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University Place  
Community Development District

**Engineer's  
Public Facilities Report  
August 2017**

**Prepared For:**

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

**Prepared By:**

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**September 22, 2017**

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 that was fixed and the mold remediated. There has not been a report of a recurring problem with this guardhouse.

### **4. Central Irrigation System**

The District owns and maintains the central irrigation system that lies within the District owned lands. There was a problem with the well casing on the irrigation well in Pond 16. CDD Administration is addressing the issue.

### **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.

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.

### **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. The previous cracks in the roadway have reflected up through the asphalt overlay and are now visible. The CDD has requested that the Engineer contact sealcoating firms to provide estimates to sealcoat the entire roadway system. Firms are being contacte4d and bids are being received.

#### **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**

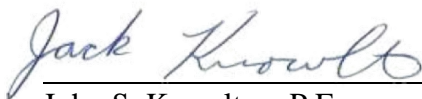
In 2009, the District began repairs to the wiring of the existing irrigation system to fix ground faults that were causing malfunctions within the system. This process replaced the original wiring system with Tucor two-wire control wiring system. The Engineer was not involved in any irrigation upgrades 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 not been needed.

**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.



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September 22, 2016