

# MERITUS

## *PARK PLACE CDD*

### **STATUS REPORT**

TO: Board of Supervisors

FROM: Brian Howell

DATE: August 28, 2020

SUBJECT: Workshop Memo

#### **Mandolin/Windsor:**

Please see a list submitted by the Estates and the Reserves for potential improvement projects. I am sure we will add to the list Monday evening. I am also sending you all an updated list from the townhomes in a separate attachment.

- 1) Road repaving
- 2) Landscaping/Wall/Mitigation for Citrus Park Drive- once extension is completed.
- 3) Gate refresh/update-West Hampton would be an example
- 4) Sign refresh/update-West Hampton would be an example
- 5) New fountain
- 6) Speed tables
- 7) Irrigation improvements-example Minaret around the bend
- 8) Community signage at exit gates

See you Monday evening. Brian

# Windsor Place

PROPERTY OWNERS ASSOCIATION, INC.

## **Windsor Place Sponsored Project Requests for Park Place CDD**

To Whom It May Concern:

On behalf of the Windsor Place POA, Inc. Board of Directors, please see the below list of Windsor Place sponsored projects to be funded by the Park Place CDD out of the Windsor Place/Mandolin Estates budget:

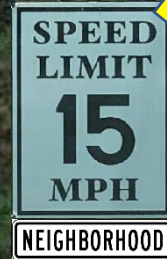
- **Wall Height Increase** – Increase the height of the brick wall that lines Citrus Park Blvd. to a total of eight (8') feet high to help mitigate the increase sound pollution that will occur upon the expansion of Citrus Park Dr. This includes the entire wall length from Countryway Blvd. to the entrance of Windsor Place at Windsor Place Circle. The new bricks should match the existing bricks and mortar currently installed on the wall.
- **Metal Grate Removal and Brick Construction** – Remove the current metal fencing/grates that are constructed as a part of the brick wall that lines Citrus Park Blvd. and have a brick wall constructed in these areas. This includes all metal fencing sections from Countryway Blvd. to the entrance of Windsor Place at Windsor Place Circle. The new bricks should match the existing bricks and mortar currently installed on the wall.
- **Wall Construction** – The construction of a wall along Countryway Blvd. The wall should start at the Windsor Place monument at the intersection of Countryway Blvd. and Citrus Park Blvd., and travel South to the wooded area on Countryway Blvd. The wooded area in question is located on Parcel Number U-08-28-17-5V9-000000-B0004.0 and Folio Number 003353-2572 with the Hillsborough County Property Appraiser and is defined as "Wetland Conservation Area" as shown and identified on Tract B-4 on the plat for Windsor Place at Citrus Park Phase 2, located in Book 91, Page 28 with the Clerk of the Circuit Court of Hillsborough County. The total height of the brick wall should be six (6') feet. The new wall should match existing bricks and mortar currently installed on the wall on Citrus Park Blvd.
- **New Monument Construction** – Construct of new monuments at the entrance of Windsor Place to have the monument match the size and style of the monuments of the neighboring Associations (Mandolin Estates and Mandolin Reserve). This request includes a monument at both the entrance and exit sides of the Windsor Place entrance. The new monuments should include signage on two (2) sides of the monument that displays "Windsor Place" so that the name of the Association can be read from both directions along Citrus Park Blvd. This will again be consistent with the signage/monuments at the neighboring Associations (Mandolin Estates and Mandolin Reserve).
- **Improvements to Pond 15** – Dredging of Pond 15 to improve the health, water quality, and appearance of the area. This request further includes adding native plants to help maintain the long-term health and physical appearance of the pond.
- **Landscaping Improvements along Citrus Park** – Additional landscaping enhancements along Citrus Park to further provide noise abatement from the Citrus Park Drive extension. As the country has no plans to offer any landscaping to the Windsor Place side of the new road upon completion, Windsor Place would like to see improvements to existing landscaping as well as the addition of trees and bushes after completion of the wall to provide another measure of sound resistance. The Windsor Place homes on that side are almost directly on the road and are expected to experience much greater noise levels. Landscaping additions provide and an attractive and low-cost means to further reduce noise pollution.







Mandolin Reserves  
Potential Speed Hump and  
Speed Limit Sign Locations



Concrete & paver  
speed hump/table



Asphalt speed hump

