

# *Park Place Community Development District*

## **Board of Supervisors**

Cathy Powell, Chairman  
Andrea Jackson, Vice Chairperson  
Erica Lavina, Assistant Secretary  
Eric Bullard, Assistant Secretary  
Jason Filos, Assistant Secretary

Angie Grunwald, District Manager  
John Vericker., District Counsel  
Phil Chang., District Engineer

## **Special Meeting Agenda**

Thursday, June 29, 2023, at 11:00a.m.

### **Join Zoom Meeting**

<https://us06web.zoom.us/j/83732499184?pwd=ZThXTEx4NVpiUkVXcEYrRlgzcGc1dz09>

**Meeting ID:** 837 3249 9184 **Passcode:** 741861 **Dial by your location** +305 224 1968

The Special Meeting of the **Park Place Community Development District** will be held on **June 29, 2023, at 11:00 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the agenda for the meeting:

*All cellular phones and pagers must be turned off during the meeting.*

### **1. CALL TO ORDER**

### **2. BUSINESS ITEMS**

- A. Administer Oath of Office to New Board of Supervisors
- B. Consideration of Resolution 2023-05; - Policy of Compensation for Board Members ..... Tab 01
- C. Consideration of Resolution 2023-06; – Redesignation of Officers ..... Tab 02
- D. Discussion on RFP Proposals ..... Tab 03

### **3. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

### **4. ADJOURNMENT**

Sincerely,

*Angie Grunwald*

#### **District Office**

Inframark  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

#### **Meeting Location:**

The Lake House  
11740 Casa Lago Lane.  
Tampa, FL 33626

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT ALLOCATING THE  
COMPENSATION OF THE BOARD MEMBERS.**

**WHEREAS**, Park Place 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 County of Hillsborough, Florida; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the “Board”) has elected to allocate the compensation of the Board.

**WHEREAS**, the Board desires now to accept or decline compensation.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF PARK PLACE COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Board of Supervisors of Park Place authorize the acceptance of payment of \$200.00 per meeting to Board members with a not to exceed amount of \$4,800.00 annually and/or the waiving of above payments.

**Section 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 29<sup>TH</sup> DAY OF JUNE, 2023.**

**ATTEST:**

**PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR / VICE-CHAIRMAN**

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE  
BOARD OF SUPERVISORS OF PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Cathy Powell</u>	Chairman
<u>Andrea Jackson</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
<u>Erica Lavina</u>	Assistant Secretary
<u>Eric Bullard</u>	Assistant Secretary
<u>Jason Filos</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 29th day OF June 2023.**

**ATTEST:**

**PARK PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chair/ Vice Chair



# Park Place CDD- ALL PHASES - BID TABULATION 6-28-23

<b>OFFICIAL BID TABULATION - RFP LANDSCAPE &amp; IRRIGATION CONSTRUCTION</b>			
RFP #:			
BID DATE: 6-28-23			
COMPANY/ ESTIMATOR: Yellowstone Landscape/ Tim Bowersox			
Please follow this Bid Format for your Bid. The total bid amount includes all plans, specifications, bonding and other required documents provided at the time of bid. Demolition & New Wall will be installed by Others. See Wall Construction Plans.			

<b>LANDSCAPE AND IRRIGATION:</b>			
<b>NEW PLANTS</b>	<b>2022 NLA Total Price</b>	<b>2023 NLA Total Price</b>	<b>YellowStone Total Price</b>
Canopy Tree	\$64,800.00	\$48,590.00	\$0.00
Minor Tree	\$51,350.00	\$53,717.50	\$0.00
Palm Tree	\$12,320.00	\$10,400.00	\$0.00
Labor	\$0.00	\$0.00	\$28,571.00
<b>LANDSCAPE &amp; IRRIGATION NEW PLANTS: SUB-TOTAL</b>	<b>\$128,470.00</b>	<b>\$112,707.50</b>	<b>\$140,775.00</b>
<b>MISCELLANEOUS:</b>			
			<b>Total Price</b>
MOT (as needed)	\$0.00	\$0.00	\$0.00
Soil Mix (For Backfilling Planting Pits)	\$960.00	\$960.00	\$0.00
Treefrog Tree Staking Kits / Lodge Pole Kits/ Palm Tree Kits	\$5,720.00	\$12,636.25	\$14,559.05
Pine Bark Nuggets Mini Mulch (All beds included)	\$3,395.00	\$3,395.00	\$30,240.00
Finish Grade	\$7,945.00	\$7,945.00	\$0.00
Irrigation Allowance; Fully Automatic Irrigation System	\$11,000.00	\$11,000.00	\$36,486.50
Soil Testing	\$0.00	\$0.00	\$1,187.50
Soil Amendment to Planting Beds	\$0.00	\$0.00	\$2,425.00
Bahia or St. Augustine Sod (For Repair)	\$5,704.00	\$5,704.00	\$0.00
Tree Delivery	\$0.00	\$0.00	\$10,000.00
Trencher Charge	\$0.00	\$0.00	\$3,250.00
<b>LANDSCAPE &amp; IRRIGATION MISC.: SUB-TOTAL</b>	<b>\$34,724.00</b>	<b>\$41,640.25</b>	<b>\$98,148.05</b>
<b>LANDSCAPE &amp; IRRIGATION BID TOTAL</b>	<b>\$163,194.00</b>	<b>\$154,347.75</b>	<b>\$238,923.05</b>
<b>BONDING</b>			
Performance Bond	\$10,088.55	\$10,088.55	\$0.00
<b>BONDING: SUB-TOTAL</b>	<b>\$10,088.55</b>	<b>\$10,088.55</b>	<b>\$0.00</b>
<b>MANDOLIN RESERVE BOND &amp; BASE BID TOTAL</b>	<b>\$173,282.55</b>	<b>\$164,436.30</b>	<b>\$238,923.05</b>
<b>ADD. ALTERNATES</b>			
ADD ALT. #1 - Windsor Sign Wall Shrubs	\$9,393.75	\$5,216.42	\$13,674.40
ADD ALT. #2 - Shrubs at Windsor Place, Mandolin Reserve Wall, and Mandolin Estates Wall (No mulch required)	\$61,685.00	\$37,007.88	\$63,669.93
ADD ALT. #3 - Irrigation at Windsor Sign Wall	\$5,000.00	\$5,000.00	\$6,060.62
ADD ALT. #4 - Irrigation at Windsor Place, Mandolin Reserve Wall, and Mandolin Estates Wall	\$15,000.00	\$5,000.00	\$36,228.00
<b>ADD. ALTERNATES: SUB-TOTAL</b>	<b>\$91,078.75</b>	<b>\$52,224.30</b>	<b>\$119,632.95</b>
<b>GRAND TOTAL - ALL ENTRANCES</b>	<b>\$264,361.30</b>	<b>\$216,660.60</b>	<b>\$358,556.00</b>



NICHOLS  
LANDSCAPE ARCHITECTURE

# Park Place CDD-ALL PHASES-BID TABULATION 6-28-23

<b>RFP WALL CONSTRUCTION</b>	
RFP #:	PARK PLACE CDD BID #2
BID DATE:	6-28-23
COMPANY/ ESTIMATOR:	ACP / TIMOTHY CARMICHAEL
Please follow this Bid Format for your Bid. The total bid amount includes all plans, specifications, bonding and other required documents provided at the time of bid. Landscape & Irrigation will be installed by Others but will be required to close-out this project with the County. See Landscape & Irrigation plans.	

**NEW 6' & 8' WALLS HT. BUFFER WALL:**

ITEM:	NLA Estimate	ACP Total Price
Install 6' & 8' ht. Precast Wall (10' O.C.) Sand Finish w/ (8) 14" sq. standard columns (Includes Accessibility Mats & Concrete Pump)	\$295,213.85	\$305,500.00
Specified Sherwin Williams Flex Lox Paint - 1 Color	\$22,038.79	\$25,650.00
Sidewalk Repair Fund	\$28,897.50	\$98,350.00
Wall Install MOT	\$57,195.00	\$15,000.00
Hardscape Permits	\$16,000.00	\$5,500.00
<b>NEW 6' HT. BUFFER WALL: SUB-TOTAL</b>	<b>\$419,345.14</b>	<b>\$450,000.00</b>

**DEMOLITION**

ITEM:		Total Price
Clear and Grub Frontage	\$18,250.00	\$40,000.00
Tree Removal and Stump Grind	\$114,035.00	\$30,000.00
Rough Grading	\$16,250.00	\$15,000.00
Tree Removal Permit	\$3,000.00	\$5,000.00
Tree Barricades	\$5,100.00	\$8,000.00
MOT - Tree Removal (8 trees) and Grading	\$37,500.00	\$6,000.00
Silt Fence 3' ht.	\$10,368.00	\$40,000.00
Root Pruning	\$5,400.00	\$16,000.00
Wall Removal	\$8,400.00	\$60,000.00
Sidewalk Repair Fund		\$10,000.00
<b>DEMOLITION: SUB-TOTAL</b>	<b>\$218,303.00</b>	<b>\$230,000.00</b>

**WALL CONSTRUCTION SUB-TOTAL:**

**\$637,648.14      \$680,000.00**

**PROFESSIONAL SERVICES AND BONDING**

As-Built Survey	\$3,000.00	\$10,000.00
Performance Bond	\$32,823.05	\$20,550.00

**GRAND TOTAL - ALL ENTRANCES**

**\$673,471.19      \$710,550.00**