



American Consulting Engineers of Florida, LLC
dba ACP Construction, LLC
2818 Cypress Ridge Blvd, Suite 200
Wesley Chapel, Florida 33544
Tel 813.435.2600 • Fax 813.435.2601

**University Place
Community Development District**

**Engineer's
Public Facilities Report
August 2016**

Prepared For:

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

Prepared By:

**American Consulting Professionals, LLC
2818 Cypress Ridge Boulevard
Wesley Chapel, FL 33544**

41061

John S. Knowlton, P.E.

FL Reg. No.

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Date

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I. INTRODUCTION

The University Place Community Development District (the “District”) was created for the purpose of financing and managing the acquisition and maintenance of certain infrastructure of University Place (the “Development”), a 240.52 acre residential development located in Manatee County, Florida.

Construction of the Development is complete. The public facilities infrastructure acquired by the District includes the Internal Roadways, the Perimeter Fences, The Gate Houses / Hardscape, the Central Irrigation System, and the Stormwater Management System. The infrastructure improvements, as outlined herein, are necessary for the functional development of the District, to meet the permit obligations of the District, and provide a direct and special benefit to the lands within.

II. DESCRIPTION OF EXISTING PUBLIC FACILITIES

1. Internal Roadway System

The District owns and maintains the internal roadway system for the Development. The system is composed of asphalt pavement, concrete curbs, and concrete sidewalks as well as various signage and brick pavers. The stormwater run-off from the roadway system is conveyed to the ponds within the development via the various catch basins and drainage pipes that lie partially within the road right-of-way. The Roadway system was milled and resurfaced this year. The resurfaced roadway should last a minimum of 10 years before any significant deterioration is expected. The resurfaced asphalt reduced the effect of the existing speed tables and “speed humps” were added to slow drivers.

2. Perimeter Fences

The District owns and maintains the perimeter fencing around the Development. The fence consists of metal fence panels supported by brick columns. The fence is generally in good condition. One brick column was previously being monitored for possible settlement, but there has not been a need to replace any part of the perimeter fence.

No repairs to the perimeter fence have been required within the past year.

3. Gate Houses / Hardscape

The District owns and maintains gates at the two entrances into the Development. The south gate, which is the main entrance, is located on Charleston Street off Cooper Creek Boulevard. This entrance contains a Guard House, but is controlled remotely using a camera and call box. The west gate, which is located on 7 Oaks Drive off Honore Avenue is intended for resident use and does not have a guard house. In addition, the District owns and maintains various hardscapes, street lights, signage, etc. A capital improvement project was undertaken by the District in 2009 which included additional security and safety features at both entrances. There were no security upgrades this year.

The main entrance Guardhouse had a problem with mold and mildew and the CDD hired a company to investigate and propose repairs. The water intrusion was determined to be from multiple sources and the roof was repaired, the window sealed and a French drain was placed around the guardhouse to remove high groundwater. The mold was treated and the interior was repainted. Additionally, the entrance sign needed repairs for loose letters, cleaning and painting. Mortar was packed between loose bricks.

4. Central Irrigation System

The District owns and maintains the central irrigation system that lies within the District owned lands. A capital repair and replacement project for wiring the irrigation system has been ongoing over the last couple of years. There were no major repairs/improvements that the Engineer was involved in this past year.

5. Stormwater Management System

The District owns and maintains the stormwater management system for the lands within the District under a permit from the Southwest Florida Water Management District (SWFWMD). The system consists of various piping, swales, ponds, and lands surrounding the ponds within the District boundaries. The stormwater management system is generally in good operating condition, and the only repair

was caused by the curb/asphalt interface at Charleston and Drayton Circle. Specific repairs performed and future issues are outlined in Section IV below.

There were concerns expressed that the water level was too high in the wetlands between Charleston and Ashley Circle. This was investigated and the system was found to be working as designed. The Engineer checked with SWFWMD and determined that the homeowner could install a retaining wall and additional embankment material within his property, but outside the wetland jurisdictional line if he was concerned about the soil saturation in his yard.

There was a separate concern that Pond 14 was too low, and that the pond continued to fall even though the rain had begun. The Engineer checked the water level and monitored the pond and found that although the pond was low, SWFWMD confirmed that their water level was low and should recover as the rains became an everyday occurrence. This issue will be monitored.

The rear of the homes on Heyward Circle were flooding and the Engineer found that the drainage structure in the back was completely clogged with grass growing into the structure. The structure was opened by the Engineer and a contractor was hired to clean out the drainage structure. This is a maintenance issue that needs to be checked periodically.

As part of these investigations, it was determined that the area in front most of the drainage outfall structures had filled in and needed cleaning. A contractor was hired to clean and remove soils to meet the permit conditions.

The Homeowner's Association had a problem with water standing in the area behind the berm on Cooper Creek and the homes on Planter's Knoll. The HOA installed a couple yard drains that emptied out onto the drainage gutter on Planter's Knoll and ran to the gutter inlet to the north on Planter's Knoll. The Engineer checked with SWFWMD and because the water still ended up in the same storage location (Pond 1), and was a minor water quantity, a permit modification was not required.

III. PROPOSED ADDITIONS OR MODIFICATIONS OF THE PUBLIC FACILITIES

1. Ownership

No changes in ownership of any lands or infrastructure owned by the District have occurred within the past year.

2. Additions or Expansions

The boundaries of the District have not been modified within the past year.

IV. CAPITAL REPAIR / REPLACEMENT OF EXISTING PUBLIC FACILITIES

5. Roadway Repairs

The entire roadway was milled and resurfaced by removing a variable depth wedge from the edge of the curb at 1 inch out 6 feet to 0 inches. The entire roadway was overlaid with 1.25 inches of asphalt. This provided a slight lip at the curb line which will reduce ponding on the edge of the roadway and will provide a full overlay on much of the roadway which will increase the structural value of the pavement. This method reduced the effectiveness of the existing speed tables and “speed humps” were also installed to slow traffic on the main roadways..

6. Gatehouses / Hardscape / Etc.

In 2009 the District upgraded the system to include additional gates to prevent multiple vehicles from entering the District roadways during the opening/closing of the main gates. .

The paving bricks at the Charleston Gate were replaced with the same type of pavers as originally installed.

7. Central Irrigation System

In 2009, the District began repairs to the wiring of the existing irrigation system to fix ground faults that were causing malfunctions within the system. This process continued with the replacement of the original wiring system with Tucor

two-wire control wiring system. The Engineer was not involved in any irrigation upgrades or repairs this past year.

8. Stormwater Management System

Stormwater systems require maintenance and repairs to meet the performance requirements of the SWFWMD permits. During the past year the following maintenance / repairs have been performed to keep the system functioning as designed:

- The drainage inlet in the back of the homes on Heyward Circle had become completely clogged with grass that had grown into the structure. This was cleaned out and will need to be monitored by maintenance crews.
- The area in front of all the drainage structures was cleaned out to meet the SWFWMD permit conditions and improve the functioning of the outfall structures.

There was significant discussion at the May 2016 meeting about problems with the water levels in Pond 14. The Engineer has monitored this condition and the water level has raised with the summer rains.

V. ENGINEER'S CERTIFICATION

I hereby certify that the foregoing is a true and correct description of the public facilities for the University Place Community Development District to the best of my knowledge and belief.



John S. "Jack" Knowlton, P.E.
Sr. Project Engineer
Florida Registration No. 41061
American Consulting Professionals, LLC
September 3, 2016