

**WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
MARCH 11, 2024**



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Waterchase Community Development District

Board of Supervisors

- ☐ Ian Watson, Chairperson
- ☐ Salvatore Mancini, Vice Chairperson
- ☐ Michael Acheson, Assistant Secretary
- ☐ G. Arnie Daniels, Assistant Secretary
- ☐ Christopher Rizzo, Assistant Secretary

David Wenck, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Monday, March 11, 2024 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
 - A. Approval of the Minutes of the February 12, 2024 Meeting
 - B. Acceptance of January 2024 Financial Report
 - C. Resolution 2024-01 - General Election
4. **Pond Report**
 - A. Steadfast - Proposal #1081 – Pond 21 Fountain Motor & Pump Assembly
 - B. Discussion of Pond #20 Erosion
5. **Field Inspection Report**
 - A. Yellowstone Landscape – Proposal #389419 – Center Medians – Rocks
 - B. Yellowstone Landscape – Proposal #343459 – Tree Tear Out & Sod
6. **Manager's Report**
 - A. Website Audit Report – 4th Quarter
 - B. Cell Tower Discussion
7. **Attorney's Report**
8. **Engineer's Report**
9. **Supervisors' Requests**
10. **Adjournment**

The next meeting is Monday, April 8, 2024 @ 6:00 p.m.

The next CDD Workshop is Monday, April 25, 2024 @ 8:00 p.m.

District Office:

210 N University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Waterchase Clubhouse
14401 Waterchase Boulevard
Tampa, Florida 33626

Third Order of Business

3A.

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held Monday, February 12, 2024 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

| | |
|-------------------|---------------------------------|
| Ian Watson | Chairperson |
| Sal Mancini | Vice Chairperson |
| G. Arnie Daniels | Assistant Secretary |
| Christopher Rizzo | Assistant Secretary (via phone) |

Also present were:

| | |
|------------------|------------------|
| David Wenck | District Manager |
| Brenden Crawford | Field Services |
| Gabe Montagna | Inframark |

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Wenck called the meeting to order and called the roll. A quorum was established.

| |
|--|
| On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor to allow Mr. Rizzo to participate and vote via phone. 3-0 |
|--|

SECOND ORDER OF BUSINESS

Audience Comments

- There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the January 8, 2024 Meeting
- B. Acceptance of December 2023 Financial Report

| |
|---|
| On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor, the consent agenda was approved as presented. 4-0 |
|---|

FOURTH ORDER OF BUSINESS**Pond Report**

- Mr. Crawford reported that Steadfast had committed to cleaning out the tennis balls and other debris on their next visit and noted it did not happen.
- Mr. Watson voiced concerns that Steadfast's performance is falling and needs to improve.

FIFTH ORDER OF BUSINESS**Field Inspection Report****A. Waterchase CDD Light Poles Proposals**

- Lowes Commercial Painting
- Pressure Points – Revised Quote
- Certified Services Facility Cleaning and Maintenance

- The light pole proposals were tabled until August.

B. Leaning Palm Located at 14712 Waterchase Boulevard

- Mr. Crawford reported that the Arborist Aboard certified arborist stated that the tree and root system seemed to be healthy, and that the tree was not falling over but growing towards the light. A TRAQ report would more precisely evaluate the tree.

On MOTION by Mr. Mancini seconded by Mr. Daniel with all in favor, the Arborist Aboard TRAQ Proposal in the amount of \$350 was approved. 4-0

C. Light Pole 189 Project Update

- Mr. Crawford noted the project has been completed.

D. Pond 13 Planting

- Mr. Crawford stated that planting is still in progress.

E. Field Services Manager Change

- Mr. Crawford introduce Gabe Montagna as Waterchase's new Field Services Representative.

F. Yellowstone Landscaping

- The Board discussed the expectations with Seth from Yellowstone and also reviewed landscape issues.

SIXTH ORDER OF BUSINESS**Manager's Report****A. Website Audit Report – 4th Quarter**

- The District Manager informed the Board of the past Website Audit Report for the 4th Quarter. It was noted that the report was for the Woodlands and not Waterchase. Ian requested the correct report.

SEVENTH ORDER OF BUSINESS Attorney's Report

- There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Engineer's Report

- There being none, the next order if business followed.

NINTH ORDER OF BUSINESS Supervisors' Requests

- The Board requested the termination date of the bond be emailed to the Supervisors.

TENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Daniels seconded by Mr. Mancini with all in favor,
the meeting was adjourned. 4-0

Ian Watson
Chairperson

3B.

WATERCHASE
Community Development District

Financial Report

January 31, 2024

(unaudited)

Prepared by



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WATERCHASE
Community Development District

Financial Statements

(Unaudited)

January 31, 2024

Balance Sheet
January 31, 2024

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2017 DEBT SERVICE FUND | TOTAL |
|--|---------------------|--|---------------------|
| <u>ASSETS</u> | | | |
| Cash - Checking Account | \$ 135,107 | \$ - | \$ 135,107 |
| Accounts Receivable | 191 | - | 191 |
| Due From Other Funds | - | 498,417 | 498,417 |
| Investments: | | | |
| Money Market Account | 1,461,583 | - | 1,461,583 |
| Reserve Fund | - | 67,816 | 67,816 |
| Revenue Fund | - | 213,148 | 213,148 |
| Utility Deposits - TECO | 503 | - | 503 |
| TOTAL ASSETS | \$ 1,597,384 | \$ 779,381 | \$ 2,376,765 |
| <u>LIABILITIES</u> | | | |
| Accounts Payable | \$ 7,656 | \$ - | \$ 7,656 |
| Accrued Expenses | 3,440 | - | 3,440 |
| Due To Other Funds | 498,417 | - | 498,417 |
| TOTAL LIABILITIES | 509,513 | - | 509,513 |
| <u>FUND BALANCES</u> | | | |
| Nonspendable: | | | |
| Deposits | 503 | - | 503 |
| Restricted for: | | | |
| Debt Service | - | 779,381 | 779,381 |
| Assigned to: | | | |
| Operating Reserves | 93,598 | - | 93,598 |
| Reserves-Aeration & Fountains | 75,000 | - | 75,000 |
| Reserves- Lake Embank/Drainage | 497,582 | - | 497,582 |
| Reserves - Tree Removal & Replacement | 55,000 | - | 55,000 |
| Reserves - Streetlights | 75,000 | - | 75,000 |
| Unassigned: | 291,188 | - | 291,188 |
| TOTAL FUND BALANCES | \$ 1,087,871 | \$ 779,381 | \$ 1,867,252 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,597,384 | \$ 779,381 | \$ 2,376,765 |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|---------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 20,000 | \$ 6,667 | \$ 10,803 | \$ 4,136 |
| Special Assmnts- Tax Collector | 369,159 | 295,327 | 343,317 | 47,990 |
| Special Assmnts- Discounts | (14,766) | (11,813) | (13,624) | (1,811) |
| TOTAL REVENUES | 374,393 | 290,181 | 340,496 | 50,315 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| P/R-Board of Supervisors | 24,000 | 8,000 | 8,800 | (800) |
| FICA Taxes | 1,836 | 612 | 673 | (61) |
| ProfServ-Arbitrage Rebate | 600 | 600 | - | 600 |
| ProfServ-Dissemination Agent | 1,000 | 1,000 | 1,000 | - |
| ProfServ-Engineering | 20,000 | 6,667 | 8,369 | (1,702) |
| ProfServ-Legal Services | 9,000 | 3,000 | 4,711 | (1,711) |
| ProfServ-Mgmt Consulting | 65,034 | 21,678 | 21,678 | - |
| ProfServ-Special Assessment | 9,000 | 9,000 | 9,000 | - |
| ProfServ-Trustee Fees | 4,337 | 4,337 | 361 | 3,976 |
| ProfServ-Web Site Development | 1,000 | 333 | 17 | 316 |
| Auditing Services | 5,200 | 500 | 1,000 | (500) |
| Website Compliance | 2,629 | 2,629 | 2,586 | 43 |
| Postage and Freight | 350 | 117 | 66 | 51 |
| Insurance - General Liability | 7,040 | 7,040 | 6,656 | 384 |
| Printing and Binding | 55 | 55 | - | 55 |
| Legal Advertising | 3,500 | 1,167 | 540 | 627 |
| Misc-Bank Charges | 100 | 33 | - | 33 |
| Misc-Assessment Collection Cost | 7,383 | 5,906 | 6,594 | (688) |
| Misc-Contingency | 2,950 | 983 | 140 | 843 |
| Office Supplies | 1,000 | 333 | - | 333 |
| Annual District Filing Fee | 175 | 175 | 175 | - |
| Total Administration | 166,189 | 74,165 | 72,366 | 1,799 |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| Field | | | | |
| Field Services | 8,000 | 2,667 | 2,667 | - |
| Contracts-Wetland Mitigation | 12,000 | 4,000 | 3,000 | 1,000 |
| Contracts-Lakes | 20,640 | 6,880 | 6,240 | 640 |
| Contracts-Canal Maint/Cleaning | 10,000 | 3,333 | - | 3,333 |
| Contracts-Aquatic Midge Mgmt | 15,000 | 5,000 | - | 5,000 |
| Contracts-RTR Landscaping | 7,986 | 2,662 | 2,662 | - |
| Electricity - Streetlights | 28,000 | 9,333 | 6,987 | 2,346 |
| Electricity - Fountain | 2,000 | 667 | 484 | 183 |
| R&M-Fountain | 5,083 | 1,694 | - | 1,694 |
| R&M-Irrigation | 1,750 | 583 | - | 583 |
| R&M-Lake | 11,958 | 3,986 | - | 3,986 |
| R&M-Streetlights | 20,000 | 6,667 | 15,903 | (9,236) |
| Invasive Plant Removal | 8,000 | 2,667 | - | 2,667 |
| Aerators - R&M | 5,000 | 1,667 | 4,175 | (2,508) |
| Misc-Interlocal Agreement | 6,930 | 6,930 | 6,930 | - |
| Misc-Contingency | 45,856 | 15,285 | - | 15,285 |
| Total Field | 208,203 | 74,021 | 49,048 | 24,973 |
| TOTAL EXPENDITURES | 374,392 | 148,186 | 121,414 | 26,772 |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 141,995 | 219,082 | 77,087 |
| OTHER FINANCING SOURCES (USES) | | | | |
| TOTAL FINANCING SOURCES (USES) | - | - | - | - |
| Net change in fund balance | \$ - | \$ 141,995 | \$ 219,082 | \$ 77,087 |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 868,789 | 868,789 | 868,789 | |
| FUND BALANCE, ENDING | \$ 868,789 | \$ 1,010,784 | \$ 1,087,871 | |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ 200 | \$ 67 | \$ 4,437 | \$ 4,370 |
| Special Assmnts- Tax Collector | 737,129 | 589,703 | 685,528 | 95,825 |
| Special Assmnts- Discounts | (29,485) | (23,588) | (27,205) | (3,617) |
| TOTAL REVENUES | 707,844 | 566,182 | 662,760 | 96,578 |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Misc-Assessment Collection Cost | 14,743 | 11,794 | 13,166 | (1,372) |
| Total Administration | 14,743 | 11,794 | 13,166 | (1,372) |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 521,000 | - | - | - |
| Interest Expense | 164,982 | 82,491 | 82,491 | - |
| Total Debt Service | 685,982 | 82,491 | 82,491 | - |
| TOTAL EXPENDITURES | 700,725 | 94,285 | 95,657 | (1,372) |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | 7,119 | 471,897 | 567,103 | 95,206 |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | |
| Contribution to (Use of) Fund Balance | 7,119 | - | - | - |
| TOTAL FINANCING SOURCES (USES) | 7,119 | - | - | - |
| Net change in fund balance | \$ 7,119 | \$ 471,897 | \$ 567,103 | \$ 95,206 |
| FUND BALANCE, BEGINNING (OCT 1, 2023) | 364,647 | 364,647 | 364,647 | |
| FUND BALANCE, ENDING | \$ 371,766 | \$ 836,544 | \$ 931,750 | |

WATERCHASE
Community Development District

Supporting Schedules

January 31, 2024

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

| | | | | | Allocation By Fund | |
|----------------|-------------------|-------------------------------|------------------|-----------------------|--------------------|-------------------|
| Date Received | Net Amt Rcvd | Discount / (Penalties) Amount | Tax Coll Cost | Gross Amount Received | General Fund | Debt Service Fund |
| Assmnts Levied | | | | \$1,106,288 | \$369,159 | \$737,129 |
| Allocation % | | | | 100% | 33% | 67% |
| 11/07/23 | \$ 15,274 | \$ 771 | \$ 312 | \$ 16,357 | \$ 5,458 | \$ 10,899 |
| 11/16/23 | \$ 134,565 | \$ 5,721 | \$ 2,746 | \$ 143,033 | \$ 47,729 | \$ 95,304 |
| 11/21/23 | \$ 70,389 | \$ 2,993 | \$ 1,437 | \$ 74,818 | \$ 24,966 | \$ 49,852 |
| 12/06/23 | \$ 570,084 | \$ 24,238 | \$ 11,634 | \$ 605,956 | \$ 202,203 | \$ 403,754 |
| 12/06/23 | \$ 123,325 | \$ 5,223 | \$ 2,517 | \$ 131,065 | \$ 43,735 | \$ 87,330 |
| 12/15/23 | \$ 30,451 | \$ 1,136 | \$ 621 | \$ 32,208 | \$ 10,747 | \$ 21,460 |
| 01/05/24 | \$ 24,168 | \$ 747 | \$ 493 | \$ 25,408 | \$ 8,478 | \$ 16,929 |
| TOTAL | \$ 968,255 | \$ 40,829 | \$ 19,760 | \$ 1,028,845 | \$ 343,317 | \$ 685,528 |
| % COLLECTED | | | | 93% | 93% | 93% |
| TOTAL | | | | 77,443 | 25,842 | 51,601 |

Cash and Investment Report

January 31, 2024

General Fund

| <u>Account Name</u> | <u>Bank Name</u> | <u>Investment Type</u> | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u> |
|---------------------------|------------------|------------------------|-----------------|--------------|---------------------|
| Checking Acct - Operating | SouthState | Public Funds Checking | n/a | 0.00% | \$ 135,107 |
| Money Market Account | BankUnited | Business MMA | n/a | 5.45% | \$ 1,461,583 |
| GF Subtotal | | | | | <u>\$ 1,596,690</u> |

Debt Service Fund

| <u>Account Name</u> | <u>Bank Name</u> | <u>Investment Type</u> | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u> |
|--------------------------|------------------|------------------------|-----------------|--------------|----------------------------|
| Series 2017 Reserve Fund | US Bank | US Bank Open End CP | 05/01/32 | 5.25% | \$ 67,816 |
| Series 2017 Revenue Fund | US Bank | US Bank Open End CP | 05/01/32 | 5.25% | \$ 213,148 |
| DS Subtotal | | | | | <u>\$ 280,964</u> |
| Total | | | | | <u><u>\$ 1,877,654</u></u> |

Waterchase CDD

Bank Reconciliation

Bank Account No. 5719 Southstate Bank GF
Statement No. 01-24
Statement Date 1/31/2024

| | | | |
|----------------------|------------|----------------------|------------|
| G/L Balance (LCY) | 135,106.87 | Statement Balance | 137,735.37 |
| G/L Balance | 135,106.87 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 137,735.37 |
| Subtotal | 135,106.87 | Outstanding Checks | 2,628.50 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 135,106.87 | Ending Balance | 135,106.87 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|-------------------------------|---------------|--------------|-------------------------|----------|----------------|------------|
| Outstanding Checks | | | | | | |
| 1/30/2024 | Payment | DD339 | SALVATORE MANCINI | 184.70 | 0.00 | 184.70 |
| 1/30/2024 | Payment | DD340 | GEORGE A DANIELS, JR | 184.70 | 0.00 | 184.70 |
| 1/30/2024 | Payment | DD341 | CHRISTOPHER J. RIZZO | 184.70 | 0.00 | 184.70 |
| 1/30/2024 | Payment | 002624 | MICHAEL W. ACHESON | 184.70 | 0.00 | 184.70 |
| 1/31/2024 | Payment | 002625 | COMPLETE IT | 89.70 | 0.00 | 89.70 |
| 1/31/2024 | Payment | 002626 | STEADFAST ENVIRONMENTAL | 1,800.00 | 0.00 | 1,800.00 |
| Total Outstanding Checks..... | | | | 2,628.50 | | 2,628.50 |

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 1/1/24 to 1/31/24

(Sorted by Check / ACH No.)

| Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|--|------------|---------------------------------|-------------|--|--------------------------|------------------|--------------------|
| SOUTHSTATE BANK GF - (ACCT#XXXXX5719) | | | | | | | |
| CHECK # 002608 | | | | | | | |
| 01/03/24 | Vendor | INFRAMARK, LLC | 107084 | MGMT SERVICES DEC 23 | ADMIN FEES | 001-531027-51201 | \$5,419.50 |
| 01/03/24 | Vendor | INFRAMARK, LLC | 107084 | MGMT SERVICES DEC 23 | FIELD OPS | 001-531122-53901 | \$666.67 |
| 01/03/24 | Vendor | INFRAMARK, LLC | 107084 | MGMT SERVICES DEC 23 | POSTAGE | 001-541006-51301 | \$3.78 |
| 01/03/24 | Vendor | INFRAMARK, LLC | 107084 | MGMT SERVICES DEC 23 | ASSESMENT ROLL SERVICE | 001-531038-51301 | \$9,000.00 |
| Check Total | | | | | | | \$15,089.95 |
| CHECK # 002609 | | | | | | | |
| 01/03/24 | Vendor | STANTEC CONSULTING SERVICES INC | 2177234 | PROF ENGG- FY GENERAL CONSULTING | ProfServ-Engineering | 001-531013-51501 | \$5,169.66 |
| Check Total | | | | | | | \$5,169.66 |
| CHECK # 002610 | | | | | | | |
| 01/03/24 | Vendor | STEADFAST ENVIRONMENTAL | SE-23119 | AQUATIC MAINT - POND SPRAYING FOR NOV 2023 | Contracts-Lakes | 001-534084-53901 | \$1,720.00 |
| Check Total | | | | | | | \$1,720.00 |
| CHECK # 002611 | | | | | | | |
| 01/03/24 | Vendor | STRALEY ROBIN VERICKER | 23889 | GENERAL MATTERS THROUGH 12/08/2023 | ProfServ-Legal Services | 001-531023-51401 | \$2,980.50 |
| Check Total | | | | | | | \$2,980.50 |
| CHECK # 002612 | | | | | | | |
| 01/03/24 | Vendor | WATERCHASE MASTER PROPERTY | 2023 | 1/2023-12/2023 REIMB LANDSCAPE SERVICES | Shared Expense | 001-549029-53901 | \$6,930.00 |
| Check Total | | | | | | | \$6,930.00 |
| CHECK # 002613 | | | | | | | |
| 01/17/24 | Employee | IAN WATSON | PAYROLL | January 17, 2024 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # 002614 | | | | | | | |
| 01/17/24 | Employee | MICHAEL W. ACHESON | PAYROLL | January 17, 2024 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # 002615 | | | | | | | |
| 01/17/24 | Vendor | COMPLETE IT | 12381 | EMAIL SERVICES JAN '24 | Services fees for Audit | 001-534397-51301 | \$675.00 |
| Check Total | | | | | | | \$675.00 |
| CHECK # 002616 | | | | | | | |
| 01/17/24 | Vendor | FEDERAL EXPRESS | 8-316-91280 | SERVICE FOR 11/14/23 | Postage and Freight | 001-541006-51301 | \$27.57 |
| 01/17/24 | Vendor | FEDERAL EXPRESS | 9-664-82966 | SERVICE FOR 11/14/23 | Postage and Freight | 001-541006-51301 | \$2.21 |
| Check Total | | | | | | | \$29.78 |

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 1/1/24 to 1/31/24

(Sorted by Check / ACH No.)

| Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|-----------------------|------------|-------------------------------|-------------|----------------------------------|----------------------------------|------------------|---------------------|
| CHECK # 002617 | | | | | | | |
| 01/17/24 | Vendor | FULLER ELECTRICAL CONTRACTORS | 13886 | LIGHT POLE ELECTRIC REPAIRS | Streetlight Maintenance | 001-546095-53901 | \$215.00 |
| 01/17/24 | Vendor | FULLER ELECTRICAL CONTRACTORS | 13902 | BROKEN ELECTRIC BOX REPAIRS | Streetlight Maintenance | 001-546095-53901 | \$608.42 |
| 01/17/24 | Vendor | FULLER ELECTRICAL CONTRACTORS | 13882 | LIGHT POLE ELECTRIC REPAIRS | Streetlight Maintenance | 001-546095-53901 | \$5,800.00 |
| Check Total | | | | | | | \$6,623.42 |
| CHECK # 002618 | | | | | | | |
| 01/17/24 | Vendor | GRAU & COMPANY, P.A. | 25031 | AUDIT FYE 09/30/23 | Auditing Services | 001-532002-51301 | \$1,000.00 |
| Check Total | | | | | | | \$1,000.00 |
| CHECK # 002619 | | | | | | | |
| 01/17/24 | Vendor | SALVATORE MANCINI | 010824 | REIMB FOR 1/8/2024 | Reimbursement | 001-549900-51301 | \$92.96 |
| Check Total | | | | | | | \$92.96 |
| CHECK # 002620 | | | | | | | |
| 01/17/24 | Vendor | TAMPA ELECTRIC | 122923 | ***Voided Voided*** | | | \$0.00 |
| 01/17/24 | Vendor | TAMPA ELECTRIC | 122923 | ***Voided Voided*** | | | \$0.00 |
| Check Total | | | | | | | \$0.00 |
| CHECK # 002621 | | | | | | | |
| 01/17/24 | Vendor | YELLOWSTONE LANDSCAPING | TM 638878 | LANDSCAPE MAINT JAN '24 | Monthly Maint. | 001-534346-53901 | \$665.50 |
| Check Total | | | | | | | \$665.50 |
| CHECK # 002622 | | | | | | | |
| 01/24/24 | Vendor | WATERCHASE CDD C/O US BANK | 122023-5000 | TRANF SERIES 2017 | Due From Other Funds | 131000 | \$152,369.02 |
| Check Total | | | | | | | \$152,369.02 |
| CHECK # 002623 | | | | | | | |
| 01/30/24 | Employee | MICHAEL W. ACHESON | PAYROLL | ***Voided Voided*** | | | \$0.00 |
| Check Total | | | | | | | \$0.00 |
| CHECK # 002624 | | | | | | | |
| 01/30/24 | Employee | MICHAEL W. ACHESON | PAYROLL | January 30, 2024 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # 002625 | | | | | | | |
| 01/31/24 | Vendor | COMPLETE IT | 12492 | CDD/HOA GOOGLE EMAIL ACCT | Services fees for Audit -CDD/HOA | 001-534397-51301 | \$89.70 |
| Check Total | | | | | | | \$89.70 |
| CHECK # 002626 | | | | | | | |
| 01/31/24 | Vendor | STEADFAST ENVIRONMENTAL | SE-23469 | AERATOR REPAIRS ON POND 12 | R&M-Landscape Pond Areas | 001-546309-53901 | \$1,800.00 |
| Check Total | | | | | | | \$1,800.00 |

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 1/1/24 to 1/31/24

(Sorted by Check / ACH No.)

| Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------------------|------------|----------------------|-------------|----------------------------------|------------------------------|------------------|----------------------------|
| ACH #DD335 | | | | | | | |
| 01/17/24 | Employee | SALVATORE MANCINI | PAYROLL | January 17, 2024 Payroll Posting | | | \$184.70 |
| ACH Total | | | | | | | <u>\$184.70</u> |
| ACH #DD336 | | | | | | | |
| 01/17/24 | Employee | GEORGE A DANIELS, JR | PAYROLL | January 17, 2024 Payroll Posting | | | \$184.70 |
| ACH Total | | | | | | | <u>\$184.70</u> |
| ACH #DD337 | | | | | | | |
| 01/17/24 | Employee | CHRISTOPHER J. RIZZO | PAYROLL | January 17, 2024 Payroll Posting | | | \$184.70 |
| ACH Total | | | | | | | <u>\$184.70</u> |
| ACH #DD338 | | | | | | | |
| 01/19/24 | Vendor | TAMPA ELECTRIC | 122923 | ***Voided Voided*** | | | \$0.00 |
| 01/19/24 | Vendor | TAMPA ELECTRIC | 122923 | ***Voided Voided*** | | | \$0.00 |
| ACH Total | | | | | | | <u>\$0.00</u> |
| ACH #DD339 | | | | | | | |
| 01/30/24 | Employee | SALVATORE MANCINI | PAYROLL | January 30, 2024 Payroll Posting | | | \$184.70 |
| ACH Total | | | | | | | <u>\$184.70</u> |
| ACH #DD340 | | | | | | | |
| 01/30/24 | Employee | GEORGE A DANIELS, JR | PAYROLL | January 30, 2024 Payroll Posting | | | \$184.70 |
| ACH Total | | | | | | | <u>\$184.70</u> |
| ACH #DD341 | | | | | | | |
| 01/30/24 | Employee | CHRISTOPHER J. RIZZO | PAYROLL | January 30, 2024 Payroll Posting | | | \$184.70 |
| ACH Total | | | | | | | <u>\$184.70</u> |
| ACH #DD342 | | | | | | | |
| 01/01/24 | Vendor | TAMPA ELECTRIC | 112923 ACH | ***Voided Voided*** | | | \$0.00 |
| 01/01/24 | Vendor | TAMPA ELECTRIC | 112923 ACH | ***Voided Voided*** | | | \$0.00 |
| ACH Total | | | | | | | <u>\$0.00</u> |
| ACH #DD346 | | | | | | | |
| 01/22/24 | Vendor | TAMPA ELECTRIC | 122923 | SVC PRD 11/22/23-12/21/23 | Electricity - Streetlighting | 001-543013-53901 | \$4,588.15 |
| 01/22/24 | Vendor | TAMPA ELECTRIC | 122923 | SVC PRD 11/22/23-12/21/23 | Electricity - Fountain | 001-543036-53901 | \$163.88 |
| 01/22/24 | Vendor | TAMPA ELECTRIC | CM122923 | CREDIT ON MUTIPLE ACCOUNTS | Electricity - Streetlighting | 001-543013-53901 | (\$9.51) |
| 01/22/24 | Vendor | TAMPA ELECTRIC | CM122923 | CREDIT ON MUTIPLE ACCOUNTS | Electricity - Fountain | 001-543036-53901 | (\$5.58) |
| ACH Total | | | | | | | <u>\$4,736.94</u> |
| ACH #DD347 | | | | | | | |
| 01/03/24 | Vendor | TAMPA ELECTRIC | 112923 ACH | SVC PRD 10/24/23-11/21/23 | Electricity - Streetlighting | 001-543013-53901 | \$2,554.46 |
| 01/03/24 | Vendor | TAMPA ELECTRIC | 112923 ACH | SVC PRD 10/24/23-11/21/23 | Electricity - Fountain | 001-543036-53901 | \$157.63 |
| 01/03/24 | Vendor | TAMPA ELECTRIC | CM112923 AC | TECO DID NOT TAKE AMOUNT OUT | Electricity - Streetlighting | 001-543013-53901 | (\$2,554.46) |
| ACH Total | | | | | | | <u>\$157.63</u> |
| Account Total | | | | | | | <u>\$201,792.36</u> |

3C

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, the Waterchase Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of Waterchase Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: G. Arnie Daniels, Salvatore Mancini, Christopher Rizzo, Michael Acheson and Ian Watson.

Section 2. The term of office for each member of the Board is as follows:

| | | | |
|---------|-------------------|----------------|---------|
| Seat #1 | G. Arnie Daniels | Four-year Term | 11/2024 |
| Seat #2 | Salvatore Mancini | Four-year Term | 11/2024 |
| Seat #3 | Christopher Rizzo | Four-year Term | 11/2024 |
| Seat #4 | Michael Acheson | Four-year Term | 11/2026 |
| Seat #5 | Ian Watson | Four-year Term | 11/2026 |

Section 3. Seat #1 currently held by G. Arnie Daniels, Seat #2 currently held by Salvatore Mancini and Seat #3 currently held by Christopher Rizzo are scheduled for the General Election in November 2024.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 11th DAY OF MARCH, 2024.

ATTEST:

**WATERCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman/Vice Chairman

Fourth Order of Business

4A



Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
813.836.7940 | office@steadfastenv.com
www.SteadfastEnv.com

Agenda Page 28

Proposal

Date 2/13/2024 Proposal # 1081

| Customer Information | | Project Information Waterchase Pond 21 Fountain Rep... | |
|--|------------------|--|---|
| Inframark Infrastructure Management David Wenck, District Manager 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544 | Contact | Pond #21 Fountain | |
| | Phone | 813-991-1140 | |
| | E-mail | dwenck@inframark.com | Proposal Prepared By: Joe Hamilton |
| | Account # | | Type Of Work Fountain |

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

| Description | Qty | Cost |
|--|-----|----------|
| Otterbine 3 HP 230/1/60 Fountain motor & Pump Assembly. Determined by Fountain tech to have bad motor/pump, estimate price reflects cost for parts and labor direct from manufacturer. Est. Timeframe for Repair - 1 Day | 1 | 5,500.00 |

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$5,500.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

4B

From: [Slaughter, Mona](#)
To: [Slaughter, Mona](#)
Subject: FW: Waterchase Evaluation - Pond #20 Erosion
Date: Tuesday, February 27, 2024 8:22:07 AM
Attachments: [image001.png](#)

From: Lee Smith <lsmith@steadfastalliance.com>
Sent: Monday, February 19, 2024 1:56 PM
To: Wenck, David <David.Wenck@inframark.com>; Baker, Kareen <Kareen.Baker@inframark.com>
Cc: Kevin Riemensperger <kevinr@steadfastalliance.com>
Subject: Waterchase Evaluation - Pond #20 Erosion

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Hello David and Kareen,

Hope you all are doing well today. I just wanted to reach out to you about an erosion area I had a question about. Me and Kevin went out last week to do a community-wide evaluation to find any areas that fall under our scope that could use improvements/enhancements, as requested. We discovered this erosion spot on Pond #20, between 14837 and 14835 Tudor Chase Dr. As you can see in the pictures, it is starting to erode out under the homeowner's fence and into their yard. It is pretty big and will only get worse. You can also see that there is a sprinkler head dead smack in the middle of this erosion spot (Circled in red), and it is clearly contributing to the erosion.

I was starting to create a proposal for repair for this area but did not know how to approach this sprinkler head situation. Would you guys be able to figure out if this sprinkler head is the homeowners? We are able to cap it off and bury it if it is not important, or we can move it for a price. Let me know how you all want to approach this. As for the fence, it seems to still be pretty sturdy so it should be fine to stay where it is.

Let me know what you guys find out!

Thanks,

Lee Smith | Project Manager

Steadfast Environmental, LLC

Cell: (352) 760-6192

Office: (844) 347-0702

[30349 Commerce Drive | San Antonio, FL | 33576](#)

<http://www.steadfastenv.com/>









Fifth Order of Business

WATERCHASE CDD INSPECTION

Wednesday, February 28, 2024

Prepared For Board Of Directors

9 Issues Identified



Issue 1- Racetrack Road Median

Assigned To Yellowstone
Recommend lifting and
resurfacing rock beds on both
medians.



Issue 2- Racetrack Road Median

Assigned To Yellowstone
Provide proposal for missing
plant material.



Issue 3- Racetrack Road Median

Assigned To Yellowstone

Provide Proposal for new mulch to help hide irrigation lines.



Issue 4- Racetrack Road Median

Assigned To Yellowstone

Please de-moss trees each visit.



Issue 5- Racetrack Road Median

Assigned To Yellowstone

Weed out mulch beds each visit.



Issue 6- Racetrack Road Median

Assigned To Yellowstone

Remove all dead plant material from mulch beds.



Issue 7- Clubhouse Pond

Assigned To Steadfast

Please remove tennis balls and trash each visit.



Issue 8 - 14608 Tudor Chase

Assigned To Fuller Electric

Light pole #233 is reported out please schedule out a Tech.



Issue 9 - Cross street Of Meridian Point And Castelletto

Assigned To Fuller Electric
Light pole #156 is reported
out, please schedule out a
Tech.

5A



Proposal #389419

Date: 02/12/2024

From: Seth Mendoza

Proposal For

Location

Waterchase CDD

c/o Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544

main:
mobile:

14602 Race Track Rd
Tampa, FL 33626

Property Name: Waterchase CDD

resetting/cleaning rocks

Terms: Net 30

- Clean up rocks on center medians
- relevel rocks/lift

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------|----------|------------|----------|
| General Labor | 1.00 | \$645.000 | \$645.00 |

Client Notes

Signature

x

SUBTOTAL \$645.00

SALES TAX \$0.00

TOTAL \$645.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Seth Mendoza

Office:
semendoza@yellowstonelandscape.com

5B



Proposal #343459

Date: 02/12/2024

From: Seth Mendoza

Proposal For

Waterchase CDD

c/o Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544

main:
mobile:

Location

14602 Race Track Rd
Tampa, FL 33626

Property Name: Waterchase CDD

Tree tear out/Sod

Terms: Net 30

- 1 pallet of st aug to cover tree rings from the Japanese trees.
- fill dirt to make sure everything is level

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---------------|----------|------------|----------|
| General Labor | 1.00 | \$975.000 | \$975.00 |
| Bitter Blue | 1.00 | \$725.000 | \$725.00 |
| Soil | 5.00 | \$35.000 | \$175.00 |

Client Notes

Signature

x

SUBTOTAL \$1,875.00

SALES TAX \$0.00

TOTAL \$1,875.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Seth Mendoza

Office:
semendoza@yellowstonelandscape.com

Sixth Order of Business

6A



Quarterly Compliance Audit Report

Waterchase

Date: December 2023 - 4th Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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| Florida Statute Compliance | 3 |
| Audit Process | 3 |

Audit results

| | |
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Helpful information:

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

| Passed | Description |
|--------|---|
| Passed | Website errors* 0 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | Keyboard navigation The ability to navigate website without using a mouse |
| Passed | Website accessibility policy A published policy and a vehicle to submit issues and resolve issues |
| Passed | Color contrast Colors provide enough contrast between elements |
| Passed | Video captioning Closed-captioning and detailed descriptions |
| Passed | PDF accessibility Formatting PDFs including embedded images and non-text elements |
| Passed | Site map Alternate methods of navigating the website |

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

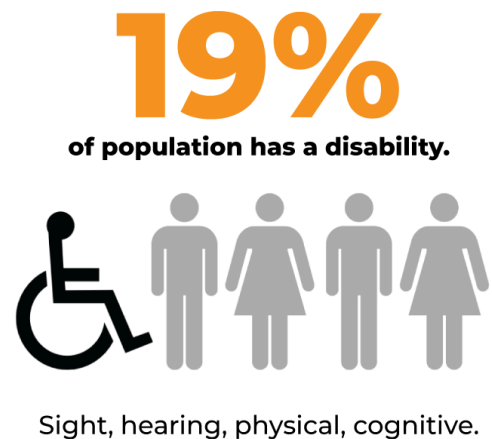
Compliance Criteria

| Passed | Description |
|--------|---|
| Passed | Full Name and primary contact specified |
| Passed | Public Purpose |
| Passed | Governing body Information |
| Passed | Fiscal Year |
| Passed | Full Charter (Ordinance and Establishment) Information |
| Passed | CDD Complete Contact Information |
| Passed | District Boundary map |
| Passed | Listing of taxes, fees, assessments imposed by CDD |
| Passed | Link to Florida Commission on Ethics |
| Passed | District Budgets (Last two years) |
| Passed | Complete Financial Audit Report |
| Passed | Listing of Board Meetings |
| Passed | Public Facilities Report, if applicable |
| Passed | Link to Financial Services |
| X | Meeting Agendas for the past year, and 1 week prior to next |

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

| | |
|-----------------------|---|
| Assistive technology | Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader) |
| WCAG 2.0 | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled |
| 504 | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people |
| 508 | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled |
| ADA | American with Disabilities Act (1990) |
| Screen reader | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages. |
| Website accessibility | Making your website fully accessible for people of all abilities |
| W3C | World Wide Web Consortium – the international body that develops standards for using the web |

6B.



SKYWAY TOWERS

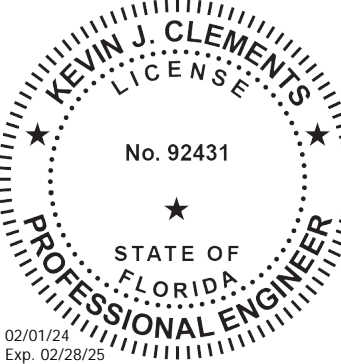
3637 MADACA LANE
TAMPA, FL 33618

PLANS PREPARED BY:



201 NORTH FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

| REV: — DATE: — | | DESCRIPTION: | BY: |
|-----------------------|----------|-------------------------|-----|
| | | | |
| | | | |
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| | | | |
| | | | |
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| | | | |
| | | | |
| 1 | 02/01/24 | REVISED PER COMMENTS | DMW |
| 0 | 01/16/24 | ISSUED FOR CONSTRUCTION | TDM |
| A | 12/04/23 | FOR REVIEW | TDM |
| DRAWN BY: — | | CHECKED BY: — | |
| TDM | | TWD | |
| KHA PROJECT NUMBER: — | | | |
| 148431015 | | | |



02/01/24
Exp. 02/28/25

PROJECT INFORMATION:

WESTCHASE
SKYWAY SITE #: FL-01071

14301 NINE EAGLES DR.
TAMPA, FL 33626

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

SITE INFORMATION

APPLICANT: SKYWAY TOWERS

SKYWAY TOWERS SITE NAME: WESTCHASE

SITE ADDRESS: 14301 NINE EAGLES DR.
TAMPA, FL 33626

COUNTY: HILLSBOROUGH

JURISDICTION: HILLSBOROUGH COUNTY

SITE COORDINATES: N 28° 04' 39.99" (LAT)
W 82° 37' 52.58" (LON)

STRUCTURE TYPE: MONOPINE

TOWER HEIGHT: 190'-0"

OVERALL STRUCTURE HEIGHT: 195'-0"

PROPERTY OWNER NAME: PHILIPPINE CULTURAL FOUNDATION INC

PROPERTY OWNER ADDRESS: 14301 NINE EAGLES DR
TAMPA, FL 33626-3042

PARCEL NUMBER: 003517-0050

POWER COMPANY: TECO

KHA PM: TONY DAWSON

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION;
THEREFORE, THERE IS NO HANDICAP ACCESS REQUIRED.

THE PROPOSED FACILITY IS NOT INTENDED FOR PERMANENT
EMPLOYEE OCCUPANCY; THEREFORE, ADDITIONAL SITE PARKING IS
NOT REQUIRED.

OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND
INSPECTION BY TECHNICIANS APPROXIMATELY ONCE A MONTH.

DOES NOT REQUIRE POTABLE WATER, SEPTIC TANKS OR SANITARY
SERVICE.

BUILDING CODES AND STANDARDS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN
ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN
THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING
TO THESE CODES.

FLORIDA BUILDING CODE: FBC 2023, 8th EDITION

BUILDING/DWELLING CODE: FBC 2023, 8th EDITION

STRUCTURAL CODE: FBC 2023, 8th EDITION

PLUMBING CODE: FBC 2023, 8th EDITION

MECHANICAL CODE: FBC 2023, 8th EDITION

ELECTRIC CODE: 2020 NEC

FIRE/LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE

DESIGN WIND SPEED:
V_{ULT} = 143 MPH
V_{ASD} = 110 MPH

RISK CATEGORY: II

EXPOSURE CATEGORY: C

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-16
CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN
THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND
LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE
PRECEDENCE.

SPECIAL NOTES:

HANDICAPPED REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE,
HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED.

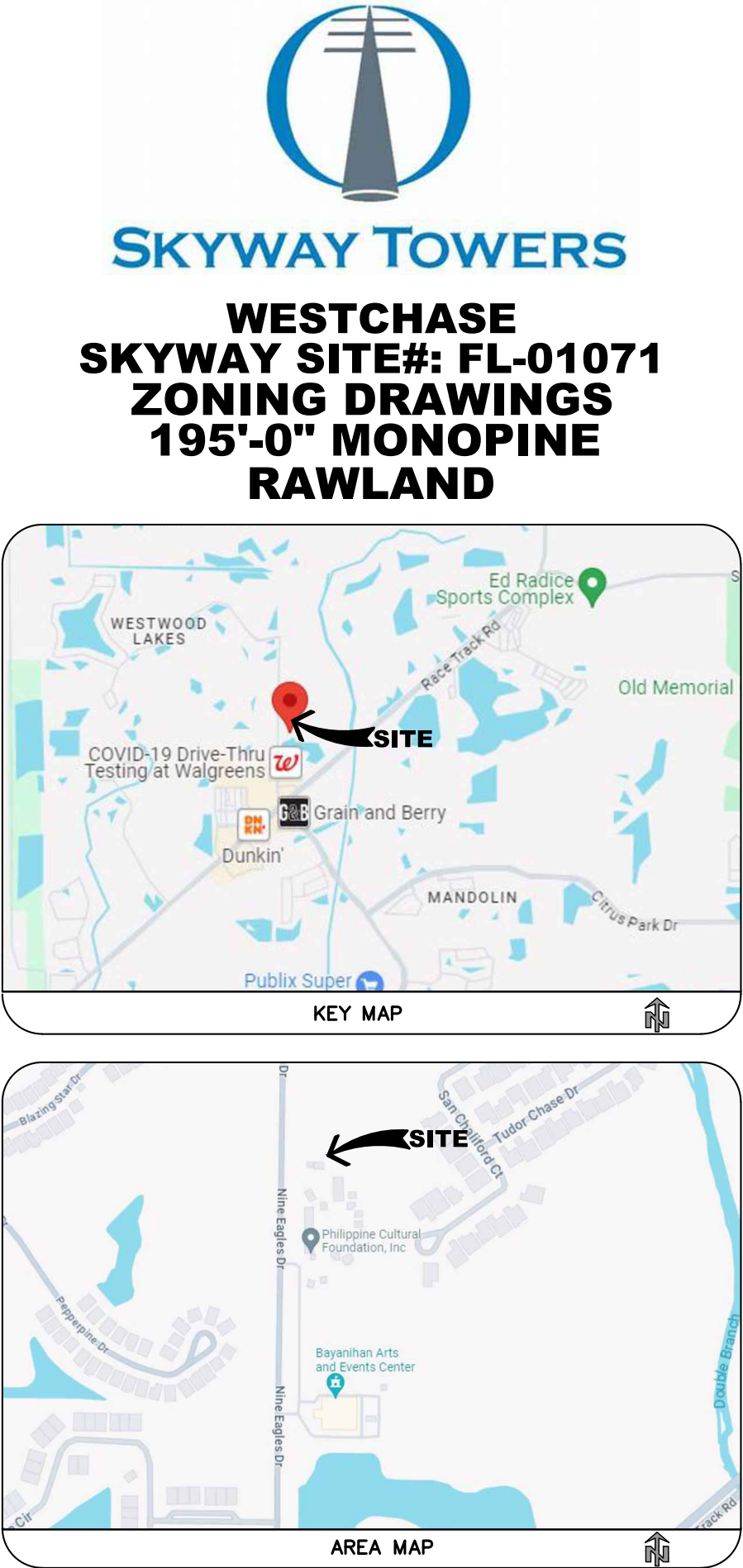
PLUMBING REQUIREMENTS:
FACILITY HAS NO PLUMBING OR REFRIGERANTS.

FAA AND FCC REQUIREMENTS:
THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC
REQUIREMENTS.

CONSTRUCTION REQUIREMENTS:
ALL WORK MUST CONFORM TO SKYWAY TOWERS CONSTRUCTION
INSTALLATION STANDARDS AND ALL APPLICABLE CODES AND
ORDINANCES.

PROJECT SCOPE OF WORK:

THIS PROJECT CONSISTS OF THE INSTALLATION OF A 190'-0" MONOPINE
WITH FOUNDATION (REFER TO TOWER DRAWINGS PROVIDED BY TOWER
MANUFACTURER), SITE WORK, THE INSTALLATION OF NEW LINES, AND
ALL ASSOCIATED WORK.



SHEET INDEX

| SHEET NO. | SHEET DESCRIPTION |
|-----------|----------------------------------|
| T-1 | TITLE SHEET |
| LS-1 | LAND SURVEY (BY OTHERS) |
| LS-2 | LAND SURVEY (BY OTHERS) |
| Z-0 | AERIAL SITE PLAN |
| Z-1 | OVERALL SITE PLAN |
| Z-2 | ENLARGED SITE PLAN |
| Z-3 | ROAD, FENCE AND COMPOUND SECTION |
| Z-4 | OVERALL GRADING PLAN |
| Z-5 | SKYWAY TOWERS SITE SIGNAGE |
| Z-6 | TOWER ELEVATION AND DETAILS |

SKYWAY TOWERS DEPARTMENTAL APPROVALS

SIGNED: SKYWAY TOWERS DATE:

SIGNED: SITE ACQUISITION DATE:

SIGNED: OPERATIONS MANAGER DATE:


SIGNED: PERMITTING DATE:

SIGNED: RF ENGINEER DATE:

SIGNED: LESSOR / LICENSOR APPROVAL DATE:

PRINTED NAME:

PLEASE CHECK: ☐ NO CHANGES ☐ CHANGES NEEDED (SEE PLANS)



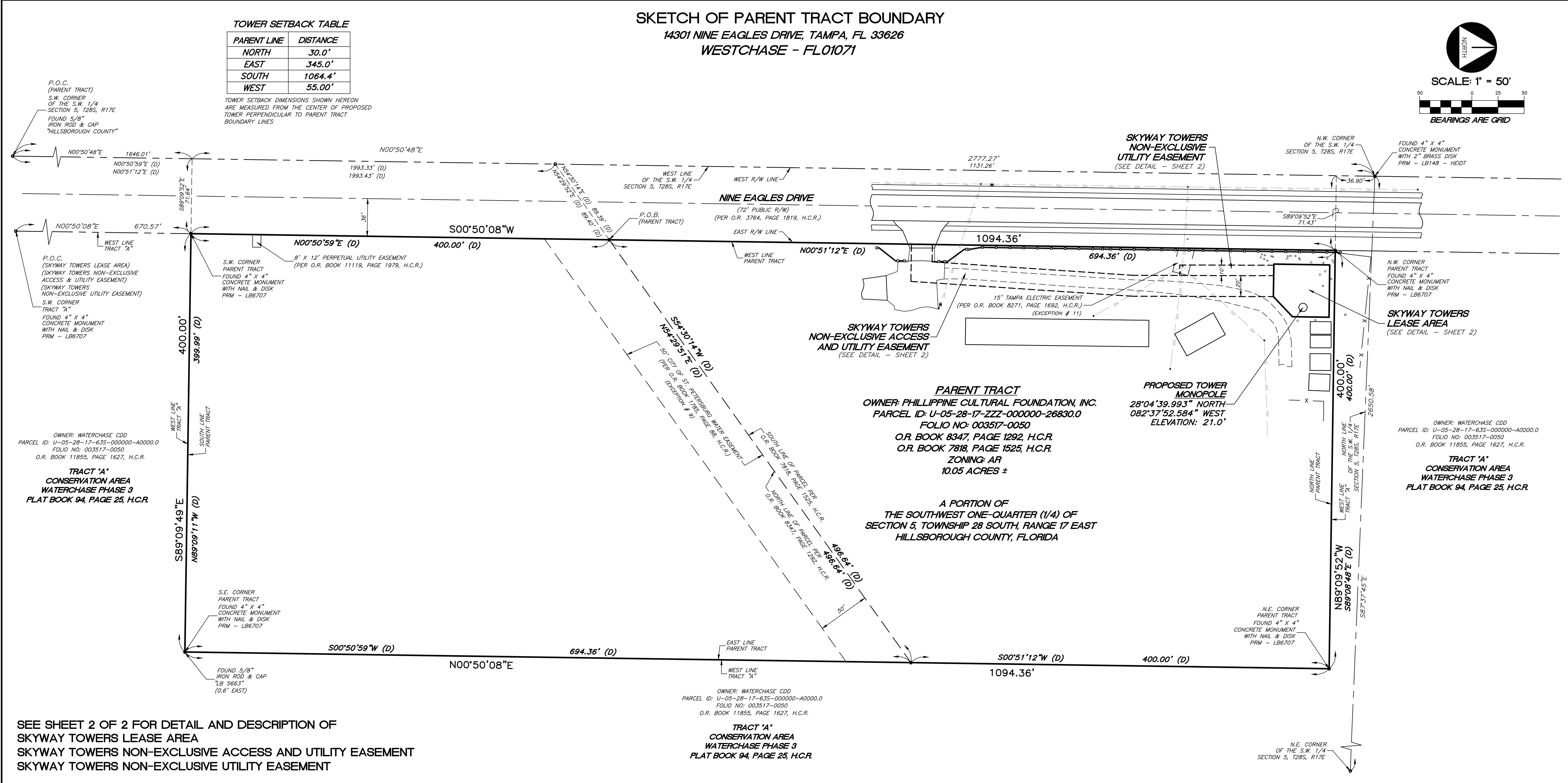
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THE CONTRACTOR MUST VERIFY ALL FIELD MEASUREMENTS AND
CONDITIONS PRIOR TO BID AND TO COMMENCEMENT OF CONSTRUCTION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN J. CLEMENTS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES.



DESCRIPTION OF PARENT TRACT
(PER OFFICIAL RECORD BOOK 7818, PAGE 1525 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA)

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5 AND RUN ALONG THE WEST BOUNDARY OF SAID SECTION 5, NORTH 00 DEG. 51 MIN. 12 SEC. EAST, 1993.43 FEET;

THENCE LEAVING SAID SECTION BOUNDARY AND RUN ALONG THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT, NORTH 54 DEG. 30 MIN. 14 SEC. EAST 89.39 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES:

1) NORTH 00 DEG. 51 MIN. 12 SEC. EAST 694.36 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD;

THENCE 2) LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89 DEG. 08 MIN. 48 SEC. EAST 400.00 FEET;

THENCE 3) SOUTH 00 DEG. 51 MIN. 12 SEC. WEST, 400.00 FEET TO THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT;

THENCE ALONG SAID EASEMENT BOUNDARY 4) SOUTH 54 DEG. 30 MIN. 14 SEC. WEST 496.64 FEET, TO THE AFOREMENTIONED POINT OF BEGINNING.

TOGETHER WITH:

(PER OFFICIAL RECORD BOOK 8347, PAGE 1292 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA)

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE ON THE WEST BOUNDARY THEREOF, N. 00 DEG. 50' 59" E., A DISTANCE OF 1993.33 FEET TO A POINT ON THE NORTH BOUNDARY OF A 50 FOOT WIDE CITY OF ST. PETERSBURG WATER EASEMENT, (DEED BOOK 1785, PAGE 88);

THENCE DEPARTING SAID WEST BOUNDARY, AND ON SAID NORTH BOUNDARY, N. 54 DEG. 29' 52" E., A DISTANCE OF 89.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD, SAID POINT ALSO BEING THE SOUTHERLY BOUNDARY OF THOSE LANDS CONVEYED TO PHILIPPINE CULTURAL FOUNDATION, INC., (OFFICIAL RECORD BOOK 7818, PAGE 1525), ALSO BEING THE POINT OF BEGINNING;

THENCE N. 54 DEG. 29' 51" E., CONTINUING ON THE NORTH BOUNDARY OF AFORESAID WATER EASEMENT AND THE SOUTHERLY BOUNDARY OF THE PHILIPPINE CULTURAL FOUNDATION, INC. LANDS, A DISTANCE OF 496.64 FEET;

THENCE DEPARTING SAID NORTH BOUNDARY, S. 00 DEG. 50' 59" W., PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 694.36 FEET;

THENCE N. 89 DEG. 09' 11" W., A DISTANCE OF 399.99 FEET, TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD;

THENCE ON SAID EAST RIGHT-OF-WAY BOUNDARY, N. 00 DEG. 50' 59" E., A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT FOR TITLE INSURANCE REVIEW NOTE

PLOTTABLE TITLE EXCEPTIONS - SCHEDULE B - SECTION II

I HAVE REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE UNDERWRITTEN BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 01-23041328-01T, DATED OCTOBER 9, 2023, AND FIND AS FOLLOWS WITH RESPECT TO EXCEPTIONS 1-13 LISTED ON SCHEDULE B - SECTION II OF SAID COMMITMENT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

2. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

4. MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

5. ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

6. DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C)

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

7. QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY.

- STANDARD EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON.

8. TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS.

- PROPERTY TAX STATEMENT, NOT THE TYPE TO BE DEPICTED HEREON.

9. WATER EASEMENT, RECORDED IN BOOK DB1785, PAGE 88 OF THE HILLSBOROUGH COUNTY RECORDS.

- PLOTTED HEREON - DOES AFFECT A PORTION OF THE PARENT TRACT.

- DOES NOT AFFECT THE SKYWAY TOWERS LEASE AREA.

- DOES NOT AFFECT THE SKYWAY TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT.

- DOES NOT AFFECT THE SKYWAY TOWERS NON-EXCLUSIVE UTILITY EASEMENT.

10. EASEMENT UNTO TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION, RECORDED 06/03/1996, IN BOOK 8168, PAGE 0199 OF THE HILLSBOROUGH COUNTY RECORDS.

- BLANKET IN NATURE - DESCRIBES THE PARENT TRACT.

11. EASEMENT UNTO TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION, RECORDED 09/04/1996, IN BOOK 8271, PAGE 1692 OF THE HILLSBOROUGH COUNTY RECORDS.

- PLOTTED HEREON - DOES AFFECT A PORTION OF THE PARENT TRACT.

- DOES NOT AFFECT THE SKYWAY TOWERS LEASE AREA.

- DOES NOT AFFECT THE SKYWAY TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT.

- DOES AFFECT A PORTION OF THE SKYWAY TOWERS NON-EXCLUSIVE UTILITY EASEMENT.

12. AGREEMENT BETWEEN THE STATE OF FLORIDA, DEPARTMENT OF STATE AND PHILIPPINE CULTURAL FOUNDATION, RECORDED 11/21/2000, IN BOOK 10477, PAGE 0581 OF THE HILLSBOROUGH COUNTY RECORDS.

- BLANKET IN NATURE - DESCRIBES THE PARENT TRACT.

13. RESTRICTIVE COVENANT BY PHILIPPINE CULTURAL FOUNDATION, INC., GRANTEE AND THE STATE OF FLORIDA, DEPARTMENT OF STATE, DIVISION OF CULTURAL AFFAIRS, RECORDED 12/29/2006, IN BOOK 17285, PAGE 156 OF THE HILLSBOROUGH COUNTY RECORDS.

- BLANKET IN NATURE - DESCRIBES THE PARENT TRACT.

LEGEND

| | |
|-------------|-----------------------------|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| H.C.R. | HILLSBOROUGH COUNTY RECORDS |
| R/W | RIGHT-OF-WAY |
| O.R. | OFFICIAL RECORD |
| E/P | EDGE OF PAVEMENT |
| (D) | DEED |
| — OH — OH — | OVERHEAD UTILITY |
| — X — X — | FENCE (TYPE NOTED) |

| | |
|-------|-------------------|
| 20.15 | SPOT ELEVATION. |
| | WOOD UTILITY POLE |
| | FIBER SERVICE |
| | GUY ANCHOR |
| | STREET SIGN |
| | OAK TREE |
| | PINE TREE |
| | RED MAPLE TREE |
| 12" | TREE DIAMETER |

| FLOOD ZONE INFORMATION | | | | | |
|------------------------|--------------|--------|--------------|-----------|----------------------|
| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
| 120112 | 0159 | J | 10/07/2021 | X | NOT APPLICABLE |

| | | | | | |
|-------------------------|-----|------|----------|----|--|
| SURVEY DATE: 11/09/2023 | | | | | |
| DRAWN: | WSP | | | | |
| CHECKED: | WSP | | | | |
| MANAGER: | WSP | | | | |
| DWG FILE: | | | | | |
| 23-1721.DWG | No. | DATE | REVISION | BY | |

WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2430

PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
WESTCHASE - FL01071
PREPARED FOR:
SKYWAY TOWERS, LLC
LOCATED IN:
HILLSBOROUGH COUNTY, FLORIDA

PROJECT NO:
23-1721

SHEET NO:
1 OF 2

WESTCHASE - FL01071

LOCATION SKETCH
SECTION 05-T28S-R17E
NOT TO SCALE

PROPOSED TOWER INFORMATION MONOPOLE

LATITUDE = 28°04'39.993" NORTH
LONGITUDE = 82°37'52.584" WEST
NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011)

EXISTING AVERAGE GROUND ELEVATION AT TOWER = 21.0 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY

1. THE PARENT TRACT SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND THE ALTA COMMITMENT FOR TITLE INSURANCE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 9, 2023, COMMITMENT NO. 01-23041328-01T.

2. UNLESS OTHERWISE NOTED HEREON RECORD AND MEASURED VALUES (SHOWN) ARE IN SUBSTANTIAL AGREEMENT.

3. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING FEATURES WITHIN THE PARENT TRACT WITHIN THE AREA OF A FUTURE INSTALLATION OF A COMMUNICATIONS FACILITY.

4. THIS SURVEY MEETS THE ACCURACY AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17.051 THROUGH 5J-17.053 F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET THIS REQUIREMENT.

5. HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "CARLSON BRX7 GNSS" RTK GPS BASE / ROVER RECEIVERS.

6. ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL ACCURACY OF 0.1".

7. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.

8. UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN LOCATED.

9. FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).

10. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT SURVEY BENCHMARK ID# 19557A, WITH A PUBLISHED ELEVATION OF 16.78 FEET (NAVD 88).

11. THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.

12. THE GRID BEARINGS, LATITUDE AND LONGITUDE SHOWN HEREON WERE OBTAINED UTILIZING THE FOLLOWING NATIONAL GEODETIC SURVEY (N.G.S.) OPUS SOLUTION #0P1699879737307 FROM BASE STATIONS: PID# D77990, PID# D07965 AND PID# D6012. THE OPUS SOLUTION IS RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/2011 (NAD83/2011), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE). THE MEASUREMENTS WERE OBTAINED UTILIZING A "CARLSON BRX7" GNSS GPS RECEIVER.

13. THE BEARINGS SHOWN HEREON ARE GRID AND ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD, HAVING A GRID BEARING OF N00°50'08"E.

14. THE SKYWAY TOWERS LEASE AREA, THE SKYWAY TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AND THE SKYWAY TOWERS NON-EXCLUSIVE UTILITY EASEMENT SHOWN IN THIS SURVEY LIE ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.

15. THE SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01-23041328-01T, WITH AN EFFECTIVE DATE OF OCTOBER 9, 2023. ALL PLOTTABLE MATTERS OF RECORD TITLE, EXCEPT AND/OR LEASES, IDENTIFIED IN THAT ALTA COMMITMENT FOR TITLE INSURANCE, THAT ARE PERTINENT TO THE PARENT TRACT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THE SURVEYOR HAS RELIED UPON THE ALTA COMMITMENT FOR TITLE INSURANCE WITH RESPECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

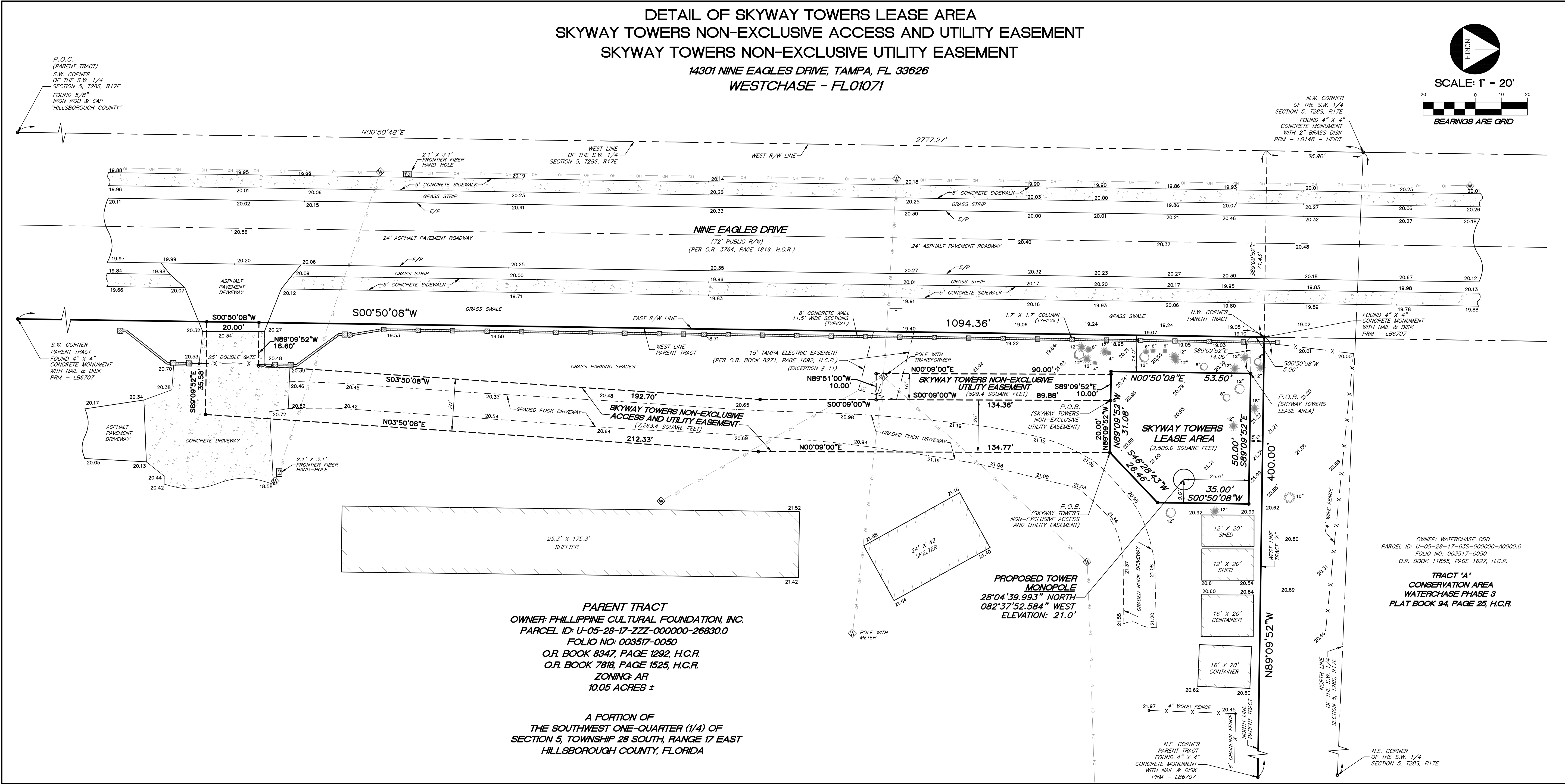
16. BASED UPON OUR FIELD WORK AND THE ALTA COMMITMENT FOR TITLE INSURANCE, THE SKYWAY TOWERS LEASE AREA HAS ACCESS TO NINE EAGLES DRIVE (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE SKYWAY TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DEPICTED HEREON, NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE ALTA COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE SKYWAY TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FROM THE SKYWAY TOWERS LEASE AREA TO NINE EAGLES DRIVE (A PUBLIC RIGHT-OF-WAY).

CERTIFIED TO:
SKYWAY TOWERS, LLC
OLD REPUBLIC TITLE INSURANCE COMPANY

CERTIFICATE

I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING STATED IN RULES 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

WILLIAM S. PAYNE
PROFESSIONAL SURVEYOR AND MAPPER #LS 5685
WSP CONSULTANTS, INC. #LB 7188 - STATE OF FLORIDA



WESTCHASE - FLO1071

LOCATION SKETCH
SECTION 05--T28S--R17E
NOT TO SCALE

PROPOSED TOWER INFORMATION
MONOPOLE

LATITUDE = 28°04'39.993" NORTH
LONGITUDE = 82°37'52.584" WEST
NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011)
EXISTING AVERAGE GROUND ELEVATION AT TOWER = 21.0 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
H.C.R. HILLSBOROUGH COUNTY RECORDS
R/W RIGHT-OF-WAY
O.R. OFFICIAL RECORD
E/P EDGE OF PAVEMENT
SPOT ELEVATION
WOOD UTILITY POLE
FIBER SERVICE
GUY ANCHOR
STREET SIGN
OAK TREE
PINE TREE
RED MAPLE TREE
TREE DIAMETER
OVERHEAD UTILITY
FENCE (TYPE NOTED)

DESCRIPTION OF SKYWAY TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF TRACT "A", WATERCHASE PHASE 3 AS RECORDED IN PLAT BOOK 94, PAGE 25 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA;

THENCE ON A GRID BEARING OF N00°50'08"E ALONG THE WEST LINE OF SAID TRACT "A", SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES DRIVE (72 FOOT WIDE PUBLIC RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3764, PAGE 1819 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA), A DISTANCE OF 670.57 FEET TO SOUTHWEST CORNER OF THE PARENT TRACT;

THENCE S89°09'49"E CONTINUING ALONG THE WEST LINE OF SAID TRACT "A", DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF THE PARENT TRACT, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF THE PARENT TRACT;

THENCE N00°50'08"E CONTINUING ALONG THE WEST LINE OF SAID TRACT "A", AND ALONG THE EAST LINE OF THE PARENT TRACT, A DISTANCE OF 1094.36 FEET TO THE NORTHEAST CORNER OF THE PARENT TRACT;

THENCE N89°09'52"W CONTINUING ALONG THE WEST LINE OF SAID TRACT "A" AND ALONG THE NORTH LINE OF THE PARENT TRACT, A DISTANCE OF 400.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NINE EAGLES DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARENT TRACT;

THENCE S00°50'08"W ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF THE PARENT TRACT, A DISTANCE OF 5.00 FEET;

THENCE S89°09'52"E A DISTANCE OF 14.00 FEET;

THENCE CONTINUE S89°09'52"E A DISTANCE OF 50.00 FEET;

THENCE S00°50'08"W A DISTANCE OF 35.00 FEET;

THENCE S46°28'43"W A DISTANCE OF 26.46 FEET TO THE POINT OF BEGINNING;

THENCE N89°09'52"W A DISTANCE OF 20.00 FEET;

THENCE S00°09'00"W A DISTANCE OF 134.36 FEET;

THENCE S03°50'08"W A DISTANCE OF 192.70 FEET;

THENCE N89°09'52"W A DISTANCE OF 16.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NINE EAGLES DRIVE AND THE WEST LINE OF THE PARENT TRACT;

THENCE S00°50'08"W ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST LINE OF THE PARENT TRACT, A DISTANCE OF 20.00 FEET;

THENCE S89°09'52"E A DISTANCE OF 35.58 FEET;

THENCE N03°50'08"E A DISTANCE OF 212.33 FEET;

THENCE N00°09'00"E A DISTANCE OF 134.77 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 7,263.4 SQUARE FEET, MORE OR LESS.

DESCRIPTION OF SKYWAY TOWERS NON-EXCLUSIVE UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF TRACT "A", WATERCHASE PHASE 3 AS RECORDED IN PLAT BOOK 94, PAGE 25 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA;

THENCE ON A GRID BEARING OF N00°50'08"E ALONG THE WEST LINE OF SAID TRACT "A", SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES DRIVE (72 FOOT WIDE PUBLIC RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3764, PAGE 1819 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA), A DISTANCE OF 670.57 FEET TO SOUTHWEST CORNER OF THE PARENT TRACT;

THENCE S89°09'49"E CONTINUING ALONG THE WEST LINE OF SAID TRACT "A", DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF THE PARENT TRACT, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF THE PARENT TRACT;

THENCE N00°50'08"E CONTINUING ALONG THE WEST LINE OF SAID TRACT "A", AND ALONG THE EAST LINE OF THE PARENT TRACT, A DISTANCE OF 1094.36 FEET TO THE NORTHEAST CORNER OF THE PARENT TRACT;

THENCE N89°09'52"W CONTINUING ALONG THE WEST LINE OF SAID TRACT "A" AND ALONG THE NORTH LINE OF THE PARENT TRACT, A DISTANCE OF 400.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NINE EAGLES DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARENT TRACT;

THENCE S00°50'08"W ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF THE PARENT TRACT, A DISTANCE OF 5.00 FEET;

THENCE S89°09'52"E A DISTANCE OF 14.00 FEET;

THENCE CONTINUE S89°09'52"E A DISTANCE OF 50.00 FEET;

THENCE S00°50'08"W A DISTANCE OF 35.00 FEET;

THENCE S46°28'43"W A DISTANCE OF 26.46 FEET;

THENCE N89°09'52"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE S00°09'00"W A DISTANCE OF 89.88 FEET;

THENCE N89°51'00"W A DISTANCE OF 10.00 FEET;

THENCE N00°09'00"E A DISTANCE OF 90.00 FEET;

THENCE S00°09'52"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 899.4 SQUARE FEET, MORE OR LESS.

DESCRIPTION OF SKYWAY TOWERS LEASE AREA

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF TRACT "A", WATERCHASE PHASE 3 AS RECORDED IN PLAT BOOK 94, PAGE 25 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA;

THENCE ON A GRID BEARING OF N00°50'08"E ALONG THE WEST LINE OF SAID TRACT "A", SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES DRIVE (72 FOOT WIDE PUBLIC RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 3764, PAGE 1819 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA), A DISTANCE OF 670.57 FEET TO SOUTHWEST CORNER OF THE PARENT TRACT;

THENCE S89°09'49"E CONTINUING ALONG THE WEST LINE OF SAID TRACT "A", DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF THE PARENT TRACT, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF THE PARENT TRACT;

THENCE N00°50'08"E CONTINUING ALONG THE WEST LINE OF SAID TRACT "A", AND ALONG THE EAST LINE OF THE PARENT TRACT, A DISTANCE OF 1094.36 FEET TO THE NORTHEAST CORNER OF THE PARENT TRACT;

THENCE N89°09'52"W CONTINUING ALONG THE WEST LINE OF SAID TRACT "A" AND ALONG THE NORTH LINE OF THE PARENT TRACT, A DISTANCE OF 400.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NINE EAGLES DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARENT TRACT;

THENCE S00°50'08"W ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF THE PARENT TRACT, A DISTANCE OF 5.00 FEET;

THENCE S89°09'52"E A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°09'52"E A DISTANCE OF 50.00 FEET;

THENCE S00°50'08"W A DISTANCE OF 35.00 FEET;

THENCE S46°28'43"W A DISTANCE OF 26.46 FEET;

THENCE N89°09'52"W A DISTANCE OF 31.08 FEET;

THENCE N00°50'08"E A DISTANCE OF 53.50 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 2,500.0 SQUARE FEET, MORE OR LESS.

| FLOOD ZONE INFORMATION | | | | | |
|------------------------|--------------|--------|--------------|-----------|----------------------|
| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
| 120112 | 0159 | J | 10/07/2021 | X | NOT APPLICABLE |

| | | | | |
|-------------------------|-----|------|----------|----|
| SURVEY DATE: 11/09/2023 | | | | |
| DRAWN: WSP | | | | |
| CHECKED: WSP | | | | |
| MANAGER: WSP | | | | |
| DWG FILE: 23--1721.DWG | No. | DATE | REVISION | BY |

WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2430

PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
WESTCHASE - FLO1071
PREPARED FOR:
SKYWAY TOWERS, LLC
LOCATED IN:
HILLSBOROUGH COUNTY, FLORIDA

PROJECT NO:
23-1721
SHEET NO:
2 OF 2



SKYWAY TOWERS

3637 MADACA LANE
TAMPA, FL 33618

PLANS PREPARED BY:



201 NORTH FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

REV: DATE: DESCRIPTION: BY:

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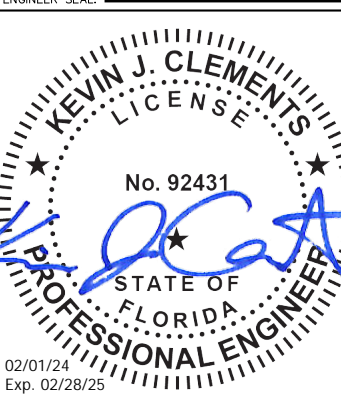
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KHA PROJECT NUMBER:

148431015

ENGINEER SEAL:



PROJECT INFORMATION:

WESTCHASE
SKYWAY SITE #: FL-01071

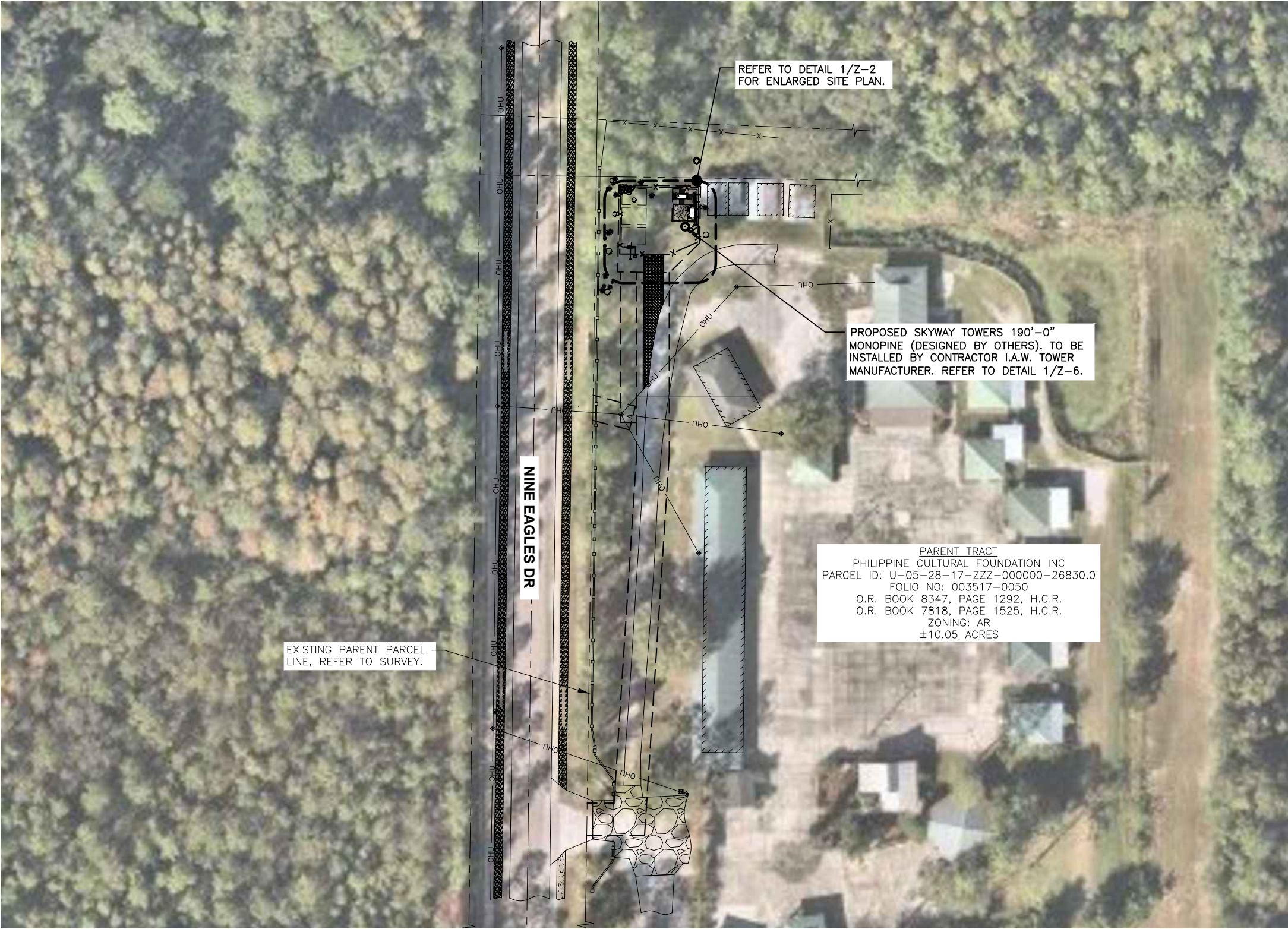
14301 NINE EAGLES DR.
TAMPA, FL 33626

SHEET TITLE:

AERIAL SITE PLAN

SHEET NUMBER:

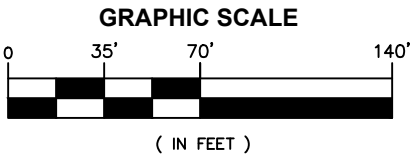
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AERIAL SITE PLAN

SCALE: 1"=70'
SCALE BASED ON 11"x17" ONLY



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN J. CLEMENTS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES.



PLANS PREPARED BY:

Kimley»Horn
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TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

REV: -- DATE: -- DESCRIPTION: -- BY: --

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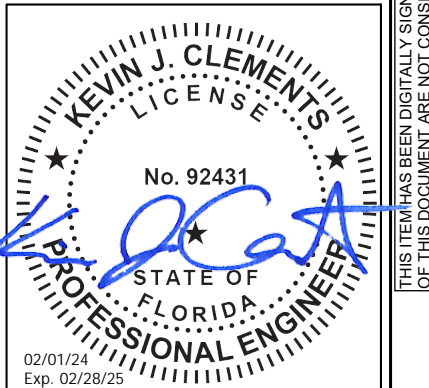
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KHA PROJECT NUMBER:

148431015

ENGINEER SEAL:



PROJECT INFORMATION:

WESTCHASE
SKYWAY SITE #: FL-01071

14301 NINE EAGLES DR.
TAMPA, FL 33626

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

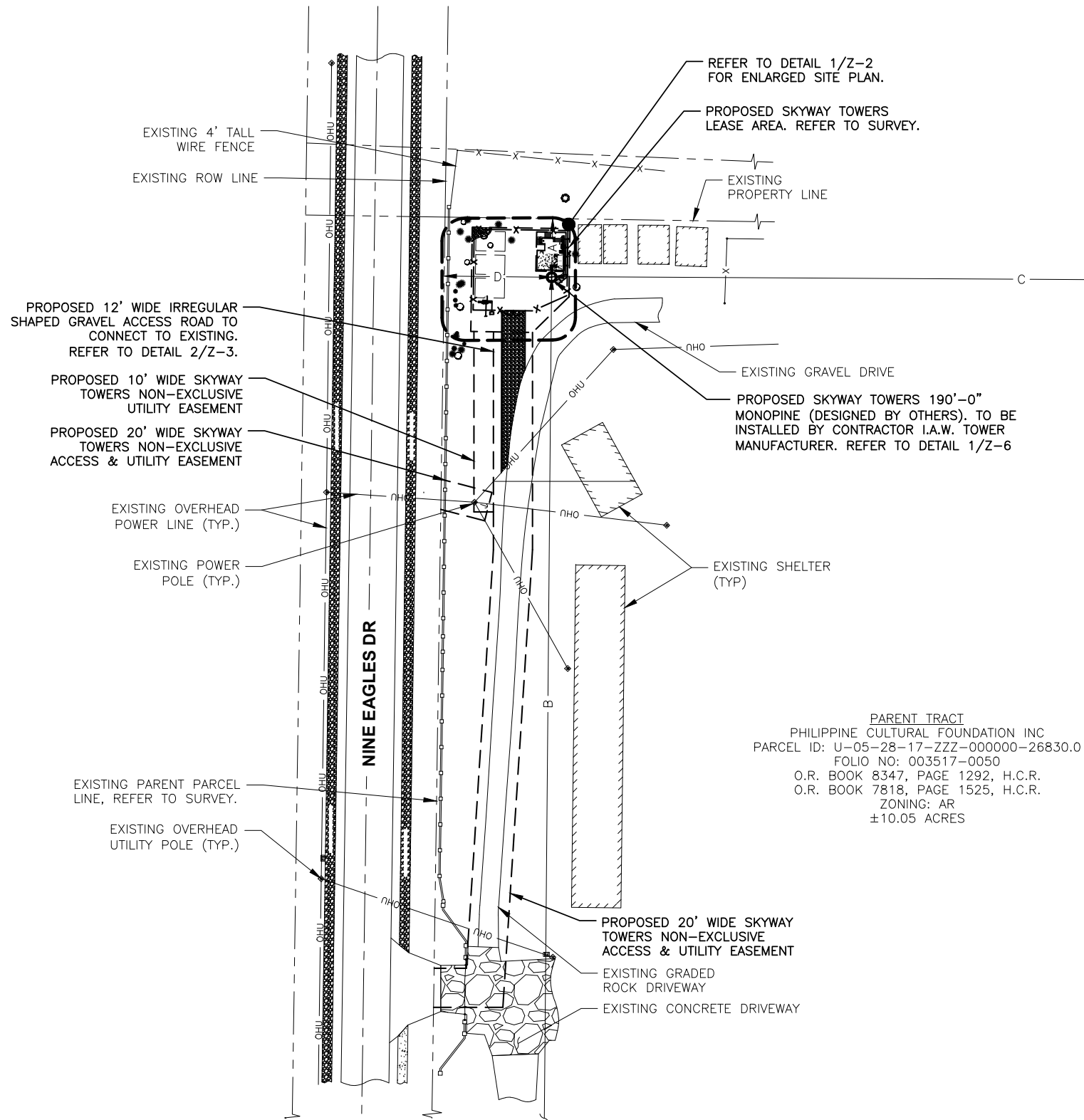
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NOTES:

1. THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12057C0159J, DATED 10/7/2021. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATION.
2. DEVELOPED AREA:
PROPOSED GRAVEL DRIVE = 678 S.F.
PROPOSED LEASE AREA = 2,500 S.F.
PROPOSED GRAVEL COMPOUND = 2,089 S.F.
TOTAL IMPERVIOUS = 5,267 S.F.
3. REFER TO SURVEY FOR LEGAL DESCRIPTION OF LEASE AREA AND ALL EASEMENTS. (AREA = 7,263.4 S.F.)
4. TOWER SHALL BE DESIGNED FOR FOUR (3) CARRIERS.
5. TOWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EIA/TIA 222-G STANDARDS AS WELL AS ALL LOCAL BUILDING CODES.
6. PER FAA REQUIREMENTS, THE TOWER SHALL NOT BE ARTIFICIALLY LIGHTED.

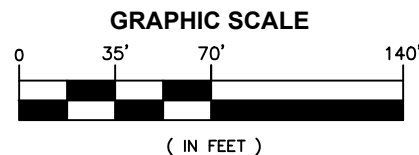
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

| DIRECTION | ACTUAL SETBACK | REQUIRED TOWER SETBACK |
|-----------|----------------|------------------------|
| (A) NORTH | ±30' | 25' |
| (B) SOUTH | ±1064' | 25' |
| (C) EAST | ±345' | 50' |
| (D) WEST | ±55' | 50' |



PARENT TRACT
PHILIPPINE CULTURAL FOUNDATION INC
PARCEL ID: U-05-28-17-ZZZ-000000-26830.0
FOLIO NO: 003517-0050
O.R. BOOK 8347, PAGE 1292, H.C.R.
O.R. BOOK 7818, PAGE 1525, H.C.R.
ZONING: AR
±10.05 ACRES

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Z-1
OVERALL SITE PLAN
SCALE: 1"=70'
SCALE BASED ON 11"x17" ONLY





PLANS PREPARED BY:

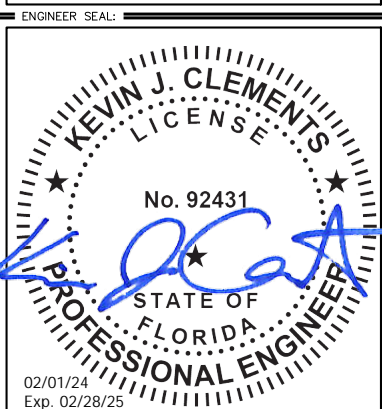
Kimley»Horn

201 NORTH FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

| REV. | DATE | DESCRIPTION | BY |
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| TDM | TWD |

KHA PROJECT NUMBER: 148431015



PROJECT INFORMATION:

WESTCHASE
SKYWAY SITE #: FL-01071

14301 NINE EAGLES DR.
TAMPA, FL 33626

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

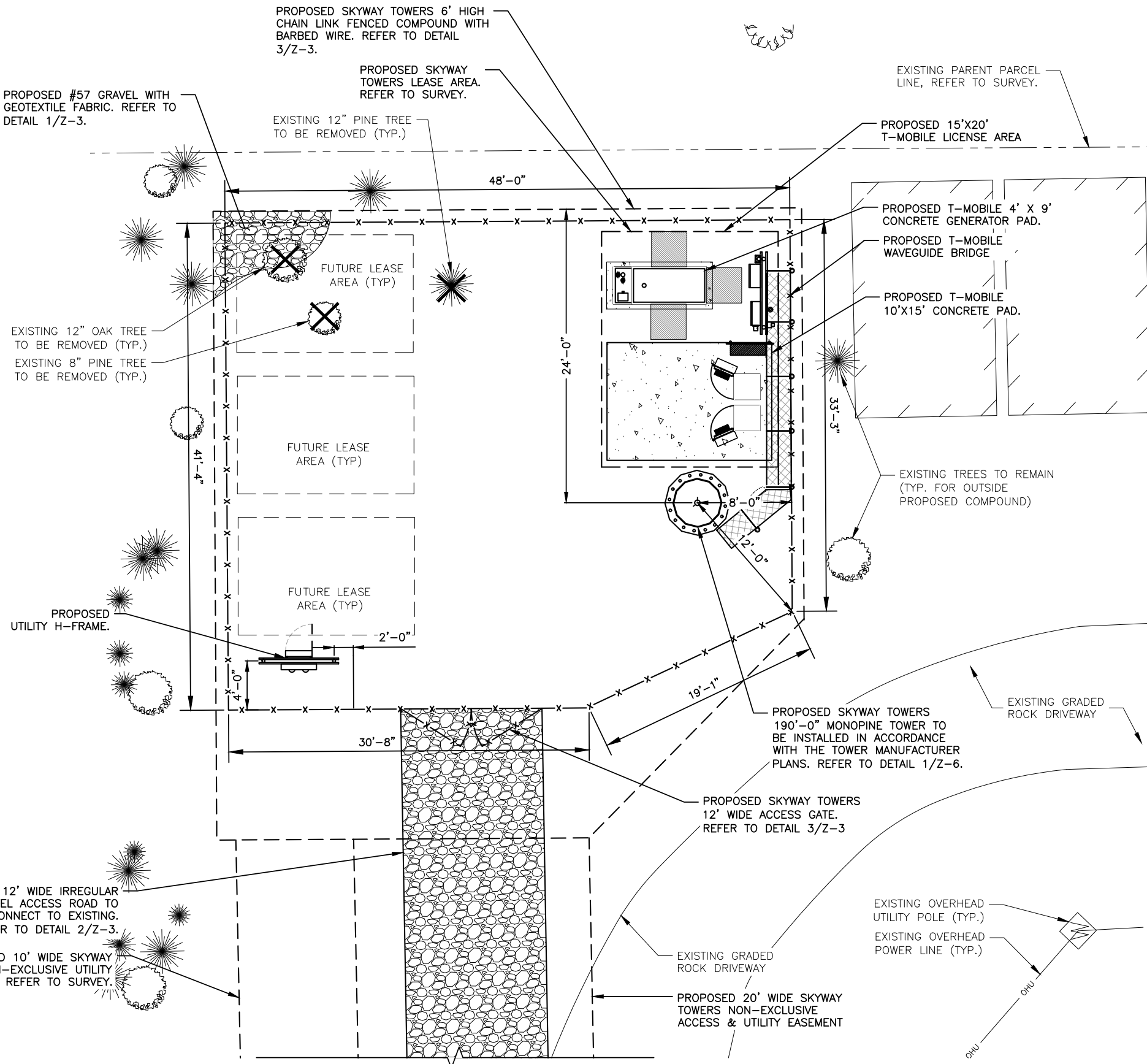
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NOTES:

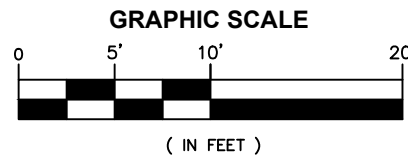
1. CONTRACTOR TO FILL ANY EXISTING GRAVEL AREAS THAT ARE DISTURBED DURING THE COURSE OF CONSTRUCTION, GRAVEL TO MATCH EXISTING.
2. THE CONTRACTOR TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
3. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
4. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION CONTROL TECHNIQUES AND BEST MANAGEMENT PRACTICES PER LOCAL AND STATE REQUIREMENTS AS APPLICABLE.
5. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
6. AT THE TIME THIS DRAWING WAS COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT POSSES A COPY OF THE TOWER/FOUNDATION DESIGN DRAWINGS. THE SIZES SHOWN ARE APPROXIMATE PENDING RECEIPT OF FINAL DESIGN DRAWINGS.
7. CONTRACTOR TO REMOVE EXISTING TREES AS NEEDED WITHIN THE PROPOSED LEASE AREA, INGRESS/EGRESS, AND UTILITY EASEMENT.
8. PROPOSED BUILDING COVERAGE EQUALS EXISTING BUILDING COVERAGE PLUS PROPOSED WCSS AREA

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

| SITE DATA TABLE | |
|------------------------------|---------------------|
| FUTURE LAND USE CATEGORY | RCP/R-2 |
| ZONING | AR |
| EXISTING USE OF LAND | NON-PROFIT SERVICES |
| BUILDING COVERAGE PERCENTAGE | 5.2% |
| PERCENTAGE OF OPEN SPACE | 94.8% |
| TOTAL F.A.R. OF SITE | 0.052 |



1
Z-2
ENLARGED SITE PLAN
SCALE: 1"=10'
SCALE BASED ON 11"x17" ONLY





1'-0" (TYP)

GRADE

6" #57 STONE (NON-COMPACTED)
(3" ABOVE FINISHED GRADE)

FINISHED ELEVATION PER GRADING
PLAN (SEE NOTE #3)

GEOTEXTILE FILTER FABRIC
(TYPAR 3401 OR EQUIVALENT)
(SEE NOTE #5)

SEE NOTE #1 & #2

EXISTING UNDISTURBED SOIL

1. EXCAVATE TOP 4" OF SOIL. CLEAR & GRUB 6" BELOW EXCAVATED 4". PROOF ROLL TO DETERMINE SUITABILITY & REPLACE AS REQUIRED W/ STRUCTURAL FILL. COMPACT TO 95% OF MAXIMUM DENSITY, AS DETERMINED PER ASTM D1557, TO A MINIMUM DEPTH OF 6".
2. DEPTH OF FILL TO BE ADJUSTED AS REQUIRED TO MEET FINAL ELEVATION SHOWN ON GRADING PLAN. STRUCTURAL FILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 12" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557.
3. INSTALL 4" OF 3/4" CRUSHER RUN. COMPACT TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557. TOP OF CRUSHER RUN CONSIDERED FINISH GRADE AND IS TO BE SLOPED PER GRADING PLAN
4. PRIOR TO LAYING THE FABRIC & STONE, THE COMPOUND SHOULD BE STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER, AND TREATED WITH ENVIRONMENTALLY SAFE HERBICIDE.
5. LAY GEOTEXTILE FABRIC OVER COMPACTED SOIL AND LAP ALL JOINTS A MINIMUM OF 12 INCHES.
6. SITE WILL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.
7. AFTER PROJECT COMPLETION ALL DISTURBED AREAS OUTSIDE OF COMPOUND MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

ACCESS EASEMENT (REFER TO SURVEY)

2'-0" SHLDR (MIN)

SEE PLAN FOR WIDTH

2'-0" SHLDR (MIN)

4" OF COARSE AGGREGATE TOPPED WITH 3" OF FINE AGGREGATE OVER GEOTEXTILE FILTER FABRIC (COMPACTED)

GEOTEXTILE FILTER FABRIC (TYPAR 3401 OR EQUIVALENT)

5 % MAX

2.0% SLOPE*

5 % MAX

2:1 SLOPE MAX

2:1 SLOPE MAX

6" COMPACTED FILL (SUBGRADE)

* UNLESS OTHERWISE SPECIFIED W/ 1.5% SLOPE

1. COMPACTED FILL (SUBGRADE) SHALL BE COMPACTED 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
2. PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER, AND TREATED WITH ENVIRONMENTALLY SAFE HERBICIDE.
3. A MINIMUM TURNING RADIUS OF THE ACCESS ROAD SHALL BE 55 DEGREES FOR THE SHELTER DELIVERY.
4. THE MAXIMUM LONGITUDINAL SLOPE OF THE ACCESS ROAD SHALL NOT EXCEED 10%.
5. CONTRACTOR, AT MINIMUM, MUST REMOVE OR TRIM ALL TREES THAT ARE WITHIN 3' OF THE ACCESS ROAD ON BOTH SIDES.

[illegible]

1. ALL FENCING MATERIAL MUST BE GALVANIZED.
2. ALL POSTS MUST HAVE STEEL CAPS.
3. ALL POSTS AND BRACING MUST BE SCH. 40
4. INSTALL FENCING PER ASTM F-567
5. INSTALL GATES PER ASTM F-900
6. ALL CONCRETE FOUNDATIONS TO HAVE A MINIMUM OF 4000 PSI.
7. REFER TO FENCE SPECIFICATIONS FOR FURTHER INFORMATION.
8. LOCATE FENCE AS SHOWN ON SITE PLAN.
9. CONTRACTOR TO PROVIDE AND INSTALL "STYMIE LOCK" ON COMPOUND GATE, WORK WITH CLIENT ON GATE COMBO.

Z-3



SKYWAY TOWERS

3637 MADACA LANE
TAMPA, FL 33618

PLANS PREPARED BY:

Kimley»Horn

201 NORTH FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

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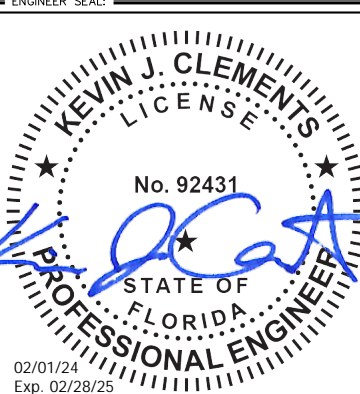
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TDM TWD

KHA PROJECT NUMBER:

148431015

ENGINEER SEAL:



PROJECT INFORMATION:

WESTCHASE
SKYWAY SITE #: FL-01071

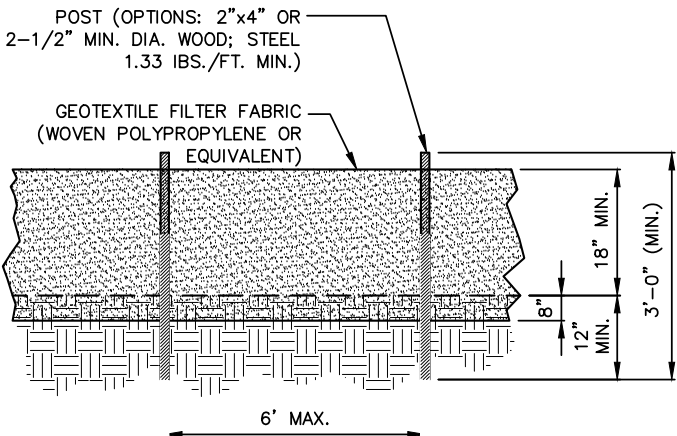
14301 NINE EAGLES DR.
TAMPA, FL 33626

SHEET TITLE:

GRADING DETAILS

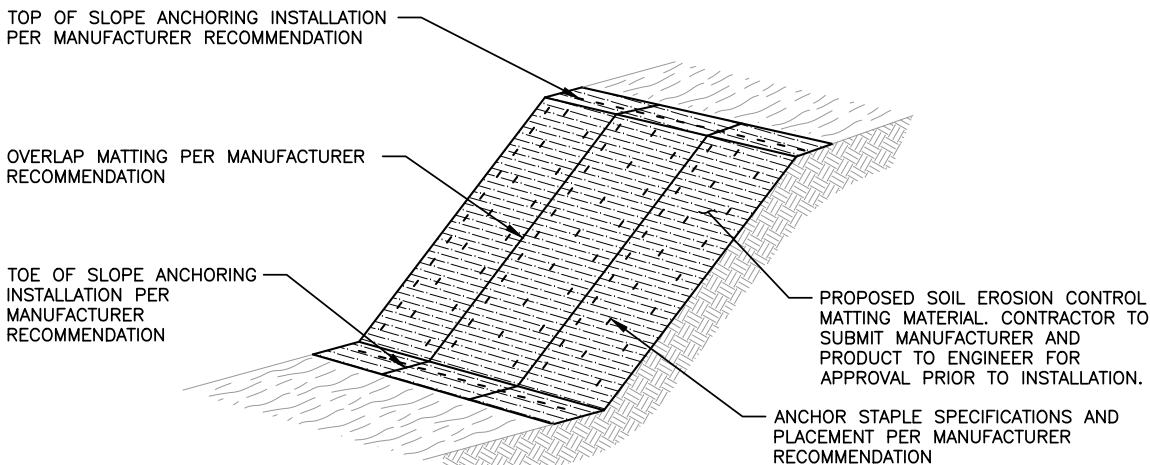
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NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE OR EXCESSIVE SILTATION. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.
7. CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT OUTSIDE OF CONSTRUCTION LIMITS. THIS MAY REQUIRE CLEANING AND/OR WASHING OF DEBRIS AND SEDIMENT FROM ALL VEHICLES PRIOR TO EXITING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEEP AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
8. ANY DEBRIS AND/OR SEDIMENT EXITING THE SITE DUE TO TRACKING OR FAILURE OF A SITE BMP SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR BY A METHOD OTHER THAN FLUSHING. CONTRACTOR SHALL ALSO IMMEDIATELY REPAIR ANY BMPS THAT HAVE FAILED AND/OR INSTALL ADDITIONAL BMPS TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE.
9. TO FACILITATE "EFFECTIVE" PRESERVATION OF TREES (THOSE WITH DRIP LINES DEPICTED ON PLAN) SILT FENCE SHALL NOT BE TRENCHED IN WITHIN DRIP LINES OF TREES WHERE AVOIDABLE. IF UNAVOIDABLE THEN EITHER INSTALL SILT FENCE AT GRADE (NO TRENCHING) OR USE HAY BALES IN THESE LOCATIONS.



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. THE EROSION CONTROL DEVICE SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A PERMANENT STAND OF GRASS (OR OTHER PERMANENT STABILIZATION) IS ESTABLISHED.
2. SOIL EROSION CONTROL MATTING SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS AND DEBRIS. MATTING SHALL HAVE DIRECT SOIL CONTACT.
4. APPLY PERMANENT SEEDING PRIOR TO INSTALLING MATTING.
5. DO NOT STRETCH MATTING DURING INSTALLATION.

1 EROSION CONTROL MATTING
SCALE: N.T.S.

2 SILT FENCE DETAIL
SCALE: N.T.S.



REV: — DATE: — DESCRIPTION: — BY: —

DRAWN BY: _____ CHECKED BY: _____

KHA PROJECT NUMBER: _____

ENGINEER SEAL: _____



SHEET TITLE: _____

SHEET NUMBER: _____

24-0280



SKYWAY TOWERS

3637 MADACA LANE
TAMPA, FL 33618

PLANS PREPARED BY:



201 NORTH FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

REV: -- DATE: -- DESCRIPTION: -- BY: --

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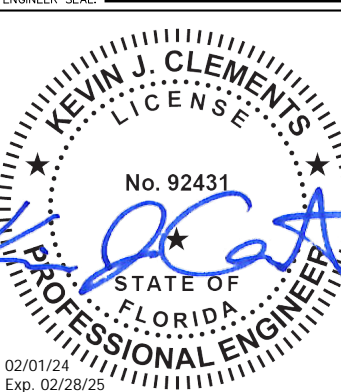
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KHA PROJECT NUMBER:

148431015

ENGINEER SEAL:



PROJECT INFORMATION:

WESTCHASE
SKYWAY SITE #: FL-01071

14301 NINE EAGLES DR.
TAMPA, FL 33626

SHEET TITLE:

TOWER ELEVATION
AND DETAILS

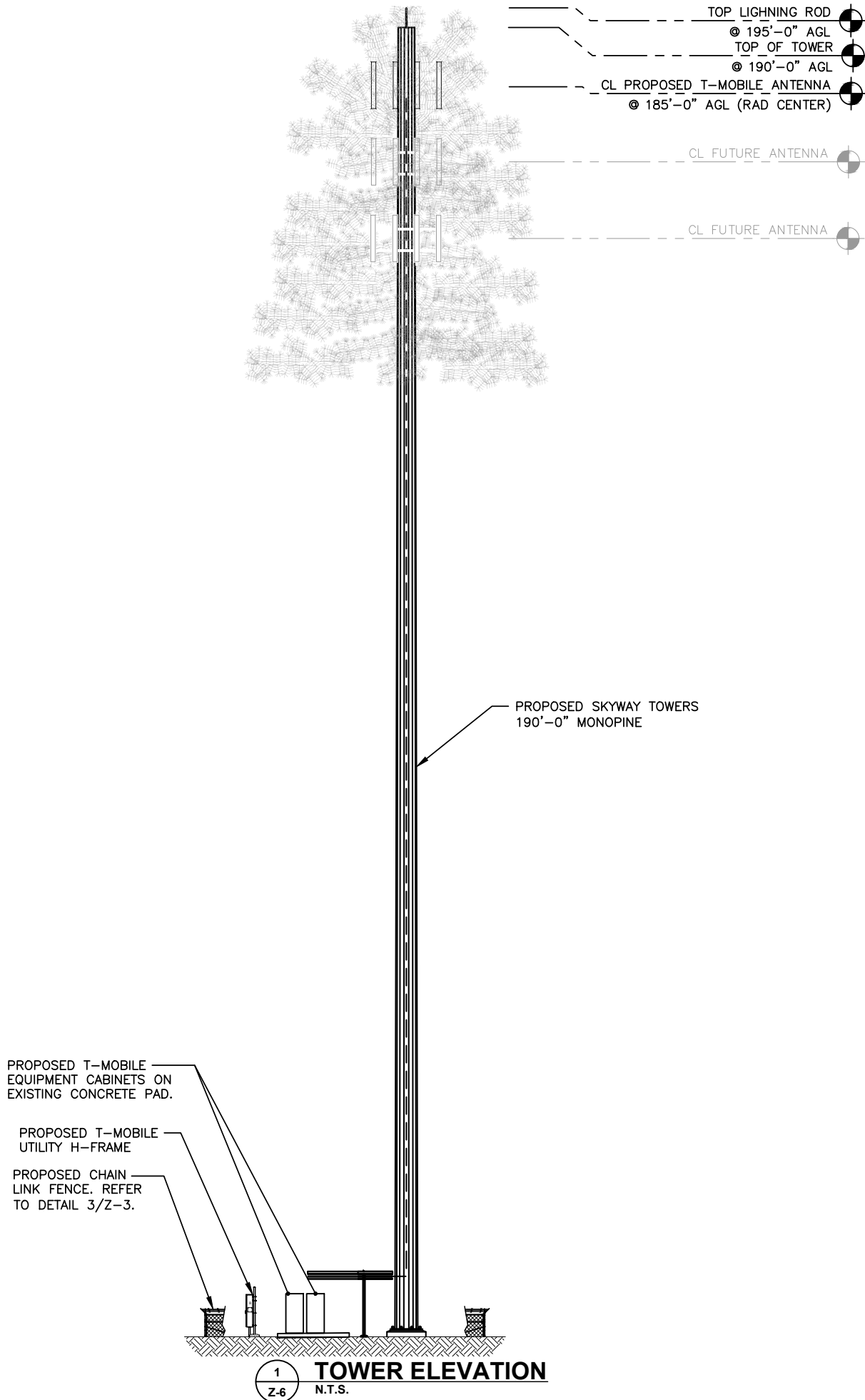
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NOTES:

1. THESE DRAWINGS SHALL NOT BE RELIED UPON AS AN INDICATION THAT THE TOWER STRUCTURE, ITS COMPONENTS, AND ITS FOUNDATION HAVE ADEQUATE STRUCTURAL CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, MOUNTS, EQUIPMENT, AND COAXIAL CABLES. KIMLEY-HORN HAS NOT PERFORMED A STRUCTURAL ANALYSIS ON THE TOWER, FOUNDATION, ANTENNA MOUNT, AND ALL ITS COMPONENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO HAVE A STRUCTURAL ANALYSIS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT, COAXIAL CABLES, ANTENNAS, OR APPURTENANCES ON THE TOWER. THIS STRUCTURAL ANALYSIS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
2. IF ANY WORK IS PERFORMED AT THIS SITE THAT REQUIRES THE SITE TO BE OFF AIR OR TURNED DOWN, THE SWITCH IS TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION VIA NCR/CTS.
3. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
4. ANTENNA AND MOUNT DESIGN MUST COMPLY WITH TIA-EIA-222-G AND ALL LOCAL CODES.
5. CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



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