Rizzetta & Company

Talavera
Community Development District

Board of Supervisors
Regular Meeting
March 19, 2025

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001

www.talaveracdd.org

TALAVERA
COMMUNITY DEVELOPMENT DISTRICT

Talavera Amenity Center, 18955 Rococo Road, Spring Hill, FL 34610

Board of Supervisors	Richard Henderson	Chair
	Christopher Walsh	Vice Chair
	Pamela Plehal	Assistant Secretary
	Marco Kremser	Assistant Secretary
District Manager	Debby Wallace	Rizzetta & Company, Inc.
	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, PA
District Engineer	Stephen Brletic	BDI Engineers

All cellular phones must be placed on mute 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) 994-1001.

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.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

March 11, 2025

Board of Supervisors
Talavera Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, March 19, 2025, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

BOS MEETING:

1. CALL TO ORDER
2. AUDIENCE COMMENTS ON AGENDA ITEMS
3. BUSINESS ITEMS
- **A.** Discussion of Open Board Seat
- **B.** Discussion of CDD Utility Easement Request ..... Tab 1
- **C.** Discussion of 2025/2026 Budget
- **D.** Discussion Regarding Trespassing

4. STAFF REPORTS
- **A.** FLA Landscapes and Lawns
  - **i**. Review of the Landscaper Report ..... Tab 2
  - **ii.** Consideration of Sod Installation Proposals ..... Tab 3
- **B.** Solitude
  - **i**. Review of the Aquatics Report ..... Tab 4
- **C.** Clubhouse Manager
  - **i.** Review of Clubhouse Manager's Report ..... Tab 5
  - **ii.** Consideration of Proposal for Pressure Washing ..... Tab 6
- **D**. District Engineer
- **E.** District Counsel
- **F.** District Manager
  - **i.** Review of the District Manager's Report ..... Tab 7

5. BUSINESS ADMISTRATION
- **A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 19, 2025 ..... Tab 8
- **B.** Consideration of Operation & Maintenance Expenditures for January 2025 ..... Tab 9

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1

From: matt obrien <matt.obrien@banyanland.net>
Sent: Tuesday, March 4, 2025 10:54 AM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Matthew E. Huber <MHuber@rizzetta.com>
Subject: [EXTERNAL]JEN Partners / Talavera CDD Utility Easement Request

Sean,

Thank you for taking my call last week regarding a proposed easement for utilities from the Talavera CDD. As discussed, we are permitting a small subdivision west of the railroad track and we are simply requesting the ability to tie into sewer and water within the Talavera CDD owned land. We will of course repair/replace any infrastructure we impact. All items would be permitted through Pasco County and subject to a warranty from JEN Partners. We are also ready willing and able to compensate the CDD on a reasonable basis for the easement so that they can use the funds for other improvements within the Talavera community.

It would likely be best for us to chat before you present this matter to the CDD board for their consideration to talk through the particulars. I am also willing to attend the meeting to present the offer to them and answer any questions they may have regarding the easement.

Matt O'Brien
813-362-1137
www.jenpartners.com

I have attched a few items to help you visualize the areas we would impact.

Attachments (to help visualize):

1. Talavera Phase 1D Recorded Plat (see Sheet 6)
2. Talavera Utility Overlay Connection Exhibit (very preliminary)

The location of the easement is listed below and can be seen in greater detail in the above-mentioned Utility Overlay Connection Exhibit.

Location:

Talavera CDD "Tract 2" & "Tract RW" Porfirio Place (collectively the "Property")

TALAVERA PHASE 1D

BEING A REPLAT OF A PORTION OF MAP OF ORANGE, GRAPEFRUIT, VEGETABLE & GENERAL FARMING LANDS WINTER HOME SITES ETC, AS RECORDED IN PLAT BOOK 2, PAGE 23, LYING SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 86 PAGE 87

LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8896, PAGE 3769 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE NORTHWEST CORNER OF TALAVERA PHASE 1A-1 ACCORDING TO PLAT BOOK 70, PAGE 53 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TALAVERA PHASE 1A-1, SOUTH 42°56'48" EAST, A DISTANCE OF 1,271.94 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, SOUTH 04°41'27" WEST, A DISTANCE OF 740.58 FEET TO A POINT ON THE BOUNDARY OF TALAVERA PHASE 1A-3 ACCORDING TO PLAT BOOK 74, PAGE 95 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID BOUNDARY OF TALAVERA PHASE 1A-3 THE FOLLOWING FOUR (4) COURSES: 1) SOUTHWESTERLY 95.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 947.00 FEET, A CENTRAL ANGLE OF 05°48'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°59'14" WEST 95.88 FEET; 2) SOUTH 35°05'08" WEST, A DISTANCE OF 126.74 FEET; 3) SOUTH 54°54'52" EAST, A DISTANCE OF 97.00 FEET TO A POINT ON A CURVE TO THE RIGHT; 4) SOUTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°54'52" EAST 35.36 FEET TO A POINT ON THE BOUNDARY OF TALAVERA PHASE 1C ACCORDING TO PLAT BOOK 82, PAGE 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 35°05'08" WEST, A DISTANCE OF 291.52 FEET TO A POINT ON A CURVE TO THE LEFT; 2) SOUTHWESTERLY 55.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 06°02'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 32°03'53" WEST 55.34 FEET; 3) NORTH 65°35'59" WEST, A DISTANCE OF 131.30 FEET; 4) NORTH 40°03'14" WEST, A DISTANCE OF 26.59 FEET; 5) SOUTH 64°20'46" WEST, A DISTANCE OF 183.07 FEET; 6) SOUTH 53°55'31" WEST, A DISTANCE OF 172.61 FEET; 7) SOUTH 85°13'22" WEST, A DISTANCE OF 66.11 FEET; 8) SOUTH 74°33'31" WEST, A DISTANCE OF 1,378.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TAMPA NORTHERN RAILROAD, ACCORDING TO DEED BOOK 31, PAGE 597 AND DEED BOOK 41, PAGE 544, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTHERLY 1,067.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,827.33 FEET, A CENTRAL ANGLE OF 21°37'22", AND A CHORD BEARING AND DISTANCE OF NORTH 16°30'04" EAST 1,060.68 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 27°21'07" EAST, A DISTANCE OF 349.07 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89°33'32" EAST, A DISTANCE OF 813.25 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°03'51" WEST, A DISTANCE OF 1,370.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.846 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA (THE "OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "TALAVERA PHASE 1D", AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1. OWNER DOES:

   a. GRANT, CONVEY, AND DEDICATE TRACT "1" AND TRACT "2" (WETLAND CONSERVATION AREA AND DRAINAGE AND LANDSCAPE AREA, AND INGRESS/EGRESS, UTILITY, AND WALL EASEMENT), TRACT "3" (DRAINAGE EASEMENT) AND TRACT "RW" (ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT), AS SHOWN AND DEPICTED HEREON, TO THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, (THE "DISTRICT"). SAID DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

   b. GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY, A PERPETUAL EASEMENT OVER AND ACROSS ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN HEREON AS TRACT "RW" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.

   c. GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY THE COUNTY.

   d. GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREETLIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE "COUNTY", STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

   e. RESERVE UNTO THE DISTRICT, ITS SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FLORIDA STATUTE 177.085(1).

   f. GRANT, CONVEY AND DEDICATE TO THE DISTRICT ALL DRAINAGE EASEMENTS AND INGRESS/EGRESS ACCESS EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED HEREON.

   g. GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY ON THIS PLAT. IN THE EVENT THE DISTRICT FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENTS FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

   h. RESERVE ONTO ITSELF, ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK COMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH FLORIDA STATUTE 177.091(28).

OWNER: M/I HOMES OF TAMPA, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: MARSHALL GRAY
VICE PRESIDENT

WITNESS — STEPHEN BENNETT (PRINT NAME)

WITNESS — FRED SIKORSKI (PRINT NAME)

OWNER'S ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 31st DAY OF August, 2021, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MARSHALL GRAY, VICE PRESIDENT, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Laureen Dunn
PRINTED NAME

MY COMMISSION EXPIRES: 8/27/24
COMMISSION NUMBER: HH031401

LAUREEN DUNN
MY COMMISSION # HH 031401
EXPIRES: August 27, 2024
Bonded Thru Notary Public Underwriters

CERTIFICATE OF ACCEPTANCE
OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 31st DAY OF August, 2021, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS SHOWN HEREON.

BY: BETTY VALENTI, CHAIRMAN

WITNESS — STEPHEN BENNETT (PRINT NAME)

WITNESS — NICOLE GARRETT (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 31st DAY OF August, 2021, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE BETTY VALENTI, CHAIRMAN, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Laureen Dunn
PRINTED NAME

MY COMMISSION EXPIRES: 8/27/24
COMMISSION NUMBER: HH031401

LAUREEN DUNN
MY COMMISSION # HH 031401
EXPIRES: August 27, 2024
Bonded Thru Notary Public Underwriters

PROPERTY INFORMATION

STATE OF FLORIDA)
) SS
COUNTY OF PASCO)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2061-5285551 AND BASED UPON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN M/I HOMES OF TAMPA, LLC. THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN PROPERTY INFORMATION REPORT FOR THE FILING OF THIS SUBDIVISION PLAT.

FATIC FILE NO. 2061-5285551

THIS THE 31 DAY OF August, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: DAVID H. ROBERTS, AUTHORIZED SIGNATORY

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 2nd DAY OF September, 2021.

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS THE 15th DAY OF September, 2021, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE 20th DAY OF September, 2021, IN PLAT BOOK 86, PAGES 87-92.

NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

CERTIFICATE OF SURVEYOR:

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 31ST DAY OF AUGUST, 2021.

JEFFREY LAYNE KOHLER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, No. LS 6201
CERTIFICATE OF AUTHORIZATION LB 2610
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634

ARDURRA
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND

TALAVERA PHASE 1D

BEING A REPLAT OF A PORTION OF MAP OF ORANGE, GRAPEFRUIT, VEGETABLE & GENERAL FARMING LANDS WINTER HOME SITES ETC, AS RECORDED IN PLAT BOOK 2, PAGE 23, LYING SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 86 PAGE 83

LEGEND

CCR = CERTIFIED CORNER RECORD
C.S.T. = CLEAR SIGHT TRIANGLE
DE = DRAINAGE EASEMENT
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE (AS NOTED)
FIR = FOUND IRON ROD (AS NOTED)
FCR = FOUND CAPPED IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK
GPS = GLOBAL POSITIONING SYSTEM
I/E = INGRESS / EGRESS ACCESS EASEMENT
LB = LICENSED BUSINESS
NAD = NORTH AMERICAN DATUM
NTS = NOT TO SCALE
(NR) = NON-RADIAL
OA = OVERALL
PCPHCN = PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LICENSED SURVEYOR
RTL = REFERENCE TIE LINE
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
UE = UTILITY EASEMENT
(18) = BLOCK DESIGNATION
◎ = PERMANENT CONTROL POINT "AGI PCP LB 2610"
▣ = SET 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT "KING PRM LB 2610" UNLESS OTHERWISE NOTED.
● = FOUND IRON ROD OR PIPE (SIZE AND IDENTIFICATION AS SHOWN)
▣ = PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK SURVEY MARK
■ = FOUND 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT "KING PRM LB 2610" UNLESS OTHERWISE NOTED.
N = XXXXXX.XX = STATE PLANE COORDINATES
E = XXXXXX.XX
4-25S-18E = SECTION, TOWNSHIP, RANGE

SURVEYOR'S NOTES:

1. THE "10.00' UTILITY EASEMENT" ACROSS THE FRONT OF ALL LOTS IS FOR THE OPERATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY STRUCTURES, LINES AND FITTINGS CONTAINED THEREIN.

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, (NAD 1983-1990 RE-ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. MORE SPECIFICALLY THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AS BEING NORTH 89°52'42" WEST.

4. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (PCPHCN) CONTROL STATIONS "L19-070" (NAD 1983-1990 RE-ADJUSTMENT) AND "K18-069" (NAD 1983-1990 RE-ADJUSTMENT).

5. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION.

6. A CORNER MONUMENT INSCRIBED "AGI LB 2610" SHALL BE SET AT EACH LOT/TRACT CORNER WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177, PART I OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN FLORIDA STATUTES 177.091(9). WHERE A CORNER MONUMENT CANNOT BE SET A WITNESS MONUMENT INSCRIBED "WITNESS LB 2610" SHALL BE SET 10 FEET OFFSET ALONG A CORRESPONDING LINE.

7. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NON-RADIAL (NR).

8. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

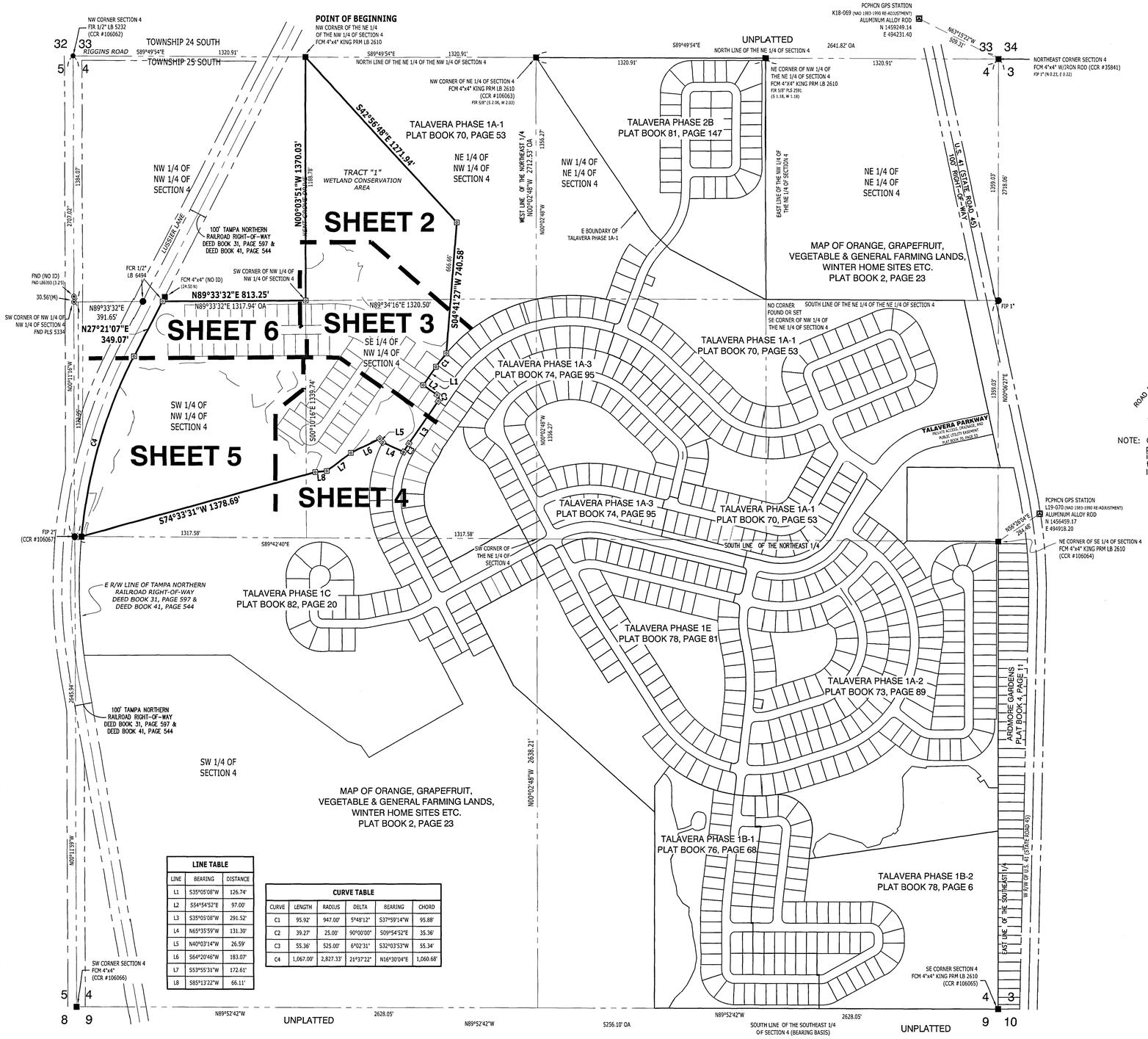
9. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

10. WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (ACOE) PERMIT.

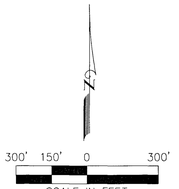
11. THE NOTICE OF ESTABLISHMENT OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT IS RECORDED IN OFFICIAL RECORDS BOOK 7270, PAGE 37, AS VALIDATED BY FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 7392, PAGE 1581, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

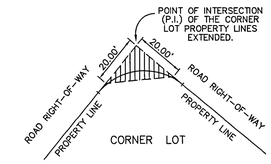
12. THE LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY A PROPERTY OWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS BOOK 9092, PAGE 3299 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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KEY MAP



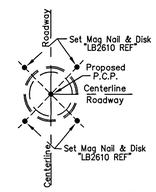


NOTE: On all corner lots, nothing will be erected, placed, or planted in such a manner as to impede vision within twenty (20) feet of the intersection of the road right-of-way lines in both directions.

CLEAR SIGHT TRIANGLE DETAIL (C.S.T.)
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°05'08"W	126.74'
L2	S54°54'52"E	97.00'
L3	S35°05'08"W	291.52'
L4	N65°35'59"W	131.30'
L5	N40°03'14"W	26.59'
L6	S64°20'46"W	183.07'
L7	S53°55'31"W	172.61'
L8	S85°13'22"W	66.11'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	95.92'	947.00'	5°48'12"	S37°59'14"W	95.88'
C2	39.27'	25.00'	90°00'00"	S09°54'52"E	35.36'
C3	55.36'	525.00'	6°02'31"	S32°03'53"W	55.34'
C4	1,067.00'	2,827.33'	21°37'22"	N16°30'04"E	1,060.68'



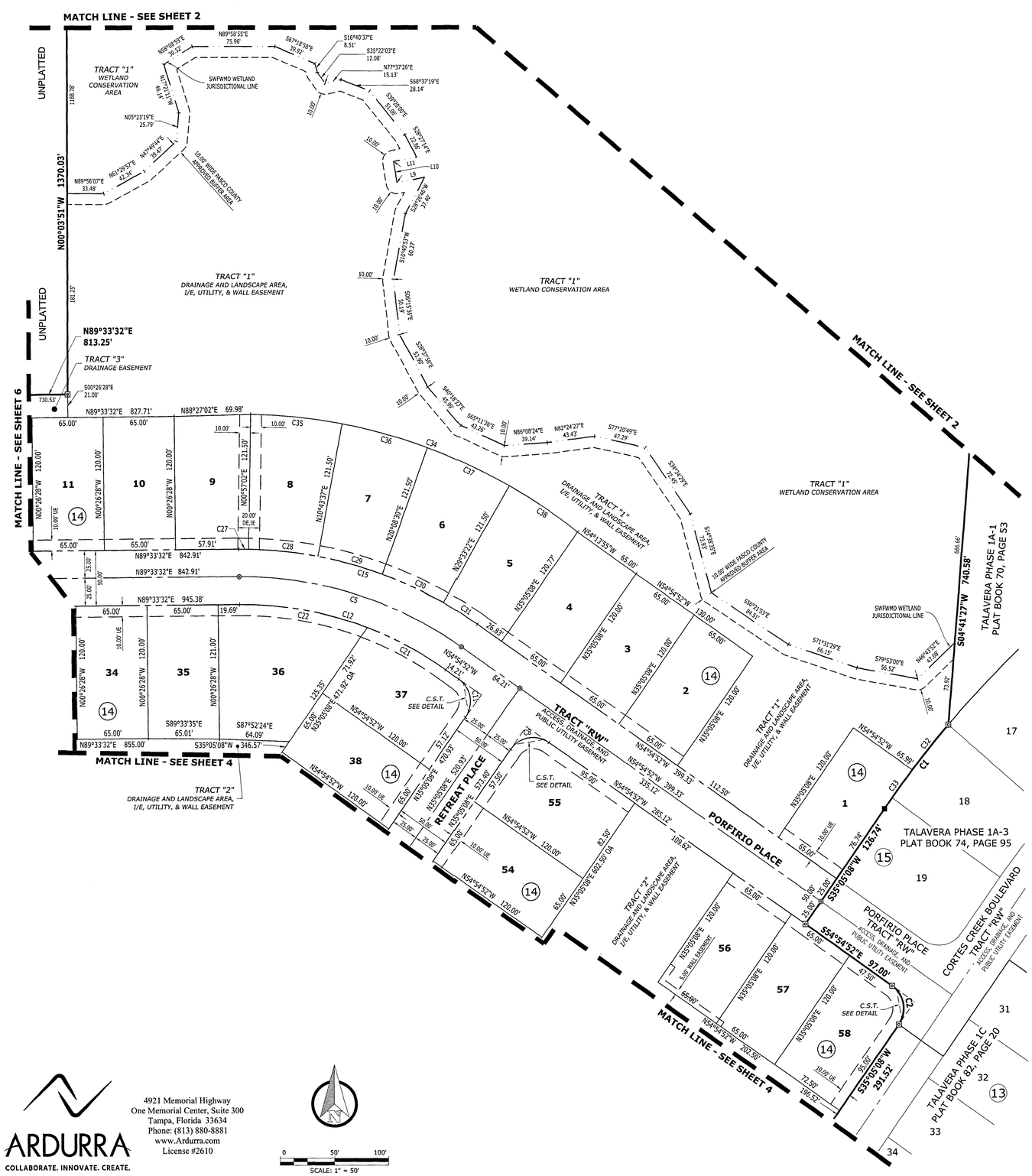
PERMANENT CONTROL POINT (P.C.P.)\MANHOLE DETAIL
(NOT TO SCALE)

SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND

TALAVERA PHASE 1D

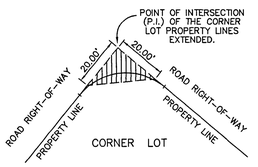
BEING A REPLAT OF A PORTION OF MAP OF ORANGE, GRAPEFRUIT, VEGETABLE & GENERAL FARMING LANDS WINTER HOME SITES ETC, AS RECORDED IN PLAT BOOK 2, PAGE 23, LYING SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 76 PAGE 89



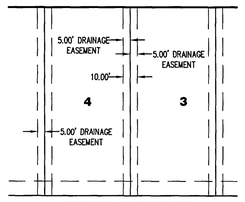
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	95.92'	947.00'	5°48'12"	S37°59'14"W	95.88'
C2	39.27'	25.00'	90°00'00"	S09°54'52"E	35.36'
C5	217.02'	350.00'	35°31'36"	N72°40'40"W	213.56'
C8	39.27'	25.00'	90°00'00"	S80°05'08"W	35.36'
C11	39.27'	25.00'	90°00'00"	N09°54'52"W	35.36'
C12	201.52'	325.00'	35°31'36"	N72°40'40"W	198.31'
C15	232.52'	375.00'	35°31'36"	S72°40'40"E	228.82'
C21	81.64'	325.00'	14°23'37"	N62°06'40"W	81.43'
C22	119.87'	325.00'	21°08'00"	N79°52'28"W	119.20'
C27	9.11'	375.00'	1°23'30"	S89°44'43"E	9.11'
C28	63.99'	375.00'	9°46'36"	S84°09'40"E	63.91'
C29	61.62'	375.00'	9°24'52"	S74°33'56"E	61.55'
C30	61.62'	375.00'	9°24'52"	S65°09'04"E	61.55'
C31	36.19'	375.00'	5°31'46"	S57°40'45"E	36.18'
C32	52.64'	947.00'	3°11'05"	S39°17'47"W	52.63'
C33	43.28'	947.00'	2°37'06"	S36°23'41"W	43.27'
C34	322.65'	496.50'	37°14'00"	N70°25'58"W	317.00'
C35	84.72'	496.50'	9°46'36"	N84°09'40"W	84.62'
C36	81.58'	496.50'	9°24'52"	N74°33'56"W	81.49'
C37	81.58'	496.50'	9°24'52"	N65°09'04"W	81.49'
C38	74.76'	496.50'	8°37'40"	N56°07'48"W	74.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N79°12'22"E	25.99'
L10	S09°12'58"E	19.33'
L11	S79°33'31"W	21.63'



NOTE: On all corner lots, nothing will be erected, placed, or planted in such a manner as to impede vision within twenty (20) feet of the intersection of the road right-of-way lines in both directions.

CLEAR SIGHT TRIANGLE DETAIL (C.S.T.)
NOT TO SCALE



TYPICAL SIDE YARD DRAINAGE EASEMENT
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SCALE: NOT TO SCALE

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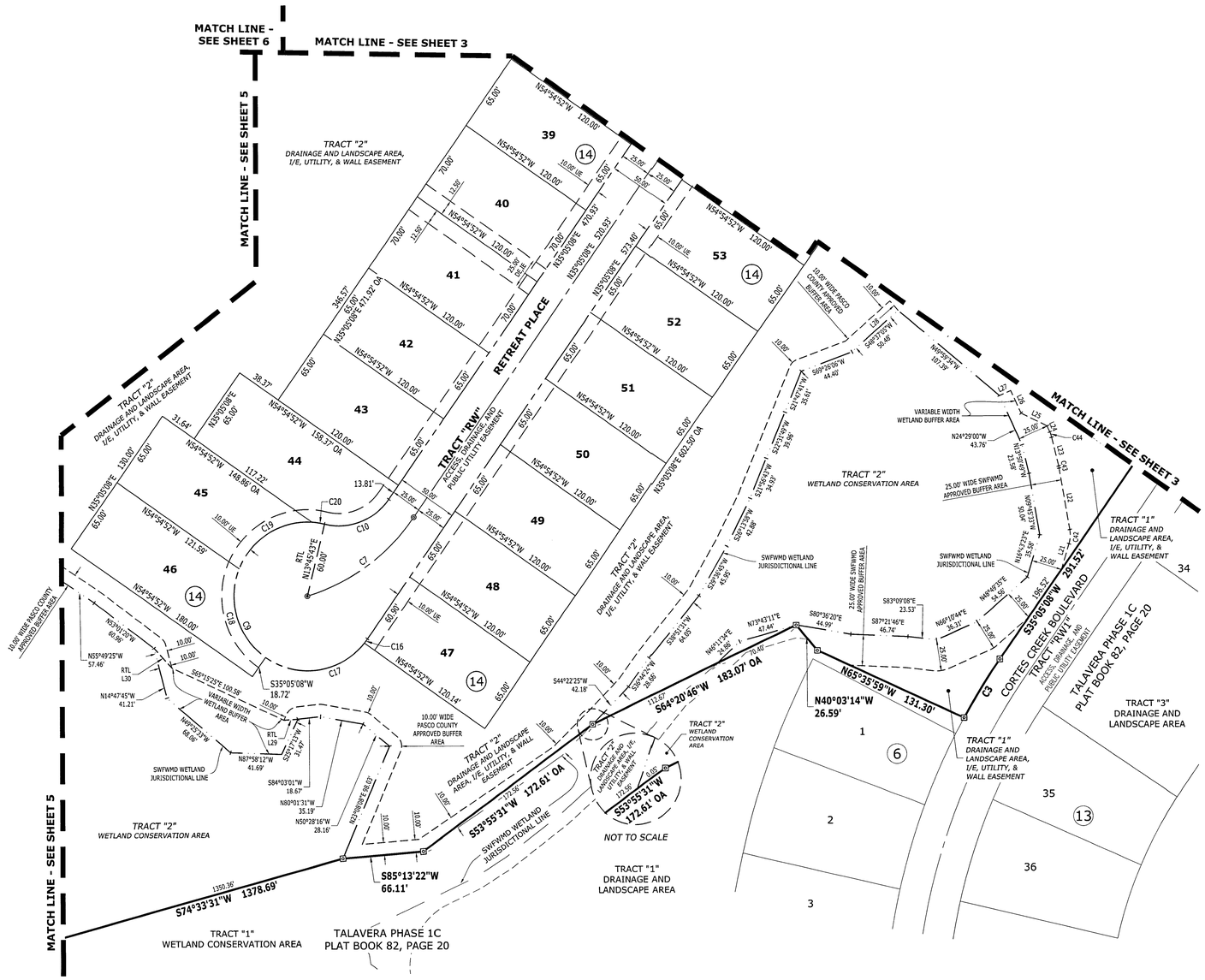
SCALE: 1" = 50'

SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND

TALAVERA PHASE 1D

BEING A REPLAT OF A PORTION OF MAP OF ORANGE, GRAPEFRUIT, VEGETABLE & GENERAL FARMING LANDS WINTER HOME SITES ETC, AS RECORDED IN PLAT BOOK 2, PAGE 23, LYING SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 86 PAGE 90



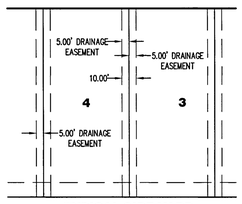
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	55.36'	525.00'	6°02'31"	S32°03'53"W	55.34'
C7	110.33'	165.00'	38°18'37"	N53°56'38"E	108.28'
C9	260.41'	60.00'	248°40'35"	N20°34'34"W	99.09'
C10	59.93'	50.00'	68°40'35"	N69°25'26"E	56.41'
C16	4.10'	60.00'	3°54'51"	S37°02'34"W	4.10'
C17	90.15'	60.00'	86°05'09"	S82°02'34"W	81.91'
C18	80.41'	60.00'	76°47'08"	N16°31'18"W	74.53'
C19	75.34'	60.00'	71°56'42"	N57°50'37"E	70.49'
C20	10.42'	60.00'	9°56'45"	S81°12'40"E	10.40'
C42	11.55'	25.00'	26°28'56"	N03°28'55"E	11.45'
C43	1.78'	25.00'	4°05'17"	N11°48'11"W	1.78'
C44	4.64'	25.00'	10°38'10"	N19°09'54"W	4.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S16°43'23"W	21.76'
L22	S09°45'33"E	50.04'
L23	S13°50'49"E	23.58'
L24	S24°29'00"E	5.26'
L25	S63°52'44"E	23.63'
L26	S24°29'00"E	20.23'
L27	N65°31'00"E	10.00'
L28	S41°22'55"E	10.00'
L29	S85°52'48"W	11.48'
L30	N42°29'58"W	21.51'

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SCALE: 1" = 50'



TYPICAL SIDE YARD DRAINAGE EASEMENT
(UNLESS OTHERWISE SHOWN)
SCALE: NOT TO SCALE

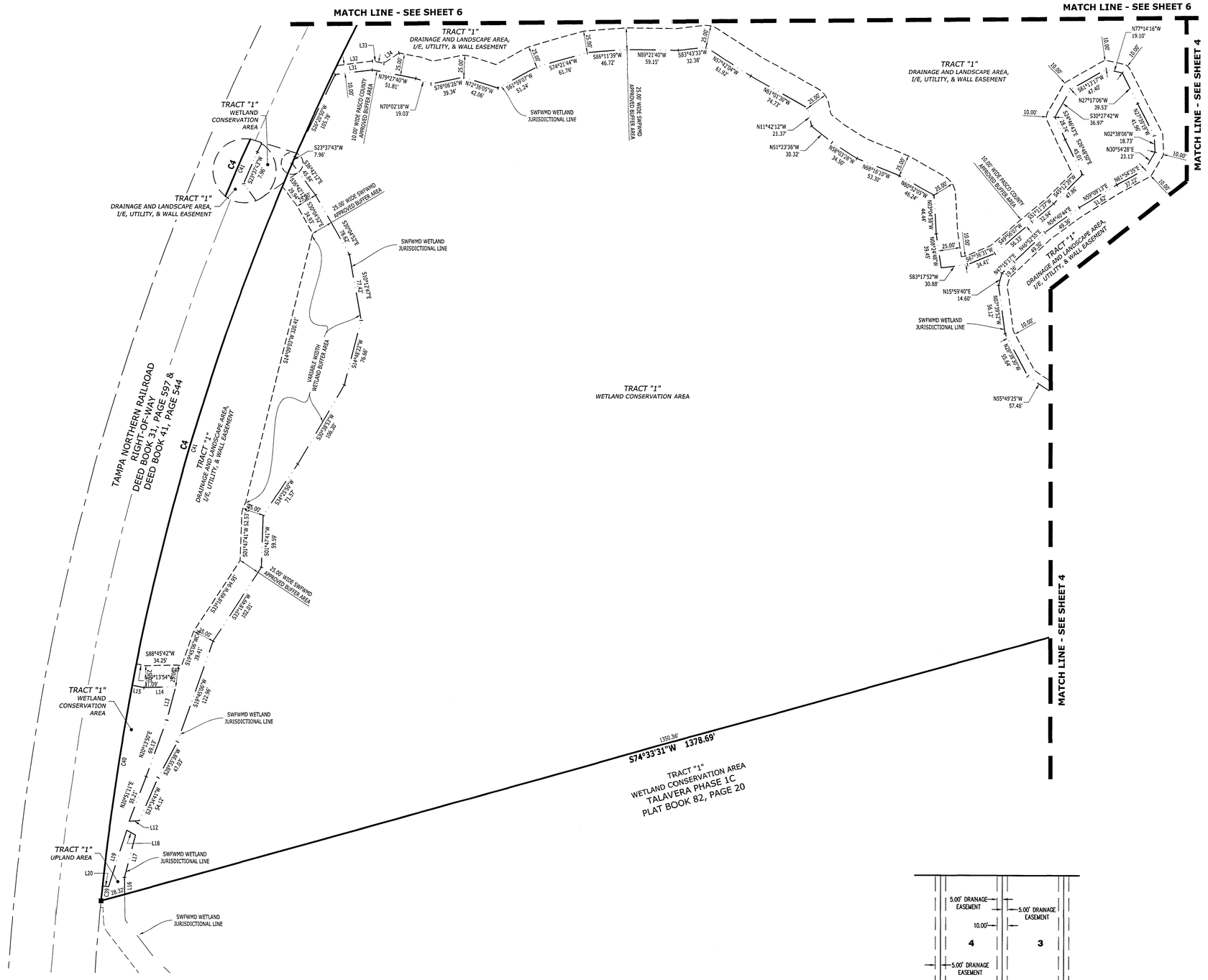
SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND

SHEET 4 OF 6

TALAVERA PHASE 1D

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PLAT BOOK 76 PAGE 91



LINE TABLE		
LINE	BEARING	DISTANCE
L12	S86°33'59"W	11.87'
L13	N15°15'13"E	39.57'
L14	S88°45'42"W	36.88'
L15	N79°13'54"W	13.83'
L16	S00°51'52"E	19.53'
L17	S14°37'49"W	50.12'
L18	S61°03'02"E	11.63'
L19	N17°47'32"E	68.11'
L20	S83°57'45"E	6.96'
L31	S82°50'43"W	43.46'
L32	N82°50'43"E	41.94'
L33	S79°27'40"E	13.67'
L34	N55°32'20"E	21.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C4	1,067.00'	2,827.33'	21°37'22"	N16°30'04"E	1,060.68'
C39	17.15'	2,827.33'	0°20'51"	S05°51'49"W	17.15'
C40	233.45'	2,827.33'	4°43'51"	S08°24'11"W	233.39'
C41	816.39'	2,827.33'	16°32'39"	S19°02'26"W	813.56'
C45	14.24'	25.00'	32°38'09"	S18°06'45"W	14.05'
C46	5.92'	25.00'	13°33'43"	S26°31'58"W	5.90'
C47	7.38'	25.00'	16°54'14"	N82°47'10"W	7.35'

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0 60' 120'
SCALE: 1" = 60'

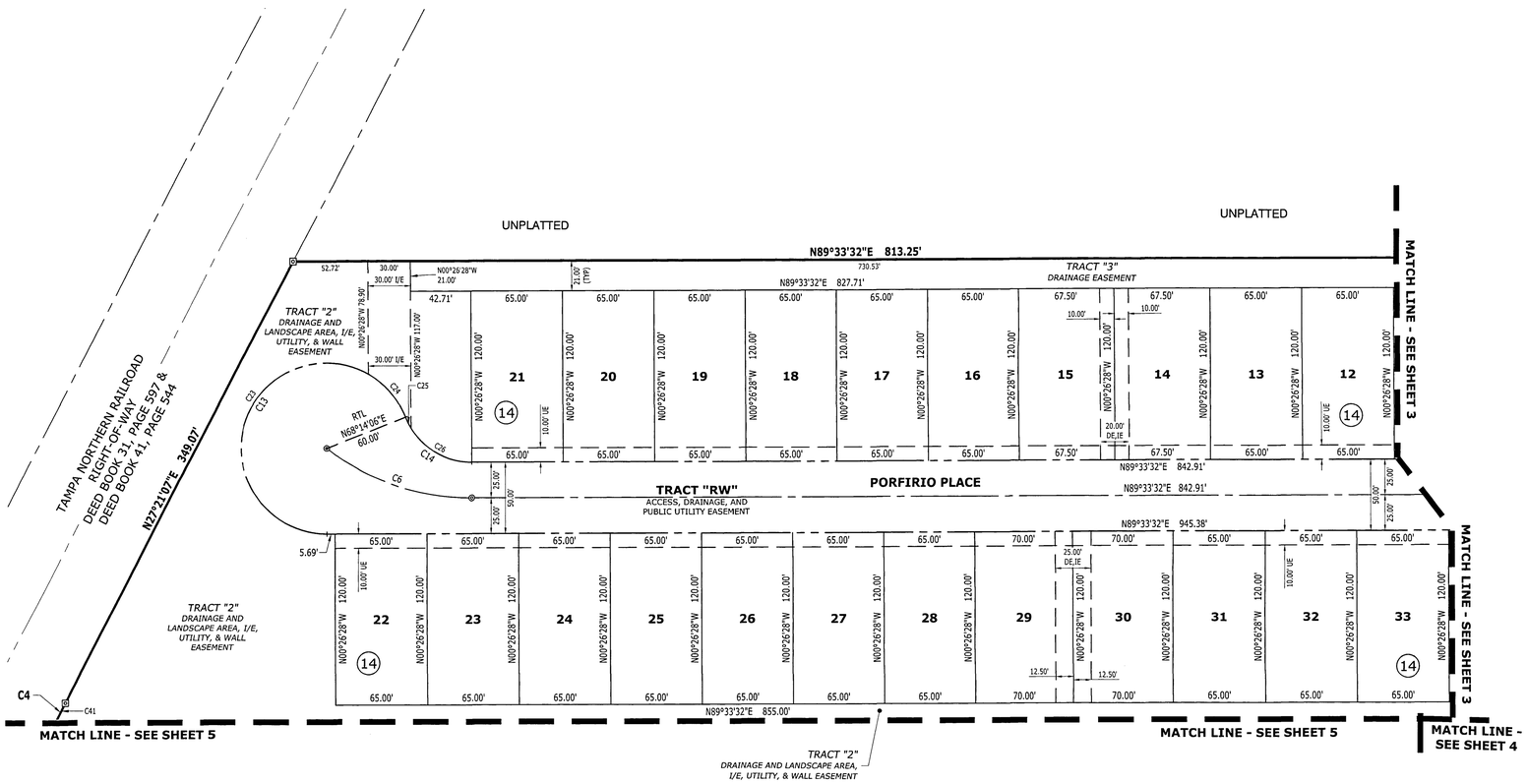
TYPICAL SIDE YARD DRAINAGE EASEMENT
(UNLESS OTHERWISE SHOWN)
SCALE: NOT TO SCALE

SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND

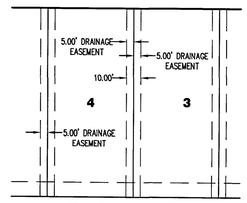
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PLAT BOOK 96 PAGE 92



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C4	1,067.00'	2,827.33'	21°37'22"	N16°30'04"E	1,060.68'
C6	110.33'	165.00'	38°18'37"	S71°34'58"E	108.28'
C13	260.41'	60.00'	248°40'35"	S33°53'49"W	99.09'
C14	59.93'	50.00'	68°40'36"	S56°06'11"E	56.41'
C23	219.63'	60.00'	209°44'07"	S14°25'35"W	115.98'
C24	40.78'	60.00'	38°56'28"	N41°14'08"W	40.00'
C25	8.73'	50.00'	10°00'17"	S26°46'02"E	8.72'
C26	51.20'	50.00'	58°40'18"	S61°06'20"E	48.99'
C41	816.39'	2,827.33'	16°32'39"	S19°02'26"W	813.56'



TYPICAL SIDE YARD DRAINAGE EASEMENT
(UNLESS OTHERWISE SHOWN)
SCALE: NOT TO SCALE

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0 50' 100'
SCALE: 1" = 50'

SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND

April 23, 2019 Q:\GWL\3855\006\007\Production\Drawings\PLN-UTL.dwg

THE POTABLE WATER MAINS FOR THIS PROJECT HAVE BEEN SIZED TO PROVIDE A MINIMUM FIRE HYDRANT FLOW OF 1,000 GPM PER PASCO COUNTY STANDARDS.

TALAVERA CDD - PORFIRIO PLACE
PASCO COUNTY UTILITY CONNECTIONS
2/17/2025

(EASEMENTS FROM TALAVERA CDD WILL BE DETERMINED WITH FINAL PASCO UTILITY REVIEW)

NOTE:
RECORD DRAWINGS SHOWING CHANGES MADE DURING THE CONSTRUCTION PROCESS AS BASED ON THE BEST AVAILABLE INFORMATION FURNISHED BY PROJECT SURVEYOR REGISTERED IN FLORIDA AS A PROFESSIONAL LAND SURVEYOR/MAPPER. RECORD INFORMATION IS SHOWN SLANTED.

NEW 8" WATER MAIN (ESMNT FROM TALAVERA CDD)

RECPLACE DRIVEWAYS AND SIDEWALK

CUT AND REPLACE ASPHALT

CONNECT TO EXISTING 8" WATER MAIN (REPLACE REDUCER AND INSTALL 8"X4" TEE)

RESTORE ASPHALT & CURB

NEW 8" SEWER FORCE MAIN

ALSO (IF REQUIRED DURING PERMITTING):

- INTERIOR COATING FOR DONSTREAM MANHOLES

- UPGRADE PUMP STATION IF NEEDED

ZONE "A"
ZONE "X"

FLOODPLAIN EXPANSION AREA C

10' WETLAND CONSERVATION AREA SETBACK

SWFWMD WETLAND LINE

WETLAND C1 PASCO CAT. I EXISTING 17.45 ACRES

POND 270

POND 290

POND 280

POND 260

WETLAND A4 PASCO CAT. I EXISTING 17.75 ACRES

WETLAND A4 PASCO CAT. II EXISTING 17.75 ACRES

25' WETLAND CONSERVATION AREA SETBACK

FLOODPLAIN EXPANSION AREA A

FLOODPLAIN EXPANSION AREA B

PORFIRIO PLACE (TYPE 4 PRIVATE)

RETREAT PLACE (TYPE 4 PRIVATE)

30' ACCESS EASEMENT

21' DRAINAGE TRACT

20' DRAINAGE EASEMENT

10' UTILITY EASEMENT

25' DRAINAGE EASEMENT

SINGLE SEWER SERVICE (TYP.)

DOUBLE SEWER SERVICE (TYP.)

DOUBLE WATER SERVICE (TYP.)

SINGLE WATER SERVICE (TYP.)

S45, SAN-MH
S44, SAN-MH
S43, SAN-MH
S42, SAN-MH
S41, SAN-MH
S40, SAN-MH
S46, SAN-MH

SAMPLE POINT #1
SAMPLE POINT #2
SAMPLE POINT #3
SAMPLE POINT #4
SAMPLE POINT #5

4" CAP AND GV, PERMANENT BLOWOFF, SAMPLE POINT #2

4" PVC WM
8"X 4" REDUCER
8" GV
8" PVC WM
8" TEE
(2) 8" GV
REDUCER
VALVE
TEE
FH
FHV
WL
TBOV

FHA SEE DETAIL W14 SHEET C11.02 FLANGE ELEV 72.0 72.43

FHA SEE DETAIL W14 SHEET C11.02 FLANGE ELEV 71.50 72.06

FHA SEE DETAIL W14 SHEET C11.02 FLANGE ELEV 71.50 71.88

MATCHLINE - SEE SHEET C5.02

MATCHLINE - SEE SHEET C5.02

SCALE: FEET
0 50 100

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TAMPA, FL 33634
(813) 393-5760

NO.	DATE	REVISION	BY
	8/3/2021	ADDED RECORD DATA	

TALAVERA PHASE 1D

SANITARY SEWER AND WATER DISTRIBUTION

JOB NO: 2019-3761-00
DATE: 07/24/2019

C5.01

RECORD DRAWING SUBMITTAL

Tab 2

Talavara CDD Landscape Report 3/10/25

Still very quiet… and WARM!!

Maintenance: Still on the slow part of the season, though weeds are starting to sprout in the Bahia along the . The Maintenance crew continues to work on detail and finishing up on the cutbacks on the conservation area. We are starting to see more activity with gopher mounds along with fire ant mounds. Advised the team to knock down gopher mounds when possible and make sure all fire ant mounds are treated. After fire ant mounds are confirmed inactive, they are to knock those down as well.

Irrigation: Irrigation has been without any major issues. The next inspection is scheduled to occur between the receipt of this report and the Board meeting. Any issues that appear during the inspection will be reported on at the meeting.

Fertilization: Turf was treated for weeds on the 27th of February. There is noticeable kill-off of weeds within the Bahia along the Boulevard. An addition weed control along with fertilization will occur by the end of the month.

Flowers: The early spring flower install has taken nicely and filling in beautifully. They look so good, in fact, that someone has decided to help themselves to 40 plus plants from the clubhouse marquee sign.

In the process, they also managed to snap off the sign spotlights. I did my best to align them back up to hit the sign.





The Blue Daze on the island tips had the frost damage trimmed off. Looks like most of the plants are coming back, which is good. There is some additional frost damage on some copper leaf in the clubhouse area. We will have all this pruned back during the service visit. The cooper leaf will also have great odds of making a comeback during the spring growth period.

Landscape: Previously approved landscape upgrades will be completed this month. That will include the new marquee installs as well as the transplanting of the trees along Cortez. In addition, I have included proposals for re-sodding the Boulevard broken down into three sections. The last section is the longest, and can be split in half as well for budgetary needs. Other proposals to be coming separate from this report (and hopefully in time for the meeting) will be for the upgrading of plant material around the clubhouse as well as adding some color and filling in thin areas within the planting beds on the Boulevard.

12629 Palapa Loop : Awaiting approval from Board/resident for this planting as discussed at last Board Meeting. Please advise if counsel need anything additional from FLA Landscapes and Lawns prior to the letter being sent to the resident. **Area to be planted:**



Plant material selected:



Diego Circle Cutback: During the last Board meeting, a resident requested a section of conservation area to be cut back further. This is adjacent to the section of conservation area that had been cut back past the common area line. I examined this area with a Board member and the current cutback distance is appropriate and will not be pushed back farther to meet the other pushback line. We will, however, trim back some more overhanging branches to provide a neater appearance.

Palapa loop Cutback: Brought to my attention by a Board member, there is a section of common area/conservation line that has been cut back behind 12629 Palapa Loop. This cutback is to the tree line which has some barbed wire fencing attached. This cutback, still within common area ground, was in fact, done by our crews. Only a few backyards had been done initially, but at this point the majority of the cutback is complete. There will be some minor tidying up of this area. Most of the cutbacks we have encountered have been neglected for some time and we are now getting them to where they should be.

Tab 3

FLA LANDSCAPES AND LAWNS

Proposal

To: Sean Craft	**Date:3/10/25**
Address:	**Property Name: Talavera CDD**
Phone #:	**Property Add.: Talavera Blvd Section 1**
Fax #:	**FLA Technician: Dave**

QTY	DESCRIPTION	UNIT PRICE	TOTAL
	Proposal for the re-sodding of Talavera Boulevard in sections. This		
	Includes the city strip between the road and sidewalk as well as the		
	Grass area between sidewalk and planting beds.		
	Section 1 Baragan to 1st entrance on Malinche		
13,200	Sq Ft St Augustine- Entrance side	$ 0.90	$ 11880.00
15,760	Sq Ft St Augustine- Exit Side	$ 0.90	$ 14184.00
	5% Buffer (over /under)	$ 0.90	$ 1303.20
	Includes the removal of existing turf, leveling and installation of new		
	Sod.		
		GRAND TOTAL	**$ 27367.20**

Approved and Accepted: _____

By: Dave Doreo _____

Date: _____

HORTICULTURE PROFESSIONAL FNGLA We Know What Grows FNGLA CERTIFIED

Please sign and return by email at **dave@yourlawnteam.com**
Office 813.909.1861

Celebrating 29 Years of Service. 1995-2024

FLA LANDSCAPES AND LAWNS

Proposal

To: Sean Craft	**Date:3/10/25**
Address:	**Property Name: Talavera CDD**
Phone #:	**Property Add.: Talavera Blvd Section 2**
Fax #:	**FLA Technician: Dave**

QTY	DESCRIPTION	UNIT PRICE	TOTAL
	Proposal for the re-sodding of Talavera Boulevard in sections. This		
	Includes the city strip between the road and sidewalk as well as the		
	Grass area between sidewalk and planting beds.		
	Section 2 1st Entrance of Malinche to Criollo		
14,175	Sq Ft St Augustine- Entrance side	$ 0.90	$ 12757.50
17,190	Sq Ft St Augustine- Exit Side	$ 0.90	$ 15471.00
	5% Buffer (over /under)	$ 0.90	$ 1411.43
	Includes the removal of existing turf, leveling and installation of new		
	Sod.		
		GRAND TOTAL	**$ 29639.93**

Approved and Accepted: _____

By: Dave Doreo _____

Date: _____

HORTICULTURE PROFESSIONAL FNGLA We Know What Grows FNGLA CERTIFIED

Please sign and return by email at **dave@yourlawnteam.com**
Office 813.909.1861

Celebrating 29 Years of Service. 1995-2024

FLA LANDSCAPES AND LAWNS

Proposal

To: Sean Craft	**Date:3/10/25**
Address:	**Property Name: Talavera CDD**
Phone #:	**Property Add.: Talavera Blvd Section 3**
Fax #:	**FLA Technician: Dave**

QTY	DESCRIPTION	UNIT PRICE	TOTAL
	Proposal for the re-sodding of Talavera Boulevard in sections. This		
	Includes the city strip between the road and sidewalk as well as the		
	Grass area between sidewalk and planting beds.		
	Section 3 Criollo to 2nd Malinche/Palapa Loop		
36,000	Sq Ft St Augustine- Entrance side	$ 0.90	$ 32400.00
35,040	Sq Ft St Augustine- Exit Side	$ 0.90	$ 31536.00
	5% Buffer (over /under)	$ 0.90	$ 3196.80
	Includes the removal of existing turf, leveling and installation of new		
	Sod.		
		GRAND TOTAL	**$ 67132.80**

Approved and Accepted: _____

By: Dave Doreo

Date: _____

HORTICULTURE PROFESSIONAL FNGLA We Know What Grows FNGLA CERTIFIED

Please sign and return by email at **dave@yourlawnteam.com**
Office 813.909.1861

Celebrating 29 Years of Service. 1995-2024

Tab 4

SOLITUDE
LAKE MANAGEMENT



Talavera CDD
Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2025-03-04

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS S1, S2, S3 3

PONDS S4, S5, SPW2 4

PONDS 360A, 370, 380A 5

PONDS 380B, 400, 410 6

PONDS 420, 430 7

PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 8 - 9

SITE MAP 10

Site: S1

Comments:

Normal growth observed

The cattails at this site are slowly decomposing and we will be sure to eliminate any new growth.





Action Required:

Routine maintenance next visit

Target:

Cattails

Site: S2

Comments:

Normal growth observed

A few stands of cattails still remain and will need an herbicide application for control.





Action Required:

Routine maintenance next visit

Target:

Cattails

Site: S3

Comments:

Normal growth observed

Site is completely dry and will need an herbicide application to control the weeds.





Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: S4

Comments:

Site looks good

Site is dry with no issues to note at this time.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S5

Comments:

Normal growth observed

Site just recently went dry and vegetation has just started growing that will need an herbicide application for control.





Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: SPW2

Comments:

Site looks good

Floating weeds are no longer an issues at this site and healthy native plants have started growing along the perimeter.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 360A

Comments:

Normal growth observed

This site has been doing well but will need a submersed weed application for control.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation





Site: 370

Comments:

Normal growth observed

A submersed weed application will be needed soon for control. Shoreline weeds will also need an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation





Site: 380A

Comments:

Normal growth observed

Shoreline weeds have started growing from the lower water levels and will need an herbicide application for control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: 380B

Comments:

Normal growth observed

Site will need a small algaecide application for this small pond. Water levels are low causing algae to grow faster in these shallow waters.

Action Required:

Routine maintenance next visit

Target:

Surface algae





Site: 400

Comments:

Normal growth observed

An herbicide application will be needed for best control of the shoreline grasses. A submersed weed application will also be needed soon.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation





Site: 410

Comments:

Normal growth observed

A small algaecide application will be needed for the surface algae and an application for the shoreline grasses.

Action Required:

Routine maintenance next visit

Target:

Surface algae





Site: 420

Comments:

Site looks good

Site is looking good with no issues to note at this time.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 430

Comments:

Normal growth observed

An herbicide application will be needed soon for the new growth at this site that just recently went dry.





Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site:

Comments:

Action Required:

Target:

Management Summary

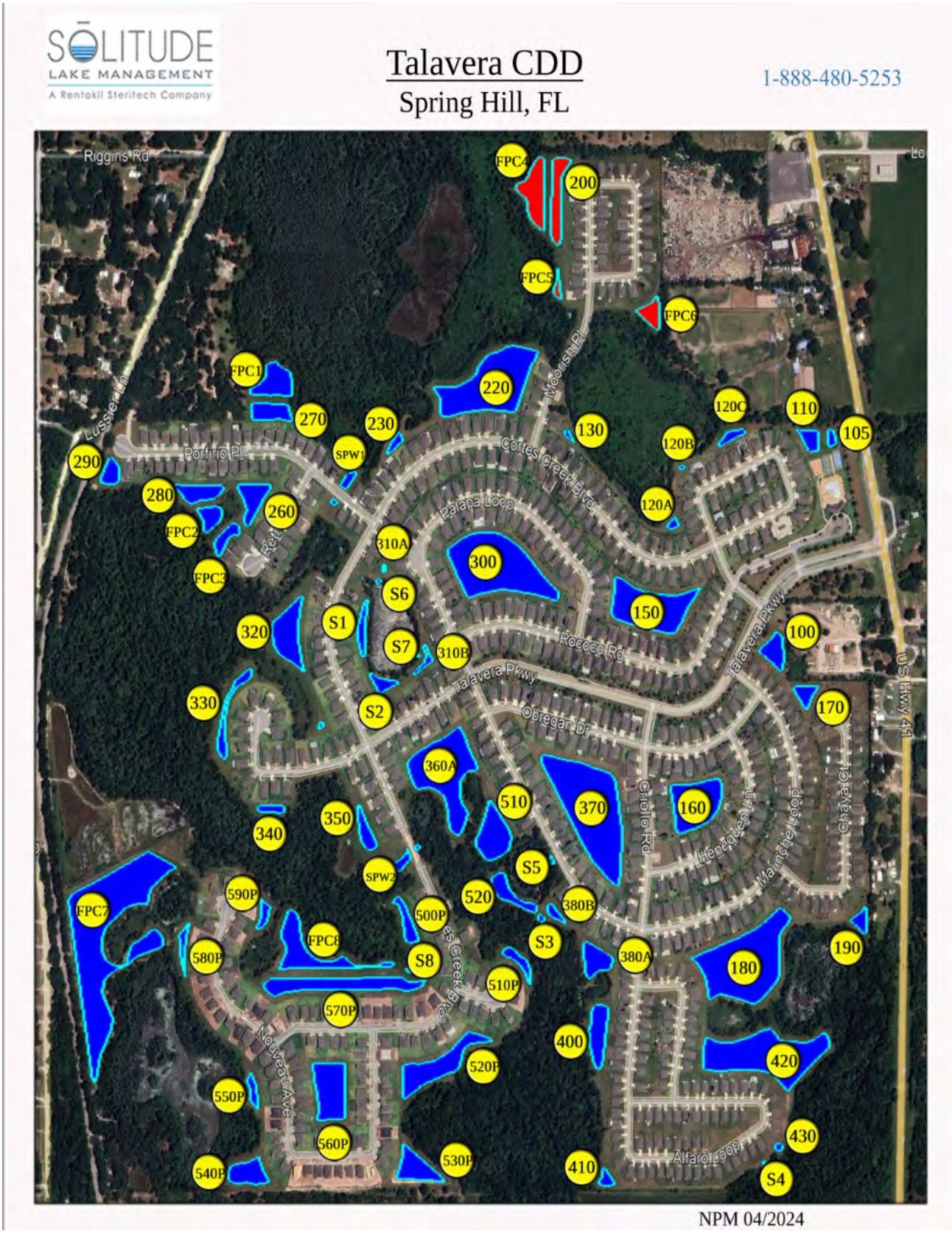
Water levels have dropped in all of the ponds since last month. A lot of what was observed today was the continued growth of submersed weeds and shoreline grasses. This normal growth is seen everywhere and an application for these weeds will take some time to see results based on which weeds are in the pond.

The lower water levels have exposed some weeds that have been growing under water. A herbicide application will do a great job in preventing future weeds from growing into the ponds. 360A and 370 will need a submersed weed application during the next visit to be sure these weeds are no longer an issue. 380B will also need a small amount of algaecide. Once the treatment is in progress it should only take a couple of days to start seeing results.

Routine maintenance will continue during the next visit and any follow-up treatments on the ponds observed today with any normal growth. We will continue to target anything invasive that pop up to keep the ponds looking their best and maintaining a healthy habitat for the wildlife.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
S1	Normal growth observed	Cattails	Routine maintenance next visit
S2	Normal growth observed	Cattails	Routine maintenance next visit
S3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
S4	Site looks good	Species non-specific	Routine maintenance next visit
S5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
SPW2	Site looks good	Species non-specific	Routine maintenance next visit
360A	Normal growth observed	Submersed vegetation	Routine maintenance next visit
370	Normal growth observed	Submersed vegetation	Routine maintenance next visit
380A	Normal growth observed	Shoreline weeds	Routine maintenance next visit
380B	Normal growth observed	Surface algae	Routine maintenance next visit
400	Normal growth observed	Submersed vegetation	Routine maintenance next visit
410	Normal growth observed	Surface algae	Routine maintenance next visit
420	Site looks good	Species non-specific	Routine maintenance next visit
430	Normal growth observed	Shoreline weeds	Routine maintenance next visit


SOLITUDE
LAKE MANAGEMENT
A Rentokil Steritech Company
Talavera CDD
Spring Hill, FL
1-888-480-5253
Riggins Rd
Lussier Ln
Porfirio Pl
Cortes Creek Blvd
Parapa Loop
Moorish Pl
Rococo Rd
Talavera Pkwy
Obregan Dr
Criollo Rd
Henequen Ln
Manchineel Loop
Chayote
US Hwy 41
Nouveau Ave
Alfaro Loop
FPC1
FPC2
FPC3
FPC4
FPC5
FPC6
FPC7
FPC8
SPW1
SPW2
S1
S2
S3
S4
S5
S6
S7
S8
100
105
110
120A
120B
120C
130
150
160
170
180
190
200
220
230
260
270
280
290
300
310A
310B
320
330
340
350
360A
370
380A
380B
400
410
420
430
500P
510
510P
520
520P
530P
540P
550P
560P
570P
580P
590P

NPM 04/2024

Tab 5



Monthly Operations Report Feb. 2025 - (Feb. 19 to Mar. 19, 2025)

Talavera Community Development District (CDD)
18955 Rococo Road, Spring Hill, Fl 34610
Phone: 813.536.0019, Email: manager@talaveraclub.com

Clubhouse Operations/Maintenance Update:

Every other day, pool & splash pad are water tested and log in to the pool records.
Daily routine organizing lounge chairs & chairs, wipe all tables and trash recovery.
Daily routine check bathrooms, cleaned, with toilet paper, soap & hand towels.
Daily routine clean windows and door glass; wipe down window sill
Daily routine check for facilities, safety and trash check.
Daily routine blow debris and clean the clubhouse and amenities area.
Twice a week pickup dog waste at all stations and replace with clean bags.
Wipe mailbox with Stainless Steel, brush walls and ceiling.
Deep carpet cleaning kitchen and office.
Detailed cleaning large community board on Talavera Parkway.
Detailed Fire ant treatment outside the surroundings areas of Clubhouse.
Detailed weed killer around pool and amenity.
Detailed every other day wasp/hornets at tennis court .
Check & secure tight all loose gates magnets plates.
Organize Maintenance closet.
Check play ground for safety issues and in good working order, debris free.
Check basketball court and tennis court (net tightening).
Inventory of cleaning/bathroom materials need.
Drive around the community and check for anything required our attention or in violation.
Keep records (Street parking).
Daily routine of handling/solving resident issues.
Plan/coordinate events, purchase what is needed.
Create the Flyers for the following month events
Send e-blast newsletter end of month .
As off 3-6-2025 1117 Fobs, still assigning access
End of the month Reports, Debit, Square and Monthly Operations Reports.

Other Jobs Done by Staff

1. Painted the office & Meeting Room with same color, to complete by the end of month.

Status of Approved Items on CDD Meeting of Feb. 19, 2025

1. Discovery Gulf Cars - Installed the new Charger on 2/26 for $1500.00, Since the companies within our area do not do Service on Site.
2. Cooper Pools Scheduled to install the Versa Temp Heater/Chiller Combo on March 20th.
3. On 2/25 Mrs. Amy J. Dean picked up Agreement, she mentioned price to high. I have not received signed document. I called again on 3/5 left voice message.
4. Resident Maintenance Services - Started the Installed the Clubhouse Ceiling Soffits and new 8 ceiling fans.
5. I gave, HOA, Mrs. Tina Page, all proposals from AquaWorx & Rain Deck. for the splash pad upgrade. Updated proposal from Jammin Playground & Creative Shades Solutions for playground shades.
6. Waiting for proposals for the outdoor fitness, from Mr. Landscape & Fitness, Mr. Scott Brushwood, Rep. Services, Inc
7. Waiting for proposal for outdoor fitness, from Green Field Outdoor Fitness, Mr. Cory Lund
8. Radar Sign January Report - Exhibit A
9. Radar Sign February Report - Exhibit B

For Approval on CDD Meeting of Mar. 19, 2025

None Needed

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

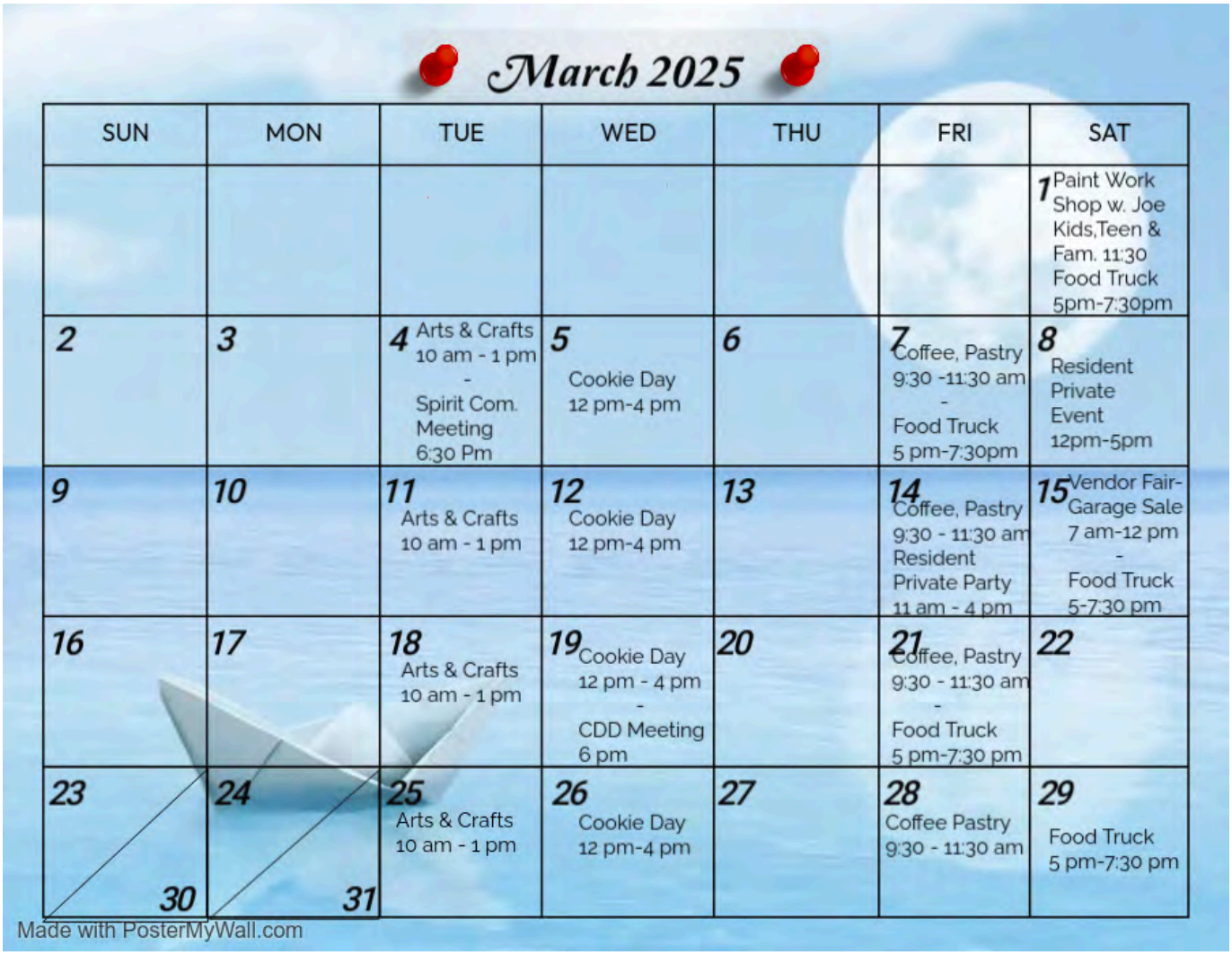


EXHIBIT A -

Master Data Report

STREETSMART© radarsign. MAKING ROADS SAFER

Select Sign #	406908
Change Street Name	Talavera Parkway
Set Speed Limit/ Bins	30 MPH Bin Type: NB

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **Talavera Parkway** Speed Limit: **30 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jan 1	1016	283	28%	84	10	1	8:45p, 11:30p	174	31	5	36	26
Jan 2	1136	271	24%	71	9	2	3:30p	181	36	4	36	25.5
Jan 3	1270	289	23%	63	8	2	3:30p	168	27	4	35	24.4
Jan 4	1181	335	28%	81	14	1	7:45p	209	43	1	36	25.8
Jan 5	1019	266	26%	50	8	1	2:45p	152	22	2	36	25.7
Jan 6	1182	266	23%	59	4	0	1:15p	156	21	0	35	25.1
Jan 7	1412	279	20%	70	8	2	4:00p	189	23	3	35	24.3
Jan 8	1225	257	21%	57	4	0	2:45p	155	19	0	35	24.9
Jan 9	1267	289	23%	62	8	4	5:15p	192	24	5	36	25.4
Jan 10	1440	298	21%	50	7	1	3:30p	179	30	3	35	24.3
Jan 11	1165	299	26%	70	4	1	5:45p	189	26	2	36	25.5
Jan 12	1056	323	31%	102	11	2	3:15p	204	41	5	36	26.3
Jan 13	1234	288	23%	65	6	1	12:00a	165	27	2	35	25.3
Jan 14	1309	270	21%	67	11	3	4:45p	177	35	3	35	24.9
Jan 15	1268	265	21%	50	7	1	3:30p	171	27	3	35	25.1
Jan 16	1290	303	24%	62	9	1	4:45p	207	26	3	36	25.8
Jan 17	1441	317	22%	73	6	0	4:15p	224	28	1	36	24.3
Jan 18	1142	272	24%	67	6	2	3:30p	163	22	2	35	25.6
Jan 19	957	273	29%	64	8	0	4:30p	152	22	1	36	25.9
Jan 20	1103	276	25%	59	6	0	1:30p	166	24	2	36	25.5
Jan 21	1499	265	18%	61	8	2	4:15p	168	24	4	35	22.1
Jan 22	1338	278	21%	66	6	1	3:30p, 7:00p	171	24	4	35	24
Jan 23	1162	290	25%	65	9	0	3:30p	174	26	1	36	25.8
Jan 24	1463	299	20%	62	6	1	3:30p	207	30	1	35	24.3
Jan 25	1169	326	28%	81	17	0	6:30p	209	41	6	36	26.1
Jan 26	1059	332	31%	102	12	1	7:45p	224	43	4	37	26.4
Jan 27	1244	293	24%	75	8	2	2:00p, 4:30p	200	29	2	36	25.4
Jan 28	1335	307	23%	61	8	0	3:30p	184	20	2	35	24.8
Jan 29	1188	270	23%	49	2	0	1:30p	175	20	2	36	25.5
Jan 30	1324	307	23%	72	4	0	3:30p	190	25	1	35	25

EXHIBIT B

Master Data Report

STREETSMART© radarsign MAKING ROADS SAFER

Select Sign # **406908**

Change Street Name **Talavera Parkway**

Set Speed Limit/ Bins **30 MPH** **Bin Type:** **NB**

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **Talavera Parkway** Speed Limit: **30 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Feb 1	1235	317	26%	80	11	1	9:45p	213	29	3	36	25.2
Feb 2	1066	264	25%	70	8	0	5:00p	180	26	2	36	24.8
Feb 3	1218	279	23%	61	9	2	12:15a	173	26	5	35	25
Feb 4	1254	267	21%	65	10	2	5:30p	180	35	5	36	24.6
Feb 5	1224	291	24%	69	3	1	5:30p	164	26	2	35	25.4
Feb 6	1273	267	21%	69	8	2	5:30p	181	34	3	35	25.3
Feb 7	1298	279	22%	51	4	0	3:30p	172	22	2	35	25.1
Feb 8	1219	326	27%	85	10	0	3:30p	209	35	0	36	26.2
Feb 9	1152	366	32%	94	11	3	1:30p	231	41	6	37	26.5
Feb 10	1190	276	23%	60	7	0	6:00p	159	26	0	35	25.5
Feb 11	1280	237	19%	51	3	1	12:00a , 1:15p, 4:00p	150	19	2	35	24.6
Feb 12	1265	297	24%	62	8	2	1:45p	173	24	3	35	25.7
Feb 13	1283	279	22%	75	7	1	3:00p	192	32	1	36	25.6
Feb 14	1273	324	26%	73	9	0	1:30p	223	31	1	36	25.7
Feb 15	1154	272	24%	66	15	2	3:00p	173	23	6	36	25.8
Feb 16	1044	300	29%	77	11	1	9:30p	187	33	2	36	26.3
Feb 17	1150	317	28%	77	12	0	12:30a , 2:30p	204	35	2	36	26.2
Feb 18	1386	300	22%	67	8	1	3:30p	188	33	1	35	24.4
Feb 19	1183	269	23%	62	6	1	3:30p	161	20	2	35	25.4
Feb 20	1288	297	23%	71	9	2	4:45p	180	28	3	35	25.6
Feb 21	1511	306	20%	60	2	0	4:15p	189	22	1	35	23.9
Feb 22	1229	330	27%	83	14	2	5:00p	222	32	2	36	25.7
Feb 23	1132	341	30%	90	13	0	6:30p	211	41	2	36	26.1
Feb 24	1110	283	26%	61	7	1	1:30p	167	30	1	36	26.3
Feb 25	1262	294	23%	63	9	0	2:15p	191	29	4	36	25.4
Feb 27	1275	292	23%	58	7	1	12:15a	187	22	3	36	25.5
Feb 28	1399	303	22%	66	6	0	1:15p	205	29	1	36	24.8

Tab 6

From: steve@gladiatorpc.com <steve@gladiatorpc.com>
Sent: Friday, February 21, 2025 9:27 AM
To: manager@talaveraclub.com
Cc: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Estimate 4789 from Gladiator Pressure Cleaning

Good morning,

Please review the attached revised estimate # 4789 for Talavera and reach out to us at your convenience with any questions or concerns. Unfortunately, if we are not allowed to use the Clubhouse or other water source we will have to charge for bringing water with us. I kept the proposed cost for water as low as I could.

If granted the contract and while in the Community we are pleased to provide Homeowners with considerable discounts on our pressure washing services. Please see examples below.

1. Our Curb appeal package consists of the driveway, sidewalk, front walkway(s), entry pad, and street gutter. Normally it is $225, $250 for a corner lot. It is offered at $150/$175 while we are in the Community.

2. Our Back yard package consists of the pool deck, pool cage inside and out, and lanai. Normally it is $225. It is $150 while we are in the Community.

3. Homes from the roof line to the ground all the way around are normally $225 single story, $275 two story. It is $150/$175 while we are in the Community.

These are the most popular requests but we will offer special pricing on anything needing cleaned; PVC fencing, sheds, landscape borders, roofs, etc...

Homeowners are welcome to call us directly at 1-800-270-9411 to schedule services or ask questions.

Sincerely,

Steve McDonough
Gladiator Pressure Cleaning
800-270-9411 Main
813-924-2256 Cell
Steve@gladiatorpc.com
gladiatorpressurecleaning.com
Like us on Facebook - Instagram - LinkedIn - Nextdoor
Please Give us your Review on Google, The BBB, Angie's List, Our web Page or YELP

Gladiator Pressure Cleaning

P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com

Quote

4789

Date
1/17/2025

Billing Name / Address	
Talavera CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	
Customer Phone	813-536-0019

@Gladiatorpc1

@Gladiatorpc

Cleaning Location
Talavera CDD 18955 Rococo Road Springhill, FL 34610

Item	Description	Qty	Rate	Total
Sidewalk and comm...	Pressure clean approximately 9550 linear feet of 5 foot wide CDD sidewalks along with all adjacent street gutter, storm drains, and islands throughout Community and as depicted on maps provided by CDD Representative. Totaling approximately 47750 Square feet of sidewalk and consisting of all CDD sidewalks in Community. The $.13 per square foot proposed includes all adjacent street gutter, storm drain, sidewalk aprons, and islands.	47750	0.13	6,207.50
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Supplied	If no water source is available at the Clubhouse or elsewhere Gladiator will supply water to complete this project for $750		750.00	750.00
For questions or concerns please contact Steve McDonough at (813)-924-2256		**Total**		$6,957.50

Terms and Conditions:
COMMERCIAL billing terms are NET 15 days unless stated otherwise.
RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
Payments made by credit card over $500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

Tab 7

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 16th, 2025 @ 6PM

District Manager's Report

March 19th

2025

TALVERA CDD

FINANCIAL SUMMARY		1/31/25
General Fund Cash & Investment Balance:		$1,526,732
Reserve Fund Cash & Investment Balance:		$310,884
Debt Service Fund Investment Balance:		$1,351,660
Total Cash and Investment Balances:		**$3,189,276**
General Fund Expense Variance:	**$63,369**	**Under Budget**

Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors 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.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, February 19th, 2025, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

Present and Constituting a Quorum:

Richard Henderson	**Board Supervisor, Chairman**
Christopher Walsh	**Board Supervisor, Vice-Chairman**
Pamela Plehal	**Board Supervisor, Assistant Secretary**
Marco Kremser	**Board of Supervisors, Assistant Secretary**

Also Present Were:

Sean Craft	**District Manager, Rizzetta & Company, Inc.**
Scott Steady	**District Counsel, Burr Forman, PA *(via call*)**
Robert Dvorak	**District Engineer, BDI Engineers (*via call*)**
Evelyn Ocasio Lopez	**Clubhouse Manager, Rizzetta & Company, Inc.**
David Doreo	**Representative, FLA Landscapes & Lawns**
Audience	Present

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

Mr. Craft called the meeting to order and conducted roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments**

Mr. Benjamin Garcia requested that the landscapers clear out overgrowth at 18607 Cortes Creek.

DRAFT

THIRD ORDER OF BUSINESS **Consideration of Applications for Board Vacancy**

There were no applications to consider at this time.

FOURTH ORDER OF BUSINESS **RATIFICATION OF AUDIT ENGAGEMENT LETTER**

On a Motion by Mr. Walsh, and seconded by Mr. Kremser, with all in favor, the Board of Supervisors ratified the Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year ending 2024, as presented, for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS **STAFF REPORTS**

A. FLA Landscapes and Lawn

The Board reviewed the landscape report and appointed Supervisor Kremser to serve as a liaison on a sod replacement project and coordinate with the landscaper to identify areas of concern and to have FLA Landscapes and Lawns follow up with a proposal. Costs to be factored into the proposed budget for fiscal year 2025/2026.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved to have Mr. Kremser serve as a liaison on the sod replacement projected as stated above, for the Talavera Community Development District.

i. Consideration of Planting Proposal at 12629 Palapa Loop

The Board approved the proposal in the amount of $1,512.00 on the condition that the residents agree in writing to reimburse the district for the costs as they have previously indicated they would do and to provide watering on an ongoing basis. District Counsel to draft an agreement for the residents to execute.

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with a majority in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of $1,512.00 as stated above, for the Talavera Community Development District. Mr. Henderson voted no.

B. Solitude

The Board reviewed the Aquatics Report.

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C. Clubhouse Manager

The Board reviewed the Clubhouse Manager's report and approved the purchase of a new charger for the golf cart with a not to exceed amount of $1500 while also providing direction to the Clubhouse Manager to attempt to find a price point lower than the $1195 proposed by Discovery Golf Cart.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the purchase of a new charger for the golf cart as stated above, for the Talavera Community Development District.

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the proposal from Cooper Pools in the amount of $8,040 to install a Versa Temp Heater/Chiller Combo, for the Talavera Community Development District.

Additionally, with regards to the community pressure washing, the Board gave direction to go back to Gladiator Pressure Washing and inquire as to whether the district could provide their own water source and for Gladiator to revise their proposal to reflect any additional costs which may be incurred by the vendor providing their own water source.

The Board also gave direction to the Clubhouse Manager to share the splash pad upgrade proposals she had brought to the CDD Board with the HOA, and to reach out to Romaner Graphics requesting a proposal for a 15"x15" sign asking residents to allow time for the water to cool down between usage of the splash pad. Board Chairman and District Counsel to review proofs before signs are purchased.

D. District Engineer

The Board requested a proposal from Romaner Graphics to re-paint four faded stop bars in the community and authorized the Chairman to sign outside of a meeting with a not to exceed amount of $1,000.

On a Motion by Mr. Walsh, and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved to have Romaner Graphics provide a proposal in an amount not to exceed $1,000.00 for the re-painting of four faded stop bars as stated above, for the Talavera Community Development District.

The District Engineer also shared a proposal with the Board for a Rain Deck splash pad for their consideration, which the Clubhouse Manager will also share with the HOA.

E. District Counsel

A discussion was held regarding potentially conveying the roads to Pasco County where the District Engineer stated that he would check with the county to confirm

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that the roads would be accepted. The question was raised whether any special assessments may be incurred and District Counsel stated that he would investigate and report his findings back to the Board.

F. District Manager's Report

Mr. Craft reviewed his report with the Board and noted that the next CDD Board meeting is scheduled for March 19th, 2025, at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

Mr. Craft also presented the Website Compliance Audit Report to the Board stating that the website is in full compliance with no issues.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting Held on January 15, 2025**

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on January 15th 2025, as presented, for the Talavera Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for December 2024**

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December, 2024 ($80,918.22), as presented, for the Talavera Community Development District.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

There were no requests made.

NINTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:10 p.m., for the Talavera Community Development District.

_____ _____

Assistant Secretary/Secretary Chair/Vice Chair

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Tab 9

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.talaveracdd.org

Operation and Maintenance Expenditures
January 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2025 through January 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 84,613.65**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300015	1773	District Engineering Services 12/24	$1,705.00
Burr & Forman, LLP	300008	1530102	Legal Services 12/24	$595.00
Christopher Walsh	300011	CW011525	Board of Supervisors Meeting 01/15/25	$200.00
Coastal Waste & Recycling, Inc.	300016	SW0000825951	Waste Collection 01/25	$12,369.00
DCSI, Inc.	300017	33059	Interactive Talk Down Monitoring 01/25	$199.00
FLA Landscapes and Lawns, Inc.	300001	54640	Irrigation Repair 12/24	$904.50
FLA Landscapes and Lawns, Inc.	300018	54710	Irrigation Repair 12/24	$268.25
FLA Landscapes and Lawns, Inc.	300018	54842	Monthly Landscape Services 01/25	$20,260.00
Florida Department of Revenue	20250116-1	61-8017594644-7 10/2024 - 12/2024	Sales & Use Tax 01/25	$13.73
Florida Reserve Study and Appraisal, Inc.	300003	11142024-390	Reserve Study 11/24	$5,200.00
Gutter Supply Inc.	300022	012925 Gutter	Repair Damaged Ceiling 01/25	$2,051.54
Jerry Richardson Trapper	300019	1985	Wildlife Service - Monthly Services 01/25	$1,320.00
Marco Kremser	300012	MK11525	Board of Supervisors Meeting 01/15/25	$200.00
Nvirotect Pest Control Service, Inc.	300004	348263	Pest Control Treatment 12/24	$70.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nvirotect Pest Control Service, Inc.	300014	350942	Pest Control Treatment 01/25	$70.00
Pamela Plehal	300013	PP011525	Board of Supervisors Meeting 01/15/25	$200.00
Pasco County Utilities	300002	21469920	18955 Rococo Road 11/24	$560.83
Pasco County Utilities	300009	21640222	18955 Rococo Road 12/24	$668.31
Rizzetta & Company, Inc.	300000	INV0000096173	District Management Fees 01/25	$4,676.17
Rizzetta & Company, Inc.	300006	INV0000096313	Cell Phone/Mileage and Travel 01/25	$117.67
Rizzetta & Company, Inc.	300007	INV0000096292	Amenity Management & Oversight and Personnel Reimbursement 01/25	$5,354.20
Rizzetta & Company, Inc.	300010	INV0000096345	Personnel Reimbursement 01/25	$4,331.83
Romaner Graphics	300005	22506	Installation Street Signs 12/24	$585.00
Romaner Graphics	300024	22538	Install Flagpole 01/25	$450.00
Site Masters of Florida, LLC	300023	012225-2	50% Deposit for Pond Sump Re-Construction 01/25	$7,200.00
Solitude Lake Management, LLC	300020	PSI138240	Monthly Lake & Pond Services 01/25	$2,783.64
Spectrum	20250109-1	1416975122124 12/24 ACH	18955 Rococo Rd 12/24	$328.20
Suncoast Pool Service, Inc.	300021	10869	Pool Service 01/25	$1,240.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Talavera CDD	DC 012125	DC 012125	Debit Card Replenishment	$1,493.45
Withlacoochee River Electric Cooperative, Inc.	100794	WREC Electric Summary 12/24	Electric Summary 12/24	$9,198.33
Report Total				**$ 84,613.65**