

***TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT***

***Agenda Package
Board of Supervisors Meeting***



Wednesday, March 12, 2025

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive

Tampa, Florida

Breeze Management



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package March 12th, 2025

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 - m. District "Calendar"
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Tampa Palms Community Development District

16311 Tampa Palms Blvd W
Tampa, Florida 33647

March 7, 2025

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Board Meeting is scheduled for Wednesday, March 12, 2025 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 review are the minutes of the February 12, 2025 CDD 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,

Maggie

Maggie Wilson
Tampa Palms

cc: Patricia Thibault, Director
Breeze Management

Tampa Palms CDD Meeting Agenda

**March 12, 2025, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the February, 2025 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Neighborhood Information
 - Park Updates
 - Possible Commercial Change of Use
 - Modeling Tampa Palms Future
 - CDD Calendar (Important Dates)
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Financial Summary
4 Months Ending January 31, 2025

The District had a \$ 6.0 million cash balance, net of liabilities, at the end of the first four months of fiscal year 2023-24. The District’s cash planning includes FY 2024-25 budgeted expenses, FY 2025-26 forecast Q1 expenses, along with other contingent liabilities that result in a forecast of an unallocated fund balance of approximately \$1.7 K at the end of calendar year 2025. (Details provided below.)

Revenue

Assessment revenue collected as of January is net \$2.8 K (91%) which about 3% less than the typical on-target for the collection cycle of a fiscal year. In part this is because the tax collection cycle was extended by the County due to Hurricane Milton. Note an additional \$136K was received in Feb [but not reported on these financials] making the collections on target for a normal Feb (96%).

Expenses

Normal Operations

Normal Operations overall display a positive variance of \$112 K. There are no meaningful negative variances in any of the line items.

Project Driven

Were the Hurricane Milton recovery expenses excluded, the projects in total [including walls] display a positive variance of \$44K. With the hurricane restoration work included, the projects are trending with a negative variance of \$152 K. The amount and timing of FEMA reimbursements is unknown. There are sufficient reserve funds to handle in the interim.

Forecast Budget Performance Calendar Year 2025

Sources of Funds (Shown as \$000)

Balance January 31, 2025	\$ 5,972
February Collection, Not Yet Displayed	136
Collections Prior to December 2025 Receipts	138
Total Sources of Funds	\$ 6,246

Uses of Funds

Balance of FY 2024-25 expenses	(\$2,197)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr. FY 2024-25 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
Total Uses of Funds		(\$ 4,440)
Projected District Unallocated Balance	December 31, 2025	\$ 1,706

Outlook

The District outlook is consistent with the FY 2024-25 budget. The sole known significant budget variances are the result of the hurricane expenses and the uncertainty of FEMA reimbursements.

FAQ Each March the Board Book includes a multi-year financial model focused on the needs of the CDD over a five-year period based on future known events and national economic trends.

Does the CDD Board commit to the model in its entirety through its budget decisions for the coming fiscal year?

Is the model binding for decisions in future years?



Financial modeling is the technique used to establish a conceptual financial framework that can be used as a tool in the future planning of District’s long-term goals adjusting to different situations that may arise.

The output of a financial model is used for decision making in the preparation of future fiscal year budgets and as an aid in making financial decisions for situations that rise from time to time. This month a sample multi-year plan is presented as a “thought piece”.

The model is provided solely in order that Board members will have a sense of direction and an increased capacity to make current year decisions with an understanding of the impact of those decisions on the future.

The model is a tool; there is no commitment encouraged or implied in the provision of the forward-looking financial model for the CDD. Each year the CDD Board thoroughly examines the needs of the District for the coming year and approves a budget that will meet the needs of only that year.

There is no approval of any future budgets or any future assessments.

The model is revised annually to incorporate the most current information.



**Tampa Palms CDD
Balance Sheet
January 31, 2025**

	GENERAL
<u>ASSETS:</u>	
CASH - Operating Account	\$ 69,928
PETTY CASH	500
Wealth Fund Account- South State Bank	2,811,742
ICS Sweep- South State Bank	3,063,007
ACCTS. RECEIVABLE	-
RECEIVABLE FROM TAMPA PALMS HOA	11,504
ASSESSMENTS RECEIVABLE	-
RECEIVABLE EXCESS FEES	-
PREPAID ITEMS	15,420
TOTAL ASSETS	\$ 5,972,101
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$ 115,948
ACCRUED EXPENSES	87,512
DEFERRED REVENUE - ON ROLL ASSESSMI	-
<u>FUND BALANCE:</u>	
NON-SPENDABLE	15,420
ASSIGNED	2,343,000
UNASSIGNED	3,410,221
TOTAL LIABILITIES & FUND BALANCE	\$ 5,972,101

Note: GASB 34 government wide financial statements are available for audit of the District. The audit is available on the website and upon request.

Assigned Balance Breakdown:	
Weather Damage	\$ 400,000
Community-Wide Wall & Monument	100,000
Pond Improvements	700,000
1st Quarter Expenses	679,000
Infrastructure Replacement Contingency	135,000
TP Signature Projects (unspent)	329,000
	\$ 2,343,000

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2024 through January 31, 2025

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 3,228,609	\$ 2,582,887	\$ 2,942,307	\$ 359,420
EARLY PAY DISCOUNT	(129,144)	(103,315)	(117,772)	(14,457)
ON ROLL ASSESSMENTS-EXCESS FEES	15,000	-	-	-
INTEREST INCOME	60,000	20,000	21,094	1,094
INVESTMENTS	100,000	33,333	17,430	(15,903)
MISC. REVENUE	3,000	1,000	600	(400)
TOTAL REVENUES	3,277,465	2,533,905	2,863,659	329,754
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
SUPERVISORS COMPENSATION	11,000	3,667	2,800	867
MANAGEMENT FEES	70,000	23,333	23,333	-
FUTA/SUTA/PAYROLL FEES	6,073	2,024	450	1,574
FICA	6,906	2,302	2,184	118
AUDITING SERVICES	7,280	-	-	-
ASSESSMENT ROLL SERVICES	10,452	3,484	10,452	(6,968)
TAX COLLECTOR FEES-ASSESSMENTS	64,572	51,658	56,432	(4,774)
LEGAL SERVICES	3,640	1,213	803	410
MISCELLANEOUS ADMIN. SERVICES	12,854	4,285	5,185	(900)
DIRECTORS & OFFICERS INSURANCE	3,952	3,952	3,691	261
TOTAL ADMINISTRATIVE SERVICES	196,729	95,918	105,330	(9,412)
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT STAFF S/T ALL POSITIONS	180,405	60,135	60,386	(251)
PARK STAFF - LEASING CO	70,000	23,333	19,333	4,000
PARK PATROL - SECURITY CO	137,924	45,975	43,318	2,657
FIELD MISCELLANEOUS	20,800	6,933	-	6,933
TOTAL FIELD MANAGEMENT SVCS	409,129	136,376	123,037	13,339
GENERAL OVERHEAD:				
P&L INSURANCE	23,000	23,000	21,880	1,120
INFORMATION SYSTEMS (TELEPHONE / SE	16,380	5,460	4,779	681
WATER - UTILITY	60,176	20,059	12,075	7,984
REFUSE REMOVAL (SOLID WASTE)	11,440	3,813	3,441	372
ELECTRICITY	168,951	56,317	42,959	13,358
STORMWATER FEE	3,514	3,514	3,379	135
MISC. FIELD SERVICES	13,520	4,507	1,200	3,307
TOTAL GENERAL OVERHEAD	296,981	116,670	89,713	26,957
LANDSCAPE MAINTENANCE:				
LANDSCAPING MANAGEMENT FEE	18,900	6,300	6,300	-
LANDSCAPE AND POND MAINTENANCE	1,294,765	431,588	402,167	29,421
LANDSCAPE REPLACEMENT	111,562	37,187	9,148	28,039
TOTAL LANDSCAPE MAINTENANCE	1,425,227	475,075	417,615	57,460
LANDSCAPE MTC NEW & ENHANCED:				
PROPERTY MOWING	85,446	28,482	20,935	7,547
COUNTY POND	5,460	1,820	1,212	608
NPDES POND PROGRAM	55,071	18,357	20,314	(1,957)
TOTAL LANDSCAPE MTC NEW & ENHANC	145,977	48,659	42,461	6,198
FACILITY MAINTENANCE:				
IRRIGATION MAINTENANCE	124,767	41,589	25,856	15,733
R&M FOUNTAIN	29,384	9,795	9,046	749
FACILITY MAINTENANCE	91,010	30,337	29,454	883
JANITORIAL/SUPPLIES	3,149	1,050	581	469
TOTAL FACILITY MAINTENANCE	248,310	82,771	64,937	17,834
TOTAL NORMAL OPERATIONS	2,722,354	955,469	843,093	112,375

Tampa Palms CDD
 General Fund
 Statement of Revenue, Expenditures and Change in Fund Balance
 For the period from October 1, 2024 through January 31, 2025

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
PROJECT DRIVEN EXPENSES:				
RENEWAL AND REPLACEMENT & DEFERRI	258,894	86,298	37,657	48,641
NPDES / CLEAN WATER / AGE REPLACEME	70,063	23,354	-	23,354
CAPITAL PROJECTS	226,154	75,385	27,610	47,775
SIGNATURE 2017				
WALL RESTORATION	-	-	75,812	(75,812)
HURRICANE RESTORATION	-	-	196,110	(196,110)
TOTAL PROJECT DRIVEN EXPENSES	<u>555,111</u>	<u>185,037</u>	<u>337,190</u>	<u>(152,153)</u>
OPERATIONS AND PROJECT DRIVEN EXPENDITURES	<u>3,277,465</u>	<u>1,140,506</u>	<u>1,180,283</u>	<u>(39,777)</u>
	-	1,393,400	1,683,376	289,976
FUND BALANCE - BEGINNING	-	4,085,265	4,085,265	-
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 5,478,665</u>	<u>\$ 5,768,641</u>	<u>\$ 289,976</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY OCTOBER 1 THRU JANUARY 31, 2025
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,318,664		\$2,318,664
<u>Non Operating</u>			
Capital Projects		\$206,094	\$206,094
Renewal & Rel		\$235,929	\$235,929
Signature		\$0	\$0
NPDES		\$63,848	\$63,848
Interest	21,094		21,094
Interest/Wealth Account	17,430		17,430
Misc Rev	\$600		\$600
Total	\$2,357,788	\$ 505,871	\$2,863,659
<u>Expenses</u>			
Operations	\$ -		0
<u>Non Operating</u>			
Renewal & Rel		64,937	64,937
NPDES/EPA		0	0
Capital Projects		843,093	843,093
<u>Signature Reserve</u>			0
<i>Hurricane Restoration*</i>		37,657	37,657
<i>Wall Restorations**</i>		<u>0</u>	<u>0</u>
Total	\$0	\$945,688	\$945,688
Total Expenditures			\$945,688

* FEMA application made for reimbursment,

** To be funded by (1) wealth account income or (2) amendment from reserves

**TAMPA PALMS CDD
FINANCIAL OCTOBER 1 THRU JANUARY 31, 2025
GENERAL FUND**

<u>General Fund</u>	1/31/2025	(\$000)
Cash		70
Cash Equivalent (Excess Cash ICS)		3,063
Insured Investment Account		2,812
Accounts Receivable (TPOA)		12
Prepaid Items		15
Total Assets		\$ 5,972
Less:		
Payables		116
Accrued Expenses		88
Non Spendable A/C Prepaid		15
	Total Assigned and Planned Funds	5,753
Allocation for Assigned:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
		\$ 2,343
	Net Adjusted Cash	\$ 3,410

(\$ 000)	2024-25 Fiscal Year		Monthly Bal
	Receipts	Expenses	
Feb			
CDD Operations	112	260	
R&R	10	24	
NPDES	11	12	
Signature Projects **	3	45	
Capital Projects	0	15	
Total	136	356	\$ 3,190
Mar			
2024-25 Fiscal Year			
CDD Operations	11	245	
R & R	1	11	
NPDES	0	12	
Signature Projects **	0	11	
Capital Projects	1	9	
Total	14	288	\$ 2,915
Apr			
CDD Operations	0	260	
R & R	9	15	
NPDES	0	12	
Signature Projects **	0	19	
Capital Projects	0	9	
Total	9	315	\$ 2,609

** Anticipating hurricane plus final wall. FEMA applications will be made. Will be accounted for and paid via a Budget Amendme

**TAMPA PALMS CDD
JANUARY 31, 2025
GENERAL FUND**

(\$000)	Prior Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October					
November	\$474	16%	\$108	3%	-12%
December	\$2,724	91%	\$1,228	40%	-52%*
January	\$2,810	94%	\$2,825	91%	-3.1%
February	\$2,849	96%			
March	\$2,874	96%			
April	\$2,947	99%			
May	\$2,959	99.3%			
June	\$2,991	100.4%			
July	\$2,991	100.4%			
August	\$2,991	100.4%			
September	\$2,991	100.4%			
Year End					
Total Assessed (Net Discount)		3,099	* Collection period was extended due to Hurricane Milton. February receipts, not part of this report, are on target		

Summary- Project Driven Expenses

	Jan-25
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2024-25 Budget	\$226
<u>Uses of Funds</u>	
Spent Thru 1/31/2025	28
Total Funds Under Consideration	\$0
Budget Available as of 1/31/2025	\$198
 Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2024-25 Budget	259
<u>Uses of Funds</u>	
Spent Thru 1/31/2025	38
Total Funds Under Consideration	\$0
Budget Available as of 1/31/2025	\$221
 TP Signature & Reserve Projects	
<u>Sources of Funds*</u>	
FY 2024-25 Budget	\$0
<u>Uses of Funds</u>	
Wall Repair/Restoration Spent Thru 1/31/2025	\$76
Hurricane Restorations	\$196
Budget Available as of 1/31/2025	\$0
* Assigned Funds \$2,343	

**Capital Projects Signature Projects
Through January 31, 2025**

Tampa Palms Signature Projects	In Progres FY 2024-25	Spent A/O FY 2024-25	Pending Commitments
Consulting Services			
Restoration Designs			
Survey & Staking & MOT			
<i>Sub Total</i>			
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)			
<i>Sub Total</i>	0		
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	50,000		
Area 2 Phase II	50,000		
Area 2 Landscape (TP Blvd & Amberly Phase II)	0		
Area 2 Pond Landscape & Wayfinding			
<i>Sub Total</i>	100,000		
Hurricane Restorations			
		196,110	
<i>Sub Total</i>			
Wall Improvements			
Restoration and Repair w/o Rebuild		75,812	0
<i>Sub Total</i>	0		
Sub-Total Tampa Palms Signature	100,000	\$271,922	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
Pump Station Extending Life			
<i>Sub Total</i>	0		
Parks & Cameras			
Racquetball Bldg Net Apparatus		\$3,215	
<i>Sub Total</i>		\$3,215	-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)			
<i>Sub Total</i>	-		-
Infrastructure (Signs and Lighting)			
New Sign & Granite Restoration (Deposits)		\$9,345	
Kensington Rebuild 4 Phases (1 FY 23, 3 24, Comp 25)		\$15,050	
<i>Sub Total</i>		\$24,395	
Sub-Total Normal Capital Projects	\$0	\$27,610	
Total TP Signature & Standard Capital Projects		\$299,532	

Tampa Palms Community Development District
Check Register - Operating Account (Acct *1755)
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance
12/31/2024						142,716.78
1/2/2025	195	Wayne Gill Local Check	Huntington Portico Replacements		575.00	142,141.78
1/3/2025	364	Breeze Connected LLC, CDD	Professional Management Services - Monthly fee		5,833.33	136,308.45
1/3/2025	365	Wayne Gill'	Amberly Wall Restoration-West Nottingham		6,285.00	130,023.45
1/3/2025	366	Wayne Gill'	Amberly Wall Restoration-West Nottingham		6,282.00	123,741.45
1/3/2025	367	Wayne Gill'	Amberly Wall Restoration-West Nottingham		6,283.00	117,458.45
1/3/2025	368	Wayne Gill'	Amberly Wall Restoration-West Nottingham		6,284.00	111,174.45
1/3/2025	369	Wayne Gill'	Amberly Wall Restoration-East		4,190.00	106,984.45
1/3/2025	370	Steadfast	Inv SE-26106 FEMA Monitor		3,200.00	103,784.45
1/3/2025	371	Suncoast Land Solution LLC	Inv 1060 FEMA Trucking to Disposal		4,502.60	99,281.85
1/3/2025	372	Suncoast Land Solution LLC	Inv 1063 FEMA Trucking to Disposal		2,573.60	96,708.25
1/6/2025	373	CINTAS	Inv 4215358308		83.12	96,625.13
1/6/2025	374	CINTAS	Inv 4216029807		83.12	96,542.01
1/6/2025	375	CORE & MAIN LP	Irrigation Repair Supplies		224.89	96,317.12
1/6/2025	376	Crown Information Management	Misc Admin Svcs		109.00	96,208.12
1/6/2025	377	FEDEX	Shipping		17.86	96,190.26
1/6/2025	378	FRONTIER COMMUNICATIONS	Act #813-97-3933-070789-5- Svc 12/16-1/15/25		602.45	95,587.81
1/6/2025	379	SiteOne Landscape Supply LLC	Landscape maint supplies		130.00	95,457.81
1/6/2025	380	SiteOne Landscape Supply LLC	Landscape maint supplies		133.25	95,324.56
1/6/2025	381	XEROX FINANCIAL SERVICES	Copier Lease		469.58	94,854.98
1/8/2025	382	Breeze Connected LLC, CDD	District Management		10,452.00	84,402.98
1/10/2025	383	ARCHITECTURAL FOUNTAINS, INC	R&M Fountain Routine Mtc		430.00	83,972.98
1/10/2025	384	CINTAS	Inv 4216771706		83.12	83,889.86
1/10/2025	385	FRONTIER COMMUNICATIONS	Act #813-972-5699-051491-5- Svc 12/28-1/27/25		234.96	83,654.90
1/10/2025	386	SECURITAS SECURITY SERVICES USA, INC.	12/1-12/31/24 Security		4,505.98	79,148.92
1/10/2025	387	SECURITAS SECURITY SERVICES USA, INC.	12/1-12/31/24 Security		5,760.25	73,388.67
1/10/2025	388	SiteOne Landscape Supply LLC	Landscape maint supplies		216.48	73,172.19
1/10/2025	389	TERMINIX Inc.	Pest Control 120224		96.00	73,076.19
1/10/2025	390	TERMINIX Inc.	Pest Control 120224		129.02	72,947.17
1/10/2025	011025	SACH Engage PEO	PR		3,258.58	69,688.59
1/10/2025	764	South State Bank	Analysis charges		72.00	69,616.59
1/13/2025	391	Wayne Gill'	Street sign, traffic control sign repair and mtc.		4,185.00	65,431.59
1/13/2025	196	CINTAS Local Check	Inv 4205893551		83.12	65,348.47
1/13/2025	197	CINTAS Local Check	Inv 4206607895		78.86	65,269.61
1/14/2025	392	Business Observer	Oct 21 2024 meeting		76.56	65,193.05
1/16/2025	393	Eugene R. Field	01/15/25 BOS MTG		200.00	64,993.05
1/16/2025	394	Gregory Horvath	010825 BOS		200.00	64,793.05
1/16/2025	395	Richard Diaz	010825BOS		200.00	64,593.05
1/16/2025	396	Tracey Falkowitz	01-08-25 BOS		200.00	64,393.05
1/16/2025	397	Donald O'Neal Jr.	010825 BOS		200.00	64,193.05
1/16/2025	398	A & A DEVELOPMENT, INC	Hampton Park Racquetball Bldg Net Assemblies		3,214.20	60,978.85
1/16/2025	399	ABM Landscape & Turf Services LLC	Inv 19508479		12,306.00	48,672.85
1/16/2025	400	ADVANCED ENERGY SOLUTIONS LLC	Electrical Repairs		851.39	47,821.46
1/16/2025	401	CINTAS	Inv 5248679110		23.03	47,798.43
1/16/2025	402	CINTAS	Inv 4417498334		83.12	47,715.31
1/16/2025	403	FLORIDA FOUNTAIN MAINTENANCE, INC.	jan Maint-Reserve		550.00	47,165.31
1/16/2025	404	FLORIDA FOUNTAIN MAINTENANCE, INC.	jan Maint-Turnbury		180.00	46,985.31
1/16/2025	405	FLORIDA FOUNTAIN MAINTENANCE, INC.	RM-Reserve Repairs		574.15	46,411.16
1/16/2025	406	FRONTIER COMMUNICATIONS	Act #81355802910720065- Svc 0101-1/31/25		228.67	46,182.49
1/16/2025	407	Lowes Business Acct/ SYNCB	Office Supplies-statement 1/25		416.32	45,766.17
1/16/2025	408	OLM, INC.	Landscape Insp - 1/8/25		1,575.00	44,191.17
1/16/2025	409	SiteOne Landscape Supply LLC	Mulch delivery		4,536.00	39,655.17
1/16/2025	410	SOLITUDE LAKE MANAGEMENT LLC	County Pond Mthly Mtc		303.00	39,352.17
1/16/2025	411	TAMPA PALMS OWNERS ASSOCIATION Inc	Park Attendants		18,876.63	20,475.54
1/16/2025			Funds Transfer	200,000.00		220,475.54
1/16/2025	412	ABM Landscape & Turf Services LLC	Hurricane Milton Restoration		62,323.00	158,152.54
1/16/2025	413	ABM Landscape & Turf Services LLC	Hurricane Milton Restoration		88,670.00	69,482.54
1/17/2025	414	DOUGLAS CLEANING SERVICE	Jan 2025 Cleaning Service		2,000.00	67,482.54
1/17/2025	415	MARY-MARGARET WILSON	Consultant Comp		10,220.00	57,262.54
1/22/2025	198	A & A DEVELOPMENT, INC	Pavers [Kensington Wall Project] Local Check		7,525.20	49,737.34
1/24/2025			Funds Transfer	100,000.00		149,737.34
1/24/2025			Funds Transfer	100,000.00		249,737.34
1/24/2025	416	ADVANCED ENERGY SOLUTIONS LLC	Electrical Repairs		225.00	249,512.34
1/24/2025	417	ABM Landscape & Turf Services LLC	Landscape Maint - Contractual		76,313.21	173,199.13
1/24/2025	418	ABM Landscape & Turf Services LLC	Landscape Maint -		41,100.00	132,099.13
1/24/2025	419	ABM Landscape & Turf Services LLC	Landscape Maint -		33,603.73	98,495.40
1/24/2025	420	ARCHITECTURAL FOUNTAINS, INC	R&M Fountain		430.00	98,065.40
1/24/2025	421	CINTAS	Inv 4218265192		83.12	97,982.28
1/24/2025	422	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	97,682.28
1/24/2025	423	FEDEX	Shipping		95.24	97,587.04
1/24/2025	424	FRONTIER COMMUNICATIONS	Act #813-97-3933-070789-5- Svc 1/16 to 2/15/25		613.48	96,973.56
1/24/2025	425	SiteOne Landscape Supply LLC	Mulch delivery		4,904.00	92,069.56
1/24/2025	426	TECO	Acct# 311000040213-combined billing-street lights		11,906.41	80,163.15
1/24/2025	427	TERMINIX Inc.	Pest Control 1-5-25		100.40	80,062.75
1/24/2025	428	XEROX FINANCIAL SERVICES	Copier Lease		469.58	79,593.17
1/24/2025	012425	SACH Engage PEO	Payroll		3,258.59	76,334.58
1/27/2025	199	Culver Services Inc Local Check	Critter Control CDD Mtc Center		2,862.00	73,472.58
1/31/2025	449	Void	Void			
1/31/2025	430	Breeze Connected LLC, CDD	Professional Management Services - Monthly fee (remaining bal Oct Underbill)		416.67	73,055.91
1/31/2025	762	CITY OF TAMPA UTILITIES	Water payments Jan bank stmt		3,125.50	69,930.41
1/31/2025	763	South State Bank	Paper stmt fee		2.00	69,928.41
01/31/2025				400,000.00	472,788.37	69,928.41

Significant Events [Focus] For 2024-25

Re-Presented Mar, 2025



The Tampa Palms CDD is a unit of State of Florida special-purpose government with limited boundaries and is distinct in both form and function from general purpose government entities including but not limited to the City of Tampa, Hillsborough County etc.

The TP CDD authority is laser-focused and limited in attention to the properties owned by the CDD or shared with the City of Tampa.

- The CDD has no enforcement powers
- The CDD’s public funds cannot be spent on private property
- CDD attention and activity is limited to that which occurs within its boundaries.

The majority of the CDD budget addresses community aesthetics - making residents proud of their homes which demands seamless care of both publicly-owned property, as well as, Tampa Palms CDD-owned property.

- City-County property 40%
- CDD Property 60%
- City Potable Water Costs 79% / Irrigation City-County Property

Tampa Palms defines the *standard of care* as that which is observed from a vehicle at 35 mph.

Specific considerations A/O March, 2025

	Next Steps	Timing
Tampa Palms Blvd & Community Restorations		
(1) Review Signature Use	Review w/ Board	Mar
(2) Review Long Term & Short Term Blvd Needs	Review With Board	Mar
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	On-going
(2) Tampa Palms Blvd	CDD (Landscape /Irrigation/Signs)	Review Monthly
(3) Bike Path Improvements	Report Progress	Mar
Monitor Issues Impacting Tampa Palms		
(1) Monitor Hurricane Restoration	Update Board	Monthly
(2) Evaluate Investment Options	Chair & Vice Chair to Review W/ Board	Monthly
(3) Monitor & Implement Strategies To Restore Budgeting to Stand-Alone W/O Reserves	Board & Staff Review	On-going
CDD Board Matters		
(1) CDD Employee Handbook	Review w/ Board	Annually
(2) Park Manual Clarifications	Review w/ Board	Semi-Annual
(3) CDD Calendar	Review w/ Board	Annually-Mar

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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, February 12, 2025 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

FIRST ORDER OF BUSINESS - Welcome & Roll Call

Mr. Oneal called the meeting to order.

The Board members and staff introduced themselves for the record.

Present and constituting were:

Gene Field	Chairman*
Tracy Falkowitz	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Vice Chair*
Greg Horvath	Supervisor*

* Constituting quorum

Also present were:

Patricia Thibault	Director, Breeze Management
Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Community Director
Jimmy Ferguson	Tampa Palms Resident

Mr. Oneal state that a quorum of the Board was present.

Pledge of Allegiance

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

SECOND ORDER OF BUSINESS- Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Supervisor Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS – CDD Focus For 2025.

Ms. Wilson briefly recapped the events and issues that were paramount in FY 2024-25.

1 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

2
3 On MOTION by Mr. Field, SECONDED by Mr. Horvath WITH ALL IN FAVOR, the Board
4 approved the Minutes of the January 8, 2025 CDD Meeting.

5
6 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

7 Mr. O Neal noted that the checks had been reviewed for consistency and the missing
8 checks appropriately reported as void.

9
10 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
11 approved the Disbursements for the month ending December 31, 2024 in the amount of
12 \$189,883.00.

13
14 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

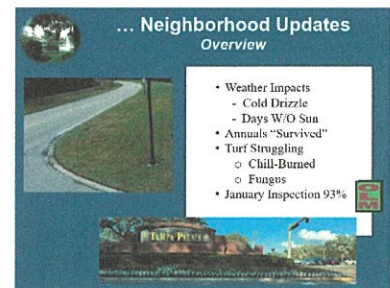
15 ♦ **Neighborhood Updates**

16
17 Ms. Wilson reported moving from the hottest Oct (with
18 storms) and Nov on record and into weeks of cold drizzle and
19 limited sun was a shock to the landscape in general.

20 She reported that while there are numerous areas where the
21 turf is struggling with both cold burn and fungus, all are expected
22 to recover without substantial replacement.

23 She further noted that the OLM inspection reported on both the weeds but that
24 overall Tampa Palms received a very respectable rating of 93%.

25 Ms. Wilson reported that both the traffic control signs and
26 street signs had been straightened, cleaned and touched up post
27 Hurricane Milton. There are several information signs where the
28 poles were damaged and new poles ordered. A request was made to
29 the City to place u-channel poles in the interim.



1 Ms. Wilson reported that the growers are struggling but it
2 appears that the Mar annuals will be ready in time. The plans
3 include Antigua marigolds and lavender salvia.

... Neighborhood Updates
Color At Entrances

- Pointsettias Removed
- Spring Annuals Coming
 - Antigua Marigolds
 - Lavender Salvia
- Due Early March

4 Both of these annuals have been successfully used for past Spring
5 plantings.

6 The hurricane repair work was reviewed by Ms. Wilson. She
7 noted that the focus at this time is dangerous trees, stumps along the
8 boulevards and trees along ponds that are in danger of collapsing
9 into the ponds. She noted that the order of priority is the same as the
10 normal maintenance.

... Neighborhood Updates
Hurricane Improvements

- Work In Progress
 - Dangerous Trees
 - Stumps
 - Retention Pond Trees
- Work Flow Priority

11 An update of the work that is being submitted to FEMA under
12 the 1A reimbursement plan was made. It was discussed that some
13 expenses must be public health and safety based and that excludes
14 items such as turf (considered “prettying” not safety) and items
15 required under Fla tree law such as when a dead tree falls from CDD
16 property into private property.

... Neighborhood Updates
FEMA Update

- Work For Submission
 - Health & Safety
 - Public-Affecting
- Expenses Not Applicable
 - Tree Work (CDD)
 - Fl Tree Law Excluded
 - Turf / Shrub Replacement
 - Pretty Isn't Health or Safety

Patricia Thibault Overseeing!

17 Supervisor Diaz inquired as to if the weather/landscape reserves were \$400K and Ms.
18 Wilson replied that they were.

19
20 ♦ **Cash Management Update**

21 Ms. Wilson reviewed the upcoming investment
22 opportunities noting that despite concerns that rates would fall
23 substantially, the Vice Chairman had made everyone aware that the
24 current economic conditions have kept the door open for modest
25 returns.

Financial Conditions / Cash Management

- Investment Assets Secure
 - Rates Still Hopeful
 - New Treasury 4.21%
 - \$1.3 M Avail March
 - YTD Yield \$76,278
- Directionally
 - Protected Reserves

26 She noted that for investments in place for FY 2024-25 there is a return of \$76,278 and in
27 March \$1.3M will become available for reinvestment. It is anticipated that if reasonable re-
28 investment opportunities continue, the reserves will be protected.

29

1 ♦ **Irrigation Systems Update**

2 Ms. Wilson reviewed the operation of the irrigation
3 system upon which the multiple millions of dollars of landscape
4 depends, in particular the water delivery system which is now 23
5 years old.



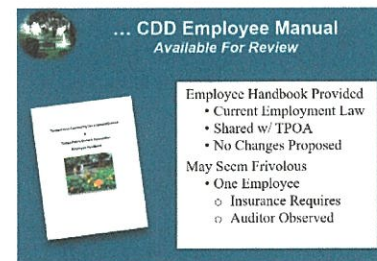
6 Problems are commencing, including replacement part availability and operational difficulties
7 due to radio control interference.

8 Staff is reviewing opportunities including upgrade to the newer platform offered by the
9 manufacturer, interoperability with the new system and old and will report back.

10

11 ♦ **CDD Employee Manual**

12 Ms. Wilson noted that a copy of the current employee
13 manual was included in every supervisor packet for inspection.
14 This is done annually and given that the CDD has a single
15 employee, may see less than warranted but insurance coverage
16 requires such a manual, in particular the portions that provide
17 employee options and directions in the case of any type of harassment.



18

19 ♦ **Additional Advanced Board Package Materials:**

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

22

23 **EIGHT ORDER OF BUSINESS – Other Matters**

24 There being none, the next item followed.

25

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

27 There being none, the next item followed.

28

29 **TENTH ORDER OF BUSINESS - Supervisor Comments**

30 Supervisor Diaz discussed the recently observed work on the bike path elsewhere and
31 asked if there was any information on the City's plans for the bike path in Tampa Palms. Ms.

1 Wilson said that she was aware of some activity in Tampa Palms North under the power
2 corridor but had no information about Tampa Palms; she would check with the City and report
3 back.

4 Supervisor Oneal discussed the Girl Scout Cookie drive and the sale outside Publix where the
5 sales were done as a service with the proceeds donated to local charities, in particular Joshua
6 House.

7

8 **ELEVENTH ORDER OF BUSINESS - Adjournment**

9 There being no further business,

10

11 On MOTION by Ms. Falkowitz SECODED by Mr. Diaz with ALL IN FAVOR, the meeting
12 was adjourned.

13

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

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

19

20 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
21 publicly noticed meeting held on March 12, 2025.**

22

23 _____

24 **Signature**

25

26 Patricia Thibault

27 **Printed Name**

28 **Title:**

29 **Secretary**

30 **District Manager**

Signature

Donald Oneal, Jr.

Printed Name

Title:

Vice Chairperson

Chairperson

.....Around The Neighborhoods

The transition from winter to spring is at the door. Against all odds, the winter annuals at the main entries and the village entries restored after Hurricane Milton. They have now been removed and the soil is being replenished for the spring annuals.

You will notice in the picture of the annuals that one palm at the main Area 1 entry is not doing well. It is being observed but may have to be replaced. If so it will be done at the same time as those removed due to the hurricane are replaced.



The OLM inspection was conducted this week and Tampa Palms received a very respectable spring transition rating of 93.5. The issues for discussion included the leaf drop clutter and emerging weeds. It was noted that leaf and weed management was in progress; nonetheless, OLM rates what is present and does not “grade on a curve”.

The spring annuals will arrive soon. The intention is that they will be the lavender salvia and antigua marigolds, as mentined last month.

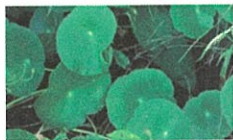
Joe Laird is working with the grower to make sure that properly matured plants are available and will oversee any substitutions that are needed. The first line nurseries that take plants from seed to “flats” for the final growers were severely affected by the storms both last year and in 2023, making plant selections limited.



Getting The Shrubs and Turf Ready For Spring

The Tampa Palms landscape is laboring from an uncertain winter which was marked by some of the highest temperatures on record for the area, followed by many weeks of chilly, damp weather which led to widespread patches of fungus. The fungus is being treated successfully and the areas of yellow patching have greatly reduced.

In the coming weeks, attention will turn to turf and bed weed control. The products used to manage weed control should not be used at the same time as the treatments for fungus.



Weed production is especially intense in Tampa Palms, in part due to the many non-owned and unmanaged areas where weeds flourish but cannot be treated. These include in particular, the acres of the power corridor which effectively surround Tampa Palms from Wellington on the west to the Enclave and Tremont on the east.

All shrub beds and all St Augustine and Bermuda turf areas are being treated with primary weed deterrents. Celcius is used in March and early April on the turf: this product is used to eliminate broadleaf weeds. Celcius is absorbed in the roots making it longer lasting and resistant to irrigation “wash away”. Celsius herbicide is also extremely safe on St. Augustine grass and centipede grass types, something on which many products are not labeled to safely use.



The spring trim-back of shrubs and ornamental trees is proceeding. The major trees (mostly oaks) in Tampa Palms require pruning to keep them off the paths along the boulevards.



A lovely tree at the Sterling Manor entrance received a lot of damage from Hurricane Milton.

It remains alive and ABM is trying to save it with focused pruning. The picture to the left doesn't fully depict the damage and the substantial change in shape but the tree is still alive and ABM is trying to save it with creative pruning.

Coming Attractions

The caladium bulbs will be planted in the coming weeks for an April to early May "arrival" at the Area 1 and 2 entrances.



These are the Moonlight caladiums and unlike many caladiums, the Florida Moonlight variety can thrive in partial sun, as well as, shade or even deep shade, so they work well to light up the look of the entries as the trees leaf out creating heavy shade.



Tampa Palms Walls

Quite amazingly Tampa Palms has more than 290,000 linear feet of walls. Many built more than 40 years ago in the early 1980's; with a few (Area 2) in the late 1980's.

The majority of the walls in Tampa Palms are concrete block, with block pillars and intermittent brick pillars. They have a brick row along the top of each wall segment. This activity commenced as a restoration project, one focused on finding and repairing damaged and/or mold infested walls before hidden damage created a situation such as occurred at Kensington where the walls have to be rebuilt. It has been stunning how many defects have been uncovered and repaired.

The walls themselves are painted the original concrete gray. This was suggested a few years ago by Hardiman Kempton who advised as irrigation and sun fade any paint. To reduce the frequency of required repainting, it was suggested that concrete gray paint will blend in with the concrete block and not appear splotchy and require more frequent repainting.



Restoration plantings are being added to both address the many very old shrubs that did not survive Hurricane Milton very well and soften the look.

Here are two examples that are first on the list.



The top left is the Area 1, exit side, right at BB Downs intersection.

The bottom left is on TP Blvd, along Coventry just before the Country Club. The dead shrubs are being replaced.

While community *look improvement* has been achieved through the wall restorations, the greatest imperative driving this activity has been avoidance of the need to rebuild walls for both safety and cost.

The *Kensington to the Reserve* wall rebuild is finished. This wall was collapsing. Since there are more than seven segments to this wall, the work was done in segments to:

- Reduce the degree to which the owner properties would be open to the boulevard
- Limit how much wall would have to be rebuilt to that which was absolutely necessary; assessing the condition of each following-section and only rebuilding if the wall could not be shimmed and made safe.

It required re-build of only four segments; the final was completed this fiscal year, in October.

The Multi-Modal Path

The multi-modal path is an asphalt path on one side of the boulevards in Tampa Palms.

There are more than 6 ½ miles of multi-modal path in Tampa Palms; it is all on the public ROW. In the last two years a number of locations along TP Blvd in Area 1 have been repaired/patched.

These include some of the most seriously damaged areas such as along the frontage of the Country Club and areas near the power corridor. It is not thought that any areas in Area 2 or Amberly, Compton Dr. or Yardley Way have received improvements.



There are four or five areas that were recently patched on Tampa Palms Blvd (along Oak Park) and these have been made safer.



It has been observed that the multi-modal path in Tampa Palms North has been beautifully resurfaced from the Wellington border with Tampa Palms all the way to Commerce Park, a length of slightly under 1 mile. The work was done by a local contractor and initially it was thought that the work was confined to the power corridor area where the power companies frequently repair damage caused by their large trucks; then as the paving proceeded past the corridor, City Mobilty folks said knew nothing about it.

Staff called the property manager at Tampa Palms North and found that TP North commissioned the work; the cost to their HOA was about \$90K. The path is beautiful and looks marvelous.

Supervisor Oneal noted that much of TP North path is not brudened by the trees and roots that cause such trouble in Tampa Palms so the cost / ft to repave, which was about \$17.00 for TP North, could be much higher for Tampa Palms. Even at the same rate, the price tag for Tampa Palms would be in the \$600K range given the extensive length of the multi-modal (approximately 35,000 linear feet). Talk about not in the budget!

Tampa Palms Trees

Tampa Palms has more than 1,500 acres of trees winding around villages in Tampa Palms, as well as 70 storm water ponds in some cases adjacent to homes with trees on the banks. These are unlandscaped areas, many not visible from the street. The City of Tampa conducts a tree canopy study every 3-4 years that includes aerial survellience and consistently, not only is Tampa Palms in the top 30 of neighborhoods for percent tree coverage, Tampa Palms is number one.

Top 30 Neighborhoods by Percent Tree Canopy

Neighborhood Association	2016 Tree Canopy	2021 Tree Canopy
Tampa Palms	73%	73%

These areas and trees add to the beauty and desireability of Tampa Palms but as was seen with the effects of Hurricane Milton, they are the functional definition of a contingent liability.

Current Florida Tree Law holds that if a dead tree falls on an adjacent property, they liability is with the owner of the tree; if a live tree falls, the liability lies with the owner of the property to which it fell. Insurance regulations follow this same protocol.

Because the storm season (hurricane and thunderstorms) occurs during the hottest portion of the year, a fallen tree can can appear dead in days. It was suggested by John Daugirda after the 2013 storms damaged some areas, that the assertion that a tree was alive when it fell can be tricky.



Neighbors are more nevous about trees and the CDD is getting requests to check trees daily, along with some requests to remove live trees that may pose a future problem.

The CDD cannot remove live trees without a permit based on future worries.

(See email below from members of the Westover Board asking to check certain trees).

Westover Email

From: mmfitzy@aol.com
To: edmullen14@gmail.com
Cc: Joe.Laird@abm.com, tom@sanidas.net, Michael.Sullivan2@abm.com
Sent: 3/7/2025 7:12:20 AM Eastern Standard Time
Subject: Re: [EXTERNAL]Westover Damaged Tree likely to fall into the Pond Water.

Good morning Ed and team,
ABM engaged a certified arborist to examine the pine trees on the back side of the CDD pond in front of Westover. Both the trees on CDD property, and one on owner property, were inspected.

The examination was designed to answer the following questions:

- Are these trees diseased in anyway?
- Are these trees unstable in any way?
- Are these trees that would qualify for a permit to remove them?

The trees were found to be healthy, not an imminent danger to the homes or the drainage tract and not candidates for legal removal.

With the havoc caused by Hurricane Milton it is understandable that everyone is concerned about large trees near their homes.

Joe Laird and Mike Sullivan (ABM) will keep an eye on these trees and take action should they show evidence of failure.

Take care,
Maggie

Mary-Margaret Wilson | **Assistant Secretary/General Manager**
Tampa Palms Community Development District
16311 Tampa Palms Blvd W
Tampa, Fl. 33647
813 977-3933
<http://www.tpoa.net>

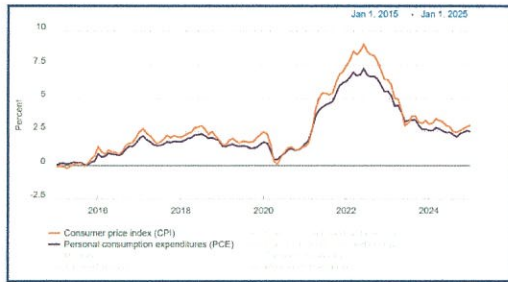
In a message dated 2/19/2025 11:25:26 AM Eastern Standard Time, edmullen14@gmail.com writes:
Hi Maggie,

Any thoughts on the very large pine trees in the same vicinity. During last year's storms they were very concerning as being so close to pool cages and homes with potential to cause immense damage to roofs and structures if they fell the "wrong" way.

ed

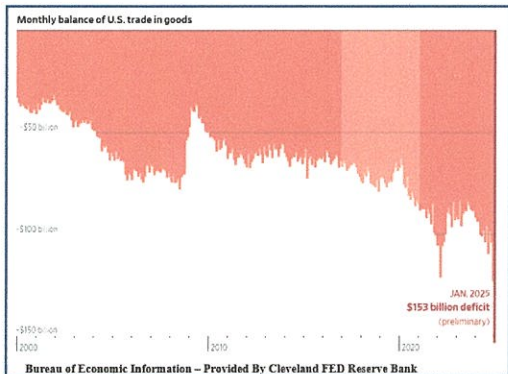
J. Ed Mullen
Email: EdMullen14@gmail.com
Mobile: 813-760-7399

Financial Conditions / Cash Management



The national economic conditions, which drive the circumstances under which the CDD makes investments to achieve earnings and reduce assessment requirements, continue to appear to be in some disorder, with little specific forward direction upon which the CDD Board can depend on

The charts to the left were published by the president of the Cleveland Federal Reserve Bank this week. The first shows the up-tic in CPI, both the overall CPI and the PCE.



The second chart shows the exploding US Trade deficit as recorded a/o January 2025.

This would normally be good news for the CDD as the interest rates derived from investment opportunities tend not to fall dramatically in an inflationary economy but with the on-going economic upheaval, it is uncertain what interest will be available in the coming weeks.

The timing is crucial as \$1,364,544 becomes available to reinvest in the next two to three weeks.

At this point the CDD investment profile is as follows:

- The current investments have already created \$76,278 in income.
- \$1,364,544 becomes available in March 2025 for reinvestment, with every expectation that the six month earnings will complete the budget for FY 2024-25
- A final 1,192,506 becomes available in Sept 2025, income to be realized in 2025-26

The chart below displays a full description of the securities on hand including name, cusip number, interest rate, principal and maturity date.

FY 2024-25 Investment Profile							
Issued	Cusip	Maturity	Principal	APY	Interest	Total	Proceeds
By	Number	Date	(\$)	Rate	(\$)	Proceeds (\$)	Due
Harborone Bank	41166HFK7	1/8/2025	250,000	4.6	2,898.63	252,899	1/8/2025
US Treasury **	912797MM6	3/6/2025	446,650	4.4	8,350	455,000	3/6/2025
US Treasury **	912797MH7	9/4/2025	192,226	3.9	7,774	200,000	9/4/2025
Schwab CD	15987UCZ9	9/2/2025	250,000	4.35	10,875	260,875	9/2/2025
Cathy Bank CD	149159UJ2	3/12/2025	11,000	4.6	250	11,250	3/1/2025
Cathy Bank CD	149159UJ2	3/12/2025	168,000	4.6	3,821	171,821	3/12/2025
Goldman Sachs	38150VXV6	3/17/2025	250,000	4.65	5,746	255,746	3/17/2025
Goldman Sachs	38150VXX2	9/15/2025	250,000	4.25	10,625	260,625	9/15/2025
Santander Bank CD	80280JYG0	9/12/2025	250,000	4.35	10,875	260,875	9/12/2025
US Treasury **	912797MM6	3/6/2025	446,656	4.34	8,344	455,000	3/6/2025
US Treasury **	912797MH7	9/4/2025	250,280	4.21	6,720	257,000	9/4/2025
Total			\$2,764,811.79		\$76,278.65	\$2,841,090.65	

** Treasuries are purchased at a discount - based on the interest guaranteed and then redeemed at full value

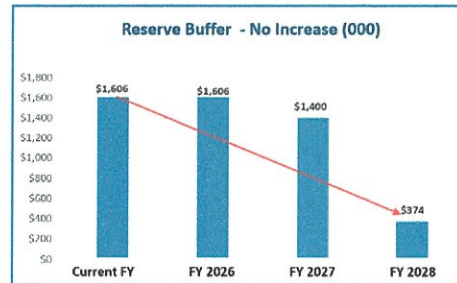
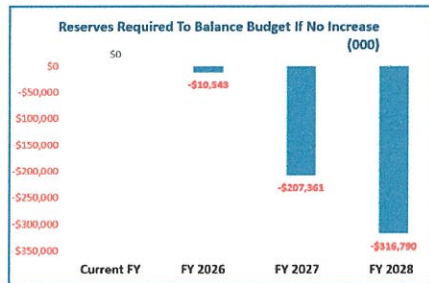
Modeling Financial Future- Preliminary View

Each March and April a *Working Financial Model* is provided to the board. The model constitutes a summary of the CDD's potential revenues and expenses displayed in the form of a spreadsheet across a three-year horizon that can be used to approximate the impact of a current decisions on future outcomes and serve as a basis for the next FY Budget, which is presented for Board approval in May each year.

This year, the rapidly fluctuating financial conditions currently in play, coupled with uncertainty about the reimbursement for the FEMA - related work done by the CDD (if it will be reimbursed, how much will be reimbursed and when) and the growing information leading toward a conclusion that inflation is not yet receding, make the board's upcoming decisions all the more difficult.

Two important takeaways from this modeling, not immediately obvious on the model's spreadsheet, are the effects that no change is assessments will have on:

- The reserves required to balance the budget [Note the minimal amount required in 2026 is based on assumptions regarding FEMA reimbursements which might not happen and would lead to even higher deficit if they do not occur.]
- The effect using reserves will have on the reserve buffer that the CDD maintains.



Assumptions Used In Initial Model

Model includes only three future years. (Even three years is a stretch considering the economic uncertainty at this time in good ole 2025.)

- Assessment increases modeled at 3% for years 1 & 2 and 2.5% for Year 3
- Investment account modeled at \$100K years 1 - 3 (This might be optimistic)
- Interest modeled at \$60K years 1 - 3. (This might be optimistic)
- "Most" expenses modeled at 3% increase years 1-3.
- Projects modeled at 4% increase years 1-3

See attached for the current *Working Model, Summary Version*.

This is a think-piece only for supervisor background, no action needed.

CDD Financial Working Model - Summary

Current Year	Outlook	Model Year 1	Model Year 2	Model Year 3
2024	2024	2025	2026	2027
2025	2025	2026	2027	2028
Adopted	Y/E	Model	Model	Model

I. ANNUAL OPERATIONS

Revenue					
Net Assessments	3,099	3,192	3,288	3,370	3,370
Misc	3	3	3	3	3
Interest	60	60	60	60	60
Investments	100	100	100	100	100
Excess Fees	15	21	21	21	21
Unallocated Carryover	0	0	0	0	0
FEIMA Reimbursement	0	105	0	0	0
Revenue Total	3,277	3,388	3,481	3,472	3,554
Expenses					
Normal Expenses	2,722	2,721	2,823	2,908	2,994
Project Driven	555	666	668	76	609
Total Annual Expenses	\$3,277	\$3,387	\$3,491	\$2,983	\$3,602
Annual Excess Revenue (Deficit)	\$0	(\$9)	(\$21)	(\$48)	(\$48)

II. FUNDS RESERVED

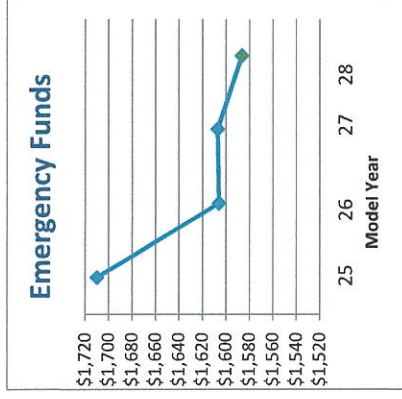
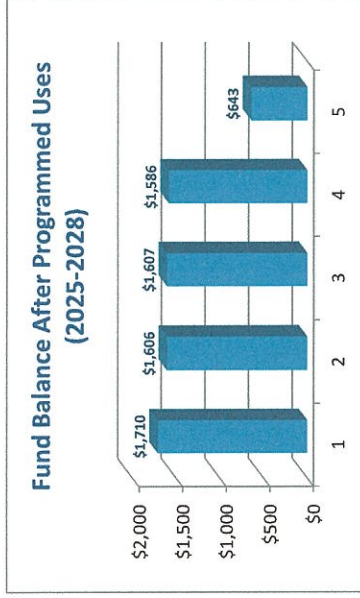
Reserves Required					
Weather Reserve	(400)	(400)	(400)	(400)	(400)
1st Quarter Operations	(679)	(679)	(679)	(679)	(679)
Community-Wide Walls	(100)	(100)	(100)	(100)	(100)
Pond Restorations	(700)	(700)	(700)	(700)	(700)
Balance of Signature	(329)	(329)	(329)	(329)	(329)
Infrastructure & Other Contingency	(135)	(135)	(135)	(135)	(135)
SIT Annual Retainage- Reserves	\$2,343	\$2,343	\$2,343	\$2,343	\$2,343

III FUND BALANCE DETAILS

Current Year	Outlook	Model Year 1	Model Year 2	Model Year 3
2024	2024	2025	2026	2025
2025	2025	2026	2027	2026
Adopted	Y/E	Model	Model	Model

(\$000)

Multi-Year Fund Balance				
Beginning	4,053	3,948	3,950	3,034
Less Carryover Moved To Budget	0	(105)	0	0
FY Ending Revenue (Deficit)	0	0	(9)	(21)
Ending Fund Balance*	4,053	3,948	3,950	2,986
Excess After Required Funds	\$1,710	\$1,606	\$1,607	\$643



Tampa Palms Parks Update

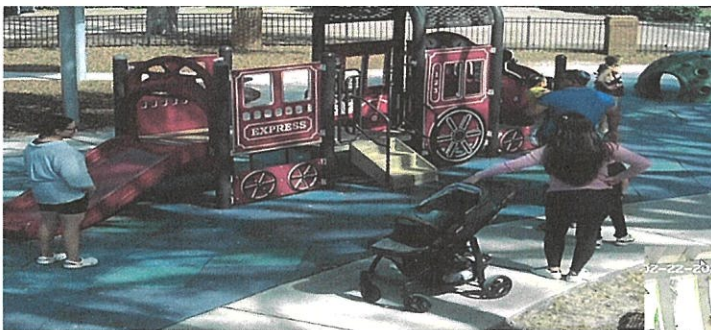
The CDD active parks in general did not receive substantial damage from Hurricane Milton. The parks were a mess for certain, as there were several trees down in Amberly and many large branches and tree portions down in Hampton Park.

That said, this was easily cleaned with a week or so and both parks were back in shape and operating.

The only piece of damaged equipment was a swing chair at the end of the Amberly pond which was crushed by a fallen oak tree. The bench has not been replaced, primarily due to the delays right now to order new equipment.

To keep the parks in tip-top shape, new swing chains and seats have been ordered for both parks. It was observed that on one of the swings a chain was cracked so that was removed pending replacement and an order was placed for all swings which will be replaced in the next week or so. (The infant basket seats are on order but will be a little later.)

Routine maintenance for the drinking fountains at Amberly and Hampton Parks has been scheduled. This involves cleaning all parts and changing the filters.

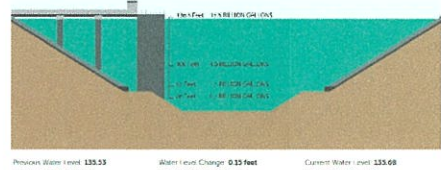


Fire Hydrants & Blue Dots On Tampa Palms Roads

Tampa Palms residents have questions as to if there is adequate fire hydrant support in the community. These questions come about for several reasons:

- The national news about lack of water and the poor operation of hydrants that affected the ability to fight the catastrophic fires out west.
- The published news late last year about deficits in the reservoir serving Tampa.

Based on conversations with members of the TFD team, along with examination of the condition of Tampa Bay Water's reservoir which is essentially full, (see graphic to the right) the worry about no water does not appear to be a realistic concern for the Tampa Palms neighborhoods.



Further staff inquired of the City of Tampa as to the frequency and the type of maintenance that is performed on the fire hydrants strategically placed along the public (and private roads) in the City of Tampa.

The City of Tampa Water Dept operates a program for the Tampa Fire Dept. whereby every hydrant in the city is flushed and operationally tested annually.



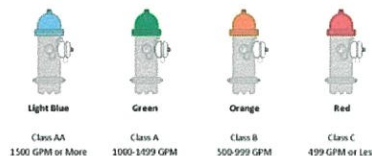
When completed the hydrants are tagged.

Interestingly for anyone who notices that there are different color tops on the hydrants; the colors have meaning and are not just decoration.

According to Tampa Fire Rescue per the National Fire Prevention Code, hydrants using public water supply systems should be painted chrome yellow.

The tops of the hydrants are color-coded to tell fire responders what pressure in gallons per minute (GPM) they should expect from the hydrant.

- Red: Below 500 GPM
- Orange: 500-999 GPM
- Green: 1,000-1,499 GPM
- Blue 1,500 GPM and above



As an aside, located in the road in front of each fire hydrant is a blue plastic square. These *dots* were installed on the streets by the City of Tampa as a safety measure to facilitate the location of hydrants by the fire department in an emergency.



The blue reflectors are very important tools for emergency crews on a call trying to located a hydrant, especially at night, in the rain or foggy conditions.

These markers are especially useful in areas such as Tampa Palms which have abundant landscape along the roads that might tend to obscure the location of hydrants.

Tampa Palms Master Calendar

The Tampa Palms Community Development District (“CDD” or “District”) is a special-purpose unit of local government established pursuant to and governed by Chapters 189 and 190, Florida Statutes. The CDD is similar to cities and counties, except that the CDD is an organization of local special-purpose government rather than general-purpose government.

The CDD’s special powers are generally limited to funding, installing, operating, and maintaining public infrastructure. The CDD has no law making nor enforcement powers. That said the District still has numerous requirements, regulatory, reporting, maintenance requirements each year.

To assure consistency and provide back-up in the event that there is any interruption in the CDD’s operating functions; staff has prepared a Tampa Palms Master Calendar.

The calendar is not all-encompassing; many tasks are not included, especially those which are not routine.

The calendar is always in the CDD office and a copy is attached here to provide supervisors with a sense of the on-going activities of the District.



MASTER CALENDAR AMPA PALMS CDD

PS = Park Staff

DS= District Staff

B= Breeze Financial Staff

FY 2024-25

BOS= Board of Supervisors

Breeze-R= Breeze Recording Staff

Yes

Req

Yes

Public Notice Required

Required Task - No Notice

Required If Applicable

Select Month	Topic	Who	Required Notice	Task	Req By	Required Monthly	Required Annually	Complete Y / N
Oct	Records	DS	No	All Prior Recording Files Updated	Local		Yes	Y
Oct	Budget	Breeze	No	Verify District Assessment Role For Audit	DPFG		Yes	Y
Oct	Reg Plan	DS	Yes	Review if Rules Need Revision This Year	State			N
Oct	Packets	DS	No	Prepare Financial Reports	Local	Yes		Y
Oct	Packets	DS	Req	Place Agenda On Website - 7 days B/4 Meeting	Local	Yes		Y
Oct	Packets	DS	No	Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		Delayed A/C Milton
Oct	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		Y
Oct	Packets	DS	No	Place Meeting Presentation On Web-Post Meeting	Local	Yes		Y
Oct	Notices	DS	Yes	Confirm Meetings Notices Published	DPFG	Yes		Y
Oct	Ponds	DS	No	Inspect Bi-Weekly	Local	Yes		Y
Oct	Permit	DS	Req	Report Water Use/Pond Levels To SWFWMD	Local	Yes		Y
Oct	Mtc	DS	No	Approve Pump Station Mtc Agreements	Local		Yes	Y
Nov	Financial	Breeze	Req	Public Depositor Report- Filed w/ CFO	State		Yes	Y
Nov	Financial	Breeze	No	Final Budget Amendments,	Local			Not Req 2023-24
Nov	Records	DS	No	Review Records For Retention	State		Yes	Y
Nov	Audit	Breeze	No	Prepare Records For Auditor	State		Dec	In Progress
Nov	Financial	DS	No	Renegotiate Banking Plan	Local		Yes	Y
Nov	Packets	DS	No	Prepare Financial Reports	Local	Yes		No Dec Mtg
Nov	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes		No Dec Mtg
Nov	Packets	DS	No	Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		No Dec Mtg
Nov	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		No Dec Mtg
Nov	Packets	DS	No	Place Meeting Presentation On Web	Local	Yes		No Dec Mtg
Nov	Ponds	DS		Inspect Bi-Weekly	Local	Yes		No Dec Mtg
Nov	Permit	DS	No	Report Water Use/Pond Levels to SWFWMD	Local	Yes		Y
Nov	Notices	DS	Yes	Correct Notice If Dec Meeting Cancelled	DPFG		Yes	Y
Nov	Mtc	DS/PS		Inspect District Lighting - Monuments/ Parks/Tennis Courts	Local	Yes		Y

MASTER CALENDAR TAMPA PALMS CDD

Select Month	Topic	Who	Required Notice	Task	Req By	Required Monthly	Required Annually	Complete Y /N
Dec	Reporting	Breeze	No	Verify Annual District Fee Paid	State		Yes	Y
Dec	Reporting	Breeze	No	Annual Compliance Statement 1B-24.003	State		Yes	Breeze Compl
Dec	NPDES	DS	No	Prepare Newsletter Articles (3 mths)	State		Yes	Y
Dec	Reporting	DS-BOS	Yes	Form 9 Quarterly Gift Disclosures- If Any	State	Auto Ntfy By Ethics Commission		
Dec	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes		No Meeting
Dec	Packets	DS	No	Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		No Meeting
Dec	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		No Meeting
Dec	Ponds	DS	No	Inspect Bi-Weekly	Local	Yes		Y
Dec	Records	Breeze	No	Review Records & Reports For Auditor	State			In Progress
Dec	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local	Yes		Y
Jan	Board	DS-BOS	No	Evaluate Organization Documents For Improvement & Represent	Local		Yes	Y
Jan	Packets	DS	No	Prepare Financial Reports	Local	Yes		Y
Jan	Ethics	DS-BOS	No	Reminder Form 1 (Mailed b State)	State	Now Auto To Supv By Ethics Comm		
Jan	Audit	Breeze DS	No	Check Audit Progress	Local	Yes		Y
Jan	Packets	DS	No	Prepare Financial Reports	Local	Yes		Y
Jan	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes		Y
Jan	Packets	DS	No	Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		Y
Jan	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		Y
Jan	Packets	DS	No	Place Meeting Presentation On Web	Local	Yes		Y
Jan	Ponds	DS	No	Inspect Bi-Weekly	Local	Yes		Y
Jan				Update Special Dist Form (Tax Collector & Supervisor of Elections)	Local	Yes		Y
Jan	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local	Yes		Y
Feb	Assets	DS	No	Review & Update District Facility Report	State		Yes	Y
Feb	Assessments	DS	No	Review Assessment Methodology- Check For Law Changes	Local		Yes	Y
Feb	Packets	DS	No	Prepare Financial Reports	Local	Yes		Y

MASTER CALENDAR AMPA PALMS CDD

Select Month	Topic	Who	Required Notice	Task	Req By	Required Monthly	Required Annually	Complete Y /N
Feb	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes		Y
Feb	Packets	DS	No	Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		Y
Feb	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		Y
Feb	Packets	DS	No	Place Meeting Presentation On Web	Local	Yes		Y
Feb	Ponds	DS		Inspect Bi-Weekly	Local	Yes		Y
Feb	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local	Yes		Y
Mar	5 Year Plan	DS	No	Provide Initial Multi-Year Assessment Plan	Local		Yes	Y
Mar	Reporting	DS	Req	Update County / State Re: CDD Board Members		Yes	Yes	Y
Mar	Packets	DS	No	Prepare Financial Reports	Local	Yes		Y
Mar	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes		Y
Mar	Packets	DS		Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		Y
Mar	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		Y
Mar	Packets	DS	No	Place Meeting Presentation On Web	Local	Yes		Y
Mar	Ponds	DS	No	Inspect Bi-Weekly	Local			Y
Mar	Financial	DS	No	Review Financial Model W/ Board	Local		Yes	Y
Mar	Budget	DS	No	Preliminary Budget Discussions W/ Board	Local		Yes	Y
Mar	Reporting	DS-BOS	Yes	Remind Re Gift Disclosure	State			Y
Mar	Reporting	DS	No	Annual Backflow Preventer Tests	COT		Moved to Aug	
Mar	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local	Yes		
Mar	Mtc	DS		Inspect District Lighting - Monuments/ Parks/Tennis Courts	Local	Yes		Y
Apl	Budget	DS	No	Prepare Budget & Resolution Setting Hearing Date (Apl or Ma)	State			
Apl	Audit	Breeze	No	Audit Report Received and Presented to Board	State			
Apl	Budget	BOS	Yes	Adopt Preliminary Budget (Apl or Ma)	State			
Apl	NPDES	DS	No	Prepare Newsletter Articles (3 mths)	State			
Apl	Packets	DS	No	Prepare Financial Reports	Local			
Apl	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local			

MASTER CALENDAR AMPA PALMS CDD

Select Month	Topic	Who	Required Notice	Task	Req By	Required Monthly	Required Annually	Complete Y /N
Apl	Packets	DS		Assemble & Deliver Pckts Frida B/4 Mtg	Local			
Apl	Packets	DS	Req	Place Agenda Pckt On Web	Local			
Apl	Packets	DS	No	Place Meeting Presentation On Web	Local			
Apl	Ponds	DS		Inspect Bi-Weekly	Local			
Apl	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local			
Ma	NPDES	DS		Prepare Annual Report (Collect Documents)	State			
Ma	NPDES	DS		Review NOI for additions	State			
Ma	Election	Breeze-R	Yes	Board Resolution Noticing Elections (If Applicable)	State		Yes	
Ma	Budget	Breeze-R	Yes	Adopt preliminary budget, set public hearing date and notice the Count.	State		Yes	
Ma	Budget	Breeze-R	Req	File Notice to Hills Count	Local		Yes	
Ma	Packets	DS	No	Prepare Financial Reports	Local			
Ma	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local			
Ma	Packets	DS		Assemble & Deliver Pckts Frida B/4 Mtg	Local			
Ma	Packets	DS	Req	Place Agenda Pckt On Web	Local			
Ma	Packets	DS	No	Place Meeting Presentation On Web	Local			
Ma	Ponds	DS		Inspect Bi-Weekly	Local			
Ma	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local			
Ma	Budget	Breeze-R	Yes	If O&M Incr, Prepare NtcTo BeMailed To Each Owner 20 Days Before Hearing.	State			
June	Budget	Breeze-R	Yes	Publication (2 Consecutive Weeks) Not More Than 15 Das B/4 Hearing	State			
June	Budget	Breeze-R	Yes	Notice of Incr Mailed 20 Das B/4 Hearing	State		Yes	
June	Budget	Breeze-R	Yes	Prepare Resolutions - Budget & Assessments	State		Yes	
June	Budget	DS	Yes	Prepare Assessment For Bd Approval	State		Yes	
June	Financial	Breeze	Req	AFR to Div of Financial Services For 2022	State		Yes	
June	Packets	DS	No	Prepare Financial Reports	Local			

MASTER CALENDAR AMPA PALMS CDD

Select Month	Topic	Who	Required Notice	Task	Req By	Required Monthly	Required Annually	Complete Y / N
June	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes		
June	Packets	DS		Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		
June	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		
June	Assets	DS		Asset Replacement Evaluation	Local	Yes		
June	Packets	DS	No	Place Meeting Presentation On Web	Local	Yes		
June	Ponds	DS		Inspect Bi-Weekly	Local	Yes		
June	Reporting	DS-BOS	No	Form 9 Quarterly Gift Disclosure- If An	State			
June	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local	Yes		
Jul	Ethics	DS-BOS	No	Form 1 - All Board Member	State			
Jul	Packets	DS	No	Prepare Financial Reports	Local	Yes		
Jul	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes		
Jul	Packets	DS		Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		
Jul	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes		
Jul	Packets	DS	No	Place Meeting Presentation On Web	Local	Yes		
Jul	CDD Bldg	DS	No	Inspect & Certify Fire Extinguishers	Local			
Jul	Ponds	DS		Inspect Bi-Weekly	Local	Yes		
Jul	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local	Yes		
Jul	Mtc	DS		Inspect District Lighting - Monuments/ Parks/Tennis Courts	Local			
Jul	Budget	DS-BOS	Yes	Budget Hearing & Adoption	State			
Jul	Budget	DS-BOS	Req	Proposed Budget on Website 2 Das B/4 Hearing	State			
Jul	Budget	DS-BOS	Req	Adopted Budget & Assessments on Website w/1 30 Days	State		Yes	
Aug	NPDES	DS	No	Ar Submission	State		Yes	
Aug	Reporting	DS	No	Annual Backflow Preventer Tests	COT		Yes	
Aug	Revenue	DS	Req	DR 408 To Tax Collector	State		Yes	
Aug	Revenue	Breeze-R	Req	Assessment Roll To Property Appraiser	State		Yes	
Aug	Packets	DS	No	Prepare Financial Reports	Local	Yes		
Aug	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	yes		
Aug	Packets	DS		Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes		

MASTER CALENDAR AMPA PALMS CDD

Select Month	Topic	Who	Required Notice	Task	Req By
Aug	Packets	DS	Req	Place Agenda Pckt On Web	Local
Aug	Packets	DS	No	Place Meeting Presentation On Web	Local
Aug	Ponds	DS		Inspect Bi-Weekly	Local
Aug	Permit	DS	Req	Report Water Use/Pond Levels For SWFWMD	Local
Sept	Reporting	DS-BOS	Yes	Form 9 Quarterly Gift Disclosure- If An	State
Sept	Meeting	Breeze-R	Yes	Resolution Adopting Annual Meeting Dates/Times -	State

Sept	Packets	DS	No	Prepare Financial Reports	Local	Yes
Sept	Packets	DS	Req	Place Agenda On Website - 7 das B/4 Meeting	Local	Yes
Sept	Packets	DS		Assemble & Deliver Pckts Frida B/4 Mtg	Local	Yes
Sept	Packets	DS	Req	Place Agenda Pckt On Web	Local	Yes
Sept	Packets	DS	No	Place Meeting Presentation On Web	Local	Yes
Sept	Ponds	DS		Inspect Bi-Weekly	Local	Yes
Sept	CDD Bldg	DS	No	Inspect & Certify Fire Extinguishers	Local	Moved To May
Sept	Annual Mtg	Breeze-R	Req	Advertise Meeting Schedule At Least 7 Das B/4 1st Mtg	State	Yes
Sept	Revenue	DS	Req	DR 421 To Dept of Revenue - No Ad Valorem	State	Yes
Sept	Financial	Breeze	Req	Engage Auditor for Audit	State	Yes
Sept	Financial	DS		Prepare Annual Depreciation Schedule	Local	Yes
Sept	Permit	DS		Review SWFWMD WUP for Next year Req's	State	Yes
					Local	

City of Tampa Projects Report

While not directly related to the Tampa Palms CDD, the attached is a presentation provided to City Council recently that details the major projects the City has planned and is executing.

This is just background information for the board members as Tampa Palms community leaders.

As a previous board member, the late Randy Marlowe often said, “we mice have to keep an eye on the cat”, although usually didn’t say cat.

GREAT 8 PROJECTS REPORT

CAPITAL IMPROVEMENT UPDATE



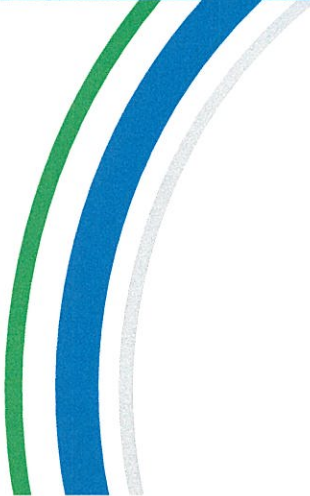
February 2025

City of
Tampa
Florida



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Introduction

February 27, 2025

The “Great 8” Capital Projects are a list of key City of Tampa projects that have been determined to require a high level of oversight and coordination. The “Great 8” process was introduced to Tampa City Council in December of 2022 as an additional method for enhancing coordination and superior project management of a select list of impactful capital projects.

The “Great 8” references the key stakeholders in the coordination process—Project Owner, City Attorney, CFO, Sustainability and Resiliency Office, Community Engagement and Communications Offices, Work Force Development/Apprenticeship Office, EBO Office, and of course, City Council.

A “Great 8” update will be presented bi-annually to City Council and will be accompanied by this “Great 8” Projects Report.

This report is a snapshot in time and will be continually updated as the projects progress. If you have any questions, please reach out to the Project Owner for the most current information.

Sincerely,

Jean Duncan

Administrator of Infrastructure and Mobility, Infrastructure & Mobility
813-274-8045 | Jean.Duncan@tampagov.net

West Riverwalk

Mobility | Council Districts: 4, 5, 6



PROJECT DESCRIPTION

This project completes approximately 5 miles of contiguous multi-modal path separated from vehicle traffic, with complete streets and traffic calming improvements. The project will connect downtown Tampa, the University of Tampa, West Tampa, Tampa Heights, Bayshore, Hyde Park and Ybor City with multimodal paths, complete streets and pedestrian bridges/over water segments, site work, new pavement, guard rails, lighting, landscaping, and living shorelines.



FUNDING

Estimated Construction Cost

\$56,855,530

- \$24 MM Federal BUILD Grant
- \$10 MM CRA Special Project Grant
- Local Funds (CIT Program 6 FY2022 - FY2026 = \$7,246,000 + Non-Ad Valorem Debt up to \$15,609,530)



PROJECT BENEFITS

- **MOBILITY:** This project adds to the City's low-stress walk/bike network by providing a multimodal path separated from vehicle traffic. Accommodates growing multimodal demand and fills gaps in the transportation network.
- **VISION ZERO:** This project will improve safety in an area experiencing a high number of pedestrian and bicycle crashes by building Complete Streets and adding traffic calming improvements.
- **OPPORTUNITY:** The project supports quality of life and economic development, job creation and competitiveness by providing a dedicated pedestrian and bicycle link between the disadvantaged communities in the project area, downtown employment centers, and essential services.
- **SUSTAINABILITY & RESILIENCE:** Supports environmental sustainability. Partial restoration of native shoreline will also increase wildlife rehabilitation, filter stormwater runoff, and increase resiliency to high tides, storms, and hurricanes.
- Reconnecting neighborhoods and make them safer, more accessible and equitable, by linking West Tampa neighborhoods with Downtown and Ybor City.



PROJECT OWNER

 **Vik Bhide**
813-274-8066

 Vik.Bhide@tampagov.net



West Riverwalk

Mobility | Council Districts: 4, 5, 6



BUSINESS CASE

- Aligns with the Strategic Goal: Improving Infrastructure and Mobility
- Aligns with the Strategic Goal: Establishing Sustainability and Resilience
- The City of Tampa has presented to numerous organizations and neighborhoods as part of the community and stakeholder outreach for the West River District BUILD grant project over the last 10+ years. The planning and public involvement process began with The InVision Tampa “Tampa Center City Plan: Connecting Our Neighborhoods and Our River for Our Future” that was finalized in late 2012. The InVision Tampa planning team hosted a series of community knowledge exchanges and meetings, neighborhood charettes, one-on-one dialogues, I-town hall meetings, and utilized online and social channels for greater outreach to ensure input from various audiences including traditionally marginalized communities. The most important community issues and topics that were identified included the Hillsborough River and waterfront, Center City neighborhoods, Tampa’s Downtown Core, livable streets and community linkages, and transit.



Platt Street Concept

PROJECT STATUS



Estimated Project Completion: 2027

PROJECT OWNER

 **Vik Bhide**
813-274-8066

 Vik.Bhide@tampagov.net

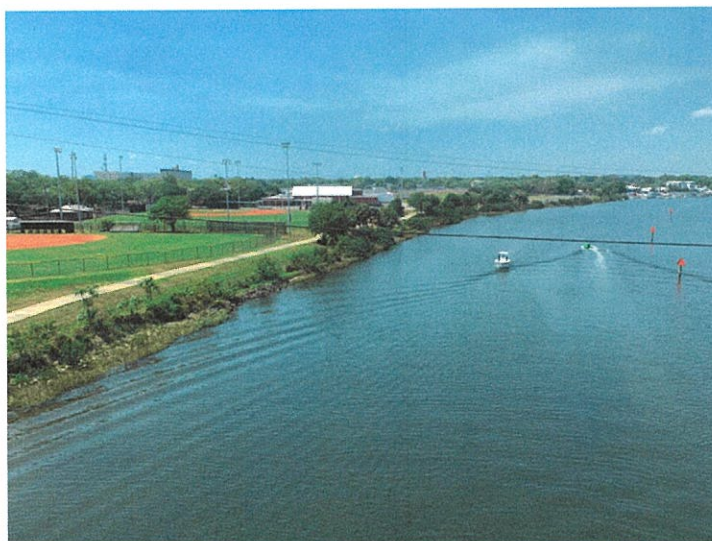


West Riverwalk

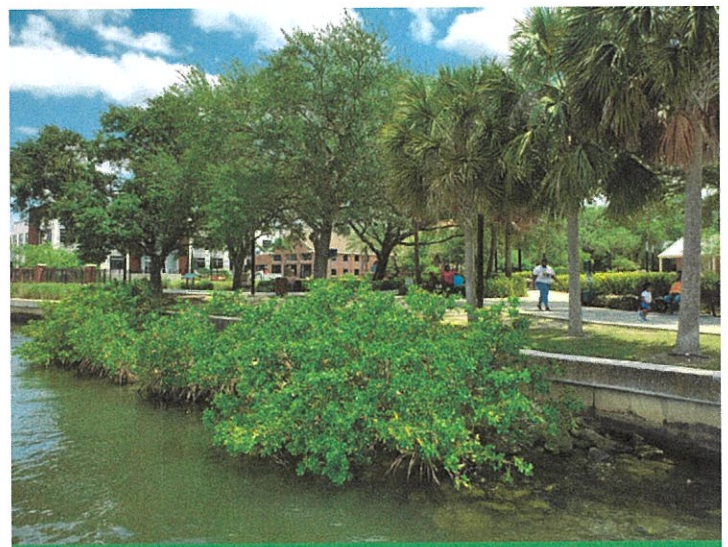
Mobility | Council Districts: 4, 5, 6



Multimodal Path at Tony Jannus Park



Multimodal path on west riverbank, Stewart Middle School



Living Shoreline

PROJECT OWNER

 **Vik Bhide**
813-274-8066

 Vik.Bhide@tampagov.net



South Howard Flood Relief

Mobility | Council Districts: 4



PROJECT DESCRIPTION

The South Howard Flood Relief Project involves designing and building a major stormwater conveyance system to improve drainage and reduce flooding along South Howard Avenue and adjacent neighborhoods, including Parkland Estates and Palma Ceia Pines. This project will include a partnership between the Tampa Hillsborough Expressway Authority (THEA) for the drainage of the expanded South Selmon Expressway.



FUNDING

Estimated Construction Cost

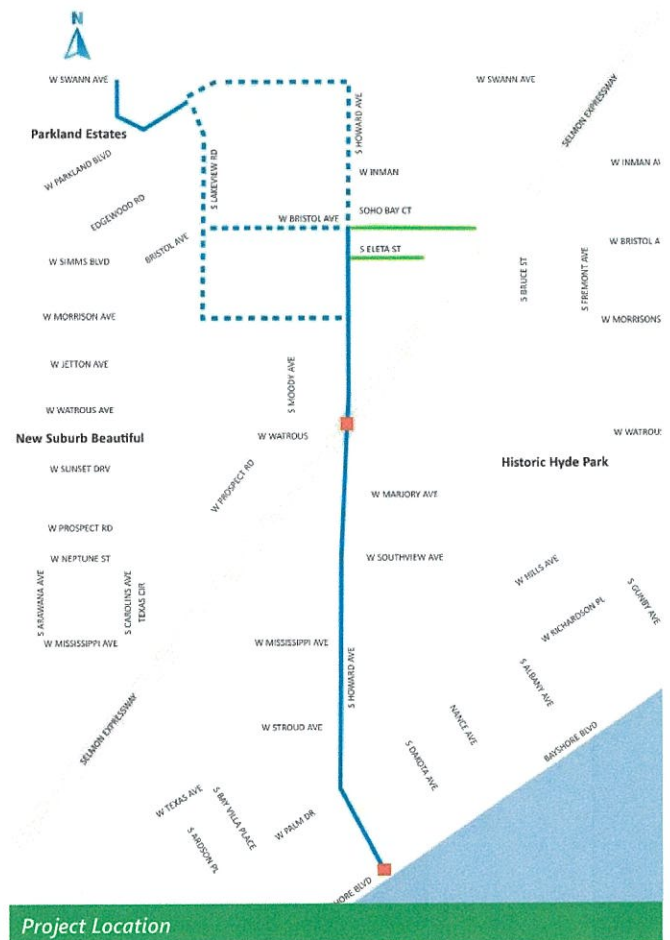
\$64,500,000

- Stormwater Improvement Fee, THEA, Water System Revenues, Florida Department of Environmental Protection (FDEP) Grant



PROJECT BENEFITS

- Upgraded water, wastewater, and stormwater infrastructure.
- Coordination with Tampa Electric (TECO) to move South Howard Avenue power lines underground.
- Reimagined South Howard Avenue streetscape with wider sidewalks, on-street parking, enhanced landscaping, and expanded tree canopy for safer and more enjoyable walking, shopping, and dining.
- Improved water quality discharges to the Hillsborough Bay through innovative green infrastructure technologies, contributing to a healthier bay and more resilient community.
- Partnering with the Tampa Hillsborough Expressway Authority for drainage of the expanded South Selmon Expressway.
- Repaved roadways near project area before construction phase.



PROJECT STATUS

PLANNING

DESIGN

CONSTRUCTION

CLOSEOUT

PROJECT OWNER

- Vik Bhide
813-274-8066
- Brett Sillman
813-274-1856

Vik.Bhide@tampagov.net

Brett.Silman@tampagov.net



Fleet Maintenance Decentralization Facility at 40th Street

Logistic and Asset Management (LAM) | Council Districts: 5



PROJECT DESCRIPTION

The City of Tampa's new 40th Street multi-bay fleet facility will be a state-of-the-art hub for the Contract Administration, Water, and Mobility departments. Purposefully designed to optimize operational efficiency and address the city's diverse infrastructure needs, this modern facility will include specialized bays tailored to maintain and manage fleets, equipment, and vehicles that power vital city services.



FUNDING

Estimated Construction Cost

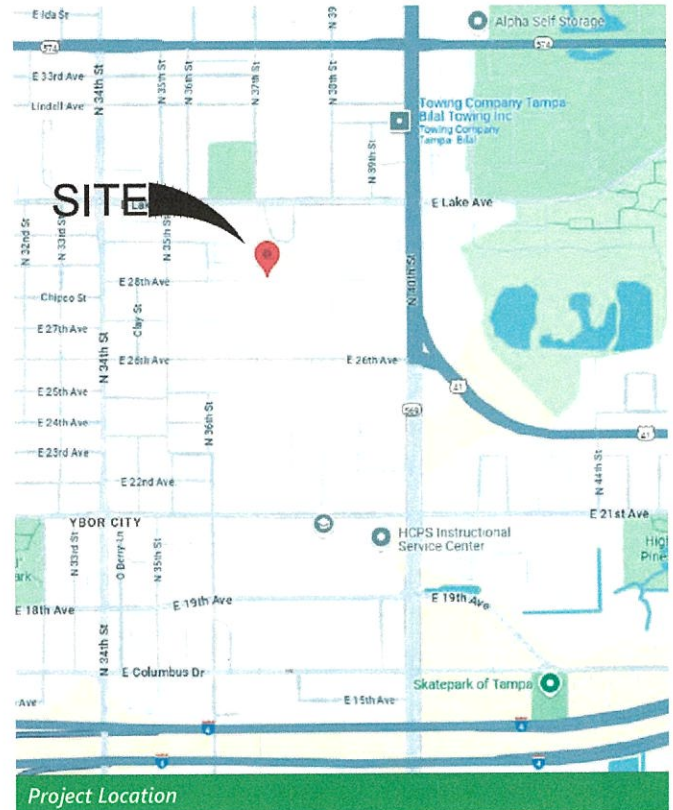
\$13.9M

- Non-Ad Valorem Bonds CIP Fund Series 2024;
Water CIP - Paygo



PROJECT BENEFITS

- **OPERATIONAL EFFICIENCY:** Improved fleet uptime, reduced repair delays, and optimized maintenance schedules.
- Reduced travel time from the existing fleet facility, reducing labor and accident risk
- Additional storage for the mobility department's travel signal shop.
- **COST SAVINGS:** Longer fleet lifespan due to proactive maintenance.
- **ENVIRONMENTAL IMPACT:** Sustainable practices that minimize resource use and waste generation. (Provisions to add EV charging stations, green building practices, and reclaimed water).
- **WORKFORCE PRODUCTIVITY:** A thoughtfully designed workspace that promotes employee safety, comfort, and morale, fostering higher productivity.



PROJECT OWNER

 **Adriana Colina**
813-348-1150

 Adriana.Colina@tampagov.net



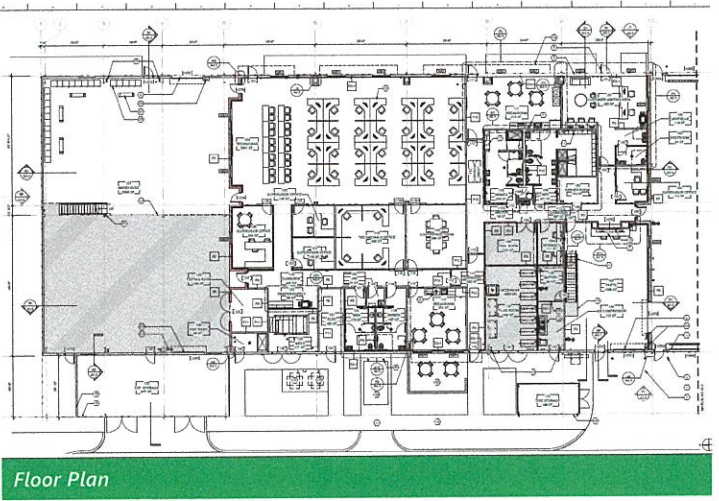
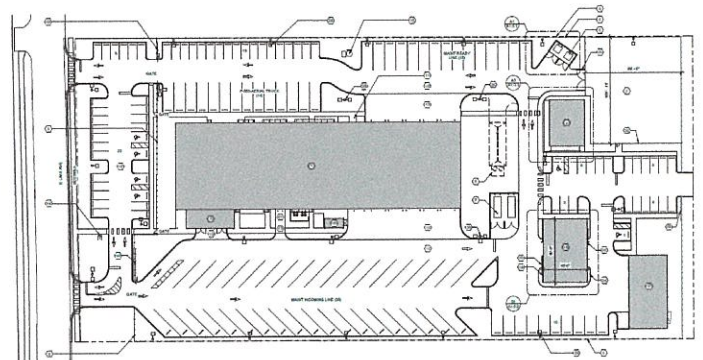
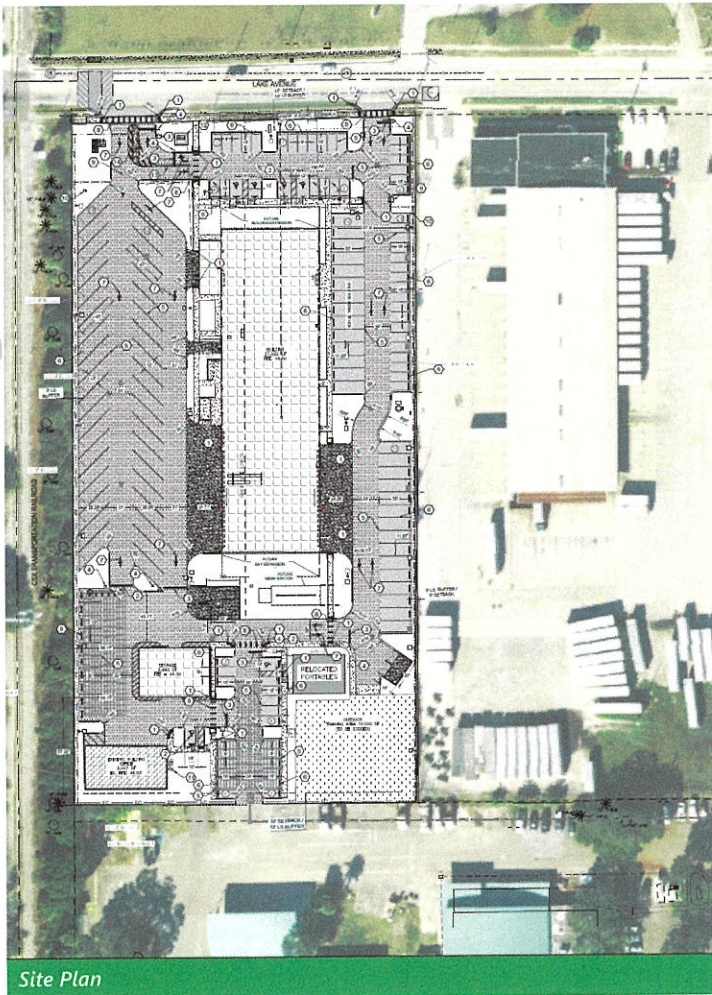
Fleet Maintenance Decentralization Facility at 40th Street

Logistic and Asset Management (LAM) | Council Districts: 5



BUSINESS CASE

This project provides a new Fleet Maintenance Building for the Water, Mobility, and Contract Administration Departments and is part of a city-wide Fleet Decentralization Project. This new multi-bay facility, with associated offices, will also feature break rooms, supply/parts room, high-bay drive through garage areas, men and women restrooms with showers, and a locker room.



PROJECT STATUS

PLANNING

DESIGN

CONSTRUCTION

CLOSEOUT

PROJECT OWNER

Adriana Colina
813-348-1150

Adriana.Colina@tampagov.net



Fleet Maintenance Decentralization Facility at Port of Tampa

Logistic and Asset Management (LAM) & Wastewater | Council Districts: 5



PROJECT DESCRIPTION

The new Wastewater Department Fleet project aims to develop a state-of-the-art facility designed to support the maintenance, repair, and management of the wastewater department’s fleet of vehicles and heavy equipment. The facility will ensure the department’s fleet operates efficiently, safely, and in compliance with all regulatory requirements, supporting the seamless operation of wastewater collection and treatment services.



FUNDING

Estimated Construction Cost (GMP)

\$14,326,564



PROJECT BENEFITS

- **OPERATIONAL EFFICIENCY:** Improved fleet uptime, reduced repair delays, and optimized maintenance schedules.
- Reduced travel time from existing fleet facility which in turn reduces labor and accident risk.
- **COST SAVINGS:** Expanded fleet lifespan due to proactive maintenance.
- **ENVIRONMENTAL IMPACT:** Sustainable practices that minimize resource use and waste generation. (Provisions to add EV charging stations, green building practices, reduce carbon emissions, and reclaimed water).
- **WORKFORCE PRODUCTIVITY:** A well-designed workspace that enhances employee safety, comfort, and morale, fostering higher productivity.



PROJECT STATUS



PROJECT OWNER

Adriana Colina
813-348-1150
Eric Weiss
813-274-8039

Adriana.Colina@tampagov.net
Eric.Weiss@tampagov.net



Fleet Maintenance Decentralization Facility at Port of Tampa

Logistic and Asset Management (LAM) & Wastewater | Council Districts: 5



BUSINESS CASE

This project provides for design and construction (design-build DB) of a new, multi-bay Fleet Complex for use by Wastewater Department at the Howard F. Curren Treatment Facility at Port of Tampa, 2700 Maritime Blvd., Tampa, Florida 33605. The project is based on the needs of the end user department. The project includes site preparation and the construction of new 10-bay fleet building containing offices, break room, supply/parts room, high-bay drive through garage areas, men and women restrooms, respectively, with showers and locker room.



Renderings of The Port of Tampa's New Fleet Repair Shop

PROJECT OWNER

 **Adriana Colina**
813-348-1150

 **Eric Weiss**
813-274-8039

 Adriana.Colina@tampagov.net

 Eric.Weiss@tampagov.net



Relocation of Solid Waste Facilities from Spruce Street to 34th Street

Solid Waste and Environmental Program Management | Council District: 5



PROJECT DESCRIPTION

The Solid Waste Relocation Project seeks to enhance present systems by creating opportunities to integrate waste systems that strengthen services and streamline the department's collection and disposal processes. Administration and Operations will be moved from Spruce Street to 34th Street as part of the construction of a new consolidated complex. This project will amplify the department's ability to manage increased trash volumes, reduce operational costs, increase productivity and provide opportunities for operations improvements that bolster consumer satisfaction.



FUNDING

Estimated Construction Cost

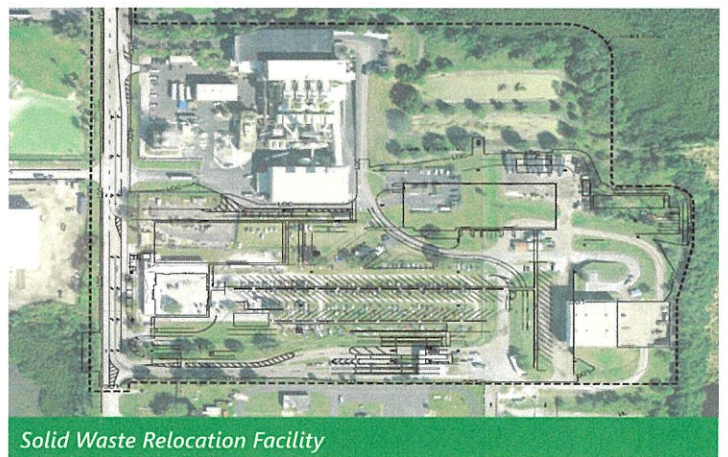
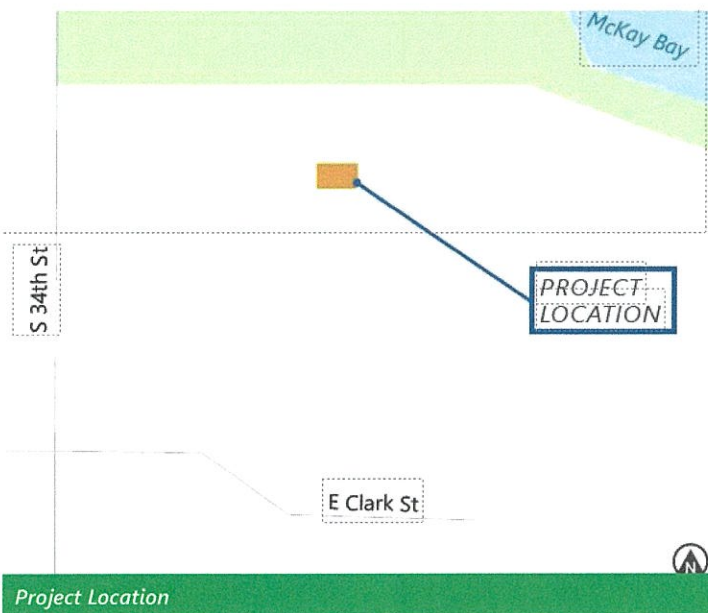
\$107,000,000

Solid Wates Revenues, American Rescue Plan, Capital Project fund, Solid Waste Future Debt



PROJECT BENEFITS

- Decreased travel times of collection vehicles by 25 mins per truck.
- Decreased over time and operational costs.
- Decreased greenhouse gas emissions.
- Reduced noise pollution in the Carver City area.
- 20 acres of viable land free for development.
- Reduced driver fatigue due to improved routing.
- Improve stormwater capacity and function for the Solid Waste Complex.



PROJECT OWNER



Larry Washington
813-348-1153

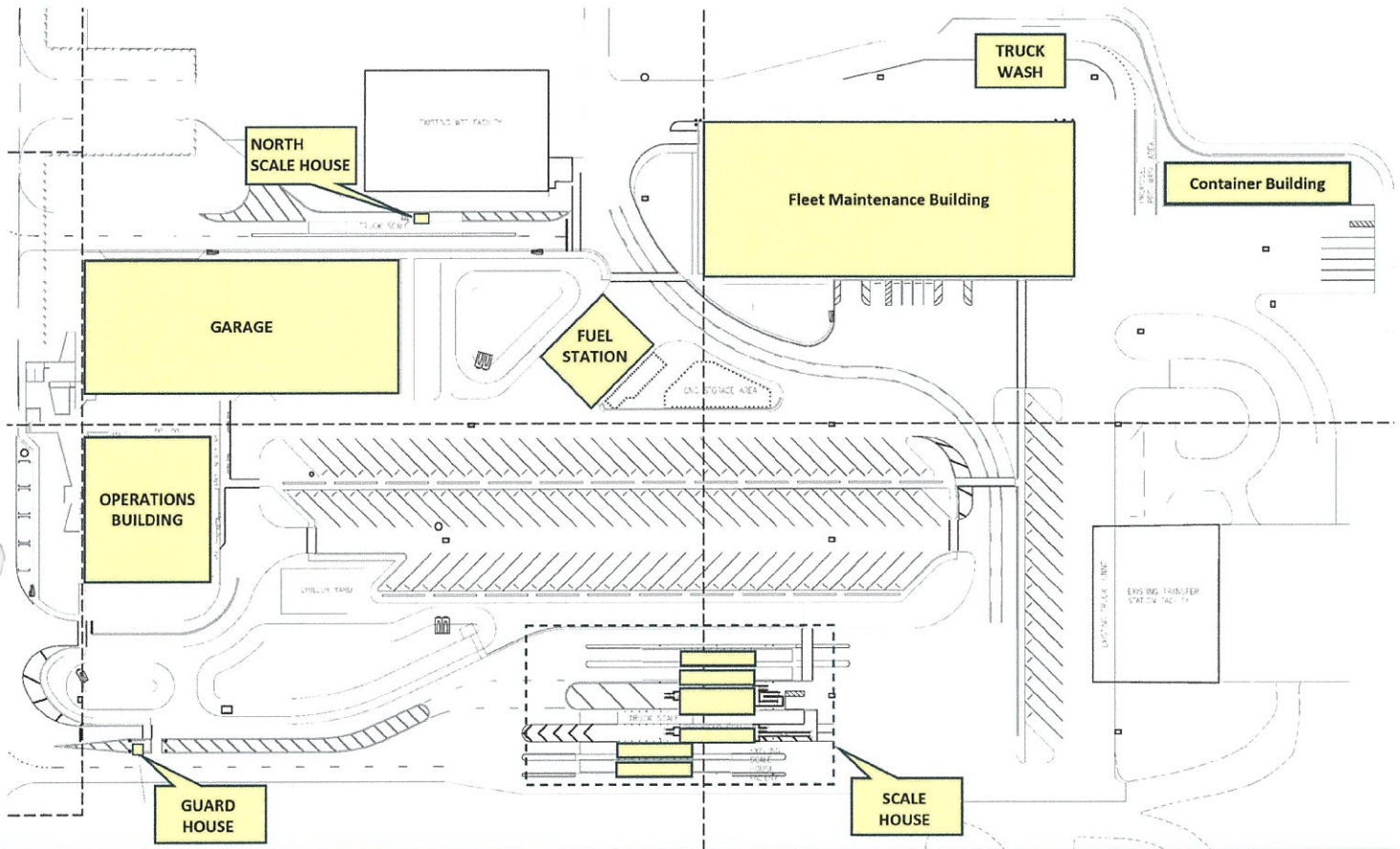


Larry.Washington@tampagov.net



Relocation of Solid Waste Facilities from Spruce Street to 34th Street

Solid Waste and Environmental Program Management | Council District: 5



Solid Waste Relocation Project unites WTE Facility, Transfer Station with newly constructed main Operations Building, Scale House & Scale Plaza, Fleet Maintenance Facility, Container Maintenance Facility, 5-story Parking Garage, Automated Truck Wash and a Northern Scale.

PROJECT STATUS



Estimated Project Completion:
March 2027

PROJECT OWNER

📞 Larry Washington
813-348-1153

✉️ Larry.Washington@tampagov.net



Decentralized Solid Waste Fleet Maintenance Facility

Solid Waste and Environmental Program Management | Council District: 5



PROJECT DESCRIPTION

As part of a citywide Fleet Maintenance Decentralization Project, the new Solid Waste Complex is projected to have a new Multi-Bay Fleet Maintenance Building constructed to serve the DSW by maintaining, repairing, and servicing the divisions fleet of vehicles and equipment. It is projected that construction will be finished within 24 to 36 months. The new one-story building is planned to be 54,000 sq. ft. (approx.) and house an 11-space truck line, 4 space heavy equipment line for the maintenance and repair of heavy-duty vehicles and equipment with diesel and CNG engines, a 4-space sedan line, lube shop, parts storage, outdoor covered work area and administrative offices with a break room and locker room for employees.



FUNDING

Estimated Construction Cost

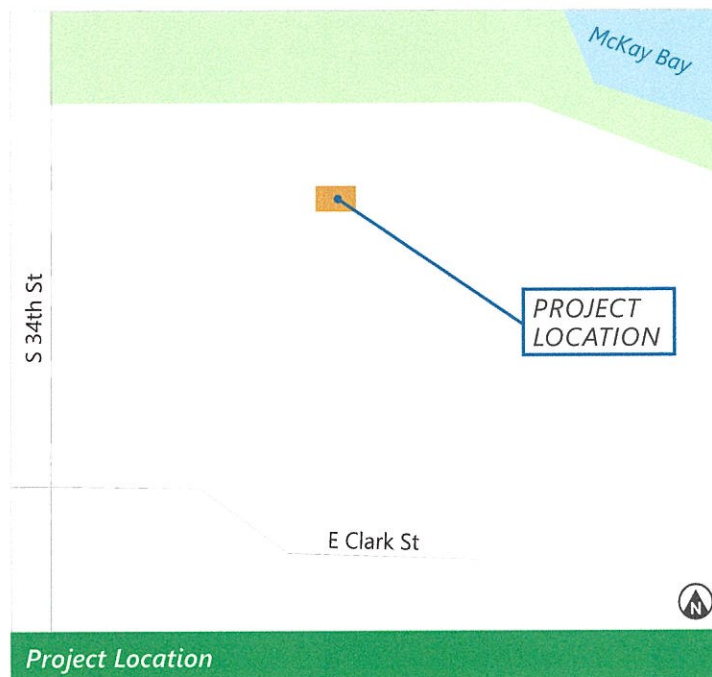
\$18,000,000

Solid Waste Rate Revenues, Solid Waste Future Debt



PROJECT BENEFITS

- **Reduced downtime** - repairs can be done immediately without the need to transport vehicles to a repair shop, minimizing operational disruptions and costs.
- **Improved efficiency** - issues can be promptly resolved by on-site technicians, enabling improved scheduling and fleet operations.
- **Enhanced safety** - regular on-site inspections can identify potential safety hazards early on, preventing breakdowns and accidents.



PROJECT STATUS

↓
PLANNING

DESIGN

CONSTRUCTION

CLOSEOUT

*Estimated Project Completion:
June 2024*

PROJECT OWNERS



Larry Washington
813-348-1153



Larry.Washington@tampagov.net



TPD Howard Avenue Annex Building

TPD | Council District: 6



PROJECT DESCRIPTION

The Tampa Police Department has outgrown the temporary remote evidence storage location currently referred to as the TPD Impound Lot. The original TPD impound lot was moved to a temporary location to accommodate solid waste's environmental project. The storage facility is outdated, insufficient and does not meet the needs of the Tampa Police Department or the community. The TPD Howard Avenue Annex will be a centralized location for remote property and evidence storage. The Tampa Police Department's Forensics Unit will also be located at the TPD Howard Avenue Annex, allowing evidence and property to be processed promptly and returned to the community as needed. Currently, TPD has multiple locations for evidence storage and requires multiple staff for the intake and disposal of evidence. One location will reduce staffing requirements. Forensic bays are also necessary for processing vehicles used in heinous crimes like traffic homicides, homicides and other crimes needing forensic collection. Vehicles involved in such crimes may require a vehicle to be secured and sealed until the execution of a search warrant.



FUNDING

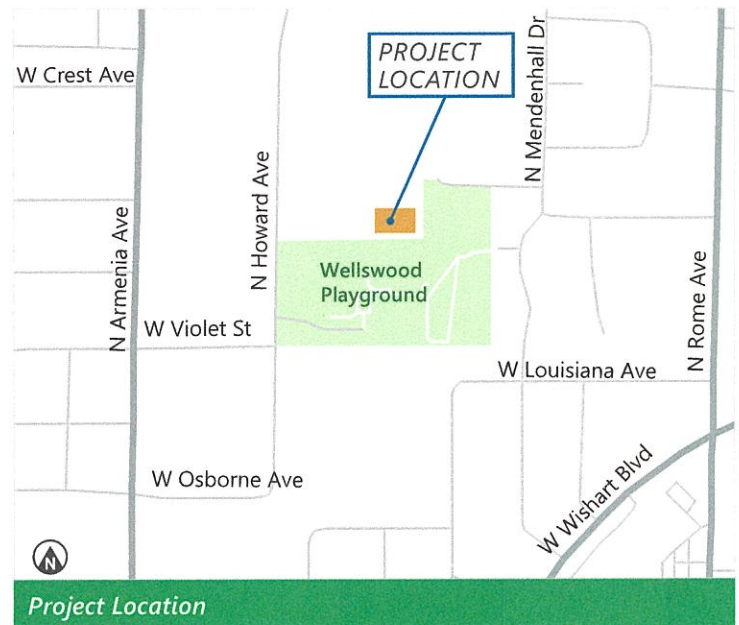
Estimated Construction Cost

\$40,000,000



PROJECT BENEFITS

- A modern and centralized location will make it more efficient to enter, store, process, and return evidence, saving time and resources while improving oversight and security.
- Relocating the current TPD Impound Lot will reduce the need for multiple staff to take in and dispose of evidence or check out evidence for court.
- The community will be able to respond to one centralized location to retrieve property.
- Forensics being on site to process vehicles would benefit the processing time, security measurements, and return of personal items to the community.
- Vehicles can be stored on site if necessary pending trial, ensuring chain of custody and security of evidence.



PROJECT OWNER

Chief of Police Lee Bercaw
813-276-3727



Lee.Bercaw@tampagov.net

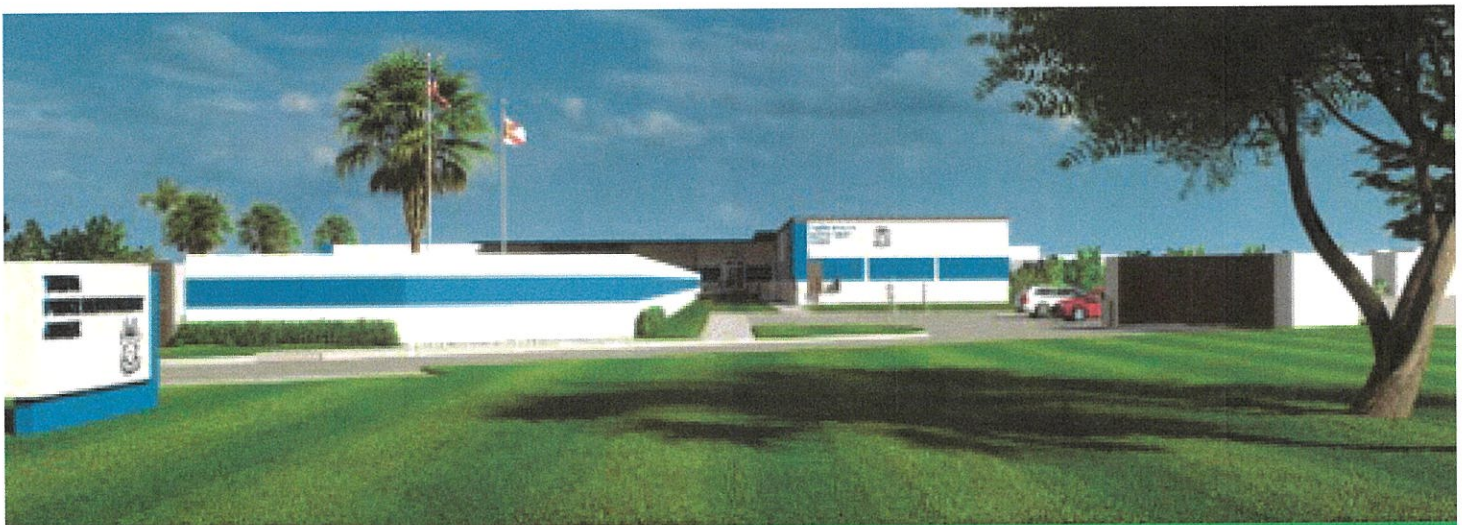


TPD Howard Avenue Annex Building

TPD | Council District: 6



Existing Facility



Complex Rendering

PROJECT STATUS



PLANNING

DESIGN

CONSTRUCTION

CLOSEOUT

November 2022 - October 2024

Estimated Construction Start: FY 2026

PROJECT OWNER



Chief of Police Lee Bercaw
813-276-3727



Lee.Bercaw@tampagov.net



Fire Station No. 24

Tampa Fire Rescue | Council District: 7



PROJECT DESCRIPTION

Fire Station No. 24 provides for the development, design and construction of a new “essential” facility to better service the needs of the communities in North Tampa. The new 11,000 sq. fire station, with four apparatus bays, will be located on a 3.05-acre site owned by the City of Tampa and currently part of Greco Park. The site, comprised of two parcels of land and a public right of way, will also improve Tampa Fire Rescue’s (TFR) abilities to continue and expand its mission by embedding existing and new resources where they are currently needed as the municipality continues to grow.



FUNDING

Estimated Construction Cost

\$24,000,000

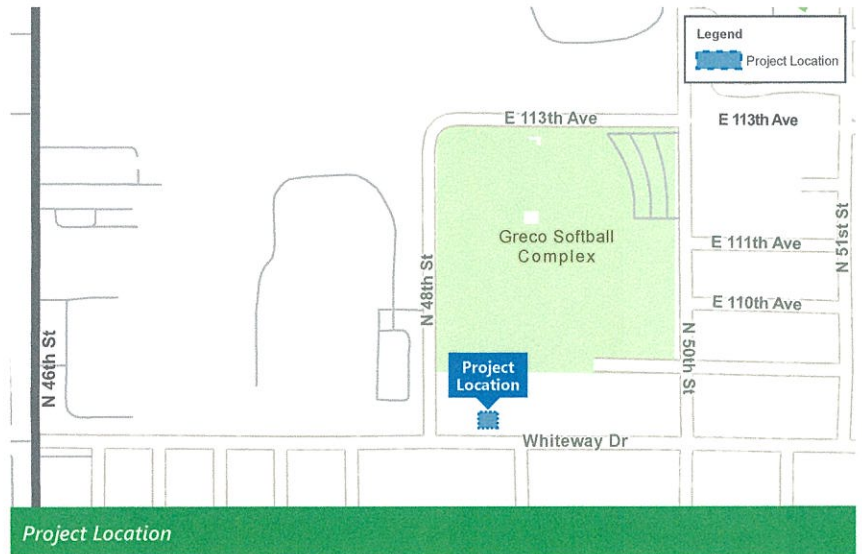
Funding Sources:

- Non Ad Valorem Bonds CIP Fund
- CIT Program Capital



PROJECT BENEFITS

- Improving services and response times to customers.
- Placing Tampa Fire Rescue resources in communities where they are currently needed.
- Aligning services with the City of Tampa’s growth and development.
- Improving neighborhood stormwater management.



PROJECT STATUS

PLANNING

DESIGN

CONSTRUCTION

CLOSEOUT

Design Start: February 2025

Estimated Completion: FY 2028

PROJECT OWNER

Fire Chief Barbara Tripp
813-274-7527

Barbara.Tripp@tampagov.net



17

Public Safety Training Facility Renovation

Tampa Police Department & Tampa Fire Rescue | Council District: 5



PROJECT DESCRIPTION

To address the limited number of existing city facilities available for the training of Tampa Police Department (TPD) and Tampa Fire Rescue (TFR) Recruits, a new 17,000 sq. ft. Public Safety Training Facility was made necessary to both provide additional classrooms and reduce the need to continually rent commercial and university space. Located at 116 South 34th Street on the McKay Bay Peninsula, the new facility is to be placed adjacent to the current training center in order to create a single campus dedicated to educating and training Tampa's first and newest responders.



FUNDING

Estimated Total Project Cost

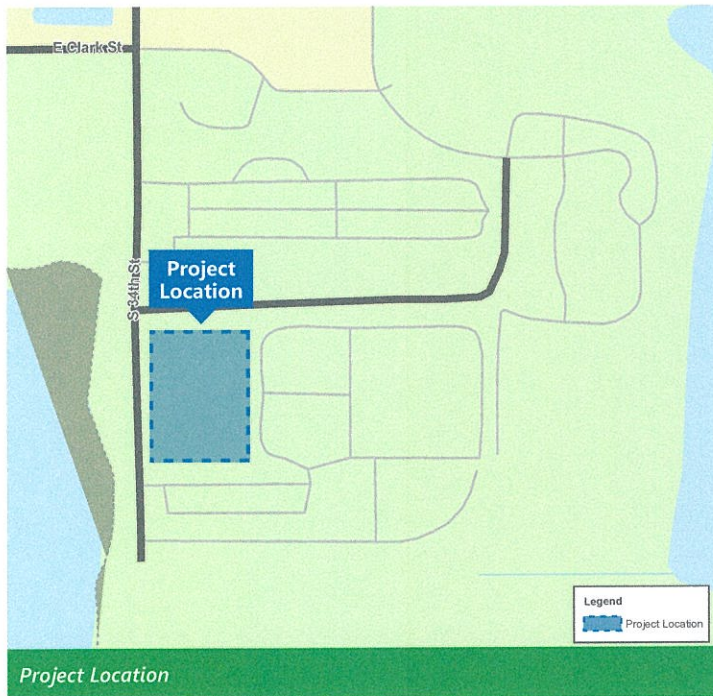
\$13,000,000

TPD / TFR Capital Funds



PROJECT BENEFITS

- Improving the educational facilities needed to train new TPD and TFR Recruits.
- Creating a single campus dedicated to educating and training Tampa's first and newest responders.
- Aligning city and department resources with TPD's and TFR's growth and development.



PROJECT STATUS

PLANNING

DESIGN

CONSTRUCTION

CLOSEOUT

Estimated Construction Start:
Summer 2025

Estimated Project Completion: 2027

PROJECT OWNER

Fire Chief Barbara Tripp
813-274-7527

Barbara.Tripp@tampagov.net

Chief of Police Lee Bercaw
813-276-3727

Lee.Bercaw@tampagov.net



D.L. Tippin Water Treatment Facility (WTF) Chemical System Improvements

Water | Council District: 5



PROJECT DESCRIPTION

The Chemical System Improvements project will optimize facility performance capabilities, improve water quality and expand our water treatment capacity. This project will rehabilitate and replace existing infrastructure and eliminate deteriorating facilities and equipment to increase operational and maintenance efficiency. New infrastructure upgrades will increase our capacity to produce drinking water and we will also add new back-up systems to strengthen our resiliency when faced with a natural disaster or other emergency. New treatment processes will also be explored to achieve the twin goals of enhancing the taste and odor of our drinking water while reducing the use of water treatment chemicals.



FUNDING

Estimated Construction Cost

\$41,057,978

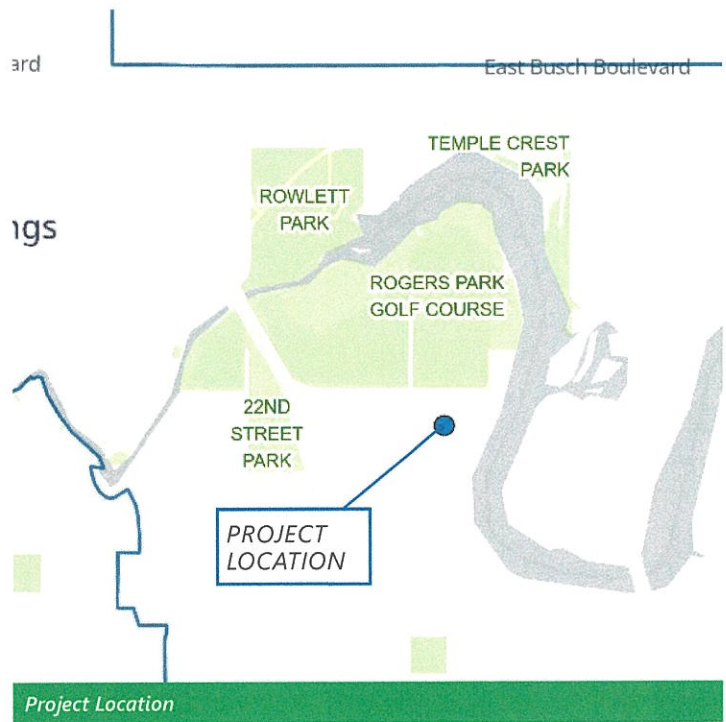


Funding Source: P.I.P.E.S.



PROJECT BENEFITS

This project will involve improvements to the facility, consist of a new On-Site Sodium Hypochlorite Generation (OSHG) Facility, abandonment and demolition of the existing 90-ton Rail Car Chlorine Storage and Feed System, replacement of the current Anhydrous Ammonia System with an alternate type of ammonia system, rehabilitation of the existing Chemical Pipe Trenches. All aspects of this work will be designed and constructed for a maximum daily rated capacity of 140 MGD.



PROJECT STATUS



Estimated Completion: 2026

PROJECT OWNER

Brad Baird
813-274-7883

Brad.Baird@tampagov.net

Rory Jones
813-274-7883

Rory.Jones@tampagov.net



D.L. Tippin Water Treatment Facility (WTF) Chemical System Improvements

Water | Council District: 5



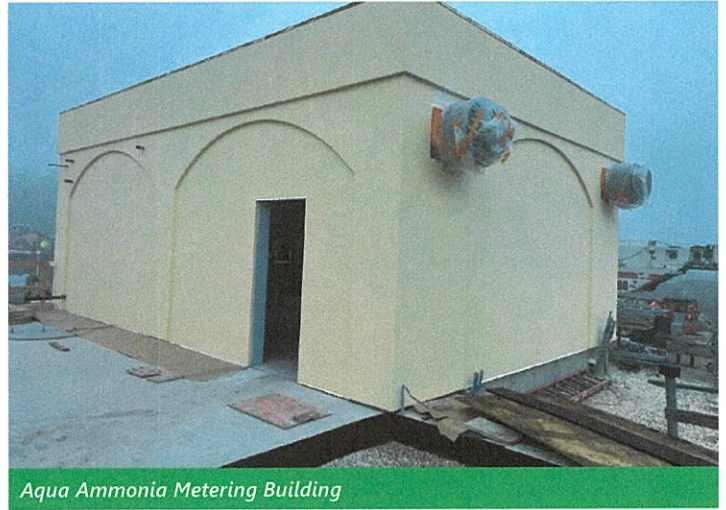
D.L. Tippin Water Treatment Plant



Electrical Duct Bank to Chem Building




OSHG Ven Stacks and Blowers



Aqua Ammonia Metering Building

PROJECT OWNER

 **Brad Baird**
813-274-7883

 **Rory Jones**
813-274-7883

 Brad.Baird@tampagov.net

 Rory.Jones@tampagov.net



Wastewater Pumping Stations Rehabilitation Program

PIPES (Wastewater Department) | Council Districts: Various Locations



PROJECT DESCRIPTION

These projects involve rehabilitation of 23 existing wastewater pumping stations of various sizes, rated capacities, and rehabilitation needs. The majority of these stations are located in residential areas and some stations are very close to adjacent homes. Specialized design and construction approaches are necessary to minimize and mitigate disruption to the area during the rehabilitation.



FUNDING

Estimated Construction Cost

\$47,782,000



Funding Source: P.I.P.E.S.



PROJECT BENEFITS

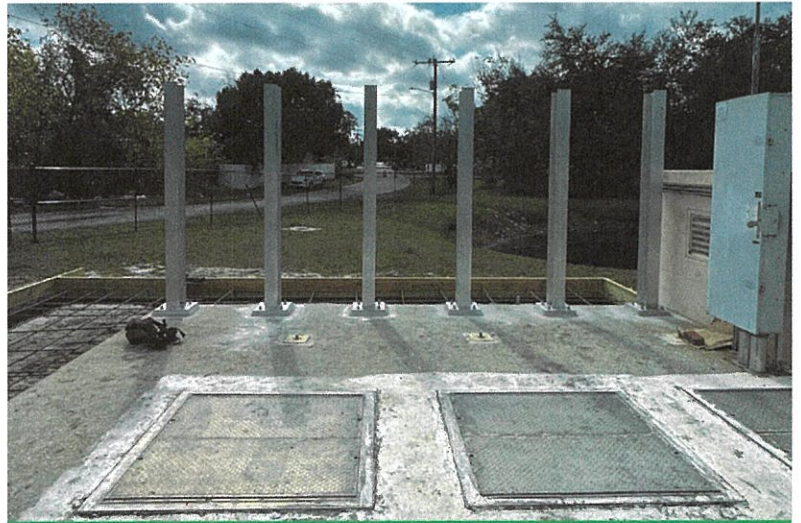
In addition, the construction will include sustainability and resiliency components that include raising the electrical equipment above flood elevations and the installation of new backup generators.

BUSINESS CASE

Many of the components of these stations are original and have reached the end of their useful life. The work will restore the reliability and provide improved operation.

PROJECT STATUS

Various



18th Street Wastewater Pumping Station



Pumping Station flooding during Hurricane Milton

PROJECT OWNER

 **Brad Baird**
813-274-7883

 **Eric Weiss**
813-274-7883

 Brad.Baird@tampagov.net

 Eric.Weiss@tampagov.net



Ashley Drive Reconnecting Communities

Mobility | Council Districts: 5



PROJECT DESCRIPTION

The project will lower an interchange ramp to street level to restore neighborhood connectivity blocked by I-275, including introducing new roadway connections. The project will also provide new bicycle and pedestrian routes.



FUNDING

Estimated Construction Cost

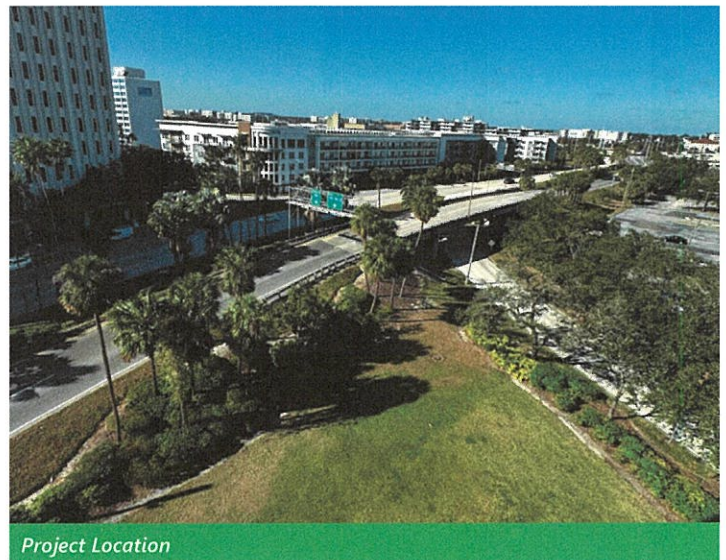
\$22,000,000

*Funding Source - \$5,354,695 FHWA Grant
\$4,700,000 CIT 2016 Bonds
\$8,000,000 Pending CRA Request
\$5,354,695 Other City Funds*



PROJECT BENEFITS

- Increase safety by removing merging movements on Tampa Street.
- New or improved active transportation access..
- Reconnect Tampa's historic street grid by bringing the freeway ramp down to grade and introducing new roadway connections at Harrison Street and Royal Street.
- Bolster safe and direct active transportation in Downtown Tampa by providing new bicycle and pedestrian routes and upgrading existing facilities.
- Create new opportunities for affordable housing, park space, and repurposing underutilized space.
- Removal of the Ashley Drive to Tampa Street off-ramp and northbound Ashley Drive flyover and installation of two new traffic signals with pedestrian features.
- Implementation of traffic calming measures along Ashley Drive.
- Community Engagement to incorporate placemaking and public art elements and guide equitable project implementation.



Project Location

PROJECT OWNER

 **Vik Bhide**
813-274-8066

 Vik.Bhide@tampagov.net



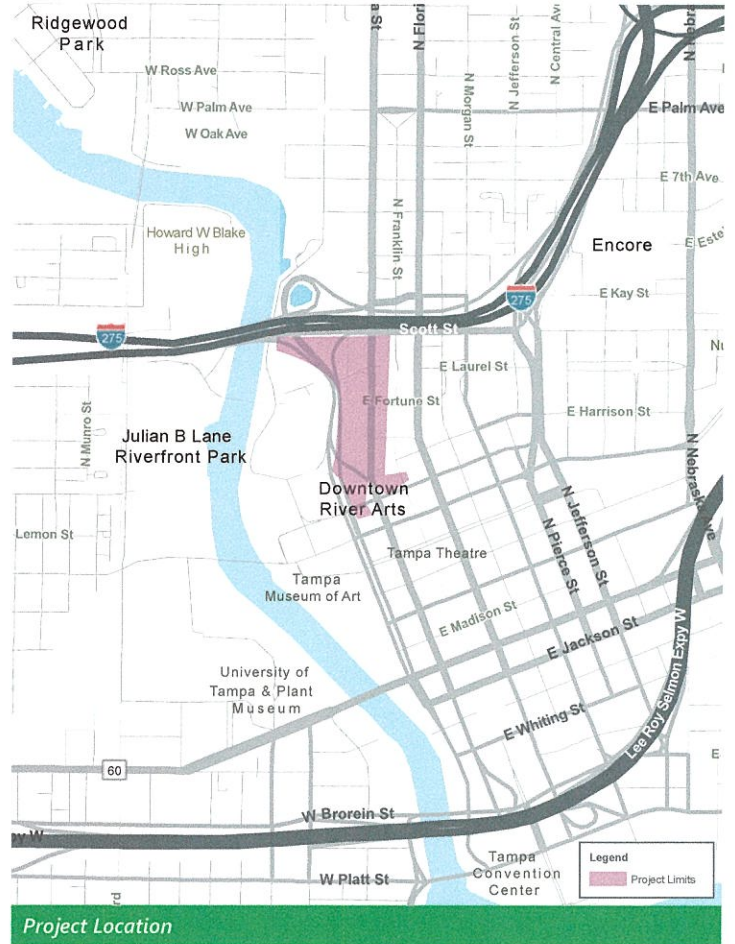
Ashley Drive Reconnecting Communities

Mobility | Council Districts: 5



BUSINESS CASE

- Redress the barrier between Downtown Tampa and its riverfront, characterized by high-speed traffic, long block lengths, and indirect bicycle and pedestrian routes.
- Equity and inclusion program/plan or other equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project.
- Use of registered apprenticeships in the overall delivery and implementation of the Project.
- Construction of new roadway connections at Harrison Street and Royal Street.
- Directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions.
- Create new opportunities for affordable housing, park space, and placemaking by providing new connection and repurposing underutilized space.
- Facilitate the redevelopment of four acres of land into potentially 800 units of mixed income housing.
- Increases in parcel values at adjacent parcels.
- Uses environmental justice tools, such as the EJSCREEN, to minimize adverse impacts of the Project on environmental justice communities.
- Transforms Ashley Drive and the greater North Downtown area.



Estimated Completion: FY 2029

PROJECT OWNER

 **Vik Bhide**
813-274-8066

 Vik.Bhide@tampagov.net



The logo for the City of Tampa, Florida, is centered on a white circular background. It features the words "City of Tampa" in a black, elegant script font, with "Florida" in a smaller, simpler font below it. The entire logo is set against a dark blue background that has a large, light blue circular cutout. A thin orange line follows the inner edge of this cutout. Three hole-punch marks are visible on the left side of the page.

City of
Tampa
Florida