
<u>1) Signature 2017 - Area 2 General Entrance</u>			
a) Area 2 Hardscape (BB Downs Corner)	Consider Options	TBD	Staff/ J Rinard
b) Area 2 Entrance (BB Downs Corner) Landscape Options	Consider Options	TBD	Staff/ J Rinard
c) Area Roadway Bricks Establish Price and Timing Negotiate w/ COT & County	Board Review/Approval Receive Approval	Aug Aug	Staff/ Board Staff
d) Area 2 Entrance (Amberly Corner) Landscape Options	Consider Options	Aug	Staff/ J Rinard
e) Boulevard & Entry Street Lighting	Hold For Final Entry Designs	TBD	Staff/J Rinard

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>1) Signature 2017 - Area 1 Entrance</u>			
a) Area 1 Exit Side -Taking Area Hardscape Replacement Options Refine & Price Designs	Hold for const progress Board Consideration	Oct Oct	Staff/J Rinard Staff/ J Rinard
b) Area 1 Exit Side -Taking Area Landscape Replacement Options Refine & Price Designs	Consider Designs Board Approval	Nov Nov	Staff/ J Rinard Staff/Board
c) Area 1 Entry Side - Landscape Replacement Options	Consider Designs Refine Designs For Board Consideration	Nov TBD	Staff/ J Rinard Staff/ J Rinard
c) Boulevard & Entry Street Lighting	Hold For Final Entry Designs	Nov	Staff/J Rinard
<u>1) Signature 2017 - BB Downs / Amberly Entries</u>			
a) Landscape Replacement Options	Consider Designs Refine Designs For Board Consideration	TBD TBD	Staff/ J Rinard Staff/ J Rinard
b) Sign Replacements (No Trucks)	Monitor & Report	TBD	Staff

Next Step

Date

Responsible

1) Signature 2017 - BB Downs Pedestrian Fencing

- | | | | |
|----------------------------------|---------------------------|-----|-------|
| a) Construction Timeline- Area 2 | Monitor Progress & Report | Jul | Staff |
| b) Construction Timeline- Area 1 | Monitor Progress & Report | Jul | Staff |

2) Capital Projects

- | | | | |
|--|----------------------|-----|----------------|
| a) Wayfinding & Misc Signs
Area 2 Entry (Sig 2017 Area 2 Above) | Design Options | TBD | Staff/Soley |
| b) LED Landscape Lighting
Phase III | Future Consideration | TBD | Staff/J Rinard |
| c) Village Entry Restorations
Review Need & Progress | Update Board | Aug | Maney / Staff |

3) NPDES Projects

- | | | | |
|--|-------------------------|-----|-----------------|
| a) Control Structure
Inspection Project | Review Options W/ Board | Aug | Staff/ |
| Upgrade Project | Review Options W/ Board | Aug | Staff/T Stewart |

Next StepDateResponsible4) Weather Resistant Turf & Landscape

a) Assessment YTD Weather Impacts	Implement cure projects	Ongoing	Maney/Staff
b) Landscape Pests/Problems/ Weather Impacts	Report To Board	Jul	Maney/Staff
Area 1 -Amberly	Report To Board	Jul	Maney/Staff
Palm Tree Pests	Report To Board	Jul	Maney/Staff

5) Park Reviews

a) Park Security Review (Twice Yearly)	Report to Board	Oct	Staff
b) Review Rule Making	Report to Board	Aug	Staff
c) Wind Sail Replacement	Report to Board	TBD	Staff/ J Rinard

TP CDD Planning Horizon

Significant Events

Jul, 2016

FY 2015 -16

- Enhanced Website Requirements For CDDs Go Into Effect
- NPDES Audit of District Operations
- County Approval For CDD Area 2 Pond Site Enhancements
- BB Downs Construction – Area 2 Traffic Shift Temporary Lanes
- BB Downs Construction – Area 1 Exit Removals
- BB Downs Construction – Area 1 Lanes Diverted
- BB Downs Construction – Area 1 Road Closures
- Area 2 Entry Improvements
- CDD Supervisor Appointment
- NPDES Renewal (NOI Development)

FY 2016 -17

- Area 2 Pond Complete
- Area 2 Pond Site Enhancements Commence
- CDD Elections - Three Seats
- Special Election- City Council For Tampa Palms Area (District 7)
- Lane and Entry Blockage- Area 1 & 2 BB Downs Construction
- Area 1 Entry Hardscape Improvements
- Southern Segment BBD Complete (All Portions)
- Possible Playground Updates (Hampton)

Update BB Downs Mitigation

This report is filed monthly to update the Board Members as to the status of funds - both availability and committed - for the Signature Tampa Palms 2017 projects.

After consultation with the Chairman, an additional \$300 K was included to provide for the mitigation of unforeseen events, the consequence of the widening project.

Financial Impact Report- July, 2016

Funds Available A/O July, 2016

\$1,195 K

Estimated Timing By Project- July, 2016

Opening Balance	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
	\$1,630,000	\$1,249,520	\$1,195,520	\$1,090,520	\$415,520
Consulting & Design Services			\$35,000	\$35,000	\$10,520
Irrigation Relocation	93,583				
Area 1 Entry- Landscape			\$20,000	\$100,000	\$65,000
Area 1 Pillars, Fencing & Lighting				\$175,000	\$50,000
Area 2 Pillars, Fencing & Lighting				\$175,000	\$50,000
Irrigation- General & Repairs		\$54,000	\$45,000	\$50,000	\$35,000
Area 2 Entry Landscape			\$5,000		\$65,000
Area 2 Entry Fountain				\$55,000	
Area 2 Entry - Littoral Plantings					\$60,000
Area 2 Pond - Landscape				\$85,000	
Area 2 Entry- Roadway Bricks					\$80,000
BB Downs Fencing	286,897				
S/T By Fiscal Year	\$380,480	\$54,000	\$105,000	\$675,000	\$415,520
Total All Projects					\$1,630,000

FY 2016-17 Preliminary Budget

July 1, 2016

Executive Summary

The proposed budget for FY 2016-17 is presented for final approval at the Budget Hearing to be held this month.

- All owners of assessable property in Tampa Palms were sent notice of the upcoming Budget Hearing and provided a schedule of the assessments.
- The proposed budget and proposed assessments are available (since 6/2/16) for review on the Tampa Palms web page.
- The Budget Hearing date, time and the ability of any owner to submit written objections was published twice, as required by the statutes.

This budget is based on the Board's multi-year financial model. Consistent with that model, the revenue collected via assessments will be increased 2%.

This budget maybe modified by the Board at the Budget Hearing but the assessments may not be increased, beyond that which was noticed, although they may be lowered.

Budget Overview

Fundamentally, the proposed Budget is the FY 2016-17 portion of the forward looking financial model, adjusted to meet current year requirements and to balance the budget as is statutorily required.

	FY 2015-16 Adopted	FY 2015-16 Outlook	FY 2016-17 Proposed	\$ INCR (DCR) VS 2015-16 Budget	% INCR (DCR) VS 2015-16
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,519,225	2,519,225	2,569,610	50,385	2.0%
Early Payment Discount	-100,769	-100,769	-102,784		
Interest Income	10,000	20,869	10,000	-	
Misc. Rev	1,200	1,200	1,200	1,200	
Carry Forward					-
Total Revenue	\$2,429,656	\$2,440,525	\$2,478,026	\$48,370	2%

Revenues

As planned, the assessments will increase a gross amount of 2% over the FY 2015-16 level.

- In an abundance of caution, and given the state of the current financial markets, the interest income forecast is maintained at \$ 10 K per year.
- No excess fee distributions were planned from the County Tax Assessor or Property Appraiser.
- Carry Forward revenue is not included for FY 2016-17 due to uncertainty as to the progress of the BB Downs widening project. Should the need arise; a budget amendment may be approved by the Board to make this revenue available to cover Signature 2017 expenses.

Expenditures

	2015-16 Adopted	2015-16 Outlook	2016-17 Proposed	\$ INCR (DCR) Vs 2015-16 Budget	% INCR (DCR) VS 2015-16
Administrative Expenditures					
<i>S/T Personnel Services</i>	20,634	20,634	21,834	1,200	5.8%
<i>S/T Professional Services</i>	175,072	175,072	168,087	(6,985)	-4.0%
<i>S/T Administrative Services</i>	<u>14,383</u>	<u>13,587</u>	<u>14,407</u>	<u>24</u>	0.2%
Total Administrative	\$210,089	\$209,293	\$204,328	-\$5,761	-2.7%
Field/ Operations Expenditures					
<i>S/T Field Management Svcs</i>	313,466	313,466	322,104	8,638	2.8%
<i>S/T General Overhead</i>	197,387	198,621	185,914	(11,473)	-5.8%
<i>S/T Landscape Maintenance</i>	1,041,307	1,040,870	1,066,804	25,497	2.4%
<i>S/T Facility Maintenance</i>	180,945	180,945	188,183	7,238	4.0%
<i>S/T Field Operating Supplies</i>	<u>8,007</u>	<u>8,007</u>	<u>5,967</u>		-25.5%
Total Field Operations/Services	1,741,113	1,741,909	1,768,972	27,859	1.6%
Total Normal Operations (Admin & Field)	1,951,202	1,951,202	1,973,300	22,098	1.1%

Normal Operations

Normal operations increase by only 1.1 % over FY 2015-16. This nominal rate of increase is primarily attributable to:

- Adjustments made to administrative expenses to better reflect the District's actual spending program.
- A conservative view of the economies of the ABM/OneSource agreement, economics which are fixed through May 2017 and thereafter tied to CPI, as well as, some minor reductions in operating costs that will result from the construction interruptions brought about by the widening of BB Downs such as the reduction in annual plantings at the main entrance.
- Reductions in the cost of electricity primarily attributable to the efficiencies of LED lighting.
- Adjustments in forecasted water price increases.

Project Driven Expenses

Project Driven Expenses	2015-16	2015-16	2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2015-16 Budget	VS 2015-16
Signature TP 2017	78,454	78,454	78,526	72	0.1%
Renewal and Replacement & Deferred Maintenance	175,000	175,000	188,100	13,100	7.5%
Capital Projects	175,000	175,000	188,100	13,100	7.5%
NPDES/Clean Water	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>0</u>	0.0%
Total Project Driven Expenses	478,454	478,454	504,726	26,272	5.5%

Notes:

Project driven expenses increased \$26 K or 5.5 %. This increase is primarily due to the partial funding of the various R&R and Capital Projects.

Funds have been allocated for the TP Signature 2017 restorations in order to balance the budget: additional TP Signature 2017 will be added, as needed, via a budget amendment approved by the Board.

- Capital projects are budgeted at \$ 188 K, consistent with the Multi-Year Model, with all of the money funded from current year assessments and an additional funding (\$10K) to balance the budget, as required.
- Renewal & replacement programs are funded consistent with the five-year Multi-Year Model at the \$188 K level, with additional funding (\$10K) to balance the budget, as required.
- NPDES Projects are funded at the \$50 K level reflecting the realities of funding the expenditures to meet the intensifying EPA requirements and the aging pond system.

Projects: Renewal & Replacement / Capital Projects / NPDES / and Tampa Palms Signature 2017

Projects under conceptual consideration for FY 2016-17 range from the routine provision of seasonally based flowers along the entrance medians, cul de sac restoration (Renewal & Replacement) to the programed consideration of the upgrade or replacement of assets that have reached their expected usable life (Capital Projects) to pond management (NPDES) and finally the substantial mitigation plans for restoring the “signature look” of Tampa Palms along BB Downs (Tampa Palms Signature 2017).

Entry median displays are even more critical during this period of widespread construction. The cul de sacs were refurbished almost a decade ago. Proper routine maintenance keeps the these islands at neighbors’ doors “up to snuff” but moving vans, garbage trucks and aging plants mean the cul de sac plants must be replaced from time to time. Supervisor Maney directs this process.



The CDD oversees a forest of more than 4,200 trees (not including the conservation areas).

Each year lightning, disease, accidents and even old age make the removal and replacement of numerous trees a necessity.

As previously disclosed during prior meetings, so far in FY 2015-16 alone 67 trees, palm, pine and oak, had to be removed.



Programed projects based on asset age will be considered. Each asset, upon reaching what is normally estimated to be the end of its “expected useful life”, is reviewed and if considered ready for replacement, proposed for Board consideration and approval.



In 2016-17 the major components to be considered as Capital Projects include:

- The shade structure for Hampton Park (canopy only)
- The radio controllers for the centrally managed irrigation system
- Increased deployment of low volume irrigation
- Path improvements for Amberly Park



NPDES projects include

- Pond bank erosion control
- “Trash collecting” control structures



As is the Board’s practice, each project will be presented to the Board and individually considered on its merits and approved or deferred.

Total Expenditures

	FY 2015-15	FY 2015-16	FY 2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2015-16 Budget	Vs 2015-16
Total Normal Expenses- Operations and Projects	\$2,429,656	\$2,429,656	\$2,478,026	\$48,370	2%

Total expenditures, normal operations plus project driven expenses, equal revenues and is proposed with a 2% increase from the adopted 2015-16 Budget. The proposed budget is balanced as is required by Florida statutes.

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD
PROPOSED FY 2016-17 RESIDENTIAL ASSESSMENTS**

Total Revenue Assessed				FY 2015-16 \$2,519,225	FY 2016-17 \$2,569,610	Increase \$ \$50,385	% Incr 2.0%	
	Avg Lot Size	Acreage	Units	% Incr FY 2015-16	FY 2016-2017	Per Unit 2016-17	\$ Incr Vs 2015-16	% Incr FY 2016-17
Single Family Villages								
Asbury	0.4234	47.42	112	1.52%	120,862	1,079.00	\$29	2.8%
Ashmont	0.3485	9.06	26	1.55%	23,989	922.00	\$24	2.7%
Cambridge 1	0.4028	14.50	36	1.53%	37,299	1,036.00	\$28	2.8%
Cambridge 2	0.3723	29.78	80	1.54%	77,786	972.00	\$26	2.7%
Cambridge 3	0.3639	11.28	31	1.54%	29,600	954.00	\$25	2.7%
Canturbury	0.5185	14.00	27	1.50%	34,500	1,277.00	\$33	2.7%
Coventry	0.4137	19.03	46	1.52%	48,708	1,058.00	\$27	2.6%
Enclave	0.2611	43.34	166	1.59%	122,872	740.00	\$20	2.8%
Estates at River Park	0.7700	8.47	11	1.70%	19,832	1,802.00	\$42	2.4%
Huntington	0.4693	19.71	42	1.51%	49,348	1,174.00	\$30	2.6%
Kensington	0.4681	22.00	47	1.51%	55,105	1,172.00	\$31	2.7%
Manchester	0.2641	33.80	128	1.58%	95,541	746.00	\$20	2.8%
Nottingham	0.2000	11.40	57	1.63%	34,920	612.00	\$16	2.7%
Palma Vista II	0.0637	5.10	80	1.84%	26,250	328.00	\$9	2.8%
Reserve	0.7651	87.22	114	1.70%	204,362	1,793.00	\$43	2.5%
Sanctuary	0.1453	11.48	79	1.69%	39,377	498.00	\$13	2.7%
Sterling Manor	0.1350	13.90	103	1.70%	49,111	476.00	\$12	2.6%
Stonington	0.4615	27.23	59	1.51%	68,366	1,158.00	\$30	2.7%
Tremont	0.3691	44.29	120	1.54%	115,886	965.00	\$25	2.7%
Turnbury Wood	0.7700	3.08	4	1.47%	7,212	1,802.00	\$42	2.4%
Wellington	0.2788	20.91	75	1.58%	58,289	777.00	\$21	2.8%
Westover	0.5446	33.22	61	1.50%	81,265	1,332.00	\$31	2.4%
Wyndham	0.2807	49.97	178	1.58%	139,057	781.00	\$21	2.8%
Apartments								
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	1.85%	245,854	319	\$8	2.6%
JWC TAMPA BP LLC	0.0597	20.30	340	1.86%	108,350	319	\$9	2.9%
Remote Site Apartments								
EAGLES POINT VENTURES LI	0.0617	11.84	192	2.16%	37,344	194.50	\$6	2.9%
LANDMARK AT GRAYSON PAI	0.1696	69.21	408	2.16%	79,356	194.50	\$6	2.9%
Condo's								
Faircrest	0.0725	19.13	264	1.95%	91,295	345.00	\$9	2.7%
Hamptons	0.0729	23	315	1.82%	109,233	346.00	\$9	2.7%
Palma Vista I	0.0725	2.90	40	1.82%	13,836	345.00	\$9	2.7%

PROPOSED FY 2016-17 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF *	ITE Code**	ITE Factor	Trips	% Trips	ROW & Stormwater	Admin Asmt	% Incr FY 2015-16	FY 2016-17 Total	\$ Incr Vs 2015-16	% Incr FY 2016-17
GEM PROPERTIES	347560960	90.86	820	42.94	3901	#####	66,007	\$293	1.1%	\$66,300	\$1,899	2.9%
REAL SUB LLC	339790402	183.70	820	42.94	7888	#####	133,453	\$293	1.1%	\$133,746	\$3,849	3.0%
NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.17%	14,029	\$293	1.2%	\$14,322	\$397	2.8%
PALM LAKE OWNER LLC	347555070	97.58	710	11.01	1074	5.41%	18,177	\$293	1.2%	\$18,470	\$517	2.9%
CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.91%	9,787	\$293	1.3%	\$10,080	\$274	2.8%
JEFFERSON BANK OF FLORID	347555080	5.39	912	156.48	843	4.24%	14,264	\$293	1.2%	\$14,557	\$403	2.9%
15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.20%	673	\$293	4.2%	\$966	\$10	1.1%
TAMPA PALMS OFFICE LLC	347566442	14.40	565	79.26	1141	5.74%	19,310	\$293	1.2%	\$19,603	\$549	2.9%
ENHANCEMENT HOLDINGS LLC	347555505	2.57	720	36.13	93	0.47%	1,570	\$293	2.7%	\$1,863	\$36	2.0%
SMO59 LLC	347555506	2.04	710	11.01	22	0.11%	380	\$293	5.7%	\$673	\$2	0.4%
CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.22%	744	\$293	4.0%	\$1,037	\$12	1.2%
LI MANAGEMENT RESOURCE	347555510	2.63	710	11.01	29	0.15%	490	\$293	5.1%	\$783	\$5	0.6%
FMC SOMERSET LLC	347555515	6.11	720	36.13	221	1.11%	3,735	\$293	1.8%	\$4,028	\$99	2.5%
ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	478	\$293	5.1%	\$771	\$5	0.6%

PROPOSED FY 2016-17 COMMERCIAL ASSESSMENTS BY ENTITY

RAYMOND W MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	380	\$293	5.7%	\$673	\$2	0.4%
CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.47%	1,573	\$293	2.7%	\$1,866	\$37	2.0%
SOMMERSET PARK LLC	347555523	2.57	720	36.13	93	0.47%	1,572	\$293	2.7%	\$1,865	\$36	2.0%
PAUL H AND SUSAN M L DUG	347555529	4.18	720	36.13	151	0.76%	2,552	\$293	2.1%	\$2,845	\$65	2.3%
BEACHDALE PROPERTIES L C	347555527	4.12	720	36.13	149	0.75%	2,519	\$293	2.1%	\$2,812	\$64	2.3%
RODENT REALTY INC	347555525	2.54	720	36.13	92	0.46%	1,554	\$293	2.7%	\$1,847	\$36	2.0%
ROLLI PROPERTY INVESTMEI	347555452	2.69	720	36.13	97	0.49%	1,645	\$293	123.2%	\$1,938	\$39	2.1%
TAMPA PALMS ANIMAL HOSP	347555454	2.60	710	11.01	29	0.14%	484	\$293	151.1%	\$777	-\$1,066	-57.9%
ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	484	\$293	5.1%	\$777	\$5	0.6%
RODNEY HOLCOMBE	347555458	2.64	720	36.13	95	0.48%	1,614	\$293	2.6%	\$1,907	\$38	2.0%
L C GIGINO	347555460	2.64	720	36.13	95	0.48%	1,614	\$293	2.6%	\$1,907	\$38	2.0%
TAMPA PALMS CLUB INC	347560154	92.64	495	22.88	2120	10.7%	35,863	\$293	1.1%	\$36,156	\$1,028	2.9%
KEVIN MELKER LLC	347555502	2.04	720	36.13	74	0.37%	1,248	\$293	3.1%	\$1,541	\$27	1.8%
Totals					19871		\$336,199	\$7,911		\$344,010		

* Total Square Feet (TSF) Source: Hillsborough County Property Appraiser

** ITE / Land Use Classification Source: Hillsborough County Property Appraiser

RESOLUTION 2016-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2016, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 13, 2016, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, in accordance with Section 189.016, Florida Statutes, the District's Secretary was further directed to post this proposed budget on the District's website at least two days before the budget hearing date. If the District does not have its own website, the District's Secretary was directed to transmit this approved budget to the above listed governmental agency(s) for posting on the local governing authority's website; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s

Annual Appropriations and Budget Adoption Resolution
FY 2016-2017

Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2016 and/or revised projections for Fiscal Year 2017.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Tampa Palms Community Development District for the Fiscal Year Ending September 30, 2017,” as adopted by the Board of Supervisors on July 13, 2016.
- d. That the District’s Secretary, in accordance with Section 189.418, Florida Statutes, is further directed to post this adopted budget on the District's website within thirty (30) day after its adoption. If the District does not have its own website, the District's Secretary is directed to transmit this adopted budget to the manager or administrator of the local general-purpose government or the local governmental agency(s) for posting on the local governing authority's website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tampa Palms Community Development District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$2,580,810 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>\$2,580,810</u>
DEBT SERVICE FUND(S)	\$ <u>-0-</u>
TOTAL ALL FUNDS	\$ <u>\$2,580,810</u>

Section 3. Supplemental Appropriations

Pursuant to Section 189.418(6), *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

Annual Appropriations and Budget Adoption Resolution
FY 2016-2017

- b. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.418 of the *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 13th day of July, 2016.

ATTEST: **BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman

Exhibit A: FY 2016-2017 Budget

**TAMPA PALMS CDD
PROPOSED BUDGET- FY 2016-17 - SUMMARY
GENERAL FUND**

	FY 2015-16	FY 2015-16	FY 2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2015-16 Budget	VS 2015-16
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,519,225	2,519,225	2,569,610	50,385	2%
Early Payment Discount	(100,769)	(100,769)	(102,784)	-	
Interest Income	10,000	20,869	10,000	-	
Misc. Rev	1,200	1,200	1,200	1,200	
Carry Forward	-	-	-	-	-
Total Revenue	\$2,429,656	\$2,440,525	2,478,026	48,370	2%
EXPENDITURES*					
Administrative Expenditures					
<i>S/T Personnel Services</i>	<i>20,634</i>	<i>20,634</i>	<i>21,834</i>	<i>1,200</i>	<i>5.8%</i>
<i>S/T Professional Services</i>	<i>175,072</i>	<i>175,072</i>	<i>168,087</i>	<i>(6,985)</i>	<i>-4.0%</i>
<i>S/T Administrative Services</i>	<i>14,383</i>	<i>13,587</i>	<i>14,407</i>	<i>24</i>	<i>0.2%</i>
Total Administrative	\$210,089	\$209,293	\$204,328	-\$5,761	-2.7%
Field/ Operations Expenditures					
<i>S/T Field Management Svcs</i>	<i>313,466</i>	<i>313,466</i>	<i>322,104</i>	<i>8,638</i>	<i>2.8%</i>
<i>S/T General Overhead</i>	<i>197,387</i>	<i>198,621</i>	<i>185,914</i>	<i>(11,473)</i>	<i>-5.8%</i>
<i>S/T Landscape Maintenance</i>	<i>1,041,307</i>	<i>1,040,870</i>	<i>1,066,804</i>	<i>25,497</i>	<i>2.4%</i>
<i>S/T Facility Maintenance</i>	<i>180,945</i>	<i>180,945</i>	<i>188,183</i>	<i>7,238</i>	<i>4.0%</i>
<i>S/T Field Operating Supplies</i>	<i>8,007</i>	<i>8,007</i>	<i>5,967</i>	<i>(2,040)</i>	<i>-25.5%</i>
Total Field Operations/Services	1,741,113	1,741,909	1,768,972	27,859	1.6%
Total Normal Operations (Admin & Field)	1,951,202	1,951,202	1,973,300	22,098	1.1%
Project Driven Expenses					
Signature TP 2017	78,454	78,454	78,526	72	0.1%
Renewal and Replacement & Deferred M	175,000	175,000	188,100	13,100	7.5%
Capital Projects	175,000	175,000	188,100	13,100	7.5%
NPDES/Clean Water	50,000	50,000	50,000	0	0.0%
Total Project Driven Expenses	\$478,454	\$478,454	504,726	\$26,272	5.5%
Total Normal Expenses- Operations and Project	2,429,656	2,429,656	2,478,026	\$48,370	2%
Excess Revenue	0	10,869	0		

**TAMPA PALMS CDD
PROPOSED BUDGET FY 2016-17- DETAIL**

	FY 2015-16 Adopted	FY 2015-16 Outlook	FY 2016-17 Proposed	\$ INCR (DCR) VS 2015-16 Budget	% INCR (DCR) VS 2015-16
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2519225	2,519,225	2,569,610	50,385	2.0%
Early Payment Discount	-100769	(100,769)	-102,784		
Interest Income	10000	20,869	10,000	-	
Misc. Rev	1200	1,200	1,200	1,200	
Carry Forward					-
Total Revenue	\$2,429,656	\$2,440,525	\$2,478,026	\$48,370	2%
EXPENDITURES					
Administrative Expenditures					
Personnel Services					
Board of Supervisors	11000	11,000	11,000	-	0%
FICA ¹	5810	5,810	5,810	-	0%
FUTA/SUTA ¹ + Payroll Fees	<u>3824</u>	<u>3,824</u>	<u>5,024</u>	<u>1,200</u>	31%
<i>S/T Personnel Services</i>	<i>20,634</i>	<i>20,634</i>	<i>21,834</i>	<i>1,200</i>	<i>5.8%</i>
				0	
Professional Services					
Attorneys Fees	26032	26,032	15,000	(11,032)	-42.4%
Annual Audit	5824	5,824	6,057	233	4.0%
Management Fees	57588	57,588	59,892	2,304	4.0%
Property Appraiser	25193	25,193	25,696	503	2.0%
Tax Collector	50385	50,385	51,392	1,008	2.0%
Assessment Roll	<u>10050</u>	<u>10,050</u>	<u>10,050</u>	<u>0</u>	0.0%
<i>S/T Professional Services</i>	<i>175,072</i>	<i>175,072</i>	<i>168,087</i>	<i>-6,985</i>	<i>-4.0%</i>
Administrative Services					
Directors and Officers Insurance	3276	2,480	3,407	131	4.0%
Miscellaneous Administrative Service	<u>11107</u>	<u>11,107</u>	<u>11,000</u>	(107)	-1.0%
<i>S/T Administrative Services</i>	<i>14383</i>	<i>13587</i>	<i>14407</i>	<i>24</i>	<i>0.2%</i>
Total Administrative	210,089	209,293	204,328	-5,761	-2.7%

	FY 2015-16		\$ INCR (DCR)		% INCR (DCR)
	Adopted		VS 2015-16 Budget		VS 2015-16
Field/ Operations Services					
Field Management Services					
Field Consultant	98414	98,414	99,000	586	0.6%
Park Attendants	82985	82,985	86,305	3,319	4.0%
Administrative Assistant	53314	53,314	55,446	2,133	4.0%
Park Patrols	58993	58,993	61,353	2,360	4.0%
Field Management Contingency	<u>19760</u>	<u>19,760</u>	<u>20,000</u>	<u>240</u>	1.2%
<i>S/T Field Management Svcs</i>	<i>313,466</i>	<i>313,466</i>	<i>322,104</i>	<i>8,638</i>	<i>2.8%</i>
General Overhead					
Electric	124800	124,800	118,000	(6,800)	-5.4%
Streetlight	1500	1,500	0	(1,500)	-100.0%
Water	19760	19,760	13,000	(6,760)	-34.2%
Refuse Removal	5922	5,922	6,159	237	4.0%
Insurance	10699	10,277	11,127	428	4.0%
Information Systems (Tel and Security)	20316	20,316	21,128	813	4.0%
Stormwater Fee	1391	3,047	3,500	2,109	151.6%
Misc. Field Services	<u>13000</u>	<u>13,000</u>	<u>13,000</u>	<u>-</u>	0.0%
<i>S/T General Overhead</i>	<i>197,387</i>	<i>198,621</i>	<i>185,914</i>	<i>-11,473</i>	<i>-5.8%</i>
Landscape Maintenance					
Landscape and Pond Maintenance	921518	921,081	942,943	21,425	2.3%
NPDES Program	28989	28,989	30,149	1,160	4.0%
Landscape Monitoring Fee	18000	18,000	18,000	-	0.0%
Landscape and Replacement	<u>72800</u>	<u>72,800</u>	<u>75,712</u>	<u>2,912</u>	4.0%
<i>S/T Landscape Maintenance</i>	<i>1041307</i>	<i>1,040,870</i>	<i>1,066,804</i>	<i>25,497</i>	<i>2.4%</i>
Facility Maintenance					
Irrigation System	86131	86,131	89,576	3,445	4.0%
Fountain	22015	22,015	22,895	881	4.0%
Facility Maintenance	<u>72800</u>	<u>72,800</u>	<u>75,712</u>	<u>2,912</u>	4.0%
<i>S/T Facility Maintenance</i>	<i>180,945</i>	<i>180,945</i>	<i>188,183</i>	<i>7,238</i>	<i>4.0%</i>
Field Operating Supplies					
Motor Fuels and Lubricants	6116	6,116	4,000	(2,116)	-34.6%
Janitorial/Park Supplies	<u>1892</u>	<u>1,892</u>	<u>1,967</u>	<u>76</u>	4.0%
<i>S/T Field Operating Supplies</i>	<i>8,007</i>	<i>8,007</i>	<i>5,967</i>	<i>-2,040</i>	<i>-25.5%</i>
Total Field Operations/Services	1,741,113	1,741,909	1,768,972	\$27,859	1.6%
Total Normal Operations	1,951,202	1,951,202	1,973,300	\$22,098	1.1%

				\$ INCR (DCR)	% INCR (DCR)
				VS 2015-16 Budget	VS 2015-16
Project Driven Expenses					
Signature TP 2017	78454	78,454	78,526	72	0.1%
Renewal and Replacement & Deferred Mtc	175000	175,000	188,100	13,100	7.5%
Capital Projects	175000	175,000	188,100	13,100	7.5%
NPDES/Clean Water	50000	50,000	50,000	-	0.0%
Total Project Driven Expenses	478,454	478,454	504,726	\$26,272	5.5%
Total Normal Operations and Project Driven Expenses					
	\$2,429,656	\$2,429,656	\$2,478,026	\$48,370	2%
Excess Revenue	0	10,869	0		

RESOLUTION 2016-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tampa Palms Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budgets for Fiscal Year 2016-2017 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the County Property

Assessment Levy Resolution
FY 2016-2017

Appraiser and the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, Board of Supervisors also has the right to direct collect its non-ad valorem special assessments for maintenance and debt service from any platted lots or unplatted property in lieu of collecting such assessments through the Tax Collector utilizing the uniform method of collection; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Tampa Palms Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method.

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B" and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and

developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”

- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tampa Palms Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tampa Palms Community Development District.

PASSED AND ADOPTED this 13th day of July, 2016.

ATTEST:

**BOARD OF SUPERVISORS OF THE
TAMPA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
 Assistant Secretary

Title:

- Chairman
 Vice Chairman

Assessment Levy Resolution
FY 2016-2017

Exhibit A: FY 2016-2017 Budget

Exhibit B: FY 2016-2017 Assessment Roll (Uniform Method)

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

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, June 8, 2016 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Field called the meeting to order.

The Board members introduced themselves for the record.

Present and constituting a quorum were:

Gene Field	Chairman
Jim Solely	Supervisor
Patty Maney	Supervisor
Jake Schoolfield	Supervisor
Mike Gibson	Supervisor

Also present were:

Maggie Wilson	Consultant
Bruce St Denis	District Manager
Warren Dixon	
Chris Ferguson	
Don O'Neal	

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

Pledge of Allegiance

Mr. Schoolfield led the recitation of the Pledge of Allegiance.

SECOND ORDER OF BUSINESS – Strategic Planning

Mr. Field reviewed the most current strategic plans, focusing on those issues which have immediate impact. The full strategic plans and significant events were included in the advance Board Package; a copy of which is attached hereto and made a part of the public record.

THIRD ORDER OF BUSINESS - Board Member Discussion Items

There being none, the next item followed.

FOURTH ORDER OF BUSINESS - Public Comments

1 There being none, the next item followed.

2
3
4

FIFTH ORDER OF BUSINESS - Approval of the May 11, 2016 Minutes

5 On MOTION by Mr. Soley, SECONDED by Mr Gibson, WITH ALL IN FAVOR, the Board
6 approved the Minutes of the April 13, 2016 Board Meeting.

7

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

8
9

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 Mr. Soley, WITH ALL IN FAVOR, the
15 Board approved the March 31, 2016 disbursements in the Amount of Iberia Bank \$960.16,
16 and Sunshine Bank \$169,862.70 for total of \$170,822.86.

17

18

SEVENTH ORDER OF BUSINESS - Consultant Reports

19
20

21 ◆ **Bruce B Downs Update**

22

23 Ms. Wilson reviewed the progress of the construction,
24 noting that the work is functionally on schedule with utility
25 pipe relocations and installations underway.

26 She advised that there were future weekend road
27 closures and that typically there is sufficient announcement
28 and alternate routes identified.

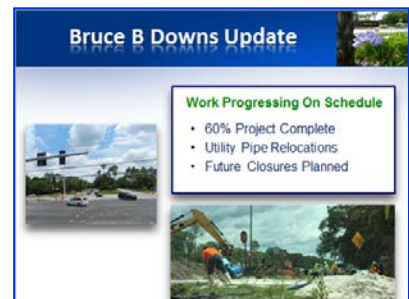
29

 According to the contractors, the work is 60% complete as of the end of May.

30

31 Ms. Wilson noted that in order to lengthen the left turn
32 lane queue at the Area 2 exit, removal of numerous mature
33 oak trees and the street lights in the median in front of City
34 Plaza is required.

35 The CDD will modify the remaining streetlight to
36 improve visibility during the construction and review
improvement options post construction.



1 ♦ **Community Appearance**

2 Ms. Wilson reviewed appearance and the scoring vis a
3 vis the professional landscape monitoring firm and found that
4 the Tampa Palms landscape is holding its own, apart from the
5 on-going muss at the main entrances due to construction.

6 Ms. Wilson noted that the summer annuals were in
7 place and that the final fertilization was completed in advance
8 of the summer ban on the use of phosphates.

9 It was also noted that the crape myrtle experiment
10 along Amberly Area 1 appears to be a success. The trees are
11 budding out with thick foliage and only a few are not
12 responding.

13
14 Ms. Wilson reviewed the work to cut-back
15 encroaching vegetation behind some stormwater ponds. She
16 also discussed the CDD landscape policy as regards ponds and
17 the reasons for the policy.

18
19 ♦ **CDD Officers**

20 Ms. Wilson stated that in the wake of Mr. Gibson's
21 appointment the Florida statutes provide that after any
22 membership change to the Board, the Board should
23 "reorganize", that is select its chairman and vice chairman
24 and reconfirm its officers.

25
26 Ms. Wilson further suggested that John Daugirda not be reappointed as Treasurer
27 since he is traveling extensively and that Patricia Comings-Thibault be appointed in his stead.
28 Mr. Daugirda may remain in his position of Co-Secretary. Ms. Wilson stated that the Board
29 should approve the organization of its officers and non-elected members by Resolution.



1 On MOTION by Mr. Gibson, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the
2 Board adopted Resolution 2016-3; Election of Officers: Gene Field (Board Member) as
3 Chairman; Jim Soley (Board Member) as Vice Chairman; Patricia Maney (Board Member)
4 as Assistant Secretary; Jake Schoolfield (Board Member) as Assistant Secretary; A. Michael
5 Gibson (Board Member) as Assistant Secretary; Mary-Margaret Wilson as Assistant
6 Secretary; Bruce St. Denis & John Daugirda as Secretaries; Patricia Comings-Thibault &
7 Bruce St. Denis as Treasurers; Carolyn Stewart as Assistant Secretary; Randy Marlowe as
8 Assistant Secretary.

9
10 ♦ **CDD Organization**

11 Chairman Field led a discussion of the mission, direction
12 and core values adopted by the CDD Board.

13 Each January and each time there is a change to the Board
14 membership, the Board reviews the CDD organization documents
15 to assure that the documents reflect current thinking and are
16 consistent with the direction the Board is leading the community.

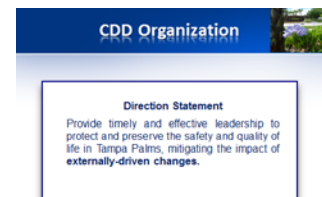
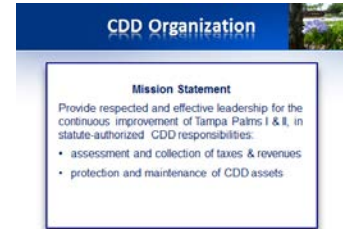
17 Ms. Wilson noted that the “organization documents” are
18 posted on the web site for anyone to examine.

19
20
21 ♦ **Budget Hearing Notes**

22 Ms. Wilson reviewed the upcoming Budget Hearing (July)
23 confirming the manner of noticing owners.

24 Ms. Wilson highlighted the manner in which the budget
25 was developed (as part of a multi-year financial plan). After a
26 decade of declining assessments, the total revenue assessed is
27 modled to increase 2% per year for five years, commencing in
28 2015-16. In 2019-20 the assessment will be slightly less than in
29 2006-7.

30 She further noted that while the budget is adopted annually, this manner of forward
31 looking allows reasonable preparation for the future and protects both the citizens and future
32 boards from “surprises”.
33

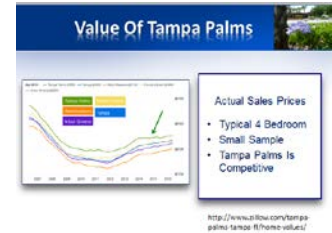


1 ♦ **Tampa Palms “Value”**

2 Ms. Wilson reviewed the total value of properties within the
3 Tampa Palms CDD from the perspective of the value determined
4 by the Hillsborough County Property Appraiser. She noted that the
5 total value is ¾ of a billion dollars and has returned to 95% of the
6 “all time highest value”. She further noted that the increase in
7 assessed value had somewhat slowed in the last year.



8 Using another measure of value, the sales price of the most
9 typical homes in Tampa Palms, the 4 bedroom, and comparing that
10 sales price to other communities, Tampa Palms remains competitive.



11
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 Don O’Neal questioned who was in charge of the mowing along BB Downs in the
22 areas near the Post Office. He mentioned that important directional signs re completely
23 hidden by the weeds and over-growth.

24 Ms. Wilson answered that the City and County are negotiating as regards
25 responsibility and that she had recently sent a memo to the City based on another citizen’s
26 complaint. Ms. Wilson will follow up to see what action is planned: she also noted that this
27 area is not in Tampa Palms.

28 Don O’Neal expressed concerns regarding median hedges that are along Amberly, in
29 the vicinity of Palma Vista. He noted that with the backup from BB Downs and the high
30 speed traffic heading toward BB Down the greater visibility is needed.

31 Chris Ferguson asked that the hedges at the main Manchester entry be evaluated: he is
32 concerned that they may limit visibility of the increasingly high speed traffic.

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TENTH ORDER OF BUSINESS - Supervisor Comments

Ms. Maney stated that she continues to be pleased with the service and response provided by ABM.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

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

**These minutes were done in summary format.*

**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

Bruce St Denis

Printed Name

Title:
 Secretary
 District Manager

Signature

Gene Field

Printed Name

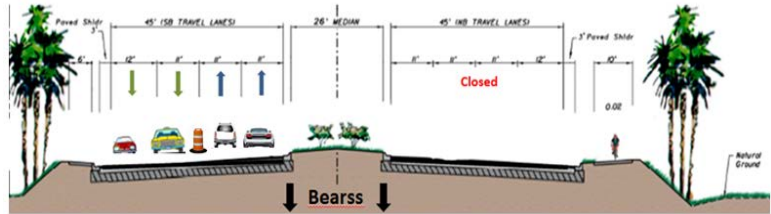
Title:
 Vice Chairperson
 Chairperson

Bruce B Downs Update

The primary focus of the roadway construction at this time is

- a. Creating the temporary northbound lanes from the Cypress Creek to Bearss
- b. Preparing to move the northbound traffic onto the new lanes

The traffic changeover should take place in the next few weeks and when it does, all traffic from Bearss to north of Tampa Palms will use travel lanes on the west side of BB Downs, separated by a small “median” and protective barrels.



As soon as the traffic is moved, construction to place the new forced main and storm drainage pipes from Bearss to the Cypress Creek Bridge will commence.

The crews in Tampa Palms will continue to prepare the northbound lanes and the turn lanes for paving. As shown in the pictures below, the trees and lights have been removed from the median in front of City Plaza to make way for a longer left-turn queue for northbound traffic on BB Downs.

Very soon work will begin on the removal of the previously retired and very large potable water pipe that runs beside the jogging path on the east side of the roadway. That work cannot begin in earnest until the sidewalks on the west side of BB Downs (now complete in the Tampa Palms area) are opened as the removals will most likely force the shutdown of the jogging path.



Community Appearance

General Landscape

Mother Nature has been more than just kind this year in providing sufficient rainfall and plenty of warm (hot) weather. Much of the landscape is green and lush, such as the Tremont entrance shown to the right. The OLM score for the July 6th inspection was 91.5.

To some degree the Tampa Palms landscape is paying a price for that kindness:

- Plentiful rainfall for two years has repeatedly flooded the swales along Tampa Palms Blvd, especially in Area 1, creating the perfect situation for dollar and other weeds and ruining the proper drainage. ABM is repairing the swales, both the sod and the drainage.
- Each year during the rainy season water collects along Tampa Palms Blvd. in the roadway, this due to the ribbon curbing and swale bottom drains. Water stands in the streets until it can wick through the grass. As the grass thickens each year, this takes longer.

ABM is digging out the grass and some of the dirt between the street and the drains to establish better drainage and clear the roadways in a more timely fashion. New sod is being installed slightly below the street level and that sod will shunt water through the grass and into the drains with less roadway ponding.

- One beneficiary of the heat and rains has been the crape myrtle trees.
- The bloom this year is full and lovely, as seen in the pictures to the right of the entry to Tremont.

The crapes are also in full bloom at the Manchester entry and the medians along Tampa Palms Blvd.



The Pond System

The Tampa Palms pond system is performing well. There are the normal cases of ponding in the vicinity of the swale bottom inlets (see above) but everything is operating without a problem.

Pond aesthetics are a more complicated matter.

The early high temperatures and minimal winter, coupled with the influx of fertilizer-rich stormwater from the villages, have provided the perfect conditions for aquatic plants to thrive and they have this spring and early summer.

The most noxious 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 (seen to the right).



Submerged aquatic plants are treated both with sprays and time release herbicides such as Sonar™. As the aquatic plants die, they provide the perfect environment for algae which then floats on or just under the surface. (See right)



The algae can be treated (usually with cuprous sulfate) but that treatment retards the action of some of the long lasting herbicides.... waiting too long to treat the algae makes the pond look unpleasant and treating too soon brings back the noxious plants.

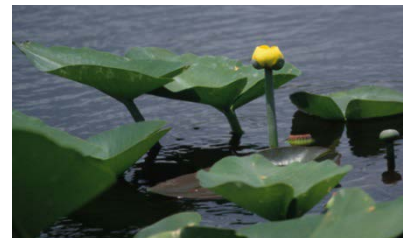
The most difficult to manage ponds are those with multiple inlets (fingers) and general irregular shape, as well as, the very small (shallow) ponds. The center pond in Stonington is an example of a pond with inlets as is the center pond in the Reserve.

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.

Power Corridor

The power corridorwork continues. The large uprights shown to the right are located along Fairchild at the entrance to Tremont.

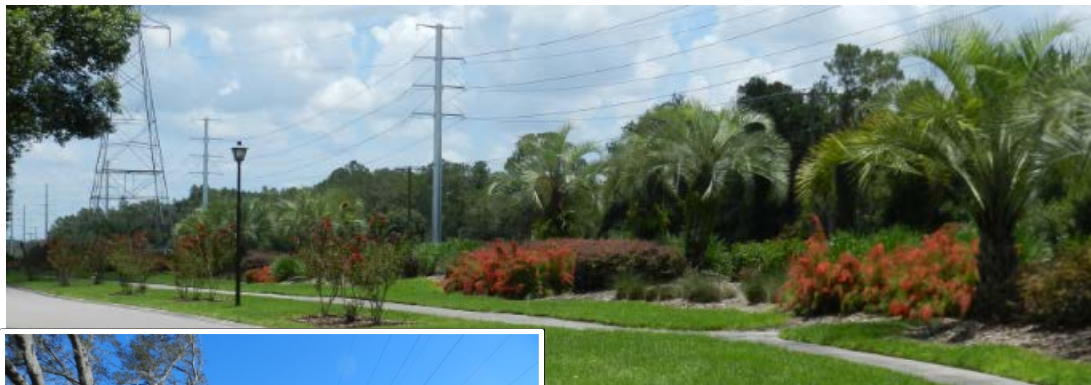
They are in place as back-up protection in the unlikely event that during the installation of the very heavy connector cables, a cable should snap or drop.

The tree trimming, removals and damage to the landscaped “look” of the corridor crossings have been minimal thus far, as seen both at Fairchild above and the Tampa Palms Blvd crossing to the right.

This is not over yet: each element of the power line work is inspected by numerous agencies, any one of which might require further removals.

The restoration of the Duke corridor areas, particularly along Yardley in the Enclave is approaching its second year and the area is looking like a typical Tampa Palms vista. The plantings are sufficiently attractive that they definitely minimize the intrusion of the power lines in the background.

The neighbors have repeatedly mentioned how pleased they are with the outcome.



Community/Municipal Services Matrix

The TPOA and the Tampa Palms CDD serve the exact same constituency: the owners and residents of Tampa Palms. There are a number of ways that the two organizations cooperatively share responsibilities for the common good of the community.

The most visible facet of that cooperation is the clerical staff sharing: the CDD's administrative staff provides support to the TPOA property manager in the areas of managing deed restriction and modifications correspondence and negotiates the TPOA's insurance policies.

Other examples the cooperation include the TPOA management of the CDD park staff which provides the residents with consistent operations within the park system, allows for "personnel sharing" in times of crises and saves the CDD the cost of staffing management position, even on a part-time basis. The CDD provision of irrigation services (including water) for the Compton Park allows the TPOA to avoid the nontrivial costs of City water to irrigation such a large facility.

It is useful from time to time to publish a matrix showing the on-going areas of shared services and cooperation for Board member background and information.

Shared Services	TPOA Provides	CDD Provides
Clerical Support For TPOA Operations		
Manpower	√	√
Salary	√	
Personnel		√
Pro Rata Salary	√	
Park Attendant Management CDD Parks		
Hiring	√	
Training	√	
Scheduling	√	
Staff Salary		√
Opens & Closes Amberly Park	√	
Irrigation TPOA \ Compton Park		
Water		√
Maintenance		√
Timers & Hardware		√
Snipe Sign Pick-Up Boulevards		
Weekdays		√
Weekends	√	
Holiday Decorations Main Entries & Monuments		
Provides Decorations	√	
Provides the Power		√

In many ways Tampa Palms is a hybrid community. Tampa Palms is not fully serviced by the City of Tampa for its municipal needs - such as are the communities of Forest Hills, Hyde Park or Seminole Heights- all within the City of Tampa.

Tampa Palms is also not a fully independent gated community – such as are Arbor Greene, Cheval or Hunters Green- where municipal services do not include streets, sidewalks, streetlights or stormwater.

Tampa Palms uniquely receives some / many services (streets, water, police, fire, stormwater, wastewater, streetlights) through the City of Tampa. Some services are provided by Hillsborough County (most notably garbage collection and BB Downs maintenance), while the CDD provides or augments services such as parks, landscape maintenance on the boulevards and the stormwater ponds.

Staff put together the attached matrix of municipal and community services. This was originally provided for the City of Tampa staff, many of whom were confused as to which organization has responsibility for services within Tampa Palms.

Tampa Palms Community / Municipal Services Matrix

Community/Municipal Service	Provided By					
	City of Tampa	Hills County	Tampa Palms CDD	TPOA (Master Association)	Sub Association	Private Owner
Bike Path Maintenance (Private ROW)						√
Bike Path Maintenance (Public ROW)	√					
Brick Paver Maintenance (Gated Villages)					√	
Brick Paver Repair (Public ROW)			√			
Construction Permitting & Inspection	√					
Curb Maintenance (Gated Villages)					√	
Curb Maintenance (Spine Roads)	√					
Curb Maintenance (Village Roads)	√					
Drinking Water	√					
Fire & EMS	√					
Fountains- Pond/Spine Roads			√			
Fountains- Pond/Gated Villages & TPCClub						√
Irrigation Medians, Parks & Landscape Tracts (Non Potable)			√			
Irrigation Cul de Sac's City-Owned ROW (Potable)			√			
Irrigation Wells (3) SWFWMD WUP			√			
Irrigation Pump Stations (2)			√			
Landscape Lighting (Spine Roads)			√			
Median Landscape Maintenance - CDD Owned			√			
Median Landscape Maintenance - City ROW			√			
Monuments Signs & Lighting (Main Entries)			√			
Monuments Signs & Lighting (Village Entries)			√			
Monument Signs & Lighting (Commercial Bldgs)						√
Monument Signs & Lighting (Community Parks)			√	√		
Mosquito Control		√				
Park Maintenance (Compton & River)				√		
Park Maintenance (Hampton, Oak & Amberly)			√			
Playground Maintenance (Hampton & Amberly Parks)			√			
Playground Maintenance (Compton & River Parks)				√		
Police Protection	√					
Reclaimed Water	None					
Roadside Landscape Maintenance CDD -Owned			√			
Roadside Landscape Maintenance City ROW			√			
Sidewalk Maintenance (Gated Villages)					√	

Tampa Palms Community / Municipal Services Matrix

Community/Municipal Service	Provided By					
	City of Tampa	Hills County	Tampa Palms CDD	TPOA (Master Association)	Sub Association	Private Owner
Sidewalk Maintenance (Spine Roads)	√					
Sidewalk Maintenance (Village Roads)	√					
Solid Waste & Recycling		√				
Stormwater Conveyances (Gated Villages) ¹					√	
Stormwater Conveyances (Spine Roads)	√					
Stormwater Conveyances (Village Roads)	√					
Stormwater Inlets- Curb & Swale (Gated Villages) ¹					√	
Stormwater Inlets- Curb & Swale (Spine Roads)	√					
Stormwater Inlets- Curb & Swale (Village Roads)	√					
Stormwater Ponds - CDD Owned			√			
Stormwater Ponds - Privately Owned						√
Street Lights Gated Villages					√	
Street Lights Spine Roads	√					
Street Lights Village Roads	√					
Street/Pavement Maintenance (Spine Roads)	√					
Street/Pavement Maintenance (Village Roads)	√					
Street/Pavement Maintenance (Gated Villages)					√	
Street Signs (Decorative) (Spine Roads)			√			
Street Signs (Decorative) (Village Roads)			√			
Street Signs (Decorative) (Gated Villages)					√	
Tennis Court Maintenance & Lights (Compton Pk)				√		
Tennis Court Maintenance & Lights (Hampton Pk)			√			
Traffic Control Signs City ROW Spine Roads			√			
Traffic Control Signs City ROW Village Roads			√			
Traffic Control Signs Gated Villages					√	
Tree Trimming- Gated Villages					√	
Tree Trimming- Spine Roads			√			
Tree Trimming- Village Roads	√					
Waste Water (Sewer)	√					

¹. Stormwater in the gated villages of Huntington and Westover is COT maintained

². Streetlights on public ROW are under contract that transfers to City responsibility at 20 years service- 100% tsfed a/o 2016

Public Facilities Report

A change in Florida Law that was made this legislative session requires that CDD's post a "public facilities report" online. Except for routine maintenance and standard upgrades / improvements in existing facilities, the Tampa Palms CDD has not made material changes to the "public facilities" since the development years, eg no new parks have been added, no new buildings, swimming pools, tennis courts, no pump stations etc.

After consultation with John Daugirda, staff was made aware that a final "public facilities report" was filed by the developers in the early to mid-1990's and absent any changes, it most likely has not been updated. It was his recommendation that we locate that report, evaluate for currency and post it.

Not so easy...

Staff has been unable to locate any "public facilities report" for the District, there is none on file with the State (that can be located), none has been located with the City or the Planning Commission and none is in the substantial CDD records archive.

Staff researched other similar District reports found on line: they vary considerably but are generally created by the district's engineering teams, teams which are on-board during the development years. Note the reports found on line are for districts that are still in the development stages.

It became obvious that a new "public facilities report" must be created for Tampa Palms. Consideration was given to engaging engineering support but given the fact that the original engineering team (and company) for Tampa Palms no longer exists, this would mean the District staff would have to invest the time to educate the engineer as to what is included in the District: why not just create the report in house?

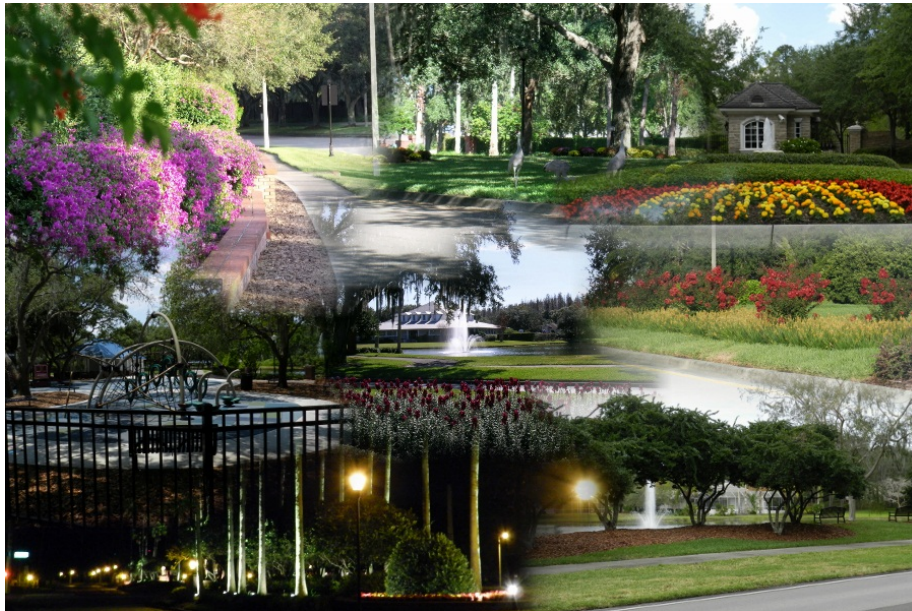
Staff has begun to just develop a "public facilities report" and a draft copy is attached. If at some time this report is found lacking (based on other reports found online, it is doubtful that will happen), the CDD can modify or improve it - without incurring the expense to have one created.

The report should be posted in July so this meeting is the last opportunity to show it to the Board for comment. It is for that reason staff is including a "work in progress" level report.

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:

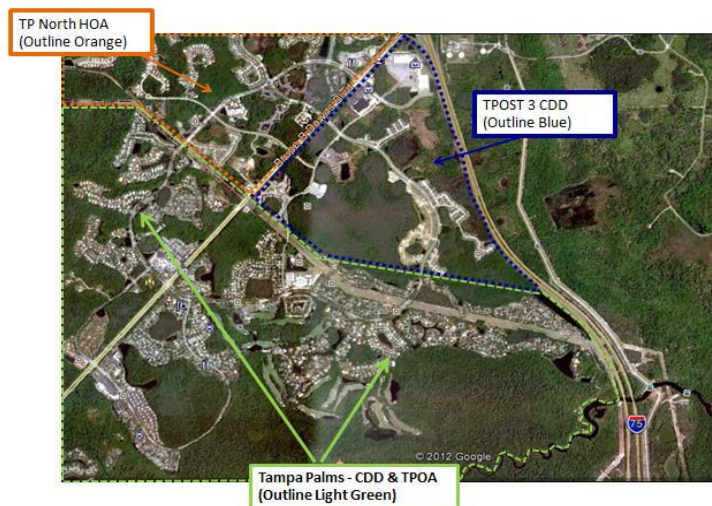
- Landscape at the entries and along the boulevards in the Tampa Palms Community.
- Fifty-four entrance monument signs with granite and gold lettering and LED lighting.
- Median landscape in the boulevards in Tampa Palms
- Cul-de-sac landscape in public rights-of-way in Tampa Palms villages.
- Sixty-nine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

Nine villages (461 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 Hamptons *
- Palma Vista

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 Hamptons was previously an apartment complex, converted to condominiums and is in the process of reverting to apartments (2016) 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 2016, 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.

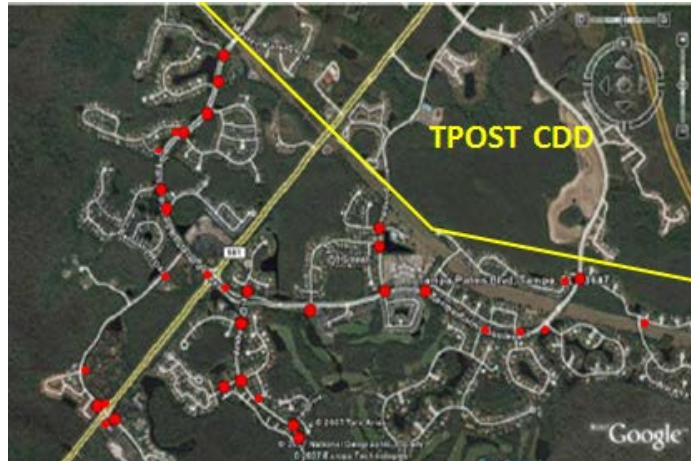
Specifications for the sign elements including center sign construction, granite and lighting is detailed in Exhibit 2.

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 four 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.

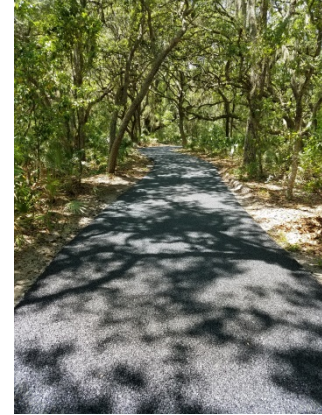
Hampton amenities include four night illuminated tennis courts, two lighted basketball courts, two night illuminated racquetball/handball courts, sand-pit volley-ball, a pavilion with picnic tables and restrooms, picnic area with grills and tables and a children's state of the art playground that includes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

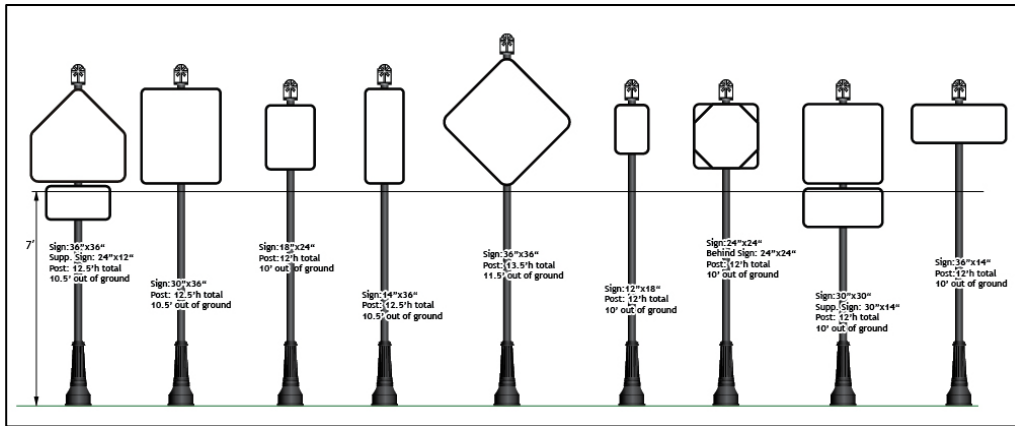


TRAFFIC CONTROL SIGNS

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).

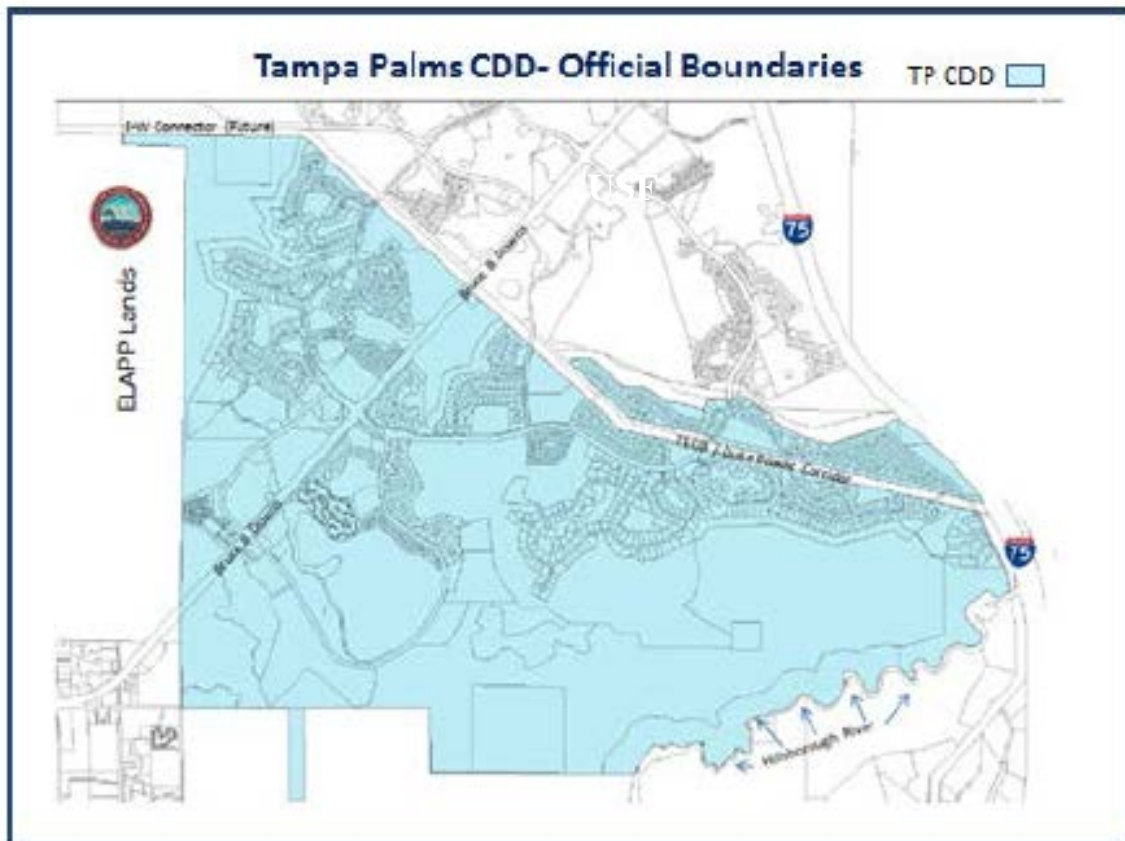
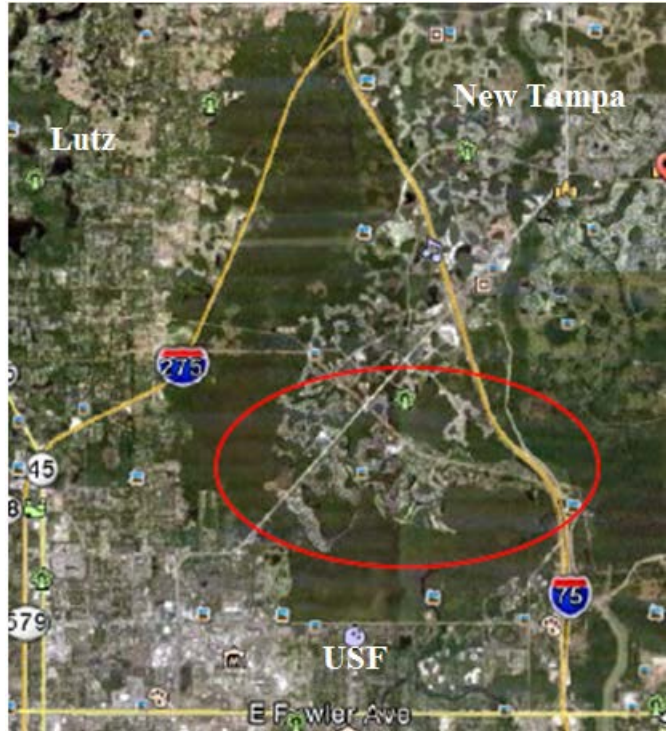
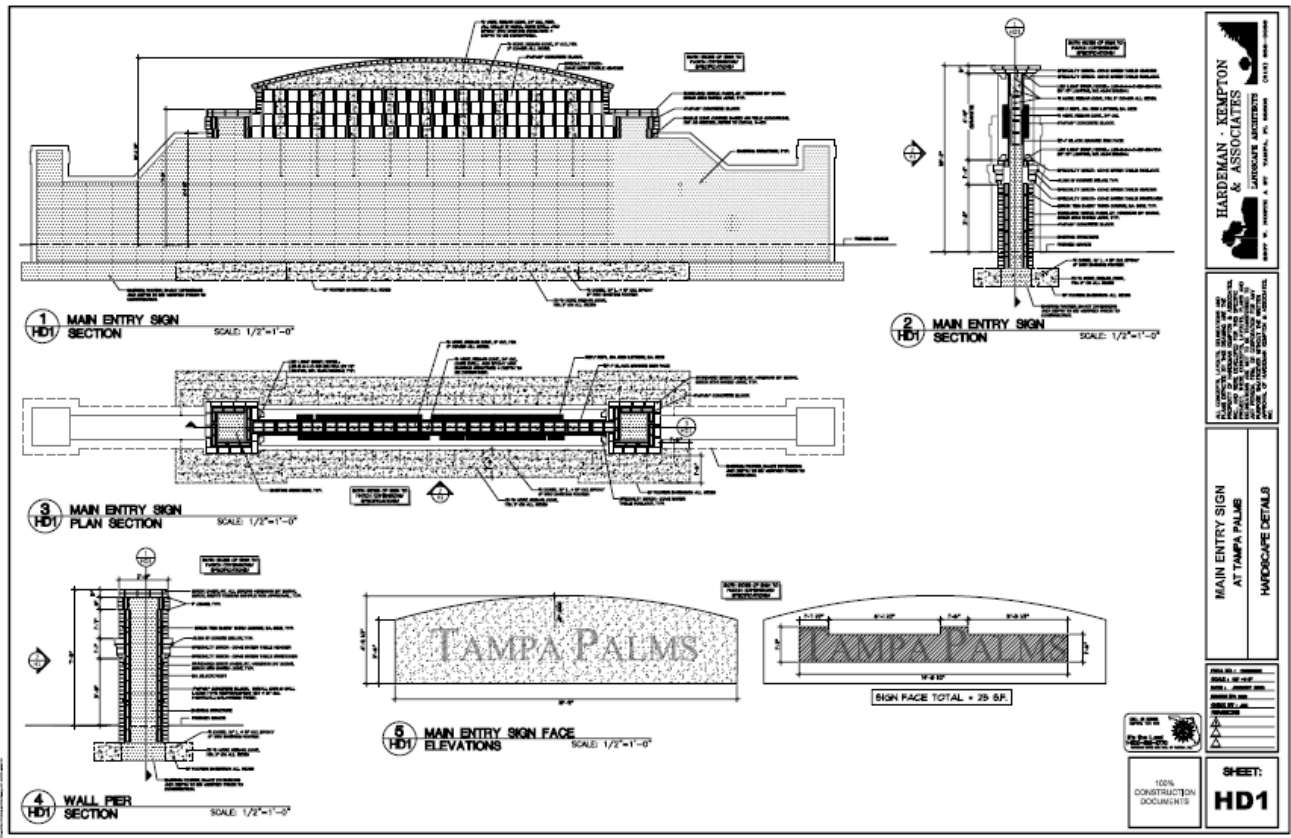
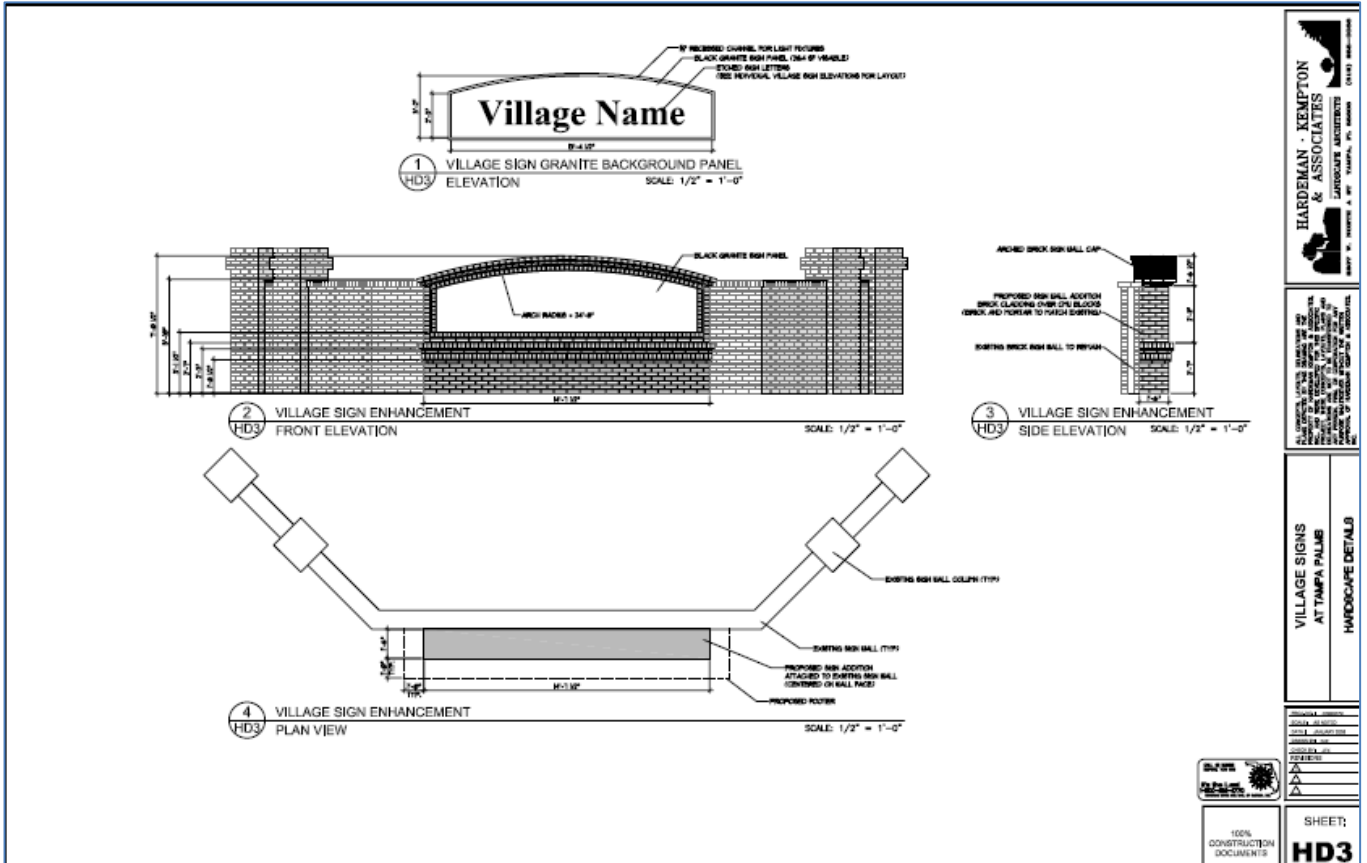


Exhibit 2 Monument Signs

Main Entry



Village Entry



**HARDEMAN - KEMPTON
& ASSOCIATES**
LANDSCAPE ARCHITECTS
10605 N. W. TAMPA, FL 33613
PH: 813.871.2222
WWW.HKLANDSCAPE.COM

**VILLAGE SIGNS
AT TAMPA PALMS
LANDSCAPE DETAILS**

**100%
CONSTRUCTION
DOCUMENTS**

SHEET:
HD3



EXHIBITS

EXHIBIT 3 - PUMP STATIONS

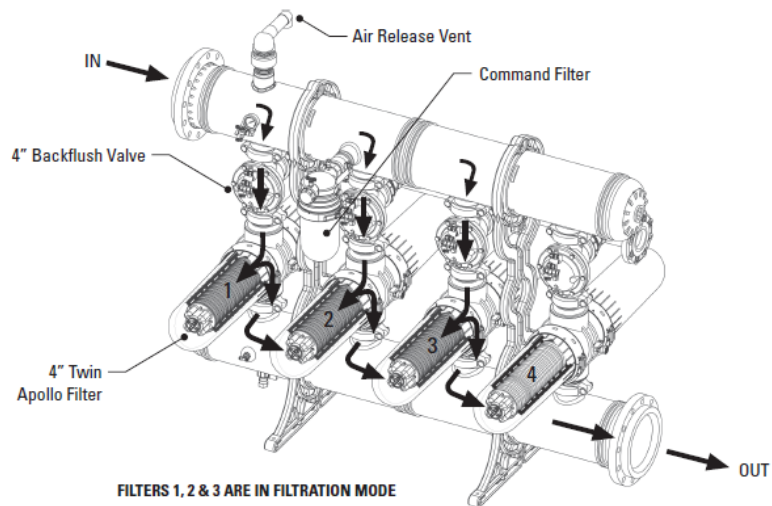
Area 1 Pump Station

- 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.

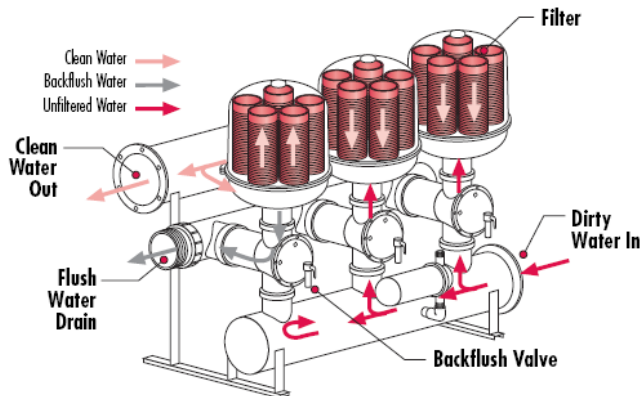
The 4" Backflush Valves are made of cast iron. Each backflush valve has a normally closed solenoid installed to its bonnet.



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.)



WILD LIFE CAUTIONS

Last month a two-year old was attacked and killed by an alligator (in front of his parents and others) at the Seven Seas Lagoon Beach at the Floridian Hotel (Disney in Orlando). This has garnered a lot of high profile median attention, due in part to the fact that it happened at Disney and frankly the horror of it.

The CDD Board has previously engaged in discussions about alligators and how much warning the CDD might provide for the safety of the residents. Based on what happened at Disney, staff would like to revisit the discussion.

It appears that in Florida law* when wildlife is:

- a. Not in the possession of a property owner (not a pet alligator for instance)
- b. Not introduced by the property owner

there is no requirement for the property owner to provide protection from and control of the wild life.

The CDD owns no wildlife but alligators and poisonous snakes are certainly indigenous the 70 CDD ponds. For that reason ponds which are located along roadways all have caution signs stating “Danger No Fishing, Boating, Swimming”.

At seven locations there is some type of an attraction beyond that of the standard drainage pond. Those locations include:

- Amberly Park- park facilities
- Hampton Park- parks facilities
- Huntington pond - benches
- Asbury pond - benches (Tampa Palms Blvd near Dawson Ridge)
- TPOA pond - benches (benches on adjacent CDD property)
- Cambridge pond - benches (across from the Country Club)
- Mezzo pond - benches (formally Bristol)



Staff is recommending placing additional signs at these seven locations; signs that say “Danger” with pictures depicting the actual dangers (an alligator on one side and snake on the other side).

Signs of this type would add an additional element of warning and by using pictures, effectively making the warning available to children who may not read and to non-English speakers. These signs are not being recommended to avoid liability but rather as an additional level of protection for the citizens in Tampa Palms.

* A Florida appeals court rendered a decision defining liability limits from wild animals. It is the law today and both on point because it refers to an alligator and the appellee was a unit of State government.

* Christopher A. PALUMBO, Appellant, v. The STATE of Florida GAME AND FRESH WATER FISH COMMISSION and the Florida Board of Regents, Appellee.

“We agree that the trial judge correctly granted summary judgment in favor of appellees. The law of Florida does not require the owner or possessor of land to anticipate the presence of or to guard an invitee or trespasser against harm from wild animals unless one of two conditions exists: the animal has been reduced to possession, or the animal is not indigenous to the locality but has been introduced onto the premises. Appellees had not reduced the alligator to possession before the attack, and since alligators are indigenous to Florida, appellees were not required to have the alligator under dominion and control.”