

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JANUARY 15, 2020**

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
WEDNESDAY, JANUARY 15, 2020**

**4:00 p.m.**

The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

<b>District Board of Supervisors</b>	Chair	Doris Cockerell
	Vice Chair	Darren Booth
	Supervisor	Andrea Jackson
	Supervisor	Cathy Kinser-Powell
	Supervisor	Erica Lavina
<b>District Manager</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Johnson Engineering	Phil Chang

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **4:00 p.m.** Following the **Public Comments on Agenda Item** the meeting will proceed with the third section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**, this section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The final sections are called **Supervisors Request, Audience Questions, Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Board of Supervisors  
**Park Place Community Development District**

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **January 15, 2020 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR/STAFF REPORTS**
  - A. District Engineer
  - B. District Counsel
- 4. BUSINESS ITEMS**
  - A. Discussion on Landscaping Proposals ..... Tab 01
    - i. *ASI Landscape Management* .....Page 04
    - ii. *Big Yellow Enterprises, Inc* .....Page 26
    - iii. *BrightView Landscape Services* .....Page 36
    - iv. *Buccaneer Landscape Management*.....Page 55
    - v. *Down to Earth Landscape & Irrigation* .....Page 89
    - vi. *LMP Landscape Maintenance Professional, Inc*.....Page 127
    - vii. *YellowStone Landscape*.....Page 172
  - B. Acceptance of Entrance Maintenance Agreement – *Greenacre Properties, Inc* .....Tab 02
  - C. Discussion on Landscaping Enhancements .....Tab 03
  - D. Discussion on Encroachments Agreements .....Tab 04
  - E. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes November 20, 2019 ..... Tab 05
  - B. Consideration of Operations and Maintenance Expenditures (Admin) November 2019 ..... Tab 06
  - C. Consideration of Operations and Maintenance Expenditures (HP) November 2019 ..... Tab 07
  - D. Consideration of Operations and Maintenance Expenditures (W/M) November 2019 ..... Tab 08
  - E. Consideration of Operations and Maintenance Expenditures (Admin) December 2019..... Tab 09
  - F. Consideration of Operations and Maintenance Expenditures (HP) December 2019..... Tab 10
  - G. Consideration of Operations and Maintenance Expenditures (W/M) December 2019 ..... Tab 11
  - H. Review of Financials Statements Month Ending December 31, 2019..... Tab 12
- 6. MANAGEMENT REPORTS**
  - A. District Manager .....Tab 13
    - i. Action Item List
    - ii. Community Inspection Reports
    - iii. Cypress Creek Aquatics Report
    - iv. Millennium Landscape Report
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Gene Roberts  
District Manager