



Rizzetta & Company

# **Copperspring Community Development District**

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## **Board of Supervisors' Meeting January 9, 2024**

**District Office:  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544  
813.994-1001**

**[www.copperspringcdd.org](http://www.copperspringcdd.org)**

# **COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, FL 33588  
[www.copperspringcdd.org](http://www.copperspringcdd.org)

## **District Board of Supervisors**

Kelly Evans	Chairman
Trevor Singh	Vice Chairman
Uberty Macias	Assistant Secretary
Tamaria Swartzbeck	Assistant Secretary
Christina Cruz	Assistant Secretary

<b>District Manager</b>	Debby Wallace	Rizzetta & Company, Inc.
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<b>District Counsel</b>	John Vericker	Straley, Robin & Vericker
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<b>District Engineer</b>	David Hamstra	Pegasus Engineering, LLC
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**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

# COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.copperspringcdd.org](http://www.copperspringcdd.org)

January 3, 2024

**Board of Supervisors  
Copperspring Community  
Development District**

## REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Copperspring Community Development District will be held on **Tuesday, January 9, 2024 at 10:00 a.m.**, at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion Regarding Towing Policy
  - B. Acceptance of Special Warranty Deed.....Tab 1**
  - C. FDOT Notice of Roadway Construction Project .....Tab 2
  - D. Consideration of Resolution 2024-01; Re-Designating  
Offices of the District .....Tab 3
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Regular  
Meeting held on November 14, 2023 .....Tab 4
  - B. Consideration of Operation and Maintenance  
Expenditures October & November 2023.....Tab 5
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Consideration of District Engineering Services FY 23-24 ...Tab 6
  - C. Landscape and Irrigation Update .....Tab 7
  - D. District Manager .....Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. 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) 933-5571.

Sincerely,

*Debby Wallace*

Debby Wallace  
Regional District Manager

## **Tab 1**

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

John M. Vericker, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the \_\_\_\_ day of November, 2023, by Lennar Homes, LLC, a Florida limited liability company ("**Grantor**"), whose address is 5505 Waterford District Drive, Miami, Florida 33126, in favor of **Copperspring Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration paid in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, certain real property located in Pasco County, Florida ("**Property**"), more particularly described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH**, with all appurtenances and hereditaments pertaining thereto.

**TO HAVE AND TO HOLD** the Property, with all improvements thereon, unto Grantee in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2023 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.**

**IN WITNESS WHEREOF**, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the  
Presence of:

**Lennar Homes, LLC**  
a Florida limited liability company

\_\_\_\_\_  
(Witness 1 – Signature)

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence  
or ☐ online notarization, this November \_\_\_\_, 2023, by \_\_\_\_\_ [Name],  
as \_\_\_\_\_ [Title] of Lennar Homes, LLC a Florida limited liability  
company, on behalf of the company, who is ☐ personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

**COPPERSPRING - RYALS PROPERTY**  
**CDD CONVEYANCE PARCELS**

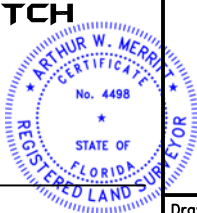
**DESCRIPTION:** Four (4) Parcels of land lying in Section 21, Township 26 South, Range 16 East, Pasco County, Florida, lying Westerly and Northwesterly of the Anclote River, lying Southerly of the Florida Department of Transportation (FDOT) Parcel 117 Parts "A" & "B" as recorded in Official Records Book 3684, Page 1605, of the Public Records of Pasco County, Florida and being more particularly described as follows:

**CONVEYANCE PARCEL 1**

**COMMENCE** at the Southwest corner of the Northeast 1/4 of said Section 21, also being a point on the Easterly boundary of STONY POINT, according to the plat thereof, as recorded in Plat Book 35, Pages 6 through 8 inclusive, of the Public Records of Pasco County, Florida, run thence along the West boundary of said Northeast 1/4 of Section 21 and said Easterly boundary of STONY POINT, N.00°21'56"E., 329.75 feet to the Southwest corner of the North 3/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21, also being the Southeasterly corner of COPPERSPRING PHASE 1, according to the plat thereof, as recorded in Plat Book 78, Pages 137 through 145 inclusive, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING** of the herein described parcel of land, thence along the Southeasterly boundary of said COPPERSPRING PHASE 1, the following ten (10) courses: 1) N.39°48'00"E., 706.92 feet; 2) S.87°10'07"E., 189.00 feet; 3) N.23°24'20"E., 73.92 feet to a point of curvature; 4) Northeasterly, 41.00 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 46°58'46" (chord bearing N.46°53'43"E., 39.86 feet) to a point of tangency; 5) N.70°23'06"E., 814.02 feet; 6) N.13°00'00"E., 461.23 feet; 7) N.28°00'00"E., 207.02 feet; 8) N.41°00'30"W., 39.00 feet to a point of curvature; 9) Northerly, 28.62 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 46°51'25" (chord bearing N.17°34'48"W., 27.83 feet) to a point of tangency; 10) N.05°50'55"E., 63.18 feet to the Southeast corner of the aforesaid FDOT Parcel 117 Part "B"; thence along the Southeasterly boundary of said FDOT Parcel Part "B", the following six (6) courses: 1) N.47°02'48"E., 144.88 feet; 2) N.69°13'58"E., 75.24 feet; 3) N.52°24'43"E., 83.81 feet; 4) N.18°20'02"E., 145.34 feet; 5) N.53°28'25"E., 178.11 feet; 6) N.17°58'25"E., 138.60 feet to the Northeast corner of said FDOT Parcel 117 Part "B", also being a point on the South boundary of the right-of-way for State Road No. 54 by the aforesaid FDOT Parcel 117 Part "A"; thence along said South boundary of the right-of-way for State Road No. 54 (FDOT Parcel 117, Part A), the following two (2) courses: 1) N.89°30'35"E., 504.95 feet; 2) S.31°02'53"E., 21.24 feet to a point on the West boundary of the right-of-way for Celtic Drive; thence along said West boundary of the right-of-way for Celtic Drive, the following three (3) courses: 1) S.00°23'07"W., 64.96 feet; 2) N.89°36'53"W., 6.94 feet; 3) S.00°16'16"W., 193.62 feet to a point of reference hereinafter being referred to as **POINT "A"**, being a point on the approximate Ordinary High Water Line of the Anclote River; thence meander Westerly and Southwesterly 4,241 feet, more or less, along said Ordinary High Water Line to a point on the South boundary of the aforesaid North 3/4 of the Southwest 1/4 of the Northeast 1/4 of Section 21, being a point of reference and hereinafter being referred to as **POINT "B"**, said POINT "B" lying, as a line of reference, S.47°20'34"W., 2858.14 feet from the aforesaid POINT "A"; thence from said POINT "B", run along said South boundary of the North 3/4 of the Southwest 1/4 of the Northeast 1/4 of Section 21, N.89°35'52"W., 520.00 feet to the **POINT OF BEGINNING**.

*Legal Description continued on Sheet No. 2*

**COPPERSPRING - RYALS PROPERTY**  
**CDD CONVEYANCE PARCELS**

<div style="display: flex; justify-content: space-between;"><div style="width: 25%;"><table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>No.</th><th>Date</th><th>Description</th><th>Dwn.</th></tr></thead><tbody><tr><td colspan="4" style="text-align: center;">REVISIONS</td></tr><tr><td colspan="4" style="text-align: center;">SHEET NO. 1 OF 7 SHEETS</td></tr></tbody></table></div><div style="width: 75%; text-align: center;"><p>Prepared For: <b>LENNAR CENTRAL FLORIDA</b></p><div style="display: flex; justify-content: space-around;"><div style="text-align: center;"><p><b>DESCRIPTION SKETCH</b> (Not a Survey)</p><p><b>Arthur W. Merritt</b> FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. <b>4498</b></p></div><div style="text-align: center;"><p><b>AMERRITT, INC.</b> <b>LAND SURVEYING AND MAPPING</b> LICENSED BUSINESS NUMBER LB7778 1215 E. 6th Avenue Tampa, FL 33605 PHONE (813) 221-5200</p></div></div><div style="display: flex; justify-content: space-between; font-size: small;"><div>Drawn: AWM   Checked: AWM   Order No.: AMI-LCF-CS-012</div><div>Date: 09/25/23   Dwg: RYALS-Conv Parcel.DWG</div></div><div style="display: flex; justify-content: space-between; font-size: x-small;"><div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div><div>File Path: P:\Ryals 54 (Lennar)\Master Plan\Description\CDD Conveyance Parcel</div></div></div></div>				No.	Date	Description	Dwn.	REVISIONS				SHEET NO. 1 OF 7 SHEETS			
No.	Date	Description	Dwn.												
REVISIONS															
SHEET NO. 1 OF 7 SHEETS															



**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**CONVEYANCE PARCEL 2**

That part of the South 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, lying Westerly and Northwesterly of the Anclote River.

**ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**CONVEYANCE PARCEL 3**

That part of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, lying Westerly and Northwesterly of the Anclote River.

**ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**CONVEYANCE PARCEL 4**

That part of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, lying Westerly and Northwesterly of the Anclote River, LESS the North 30.00 feet thereof.

Containing 44.6 acres, more or less.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	50.00'	46°58'46"	41.00'	39.86'	N.46°53'43"E.
C2	35.00'	46°51'25"	28.62'	27.83'	N.17°34'48"W.

**NOTES:**

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, having a Grid bearing of S.89°36'56"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- 2) The Ordinary High Water (OHW), as shown hereon, was established in accordance with Regulatory Guidance Letter of Ordinary High Water Mark Identification, written by the US Army Corps of Engineers (No. 05-05), dated December 7, 2005, for the purposes of identifying the ordinary high water mark for non-tidal waters under Section 404 of the Clean Water Act and under Sections 9 and 10 of the Rivers and Harbors Act of 1899. Information related to the OHW is taken from Survey referenced in Note 3 below.
- 3) Survey information, as shown hereon, is based on the ALTA/NSPS Land Title Survey of the Ryals Property, prepared by GeoPoint Surveying, Inc., dated 8/6/2017.

**COPPERSPRING - RYALS PROPERTY  
CDD CONVEYANCE PARCELS**

Prepared For: **LENNAR CENTRAL FLORIDA**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

**Arthur W. Merritt**

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**AMERRITT, INC.**

**LAND SURVEYING AND MAPPING**

LICENSED BUSINESS NUMBER LB7778

1215 E. 6th Avenue  
Tampa, FL 33605  
PHONE (813) 221-5200

Drawn: AWM | Checked: AWM | Order No.: AMI-LCF-CS-012

Date: 09/25/23 | Dwg: RYALS-Conv Parcel.DWG

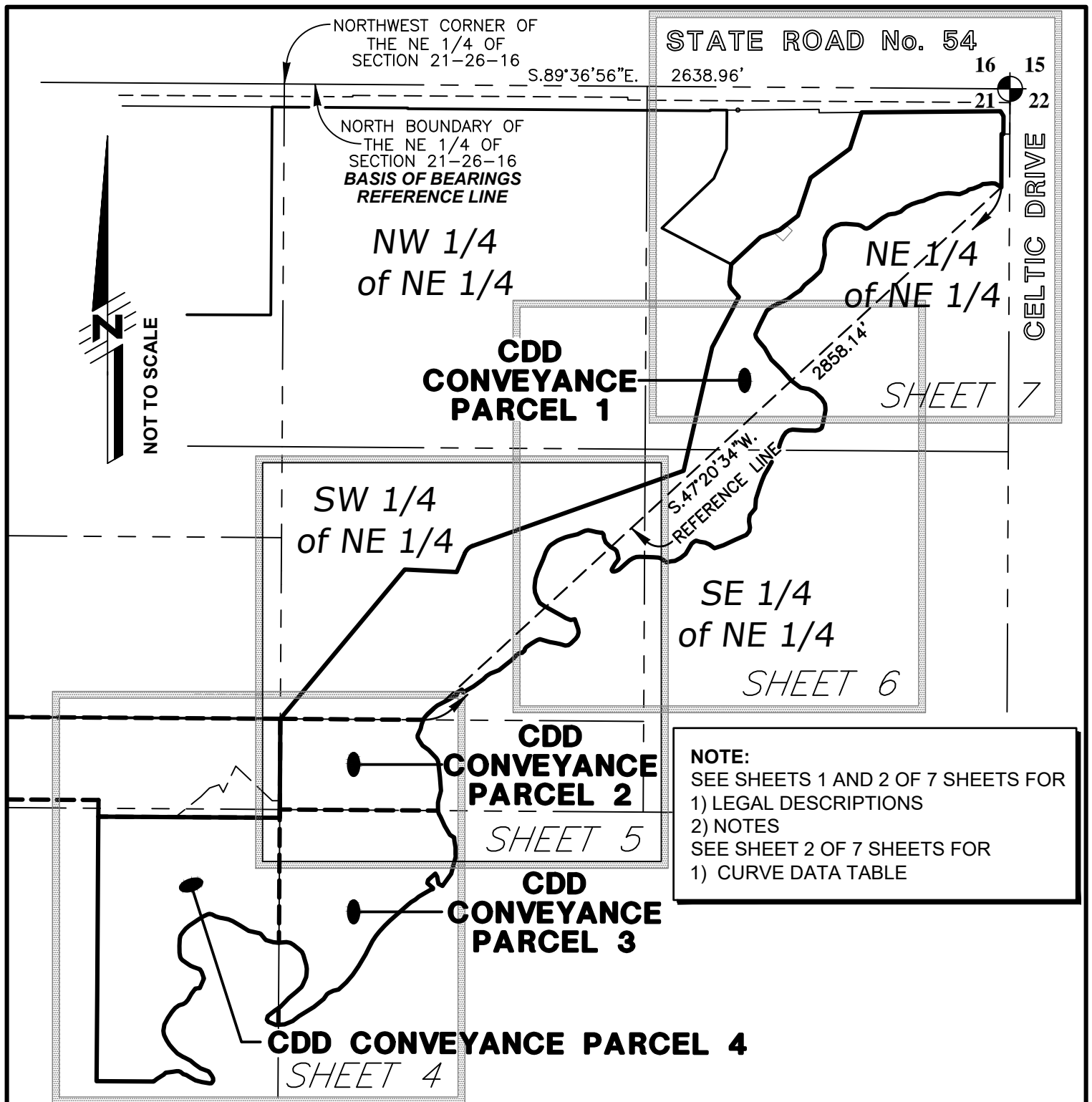
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SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST

No.	Date	Description	Dwn.
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REVISIONS

**SHEET NO. 2 OF 7 SHEETS**



## COPPERSPRING - RYALS PROPERTY CDD CONVEYANCE PARCELS

Prepared For: **LENNAR CENTRAL FLORIDA**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

**Arthur W. Merritt**

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**LAND SURVEYING AND MAPPING**

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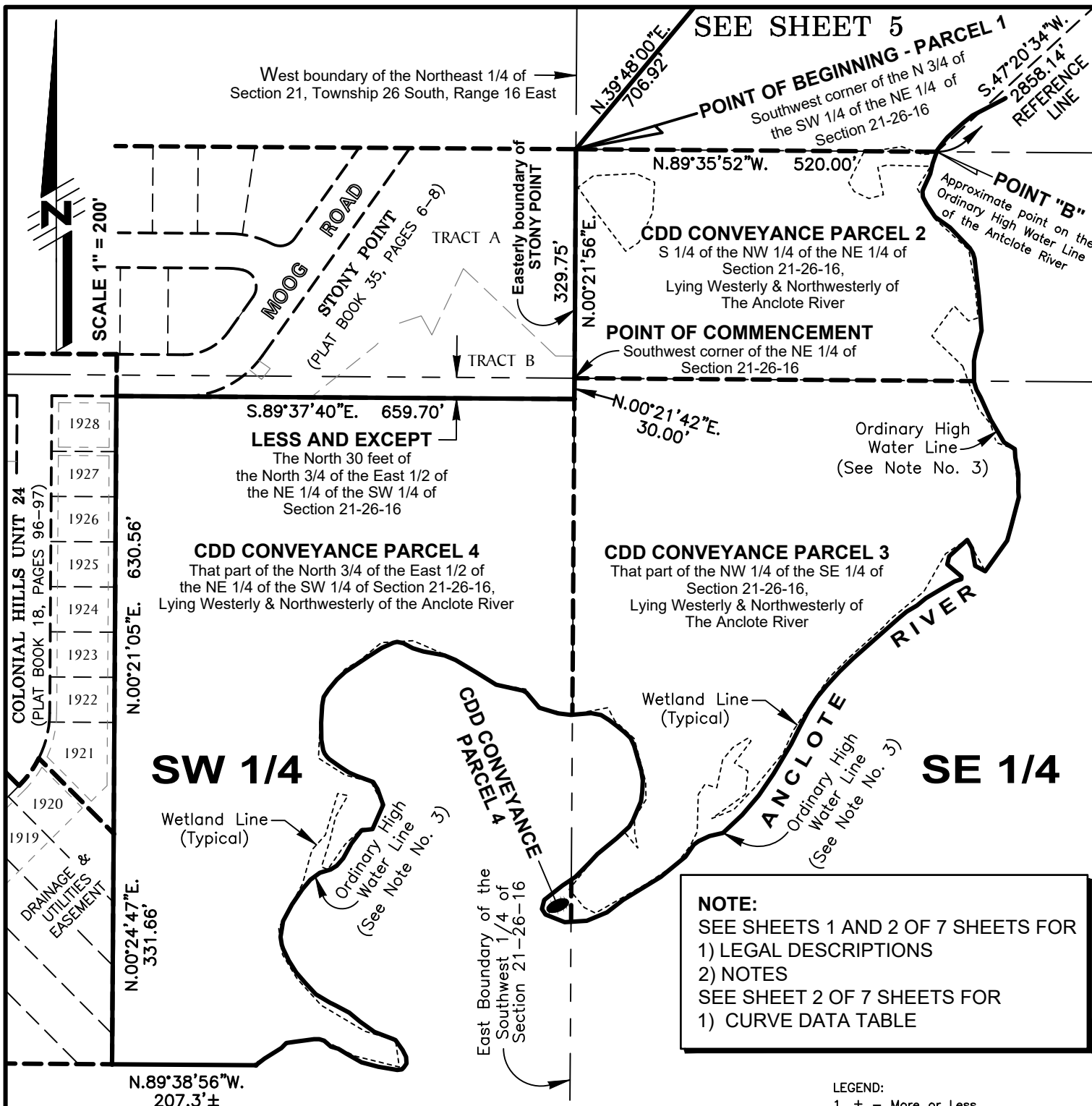
Date: 09/25/23 | Dwg: RYALS-Conv Parcel.DWG

File Path: P:\Ryals 54 (Lennar)\Master Plan\Description\CDD Conveyance Parcel

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 3 OF 7 SHEETS**



## COPPERSPRING - RYALS PROPERTY CDD CONVEYANCE PARCELS

Prepared For: **LENNAR CENTRAL FLORIDA**

**DESCRIPTION SKETCH**  
(Not a Survey)

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**AMERRITT, INC.**

**LAND SURVEYING AND MAPPING**

LICENSED BUSINESS NUMBER LB7778

1215 E. 6th Avenue  
Tampa, FL 33605  
PHONE (813) 221-5200

Drawn: AWM Checked: AWM Order No.: AMI-LCF-CS-012

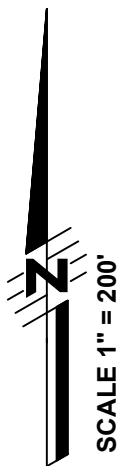
Date: 09/25/23 Dwg: RYALS-Conv Parcel.DWG

File Path: P:\Ryals 54 (Lennar)\Master Plan\Description\CDD Conveyance Parcel

SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 4 OF 7 SHEETS**



**NOTE:**

SEE SHEETS 1 AND 2 OF 7 SHEETS FOR  
1) LEGAL DESCRIPTIONS  
2) NOTES  
SEE SHEET 2 OF 7 SHEETS FOR  
1) CURVE DATA TABLE

**COPPERSPRING PHASE 1**  
(PLAT BOOK 78, PAGES 137-145)  
**TRACT "B-1"**  
(CDD) DRAINAGE AREA

Southeasterly boundary of  
COPPERSPRING PHASE 1

SEE  
SHEET 6

West boundary of the Northeast 1/4 of  
Section 21, Township 26 South, Range 16 East

**COPPERSPRING PHASE 1**  
(PLAT BOOK 78, PAGES 137-145)  
**TRACT "P-2A"**  
(HOA) AMENITY AREA

Southeasterly boundary of  
COPPERSPRING PHASE 1

N.73.92'  
N.23°24'20"E. 189.00'

S.87°10'07"E.  
189.00'

Wetland Line  
(Typical)

**CDD CONVEYANCE PARCEL 1**

Wetland Line  
(Typical)

S.47°20'34"W.  
2858.14'±  
REFERENCE LINE

SOUTHWESTERLY  
4,241'±  
Ordinary High  
Water Line  
(See Note No. 3)

Southeasterly corner of  
COPPERSPRING PHASE 1

**MOOG ROAD**  
**STONY POINT**  
(PLAT BOOK 35, PAGES 6-8)

Easterly boundary of  
STONY POINT

**CDD CONVEYANCE PARCEL 2**  
S 1/4 of the NW 1/4 of the NE 1/4 of  
Section 21-26-16,  
Lying Westerly & Northwesternly of  
The Ancloste River

**POINT OF COMMENCEMENT**  
Southwest corner of the NE 1/4 of  
Section 21-26-16

N.89°35'52"W. 520.00'

Wetland Line  
(Typical)

**ANCLOSTE RIVER**  
**POINT "B"**  
Approximate point on the  
Ordinary High Water Line  
of the Ancloste River

South boundary of the N 3/4 of  
the SW 1/4 of the NE 1/4 of  
Section 21-26-16

Wetland Line  
(Typical)

Ordinary High  
Water Line  
(See Note No. 3)

**LEGEND:**  
1. ± - More or Less

# COPPERSPRING - RYALS PROPERTY CDD CONVEYANCE PARCELS

Prepared For: **LENNAR CENTRAL FLORIDA**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**AMERRITT, INC.**

**LAND SURVEYING AND MAPPING**  
LICENSED BUSINESS NUMBER LB7778

1215 E. 6th Avenue  
Tampa, FL 33605  
PHONE (813) 221-5200

Drawn: AWM Checked: AWM Order No.: AMI-LCF-CS-012

Date: 09/25/23 Dwg: RYALS-Conv Parcel.DWG

File Path: P:\Ryals 54 (Lennar)\Master Plan\Description\CDD Conveyance Parcel

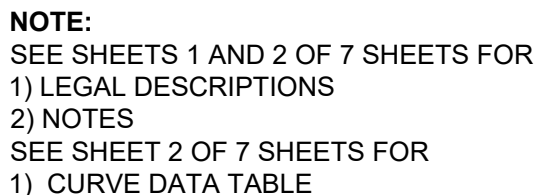
SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST

No.	Date	Description	Dwn.
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REVISIONS

**SHEET NO. 5 OF 7 SHEETS**





SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 7 OF 7 SHEETS			

## **Tab 2**



**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

11201 North McKinley Drive  
Tampa, FL 33612

JARED PERDUE, P.E.  
SECRETARY

RECEIVED  
NOV 17 2023

November 15, 2023

Notice sent by Certified Mail Receipt No. 7003 2260 0004 2163 1692

**Copperspring Community Development District**  
**3434 Colewell Ave STE 200**  
**Tampa, FL 33614-8390**

RE: Notice of Intended Department Action  
Parcel 21-26-16-0160-0B100-0000, New Port Richey  
FPID 447952-1-52-01

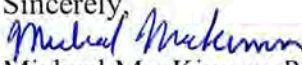
Dear Property Owner:

The Department has a roadway construction project adjacent to parcel 21-26-16-0160-0B100-0000 owned by you in New Port Richey, FL. This project will be resurfacing SR 54 from west of Virginia City Dr to Old Mill Pond Dr.

The concrete driveways on SR 54 in front of your property will be closed as part of this project. This change is being made to remove unused driveways within the limits of the project. Access by way of Copperspring Blvd will not be altered. The Department will perform this action pursuant to Sections 334.044(14) and 335.182, Florida Statutes and Chapter 14-96, Florida Administrative Code.

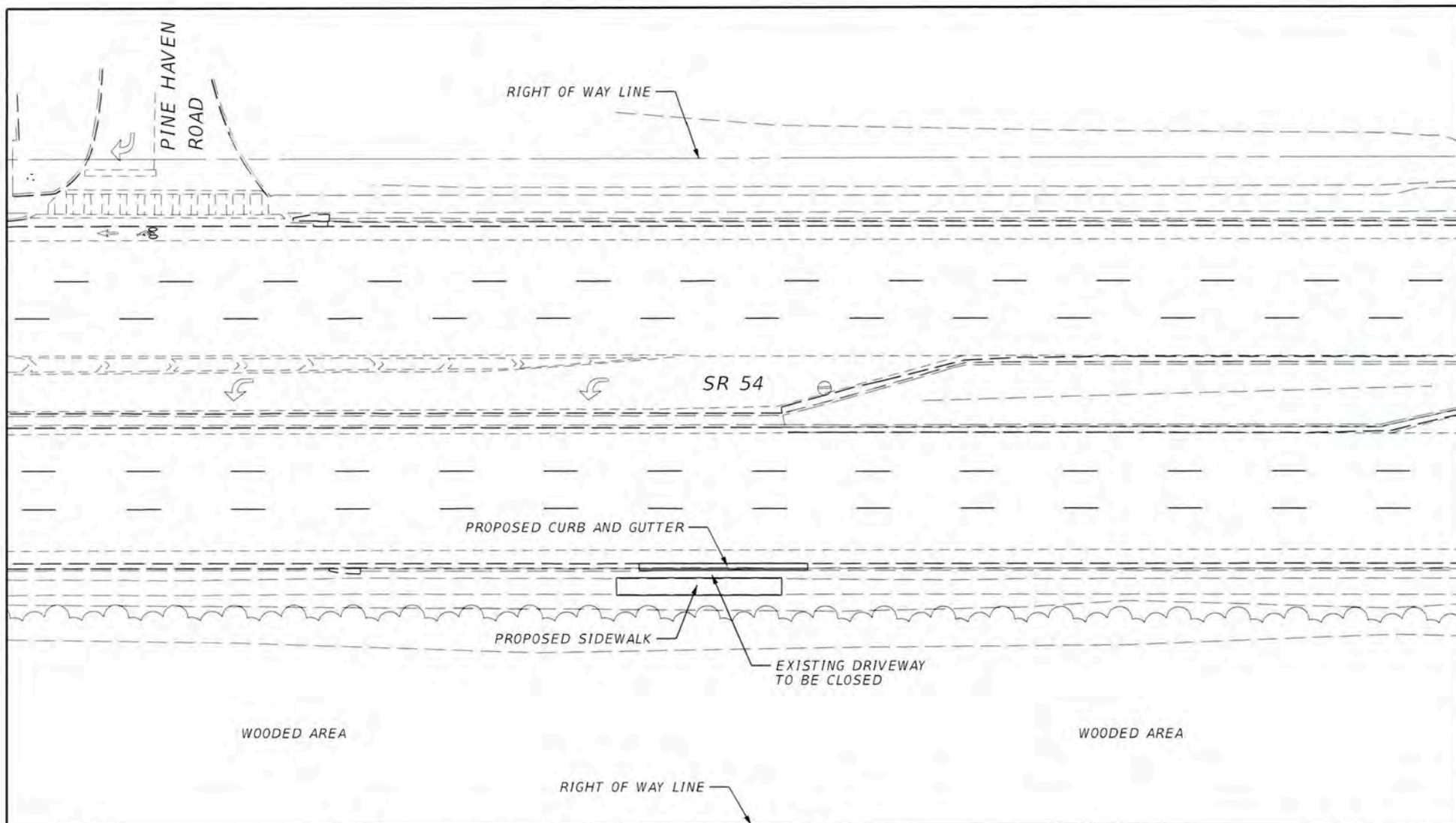
If you disagree with the Department's actions as set forth in this Notice, you may request an administrative hearing in accordance with the attached Notice of Administrative Hearing Rights. Should you choose not to request an administrative hearing within twenty one (21) calendar days of receipt of this Notice, this action will be effective and final.

If you have any questions or comments, please do not hesitate to call me at 813-975-6431.

Sincerely,  
  
Michael MacKinnon, P.E.  
FDOT Project Manager

Enclosures: Attachments 1 & 2 – Proposed Modification  
Attachment 3 & 4 – Pictures  
Attachment 5 – Notice of Administrative Hearing Rights





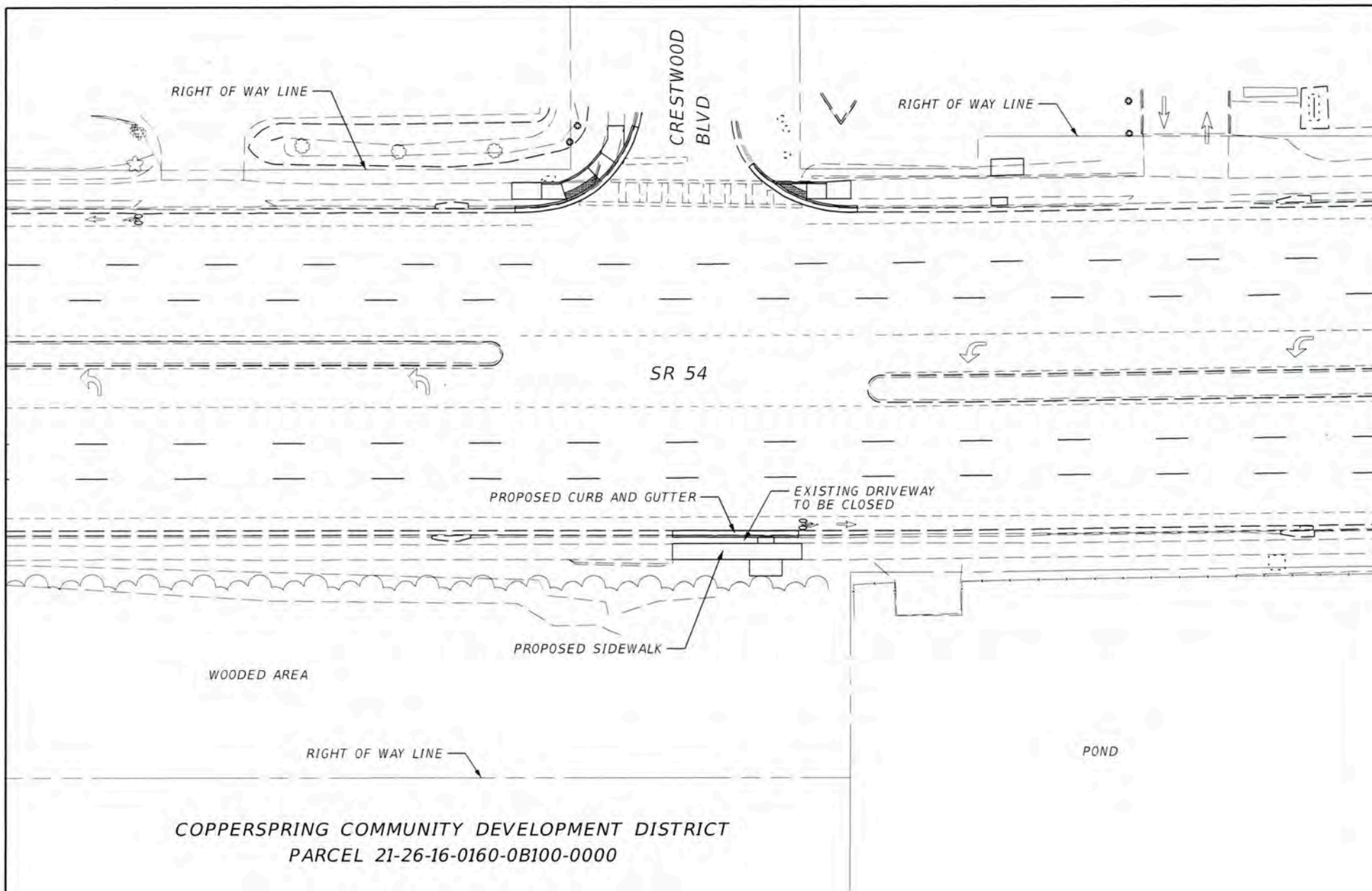
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT  
PARCEL 21-26-16-0160-0B100-0000

REFERENCE PROPERTY ADDRESS: PARCEL 21-26-16-0160-0B100-0000

PROPERTY OWNER: COPPERSMITH COMMUNITY DEVELOPMENT DISTRICT  
3434 COLEWELL AVE STE 200  
TAMPA, FL 33614-8390



SR 54  
PROPOSED MODIFICATION  
ATTACHMENT 1



REFERENCE PROPERTY ADDRESS: PARCEL 21-26-16-0160-0B100-0000

PROPERTY OWNER: COPPERSMITH COMMUNITY DEVELOPMENT DISTRICT  
3434 COLEWELL AVE STE 200  
TAMPA, FL 33614-8390



SR 54  
PROPOSED MODIFICATION  
ATTACHMENT 2





ATTACHMENT 3





ATTACHMENT 4



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**NOTICE OF ADMINISTRATIVE HEARING RIGHTS**

225-020-01  
GENERAL COUNSEL  
4/14/20

This is to inform you that you have the right to challenge the action of the Department of Transportation ("Department") described in the attached notice. If you wish to challenge the Department's action, you may request an administrative hearing under Sections 120.569 and 120.57, Florida Statutes. An administrative hearing is similar to a trial and is held before an Administrative Law Judge. You must deliver your request by 5:00 p.m. no later than 21 days after you received the notice and Notice of Administrative Hearing Rights to:

Clerk of Agency Proceedings  
Department of Transportation  
Haydon Burns Building  
605 Suwannee Street, MS 58  
Tallahassee, Florida 32399-0458  
Facsimile: (850) 414-5264

If you disagree with the facts stated in the notice, you may request a formal administrative hearing under Section 120.57(1), Florida Statutes. At a formal hearing, you may call witnesses, admit documents into evidence, present arguments on all issues involved, and question witnesses called by the Department or object to the Department's evidence.

If you agree with the facts stated in the notice, you may request an informal administrative hearing under Section 120.57(2), Florida Statutes. At an informal hearing, you may present your argument or a written statement for consideration by the Department.

Your request for an administrative hearing must meet the requirements of Rule 28-106.201 or Rule 28-106.301, Florida Administrative Code, depending on whether you request a formal or informal hearing. If you request a hearing to challenge the Department's action, your written request must be legible and prepared on 8 ½ by 11 inch white paper and contain all of the following:

1. Your name, address, telephone number, and email address and the name, address, and telephone number of your representative if you have one. You may be represented by a lawyer or a non-lawyer or you may represent yourself.
2. The Department's file number or identification number, if known (including a copy of the notice would be sufficient);
3. When and how you received the notice;
4. An explanation of how your rights or interests will be affected by the Department's action described in the notice;
5. All of the facts in the notice with which you disagree. If you do not disagree with any of the facts stated in the notice, you must say so;
6. The facts you believe justify a change to the Department's action;
7. The rules or statutes you believe justify a change to the Department's action;
8. An explanation of how the facts relate to those rules and statutes on which you are relying; and
9. The relief you request and the action you wish the Department to take or refrain from taking.

The Department will dismiss your request for an administrative hearing if it does not meet these requirements. If you have not submitted your request to the Clerk of Agency Proceedings by the deadline above, your request will be denied, you will not be entitled to a hearing, and the Department's action will be final.

If you timely request a hearing, mediation, where you and the Department try to resolve the matter by agreement without a hearing, may be available. If no agreement is reached through mediation, you will have the same right to a hearing if one has been requested.

If you have any questions, comments, or concerns about requesting a hearing, you may contact the Clerk of Agency Proceedings at (850) 414-5361.

Attachment 5

## Tab 3

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Copperspring 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 Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Debby Wallace \_\_\_\_\_ is appointed Assistant Secretary.  
Sean Craft \_\_\_\_\_ is appointed Assistant Secretary.  
Shawn Wildermuth \_\_\_\_\_ is appointed Assistant Treasurer.  
Scott Brizendine \_\_\_\_\_ is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9TH DAY OF JANUARY, 2024.**

**COPPERSPRING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## Tab 4



**MINUTES OF MEETING**

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

**COPPERSPRING  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of Copperspring Community Development District was held on **Tuesday, November 14, 2023, at 10:03 a.m.** at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

Present were:

Kelly Evans	<b>Board Supervisor, Chair</b>
Trevor Singh	<b>Board Supervisor, Vice-Chair</b>
Uberty Macias	<b>Board Supervisor, Assistant Secretary</b>
Tamaria Swartzbeck	<b>Board Supervisor, Assistant Secretary</b>
Christina Cruz	<b>Board Supervisor, Assistant Secretary</b>

Also Present were:

Debby Wallace	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kathryn Hopkinson	<b>District Counsel, Straley Robin Vericker</b>
John Cornelius	<b>Representative, Fieldstone Landscaping</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS** **Call to Order**

Ms. Wallace called the meeting to order and confirmed a quorum.

**SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**

There were no audience comments put forward at this time.

**THIRD ORDER OF BUSINESS** **Acceptance of Special Warranty Deed**

This item was tabled for the next meeting.

**FOURTH ORDER OF BUSINESS** **Consideration of Landscape Inspection  
Services Proposal**

There was no action on this proposal, to be kept in file for future use.

**FIFTH ORDER OF BUSINESS**

**Consideration of RFP Proposal**

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the RFP for Landscape & Irrigation Proposal in the amount of \$3,500.00, for the Copperspring Community Development District.

*Ms. Evans left the meeting.*

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance Proposals**

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved the landscape warranty work with a value of \$3,743.57, for the Copperspring Community Development District.

On a Motion by Ms. Swartzbeck, seconded by Mr. Macias, with all in favor, the Board of Supervisors authorized Mr. Singh to meet with Fieldstone to review landscape maintenance areas, for the Copperspring Community Development District.

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the landscape proposal for mulch in the amount of \$17,002.93, for the Copperspring Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Bushhogging Proposal**

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved the Sitex bushhogging proposal for 3x per year, for the Copperspring Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Reserve Study Proposals**

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the Reserve Study Institute proposal in the amount of \$1,500.00, for the Copperspring Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Regular Meeting Held on October 10, 2023**

A revised version was distributed under separate cover.

On a Motion by Mr. Singh seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the revised minutes of the regular meeting held on October 10, 2023, as amended, for Copperspring Community Development District.

**TENTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for September  
2023**

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for September 2023 (\$43,908.95), for Copperspring Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

A-1 Towing towed vehicles on a non-towing day (October 31, 2023). A motion was made to authorize staff to cover tow signs or add temporary "No Towing" signs during no towing days, or other means to make it more visible to tow truck drivers. Uberti offered to cover the towing signs during non-towing days.

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors approved the placement of "no towing" signs or covering tow signs, for the Copperspring Community Development District.

**B. District Engineer**

**i. Presentation of FY 2023-2024 Engineering Services**

This item was tabled, the District Counsel needs to contact the District Engineer for more details.

**C. Landscape & Irrigation Update**

Nothing to update at this time.

**D. District Manager**

Ms. Wallace presented the Website Compliance Report.

Ms. Wallace reminded the Board of Supervisors of the next meeting that is scheduled for December 12, 2023, at 5:00 p.m. at Residence Inn by Marriott Tampa at 2101 Northpointe Parkway, Lutz, Florida 33588.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Swartzbeck received photographs from a resident and asked that District Engineer look into the sidewalk photos and manhole cover photos for esthetics. It was stated that the board was previously aware of these photos and directed District Manager to send the resident a copy of the County's final inspection certificate.

On a Motion by Mr. Singh, seconded by Ms. Swartzbeck, with all in favor, the Board of Supervisors approved the request for a proposal from the District Engineer to inspect the sidewalk and manhole cover in the photos, for the Copperspring Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Wallace stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Mr. Singh, seconded by Mr. Macias, with all in favor, the Board of Supervisors adjourned the meeting at 11:40 a.m. for Copperspring Community Development District.

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Assistant Secretary

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Chairman/Vice Chairman

## **Tab 5**

# Copperspring Community Development District

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District Office · Wesley Chapel, Florida · (813) 944-1001

Mailing Address · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614

[www.copperspringcdd.org](http://www.copperspringcdd.org)

## **Operations and Maintenance Expenditures October 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,927.48**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	100209	9100 8756 3073 09/23	6258 Spider Lily Way 09/23	\$ 30.79
Duke Energy	100211	9100 8756 3263 09/23	Electric Services 09/23	\$ 817.94
Duke Energy	100214	9100 8753 4531 09/23	3980 Copperspring Blvd Irrigation & Lites 09/23	\$ 30.79
Duke Energy	100214	9100 9446 4850 09/23	00 Copperspring Blvd Lite PH 3 09/23	\$ 226.17
Fieldstone Landscape Services	100216	20885	Irrigation Repairs 09/23	\$ 173.23
Fieldstone Landscape Services	100217	20955	Landscape Maintenance 10/23	\$ 10,332.91
Innersync Studio, Ltd	100210	21730	Annual Website Fees & Maintenance FY23/24	\$ 1,515.00
Pasco County Utilities	100213	19184746	3950 River Otter Lane - Irrigation 09/23	\$ 75.75
Pasco County Utilities	100213	19184748	6557 Water Hemlock Way 09/23	\$ 13.50
Pasco County Utilities	100213	19184750	3707 Copperspring Blvd - Irrigation 09/23	\$ 540.00
Pasco County Utilities	100213	19184896	6258 Spider Lily Way 09/23	\$ 106.50
Pasco County Utilities	100213	19185108	3980 Soaring Osprey Way 09/23	\$ 81.75
Pegasus Engineering, LLC	100215	226532	Engineering Services 02/23	\$ 3,727.50

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100207	INV0000084120	District Management Fees 10/23	\$ 4,404.25
Rizzetta & Company, Inc.	100208	INV0000084024	Assessment Roll Preparation FY 23/24	\$ 5,624.00
Straley Robin Vericker	100218	23613	General Legal Services 08/23	\$ 1,125.00
Times Publishing Company	100212	0000308602 09/27/23	Legal Advertising Acct# 202058 09/27/23	<u>\$ 102.40</u>
<b>Report Total</b>				<u><b>\$ 28,927.48</b></u>



**BLANK**

# Copperspring Community Development District

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District Office · Wesley Chapel, Florida · (813) 944-1001

Mailing Address · 3434 Colwell Ave · Suite 200 · Tampa, Florida 33614

[www.copperspringcdd.org](http://www.copperspringcdd.org)

## **Operations and Maintenance Expenditures November 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,243.08**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Christina M Cruz	100220	CC101023	Board of Supervisors Meeting 10/10/23	\$ 200.00
Christina M Cruz	100237	CC111423	Board of Supervisors Meeting 11/14/23	\$ 200.00
Duke Energy	100225	9100 8753 4713 09/23	000 Copperspring Blvd Lights 09/23	\$ 577.60
Duke Energy	100225	9100 8753 4911 09/23	6575 Moog Road Mailbox 09/23	\$ 30.79
Duke Energy	100225	9100 9446 7027 09/23	6019 Soaring Osprey Way 09/23	\$ 30.79
Duke Energy	100227	9100 8756 3073 10/23	6258 Spider Lily Way 10/23	\$ 30.79
Duke Energy	100233	9100 8756 3263 10/23	Electric Services 10/23	\$ 817.94
Duke Energy	100238	9100 8753 4531 10/23	3980 Copperspring Blvd Irrigation & Lites 10/23	\$ 30.79
Duke Energy	100238	9100 8753 4713 10/23	000 Copperspring Blvd Lights 10/23	\$ 577.60
Duke Energy	100238	9100 8753 4911 10/23	6575 Moog Road Mailbox 10/23	\$ 31.83
Duke Energy	100238	9100 9446 4850 10/23	00 Copperspring Blvd Lite PH 3 10/23	\$ 226.17
Duke Energy	100238	9100 9446 7027 10/23	6019 Soaring Osprey Way 10/23	\$ 30.79
Fieldstone Landscape Services	100235	21219	Erosion Repair 10/23	\$ 250.00

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Fieldstone Landscape Services	100235	21264	Irrigation Repairs 10/23	\$ 523.55
Fieldstone Landscape Services	100235	21408	Irrigation Repairs 10/23	\$ 970.00
Florida Department of Commerce	100229	89327	Special District Fee FY23-24	\$ 175.00
Grau & Associates, P.A.	100230	101023-249	Audit Confirmation FYE 09/30/23	\$ 35.00
Jayman Enterprises, LLC	100228	2764	Weed Removal 10/23	\$ 125.00
Kelly Evans	100221	KE-101023	Board of Supervisors Meeting 10/10/23	\$ 200.00
Kelly Evans	100239	KE111423-249	Board of Supervisors Meeting 11/14/23	\$ 200.00
Lutz Hotel Management, LLC	100222	102323 Lutz-249	BOS Meeting Room Rental 11/14/23	\$ 81.33
Pasco County Tax Collector	100231	21-26-16-0160-0P300-0000 FY23	Stormwater Assessments 2023	\$ 474.24
Pasco County Utilities	100234	19345561	3950 River Otter Lane - Irrigation 10/23	\$ 76.44
<i>Pasco County Utilities</i>	100234	19345563	3707 Copperspring Blvd - Irrigation 10/23	\$ 740.22
Pasco County Utilities	100234	19345707	6258 Spider Lily Way 10/23	\$ 104.52
Pasco County Utilities	100234	19345920	3980 Soaring Osprey Way 10/23	\$ 80.34

## Copperspring Community Development District

### Paid Operation and Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	100240	19345560	6557 Water Hemlock Way 10/23	\$ 15.60
Rizzetta & Company, Inc.	100219	INV0000084913	District Management Fees 11/23	\$ 4,404.25
Sitex Aquatics, LLC	100236	7575B	Bush Hog Dry Ponds 10/23	\$ 2,400.00
Straley Robin Vericker	100232	23770	General Legal Services 10/23	\$ 1,602.50
Tamaria A Swartzbeck	100223	TS101023	Board of Supervisors Meeting 10/10/23	\$ 200.00
Tamaria A Swartzbeck	100226	TS080823	Board of Supervisors Meeting 08/08/23	\$ 200.00
Tamaria A Swartzbeck	100241	TS111423	Board of Supervisors Meeting 11/14/23	\$ 200.00
Trevor Singh	100224	TS101023	Board of Supervisors Meeting 10/10/23	\$ 200.00
Trevor Singh	100242	TS111423	Board of Supervisors Meeting 11/14/23	<u>\$ 200.00</u>
<b>Report Total</b>				<b><u>\$ 16,243.08</u></b>

## Tab 6



November 3, 2023

MSC-22084

Ms. Deborah Wallace  
District Manager  
Rizzetta & Company, LLC  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544

**Re: Copperspring Community Development District  
Fiscal Year 2023/2024 District Engineer Services**

Dear Debby:

The purpose of this proposal is to respectfully request authorization to provide professional engineering services associated with the above referenced community. Specifically, to perform the following services during Fiscal Year 2023/2024 (from October 1, 2023 through September 30, 2024) for the Copperspring Community Development District (CDD):

1. Prepare for and attend the monthly Copperspring CDD Board of Supervisors meetings and /or participate remotely. More specifically, to attend the meetings on the second Tuesday of every month.
2. Prepare for and conduct field reviews with the CDD Board Members to investigate known problem areas and/or evaluate potential areas in need of repairs.
3. Review permitted construction plans and drainage calculations to evaluate future requested CDD property modifications.
4. Update the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure exhibit, as needed.
5. Assist the CDD Board Members with current and future projects (e.g., stormwater and roadway maintenance repairs and/or improvements, sidewalk repairs, etc.).

*"Engineering a Higher Standard"*

---

301 West State Road 434, Suite 309, Winter Springs, FL 32708 • 407-992-9160 • Fax 407-358-5155  
[www.pegasusengineering.net](http://www.pegasusengineering.net)


6. Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
7. Prepare conceptual plans and cost estimates for future capital projects to solicit / request bids from qualified general contractors.

The above-described services will be initially performed for an hourly not-to-exceed fee amount of **\$15,000** (refer to the attached Hourly Rate Sheet). Requested subconsultant services, incurred in connection with the above-described work, will be invoiced separately from the labor costs. In case the requested services exceed the anticipated contract amount, Pegasus Engineering will request additional funding, as necessary, to successfully address the requested engineering tasks.

We sincerely appreciate the opportunity to serve as the Copperspring CDD District Engineer. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at [david@pegasusengineering.net](mailto:david@pegasusengineering.net).

Respectfully,

PEGASUS ENGINEERING, LLC



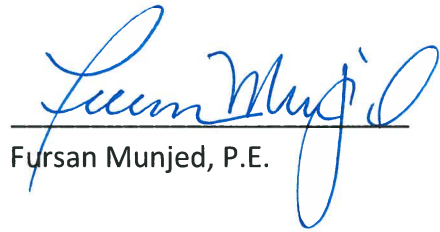
David W. Hamstra, P.E., CFM  
Stormwater Department Manager

cc: John Veriker, District Counsel  
Mike Bruegger, Pegasus Engineering



**Copperspring Community Development District  
Fiscal Year 2023/2024 District Engineer Services**

Approved for Pegasus Engineering, LLC

  
Fursan Munjed, P.E.

Principal  
Officer's Title

November 3, 2023  
Date

This Proposal is hereby accepted and authorization to proceed is hereby given.  
(Please return one executed copy of this proposal for our Pegasus Engineering records).

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Officer's Title

\_\_\_\_\_  
Date

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# Attachment “A”

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## Hourly Rate Sheet

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## FISCAL YEAR 2023/2024 HOURLY RATE SCHEDULE

Senior Project Manager	\$195.00 / Hour
Project Manager	\$190.00 / Hour
Senior Project Engineer	\$180.00 / Hour
Project Engineer	\$150.00 / Hour
Senior Designer	\$100.00 / Hour
Senior CADD / GIS Technician	\$100.00 / Hour
Designer	\$90.00 / Hour
Word Processor / Clerical	\$80.00 / Hour
Mileage	\$0.58 / mile
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	\$0.10 / page
11 x 17	\$0.15 / page
Color Copies	
8.5 x 11	\$1.00 / page
11 x 17	\$1.50 / page
Plots (In-House)	
All Color Plots	\$5.00 / SF
All B&W Sizes	\$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost

## Tab 7



# Copperspring CDD- Enhancement Meeting (11/21/23)

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Discussion and review of current proposals that have been presented to the board for approval.

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## Meeting Information

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- Date & Time: Nov 21, 2023 (1:00 PM)
- Location: Copperspring CDD- Mailbox Area
- Participants:

Fieldstone:

John C. (*Senior Account Manager*)

Copperspring CDD

Trevor S. (*HOA Chair*)

## Summary

---

### 1. Plant Locations

Discussion on the location of the plants chosen and their tolerance to harsh extreme conditions. All plant material will be presented to the board and chosen by the account manager to ensure the quality of the installation.

### 2. Documentation

Photo documentation will be presented in the proposals to allow for plant identification and installation location.

### 3. Enhancement Phased Installation

Landscape projects will be presented with a phased approach to allow the board to be proactive with decision making and approvals.



# FIELDSTONE

## 4. Past Plant Issues

The reason for plant decline across the moment signs and mail area is unknown. Multiple events could be to blame for the damage. Fieldstone is taking ownership of all new plant material and suggestions.

## 5. Relationship

Fieldstone is dedicated to being the landscape company of choice for Copperspring CDD. John Cornelius will remain the account manager.

## Next Arrangements

---

- Next CDD meeting

**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(1)



### **Horticulture (Issue)**

**Created:** Wed, 12/13/2023

Emerald Spring common will be sprayed by the horticultural team to help with the discoloration



**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(2)



## Observation

**Created:** Wed, 12/13/2023

The turf behind the mailbox area is thin due to the sand mixture within the turf. Sod replacement should be considered with irrigation zones expansions



**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(3)



### **Maintenance (Issue)**

**Created:** Wed, 12/13/2023

The maintenance team will continue to clean the seedlings and dead within the Flax Lily

**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(4)



## RFP

**Created:** Wed, 12/13/2023

A proposal to add a tree and supporting irrigation will be provided for the table at the park

**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(5)



### **Horticulture (Issue)**

**Created:** Wed, 12/13/2023

Spider Lily common area will be treated for turf weeds by the horticultural division

**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(6)



### Observation

**Created:** Wed, 12/13/2023

The warranty plants are planted and doing well. The approved mulch will cover the disrupted soil from the new plantings



**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(7)



### Observation

**Created:** Wed, 12/13/2023

Construction sand will continue to provide a poor basis for turf to grow. Top soil will need to be applied after the areas are excavated and then resoded

**Company:** Fieldstone Landscape Services  
**Contact:** John Cornelius  
**Phone:** 727 463 1780

**Email:** Jcornelius@fieldstonels.com  
**Title:** Copperspring December Report  
**Created:** Wed, 12/13/2023

**No. Items:** 8

(8)



## Observation

**Created:** Wed, 12/13/2023

The board should consider a phased approach to the rock island enhancements. A variegated ground cover would also be another option as it is already shown to do well within the area



# Copperspring CDD- December 13, 2023

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Discussion on proposed work and new proposals.

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## Meeting Information

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- Date & Time: Dec 13, 2023 (3:00 PM)
- Location: Copperspring HOA Pool House
- Attendees:

Fieldstone:

John Cornelius- *Senior Account Manager*

Rosetta Property Management:

Debby Bayne-Wallace- *Property Manager*

## Meeting Notes

---

1. Maintenance Crew  
The maintenance crews is doing an improved job with weed control and turf weed issues. Areas that were being missed have been corrected and pond mowing has been consistent.
2. Turf Vitality  
The horticulture team will address the turf color at the Emerald Spring. There are many areas where sand is in place of soil. This can be seen through the turf and shows in the turf quality. These areas should be looked at to have topsoil paced down and resodded.
3. Enhancements  
Any enhancements will be discussed at the January meeting. This includes the phased approach to help work with the boards budget and to achieve a cohesive look to the community.
4. Top Choice  
The property would benefit greatly from proactive ant treatment commonly referred to as Top Choice. This provides coverage for a year and can be used as a blanket treatment or to create buffer lines along the pathways/walking.



# FIELDSTONE

## 5. Mulch

The property mulch is scheduled to be placed down December 20<sup>th</sup> and 21<sup>st</sup>.

## Next Arrangements

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- The next meeting is tentatively scheduled for January 13<sup>th</sup>, 2024.





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## Copperspring clock #1 common/

Date: Nov 30, 2023 6:04 am

Inspector: LaPoma Thomas

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 1 (Copperspring monument)
Location	Exit side at SR54 near monument
Model	
Modules	30
Controller ID	74855

Water Days as of Nov 30, 2023	
Program A	Sun , Mon , Wed , Thur , Fri
Program B	Sun , Mon , Wed , Thur , Fri
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Exit side State road 54	Pass									
2	Exit side monument sign	Pass									
3	North of water hammock way	Pass									
4	Exit side fence North water hammock way	Pass									
5	Median Island at State road 54	Pass									
6	Exit side curb at State road 54	Pass									
7	Entry side curb at State road 54	Pass									
8	Exit side north of water hammock way	Pass									
9	North curb water hammock way	Pass									
10	East curb of Gainersprings and northwest corner water hammock way	Pass									
11	North fence of water hammock way, East fence Gainer springs and median Island	Pass									
12	Southside water hammock way, sidewalk along Gainer springs	Pass									
13	Southeast corner water hammock way and copper spring	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Southeast curb water hammock way and copper spring	Pass									
15	East fence and median Island South of water hammock way	Pass									
16	West curb south of copper springs and water hammock way	Pass									
17	West sidewalk of copper springs to State road 54	Pass									
18	Each side along fence	Pass									
19	Eastside along fence	Pass									
20	East fence south of zone 15	Pass									
21	Eastside copper springs south of water hammock way	Pass									
22	East fence south of zone 20	Pass									
23	East fence south of water hammock way	Pass									
24	Eastside copper springs south of zone 21	Pass									
25	East bent south of zone 22	Pass									
26	East curb copper springs south of zone 16	Pass									
27	East fence of copper springs south of zone 25	Pass									
28	East fence copper springs North of Moog road	Pass									
29	Easter copper springs North of Moog road	Pass									
30	East fence north of Moog road	Pass									
31	Northeast corner copper springs and mood road	Pass									
32	Northeast corner copper springs and Moog road	Pass									
33	North curb of Moog road East of copper springs	Pass									
34	North of Moog road East of copper springs	Pass									
35	East side mailbox parking Moog road and roundabout	Pass									
36	Eastside mailbox parking at Moog road	Pass									
37	East curb mailbox parking and roundabout	Pass									
38	Westside mailbox parking and along fence at homes	Pass									
39	West curb a mailbox parking	Pass									
40	Open	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
41	Westside pool	Pass									
42	West of the pool	Pass									
43	West and back of pool	Pass									
44	West and back of pool	Pass									
45	West and back to pool	Pass									
46	West and back of pool	Pass									
47	The front of pool	Pass									
48	East of pool	Pass									
49	East and back of pool	Pass									
50	East and back a pool	Pass									
51	Playground- not used	Pass									
52	East and back a pool	Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60	Lift station at Moog road and Hanover	Pass									
61	Lift station at Moog road and Hanover	Pass									



# FIELDSTONE

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## Copperspring clock #3 spider lily

Date: Nov 30, 2023 9:16 am

Inspector: LaPoma Thomas

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 3 ( Spider lily way)
Location	Spider Lily way & Hanover dr )
Model	
Modules	5
Controller ID	74857

Water Days as of Nov 30, 2023	
Program A	Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Rainbird ESP

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Hanover entry near Halifax	Pass									
2	Park area at spider Lily	Pass									
3	Curb	Pass									
4	Along sidewalk	Pass									
5	Along sidewalk	Pass									
6	Center turf field	Pass									
7	Center turf field	Pass									
8	Along fence	Pass									
9	East end	Pass									
10	Park fence, East end, Center	Pass						1			
11	Along sidewalk and West end	Pass						1	1		

**Zone #10 - 11-30-23 9:45 am CST**



**Zone #10 - 11-30-23 1:23 pm CST**



**Zone #11 - 11-30-23 9:45 am CST**



**Zone #11 - 11-30-23 9:46 am CST**





Zone #11 - 11-30-23 1:15 pm CST



Zone #11 - 11-30-23 1:15 pm CST





# FIELDSTONE

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## Copperspring clock #4 Madison

Date: Nov 30, 2023 11:08 am

Inspector: LaPoma Thomas

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 4 (Soaring Osprey way)
Location	Exit side at Madison and soaring osprey
Model	
Modules	5
Controller ID	84012

Water Days as of Nov 30, 2023	
Program A	Sun , Mon , Wed , Fri
Program B	
Program C	
Program D	

Notes
Rainbird ESP

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Open	Pass									
2	Entrance along Madison	Pass									
3	Entrance curb	Pass									
4	Entrance side along fence	Pass						1			
5	All trees	Pass									
6	Exit side along fence	Pass						2			
7	Exit side along Madison	Pass									
8	Exit side curb	Pass									
9	Along fence at Golden shiner Lane	Pass									
10	Along golden shiner Lane	Pass									
11	A long curb of golden shiner Lane	Pass									



Zone #4 - 11-30-23 11:10 am CST



Zone #4 - 11-30-23 1:30 pm CST



Zone #6 - 11-30-23 11:10 am CST



Zone #6 - 11-30-23 11:10 am CST





Zone #6 - 11-30-23 1:36 pm CST



Zone #6 - 11-30-23 1:36 pm CST



## Copperspring clock #1 common/

Date: Nov 30, 2023 6:04 am

Inspector: LaPoma Thomas

Site	
Name	Coppersprings CDD
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller 1 (Copperspring monument)
Location	Exit side at SR54 near monument
Model	
Modules	30
Controller ID	74855

Water Days as of Nov 30, 2023	
Program A	Sun , Mon , Wed , Thur , Fri
Program B	Sun , Mon , Wed , Thur , Fri
Program C	
Program D	

Notes
Hunter ACC
All repairs for all (4) controllers have been completed. Including the amenities center.

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Exit side State road 54	Pass									
2	Exit side monument sign	Pass									
3	North of water hammock way	Pass						1			
Bubbler											
4	Exit side fence North water hammock way	Pass									
5	Median Island at State road 54	Pass									
6	Exit side curb at State road 54	Pass									
7	Entry side curb at State road 54	Pass									
8	Exit side north of water hammock way	Pass									
9	North curb water hammock way	Pass									
10	East curb of Gainersprings and northwest corner water hammock way	Pass									
11	North fence of water hammock way, East fence Gainer springs and median Island	Pass						2			
12	Southside water hammock way, sidewalk along Gainer springs	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
13	Southeast corner water hammock way and copper spring	Pass									
14	Southeast curb water hammock way and copper spring	Pass									
15	East fence and median Island South of water hammock way	Pass									
16	West curb south of copper springs and water hammock way	Pass									
17	West sidewalk of copper springs to State road 54	Pass									
18	Each side along fence	Pass									
19	Eastside along fence	Pass									
20	East fence south of zone 15	Pass						2			
21	Eastside copper springs south of water hammock way	Pass									
22	East fence south of zone 20	Pass									
23	East fence south of water hammock way	Pass									
24	Eastside copper springs south of zone 21	Pass									
25	East bent south of zone 22	Pass						1			
26	East curb copper springs south of zone 16	Pass									
27	East fence of copper springs south of zone 25	Pass						1			
28	East fence copper springs North of Moog road	Pass									
29	Easter copper springs North of Moog road	Pass									
30	East fence north of Moog road	Pass						1			
31	Northeast corner copper springs and mood road	Pass									
32	Northeast corner copper springs and Moog road	Pass									
33	North curb of Moog road East of copper springs	Pass									
34	North of Moog road East of copper springs	Pass									
35	East side mailbox parking Moog road and roundabout	Pass									
36	Eastside mailbox parking at Moog road	Pass									
37	East curb mailbox parking and roundabout	Pass									
38	Westside mailbox parking and along fence at homes	Pass									
39	West curb a mailbox parking	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
40	Open	Pass									
41	Westside pool	Pass									
42	West of the pool	Pass									
43	West and back of pool	Pass									
44	West and back of pool	Pass									
45	West and back to pool	Pass									
46	West and back of pool	Pass									
47	The front of pool	Pass									
48	East of pool	Pass									
49	East and back of pool	Pass									
50	East and back a pool	Pass									
51	Playground- not used	Pass									
52	East and back a pool	Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60	Lift station at Moog road and Hanover	Pass									
61	Lift station at Moog road and Hanover	Pass									



**Zone #3 - 11-30-23 7:14 am CST**



**Zone #3 - 11-30-23 7:18 am CST**



**Zone #11 - 11-30-23 7:14 am CST**



**Zone #11 - 11-30-23 7:14 am CST**





**Zone #11 - 11-30-23 12:59 pm CST**



**Zone #11 - 11-30-23 1:00 pm CST**



**Zone #20 - 11-30-23 7:35 am CST**



**Zone #20 - 11-30-23 7:35 am CST**





Zone #20 - 11-30-23 12:51 pm CST



Zone #20 - 11-30-23 12:51 pm CST



Zone #25 - 11-30-23 8:39 am CST



Zone #25 - 11-30-23 12:44 pm CST





**Zone #27 - 11-30-23 8:34 am CST**



**Zone #27 - 11-30-23 12:40 pm CST**



**Zone #30 - 11-30-23 8:28 am CST**



**Zone #30 - 11-30-23 8:31 am CST**





# FIELDSTONE

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## Copperspring clock #1- amenities center zones #35-#52

Date: Nov 30, 2023 11:13 am

Inspector: LaPoma Thomas

Site	
Name	Copperspring Amenity
Address	7127 Emerald Spring Loop
City	New Port Richey
ST	Florida
Zip	34653

Controller	
Name	Controller #1- zones #35 thru #52
Location	Exit side near monument sign at SR 54
Model	
Modules	26
Controller ID	74854

Water Days as of Nov 30, 2023	
Program A	Tue , Thur , Sat
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Hunter ACC
Amenities center zones #35 thru #52

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2		Pass									
3		Pass									
4		Pass									
5		Pass									
6		Pass									
7		Pass									
8		Pass									
9		Pass									
10		Pass									
11		Pass									
12		Pass									
13		Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15		Pass									
16		Pass									
17		Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35	East side mailbox parking and moot Road roundabout	Pass						1			
36	East side mailbox parking Moog Road	Pass									
37	East curb mailbox parking and roundabout	Pass			1				1		
38	West side mailbox parking and along fence at homes	Pass						1			
39	West curb mailbox parking	Pass									
40	OPEN	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
41	West fence at pool near home	Pass									
42	West of pool	Pass									
43	West of pool At pool gate	Pass									
44	At pool Equipment	Pass									
45	West of pool At deck	Pass									
46	West of pool At deck	Pass									
47	Front of pool entry	Pass									
48	East of pool fence near home	Pass									
49	Front of pool building	Pass									
50	Back East side of pool	Pass									
51	Play ground- not used	Pass									
52	Back of pool deck	Pass									



**Zone #35 - 11-30-23 11:37 am CST**



**Zone #35 - 11-30-23 2:04 pm CST**



**Zone #37 - 11-30-23 11:38 am CST**



**Zone #37 - 11-30-23 2:14 pm CST**



Zone #38 - 11-30-23 2:04 pm CST



Copperspring clock #1 amenities  
Zone #38 drip repaired

Zone #38 - 11-30-23 2:04 pm CST



Copperspring clock #1 amenities  
Zone #38 drip break

## Tab 8





Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 13, 2024 @ 10:00AM

# District Manager's Report

January 1

# 2024

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<u>FINANCIAL SUMMARY</u>		<u>11/30/2023</u>
General Fund Cash & Investment Balance:		\$104,905
Reserve Fund Cash & Investment Balance:		\$0
Debt Service Fund Investment Balance:		\$653,656
<b>Total Cash and Investment Balances:</b>		<b>\$758,561</b>
<b>General Fund Expense Variance:</b>	<b>\$22,472</b>	<b>Under Budget</b>

12/13/2023 Site Visit Report attached.

Hi Kelly/John,

Please see the pictures and notes below. Landscaping is well maintained. Please let me know if you have any questions.

Thank you.

**Debby Wallace**

Regional Manager

813.933.5571 Ext: 8814  
[dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com)

[rizzetta.com](http://rizzetta.com)

**Board Of Supervisors: In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the Management Office at (813) 933-5571.**

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**Rizzetta & Company**  
Professionals in Community Management

Emerald Springs Loop pocket park.



Roundabout at Copperspring Blvd and Moog Rd.





Dry ponds and pond banks.



Mail kiosk area.



New plants installed by Fieldstone.





Spider Lily Park



New plants at Madison entryway.







Along Hanover Dr.



Repairs needed at the lookout deck. Sent to Jaymen to repair.



Water Hemlock Way median.





Along Copperspring Blvd.



