



Rizzetta & Company

Wiregrass II Community Development District

**Board of Supervisors' Meeting
May 25, 2023**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813.994.1001**

www.wiregrassllcdd.org

**WIREFRASS II
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Bill Porter Colby Chandler Hatcher Porter Caitlin Chandler Quinn Porter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Scott Brizendine Sean Craft	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Hopping, Green & Sams
Interim Engineer	Nicole Lynn	King Engineering, Inc.

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. 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.

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.wiregrassicdd.org

May 18, 2023

Board of Supervisors
Wiregrass II Community
Development District

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Wiregrass Community Development District will be held on **Thursday, May 25, 2023, at 10:00 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the final agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Review of the District Manager’s Report Tab 1
 2. Review of Website Audit Tab 2
- 4. BUSINESS ITEMS**
 - A. Review of Voter Registration Statistics Tab 3
 - B. Consideration of Resolution 2023-09, adding Sean Craft as Assistant Secretary Tab 4
 - C. Presentation of FY 2023-2024 Proposed Budget (**Under Separate Cover**)
 1. Consideration of Resolution 2023-10, Approving FY 2023-2024 Proposed Budget & Setting Public Hearing (**Under Separate Cover**)
 - D. Consideration of GHD Work Authorization for Chancey Phase 3 Materials Testing Services Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors’ Regular Meeting held on February 23, 2023 Tab 6
 - B. Consideration of Operations & Maintenance Expenditures for February, March, & April 2023 Tab 7

6. AUDIENCE COMMENTS ON OTHER ITEMS
7. SUPERVISOR REQUESTS
8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Scott Brizendine at sbrizendine@rizzetta.com.

Sincerely,

Scott Brizendine

Scott Brizendine
District Manager

Tab 1



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 22nd, 2023 @ 10:30 AM

**District
Manager's
Report**

May 25

2023

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2023</u>
General Fund Cash & Investment Balance:	\$211,507
Irrigation Fund Cash & Investment Balance:	\$110,145
Debt Service Fund Investment Balance:	<u>\$2,024,572</u>
Total Cash and Investment Balances:	\$2,346,224
General Fund Expense Variance: \$50,034	Under Budget

Tab 2



Quarterly Compliance Audit Report

Wiregrass II

Date: April 2023 - 1st Quarter
Prepared for: Scott Brizendine
Developer: Rizzetta
Insurance agency:



Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

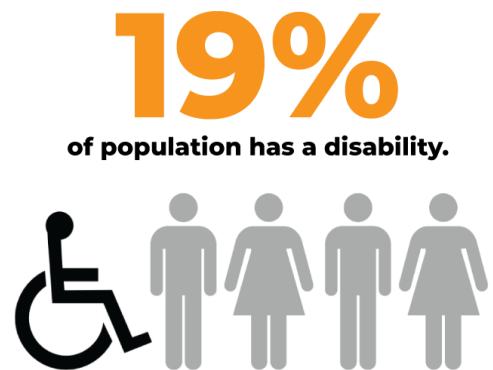
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

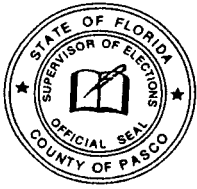
No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 3



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Scott Brizendine, District Manager
District Office
3434 Colwell Ave
Suite 200
Tampa FL 33614

Dear Scott Brizendine:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

- Lake Padgett Estates Independent Special District 2,114
- Wiregrass I Community Development District 2,197
- Wiregrass II Community Development District 272

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

Tab 4

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Wiregrass II 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 WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT:

- Section 1. Bill Porter is appointed Chair.
- Section 2. Colby Chandler is appointed Vice Chair
- Section 3. Caitlin Chandler is appointed Assistant Secretary
Hatcher Porter is appointed Assistant Secretary
Quinn Porter is appointed Assistant Secretary
Sean Craft is appointed Assistant Secretary
Darryl Adams is appointed Assistant Secretary
- Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF MAY 2023.

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 5

Hampton Oaks Business Park, 5904 Hampton Oaks Parkway, Suite F
Tampa, Florida 33610
United States
www.ghd.com



Our ref: 12592808

May 4, 2023

Mr. Scott Brizendine
Wiregrass II Community Development District
C/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

RE: Construction Materials Testing
Test Summary Letter #3
Chancey Road Phase 3 (CMT)
Wesley Chapel, Pasco County, Florida

Dear Mr. Brizendine:

GHD is pleased to present this summary report of the Construction Materials Testing for the above referenced project. When requested, representatives of our firm performed testing and construction observations. The report documents our activities for the project from April 17, 2023, through April 28, 2023. Contained herein you will find laboratory and/or field test results obtained on soils for the project. Also included are site observations.

It has been a pleasure assisting you during this phase of the project. We trust that you will find the data contained herein sufficient at this time. Please do not hesitate to contact this office if you have any questions or require additional information.

Regards,

A handwritten signature in blue ink, appearing to read "Otis 2", is written over a horizontal line.

Otis C. Thomas, Jr.
Construction Materials Testing Manager

Steven A. Janosik, P.E.
Principal | Senior Geotechnical Engineer
Florida License No. 69825

cc: Scott Sheridan (email), Ashlee Reed (email), Vincent Galiano (email), Joseph Aldazabal (email)



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-17-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Rain/Cloudy	On Site Time: 4.25 Hours
Field Contact: RIPA	Travel Time: 1.50 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed pond excavation fill being placed in Mass Grade area. A few stumps were noticed and removed.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-18-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Clear	On Site Time: 4.50 Hours
Field Contact: RIPA	Travel Time: 1.25 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed pond excavation fill being placed in Mass Grade area. A few small stumps were noticed and removed.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-19-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Clear	On Site Time: 4.25 Hours
Field Contact: RIPA	Travel Time: 1.25 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed pond excavation fill being placed in Mass Grade area. A couple stumps and clay balls were noticed and removed.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-20-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Clear	On Site Time: 4.00 Hours
Field Contact: RIPA	Travel Time: 1.00 Hour
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed pond excavation fill being placed in Mass Grade area. No unsuitables noticed.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-24-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Partly Cloudy	On Site Time: 4.25 Hours
Field Contact: RIPA	Travel Time: 1.25 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed import fill being placed on the eastern portion of the road. No clay or stumps observed.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-25-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Clear	On Site Time: 2.25 Hours
Field Contact: RIPA	Travel Time: 1.25 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed import fill being placed on the east portion of the road. No clay or stumps observed.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-26-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Clear	On Site Time: 5.50 Hours
Field Contact: RIPA	Travel Time: 1.25 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed import fill being placed on road. Observed one stump which was removed.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-27-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Cloudy	On Site Time: 6.50 Hours
Field Contact: RIPA	Travel Time: 1.50 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed import fill being placed on road. A few stumps were observed and removed. Some clayey clods noticed in fill and let foreman know. Forman called pit and they adjusted where fill was coming from.	
Technician: Justin Burkett	



Field Report Record

Client: Wiregrass II Community Development District	Date: 04-28-2023
Project Name: Chancey Road Phase 3 (CMT)	Project Number: 12592808
Weather: Rain/Partly Cloudy	On Site Time: 4.00 Hours
Field Contact: RIPA	Travel Time: 1.25 Hours
<u>Scope of Field Work:</u> Observations	
<u>Record of Field Observations:</u> As requested, a GHD representative arrived on site for site observations. The following was observed: Observed import fill being placed on roadway. Observed some clayey clumps which were removed. No stumps observed.	
Technician: Justin Burkett	

Project No.12592808 Project Name: CHANCEY ROAD PH 3 Date: 04-26-23 Tested By: CT

Boring No.	MOD-2043				
Depth (ft)	LSA IMPORT				

NATURAL MOISTURE CONTENT

Pan No.	JJJ				
Wt. Sample + Tare (wet) (A)	580.50				
Wt. Sample + Tare (dry)(B)	529.14				
Wt. of Water (A-B)	51.36				
Tare (D)	182.88				
Wt. of Dry Soil (B-D)	346.26				
Moisture Content (A-B) / (B-D)	14.8%				

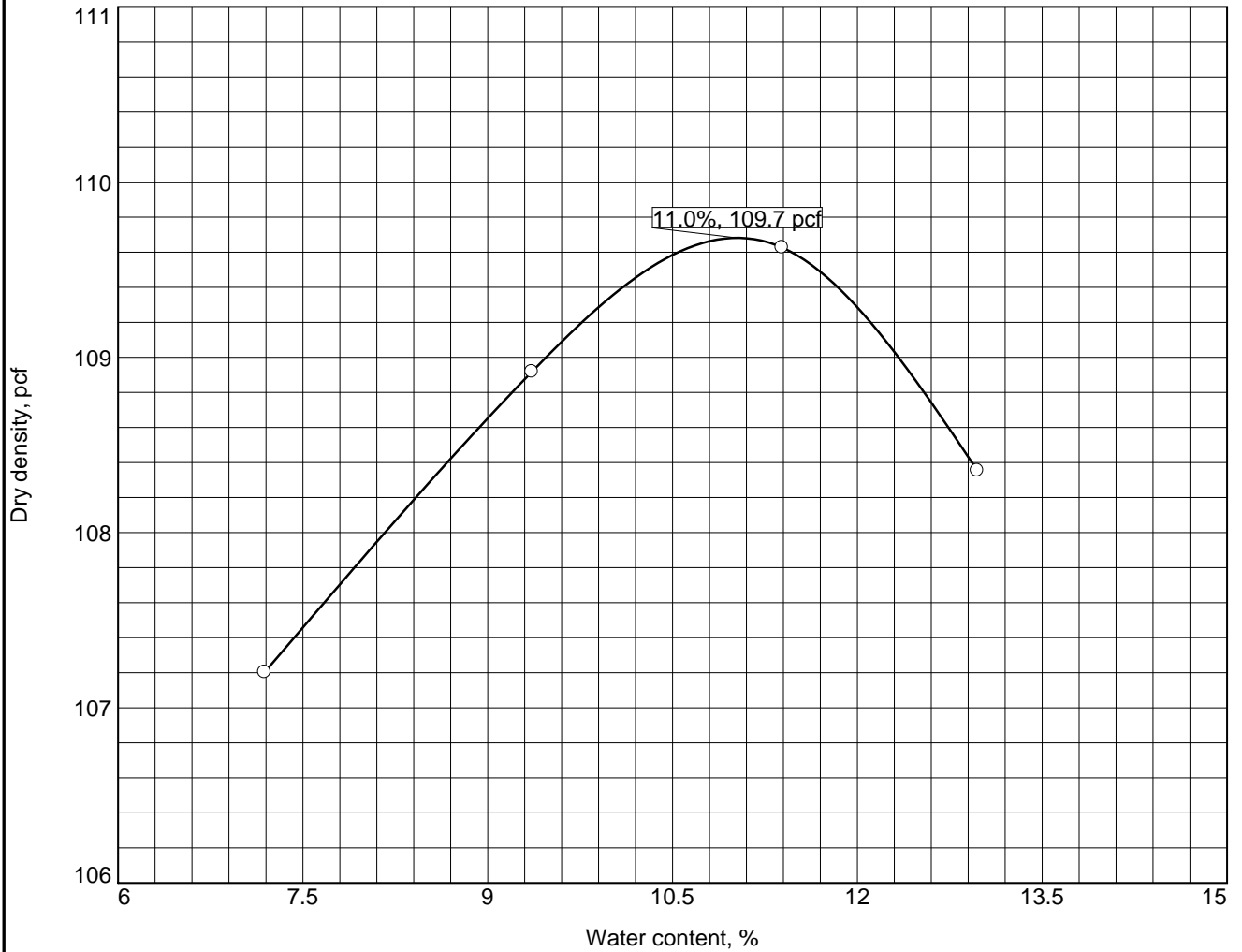
% PASSING No. 200 SIEVE (ASTM D-1140)

Pan No.					
Wt. Sample + Tare (before)(C)					
Wt. Sample +Tare (after)(D)					
Wt. of Soil Passing Sieve (C-D)					
Tare (E)					
Total Wt. of Sample (C-E)					
% Passing (C-D) / (C-E)					

ORGANIC CONTENT (AASHTO T-267)

Pan No.	104				
Wt. Sample + Tare (before)(C)	100.11				
Wt. Sample + Tare (after)(D)	99.71				
Wt. Of Organics (C-D)	0.40				
Tare (E)	70.53				
Wt. Of Sample (C-E)	29.58				
Organic Content (C-D) / (C-E)	1.4%				

MOISTURE - DENSITY RELATIONSHIP TEST



Test specification: AASHTO T 180 Method A Modified

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						

TEST RESULTS	MATERIAL DESCRIPTION
Maximum dry density = 109.7 pcf Optimum moisture = 11.0 %	GRAY BROWN MIXED SLIGHTLY SILTY FINE SAND WITH TRACE ROOTS

Project No. 12592808 Client: WIREGRASS II CDD Project: CHANCEY ROAD PHASE 3 ○	Remarks: SAMPLED: 4-21-23 IMPORT FROM LSA
----------------------------------------------------------------------------------------------------------	--------------------------------------------------------



Figure MOD-2043



SUMMARY REPORT OF DENSITY TESTS

**CLIENT: Wiregrass II Community Development
District**

PROJECT NO.: 12592808

PROJECT NAME: Chancey Road Phase 3 (CMT)

Test No.	Location Of Test	Elevation or Depth*	Wet Density lbs/ft ³	Moisture %	Dry Density lbs/ft ³	Proctor lbs/ft ³	Comp-action %	% Required	Pass/Fail
Date: 04-18-23		Mass Grading Area							
96.	Retest of #92	-1	116.4	8.8	107.0	110.9	96	95	Pass
97.	300' E X 100' N from S entrance	-1	118.5	7.9	109.8	110.9	99	95	Pass
98.	300' E X 200' N from S entrance	-1	120.0	8.9	110.2	110.9	99	95	Pass
99.	300' E X 300' N from S entrance	-1	121.5	9.1	111.4	110.9	100	95	Pass
100.	400' E X 100' N from S entrance	+1	121.0	9.0	111.0	110.9	100	95	Pass
Date: 04-21-23		Mass Grading Area							
101.	100' E X 50' N from S entrance	-1	119.1	8.2	110.1	110.9	99	95	Pass
102.	100' E X 50' N from S entrance	F/G	120.3	6.8	112.6	110.9	100+	95	Pass
103.	100' E X 100' N from S entrance	-1	116.7	6.9	109.2	110.9	98	95	Pass
104.	100' E X 100' N from S entrance	F/G	115.6	6.9	108.1	110.9	98	95	Pass
105.	100' E X 150' N from S entrance	-1	112.4	6.5	105.5	110.9	95	95	Pass
106.	100' E X 150' N from S entrance	F/G	114.3	5.4	108.4	110.9	98	95	Pass
107.	100' E X 250' N from S entrance	-1	116.1	9.5	106.0	110.9	96	95	Pass
108.	100' E X 250' N from S entrance	F/G	113.7	10.2	103.2	110.9	93	95	Fail
109.	Retest of #108	F/G	118.1	10.7	106.7	110.9	96	95	Pass
Date: 04-21-23		Roadway - East Bound Lanes - Existing Grade Proof Roll							
110.	Station 1068+00, right	E/G	130.3	9.9	118.6	120.9	98	98	Pass
111.	Station 1071+00, left	E/G	127.4	7.8	118.2	120.9	98	98	Pass
112.	Station 1074+00, right	E/G	131.4	9.3	120.2	120.9	99	98	Pass
113.	Station 1077+00, left	E/G	129.7	6.3	122.0	120.9	100+	98	Pass
114.	Station 1080+00, right	E/G	135.1	10.3	122.5	120.9	100+	98	Pass
115.	Station 1083+00, left	E/G	113.6	6.0	107.2	106.1	100+	98	Pass
116.	Station 1086+00, right	E/G	119.0	11.2	107.0	106.1	100+	98	Pass
117.	Station 1089+00, left	E/G	118.3	11.1	106.5	106.1	100	98	Pass
118.	Station 1092+00, right	E/G	119.2	10.5	107.9	106.1	100+	98	Pass
119.	Station 1095+00, left	E/G	120.2	9.3	110.0	106.1	100+	98	Pass
120.	Station 1098+00, right	E/G	114.5	6.1	107.9	106.1	100+	98	Pass
121.	Station 1101+00, left	E/G	113.5	9.1	104.0	106.1	98	98	Pass
Date: 04-27-23		Roadway - East Bound Lanes - Fill							
122.	Station 1101+00, right	-1	113.2	7.2	105.6	109.7	96	98	Fail
123.	Station 1101+00, right	F/G	110.1	5.6	104.3	109.7	95	98	Fail

*Note: Level of test referenced from existing grade and finished grade.



SUMMARY REPORT OF DENSITY TESTS

**CLIENT: Wiregrass II Community Development
District**

PROJECT NO.: 12592808

PROJECT NAME: Chancey Road Phase 3 (CMT)

Test No.	Location Of Test	Elevation or Depth*	Wet Density lbs/ft ³	Moisture %	Dry Density lbs/ft ³	Proctor lbs/ft ³	Compaction %	% Required	Pass/Fail
Date: 04-27-23		Roadway - East Bound Lanes - Fill							
124.	Station 1098+00, left	-1	115.8	6.6	108.6	109.7	99	98	Pass
125.	Station 1098+00, left	F/G	116.2	7.2	108.4	109.7	99	98	Pass
126.	Station 1095+00, right	-1	120.8	11.4	108.4	109.7	99	98	Pass
127.	Station 1095+00, right	F/G	117.4	7.8	108.9	109.7	99	98	Pass
128.	Station 1080+00, left	-1	119.6	7.4	111.4	109.7	100+	98	Pass
129.	Station 1080+00, left	F/G	115.9	7.0	108.3	109.7	99	98	Pass
130.	Station 1083+00, right	-1	116.3	6.0	109.7	109.7	100	98	Pass
131.	Station 1083+00, right	F/G	112.8	3.2	109.3	109.7	100	98	Pass
132.	Station 1086+00, left	-1	124.6	9.8	113.5	109.7	100+	98	Pass
133.	Station 1086+00, left	F/G	115.9	7.2	108.1	109.7	99	98	Pass
134.	Station 1089+00, right	-1	117.4	5.5	111.3	109.7	100+	98	Pass
135.	Station 1089+00, right	F/G	113.7	5.6	107.7	109.7	98	98	Pass
136.	Station 1092+00, left	-1	126.7	8.6	116.7	109.7	100+	98	Pass
137.	Station 1092+00, left	F/G	115.2	6.9	107.8	109.7	98	98	Pass
Date: 04-27-23		Roadway - West Bound Lanes - Proof Roll and Fill							
138.	Station 1101+00, left	E/G	118.8	12.6	105.5	106.1	99	98	Pass
139.	Station 1101+00, left	-1	120.0	9.1	110.0	109.7	100	98	Pass
140.	Station 1101+00, left	F/G	108.3	6.4	101.8	109.7	93	98	Fail
141.	Station 1098+00, right	E/G	120.6	10.8	108.8	106.1	100+	98	Pass
142.	Station 1098+00, right	-1	117.3	6.7	109.9	109.7	100	98	Pass
143.	Station 1098+00, right	F/G	109.4	6.1	103.1	109.7	94	98	Fail
144.	Station 1095+00, left	E/G	115.5	11.6	103.5	106.1	98	98	Pass
145.	Station 1095+00, left	-1	126.6	12.7	112.3	109.7	100+	98	Pass
146.	Station 1095+00, left	F/G	112.5	6.4	105.7	109.7	96	98	Fail
147.	Station 1092+00, right	E/G	113.1	4.5	108.2	106.1	100+	98	Pass
148.	Station 1092+00, right	-1	114.7	13.6	101.0	109.7	92	98	Fail
149.	Station 1092+00, right	F/G	119.1	7.9	110.4	109.7	100+	98	Pass
150.	Station 1089+00, left	E/G	115.6	5.4	109.7	106.1	100+	98	Pass
151.	Station 1089+00, left	-1	116.0	5.1	110.4	109.7	100+	98	Pass
152.	Station 1089+00, left	F/G	112.5	4.3	107.9	109.7	98	98	Pass
153.	Station 1086+00, right	E/G	116.9	7.8	108.4	106.1	100+	98	Pass

*Note: Level of test referenced from existing grade and finished grade.



SUMMARY REPORT OF DENSITY TESTS

**CLIENT: Wiregrass II Community Development
District**

PROJECT NO.: 12592808

PROJECT NAME: Chancey Road Phase 3 (CMT)

Test No.	Location Of Test	Elevation or Depth*	Wet Density lbs/ft ³	Moisture %	Dry Density lbs/ft ³	Proctor lbs/ft ³	Compaction %	% Required	Pass/Fail
Date: 04-27-23		Roadway - West Bound Lanes - Proof Roll and Fill							
154.	Station 1086+00, right	-1	119.3	8.9	109.6	109.7	100	98	Pass
155.	Station 1086+00, right	F/G	115.0	5.0	109.5	109.7	100	98	Pass
156.	Station 1083+00, left	E/G	122.4	5.7	115.8	106.1	100+	98	Pass
157.	Station 1083+00, left	-1	113.1	3.5	109.3	109.7	100	98	Pass
Date: 04-27-23		Roadway - West Bound Lanes - Proof Roll and Fill							
158.	Station 1083+00, left	F/G	105.4	4.8	100.6	109.7	92	98	Fail
159.	Station 1080+00, right	E/G	103.9	1.6	102.3	106.1	96	98	Fail
160.	Station 1080+00, right	-1	92.7	5.7	87.7	109.7	80	98	Fail

*Note: Level of test referenced from existing grade and finished grade.

Tab 6

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.

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors meeting of the Wiregrass II Community Development District was held on **Thursday, February 23, 2023**, at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and Constituting a Quorum were:

Bill Porter	Board Supervisor, Chairperson
Colby Chandler	Board Supervisor, Vice Chairperson
Hatcher Porter	Board Supervisor, Assistant Secretary
Caitlin Chandler	Board Supervisor, Assistant Secretary

Also Present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Kutak Rock LLC (via conference call)
Victor Barbosa	District Engineer, Atwell Engineering (via conference call)
Scott Sheridan	Developer, Locust Branch

FIRST ORDER OF BUSINESS

Call to Order

The Regular Meeting was called to order and roll call performed confirming that a quorum was present. The Meeting started at 10:30 a.m.

SECOND ORDER OF BUSINESS

Administer the Oath of Office to Newly Elected Supervisors

Mr. Lynn Hayes, a Notary Public in the State of Florida, administered the Oath of Office to the newly elected Board of Supervisor in attendance. Mr. Bill Porter and Mr. Colby Chandler swore and affirmed the Oath as read on the record. Mr. Lynn Hayes explained to the new Board of Supervisors what the process is in filling out their paperwork with Pasco County Supervisor of Election Office.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2023-04;
Designating the Officers of the District**

On a motion by Mr. Colby Chandler and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors appointed Mr. Bill Porter as Chair, Mr. Colby Chandler as Vice Chair, Ms. Caitlin Chandler as Assistant Secretary, Mr. Hatcher Porter as Assistant Secretary, Ms. Quinn Porter as Assistant Secretary, and Mr. Lynn Hayes as Assistant Secretary, and Mr. Darryl Adams as Assistant Secretary with a vote of 4-0 , for the Wiregrass Community Development District.

On a motion by Ms. Colby Chandler and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors adopted Resolution 2023-04; Designating the Officers of the District, as presented, for the Wiregrass Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors Meeting held on November
17, 2022**

On a motion by Ms. Caitlin Chandler and seconded by Ms. Colby Chandler, with all in favor, the Board of Supervisors approved the November 17, 2022 Regular Board of Supervisors Minutes, as presented, for the Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for October
2022, November 2022, December 2022, and
January 2023**

On a motion by Mr. Hatcher Porter and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2022 (\$29,788.00), November 2022 (\$26,539.61), December 2022 (\$25,243.31), and January 2023 (\$40,745.72), as presented, for the Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Lindsay Whelan stated to the Board of Supervisors she will monitor the House Bills in the next Legislative Session that may have an impact on the Wiregrass District.

Ms. Lindsay Whelan reviewed with the Board of Supervisors the Chancey Phase 3 RFP Sufficiency Checklist.

B. District Manager

Mr. Lynn Hayes presented his report to the Board of Supervisors and announced the next meeting will be held on April 27, 2023 at 10:30 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Mr. Lynn Hayes reviewed the 4th Quarter ADA Website Compliance Audit Report informing the Board of Supervisors they passed all areas of ADA Website Accessibility and Florida F.S. 189.069 requirements.

The Board of Supervisors was informed that Scott Brizendine, Vice President of Finance is researching investment options for the Wiregrass Community Development District for the use of surplus funds they have. Mr. Lynn Hayes asked the Board of Supervisors if they would like to have investment advisors come to the next meeting and share investment options. The Board of Supervisors agreed they would.

Mr. Lynn Hayes requested a motion to cancel the March 23, 2023 Wiregrass Community Development District Meeting.

<p>On a motion by Mr. Bill Porter and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors cancelled the March 23, 2023 Regular Meeting for the Wiregrass Community Development District.</p>

SEVENTH ORDER OF BUSINESS

Consideration of Establishment of Audit Committee

Mr. Lynn Hayes asked the Board of Supervisors for consideration to Establish an Audit Committee. Mr. Lynn Hayes explained it is typical to appoint the Wiregrass Community Development District Board of Supervisors to serve as the Audit Committee.

On a motion by Ms. Caitlin Chandler and seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors appointed the Wiregrass Board of Supervisors as the Audit Committee, for the Wiregrass Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of RFP Proposals for Wiregrass II Community Development District Chancey Road Phase 3

The Board of Supervisors received RFP proposals from RIPA & Associates, The Kearney Companies, LLC, QGS Development, Inc., Phillips and Jordan Inc., and David Nelson Construction. The Board of Supervisors completed the Request for Proposal Ranking Sheets. The point outcomes were RIPA & Associates with a score of 399, The Kearney Companies, LLC with a score of 271, QGS Development, Inc. with a score of 253, Phillips and Jordan, Inc. with a score of 334 and David Nelson Construction with a score of 279.

On a motion by Mr. Colby Chandler and seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors approved the Request for Proposals, the ranking of these Proposals for the Wiregrass II Community Development District, and the selection of RIPA & Associates to complete these services for the Wiregrass Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-08; Awarding Wiregrass II Community Development District Chancey Road Phase 3 Project

On a motion by Mr. Hatcher Porter and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors adopted Resolution 2023-08; Awarding Wiregrass II Community Development District Chancey Road Phase 3 Project, for the Wiregrass Community Development District.

TENTH ORDER OF BUSINESS

**Ratifying Steadfast Change Order for
Wiregrass Boulevard Phase 3B-4
Landscape and Irrigation Project**

On a motion by Ms. Caitlin Chandler and seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors ratified the Steadfast Change Order for Wiregrass Boulevard Phase 3B-4 Landscape and Irrigation Project, for the Wiregrass Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Steadfast Electrical
Change Order 2**

On a motion by Mr. Colby Chandler and seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors approved the Steadfast Electrical Change Order 2 with service as required and not to exceed \$4,375.00, for the Wiregrass Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Ardurra Group Chancey
Road Phase 3; Additional Services
Addendum Agreement for Ecological
Services**

On a motion by Mr. Hatcher Porter and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors approved the Ardurra Group Chancey Road Phase 3; Additional Services Addendum Agreement for Ecological Services, for the Wiregrass Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05;
Adopting Amended Retention Policy**

On a motion by Mr. Colby Chandler and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors adopted Resolution 2023-05; Adopting Amended Retention Policy, for the Wiregrass Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06;
Accepting Charitable Donations for
Wiregrass Boulevard Phase 3A Real
Property**

On a motion by Mr. Bill Porter and seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors adopted Resolution 2023-06; Accepting Charitable Donations for Wiregrass Boulevard Phase 3A Real Property, for the Wiregrass Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07;
Assigning Impact Fee Credits for Wiregrass
Ranch Boulevard Phase 3A Infrastructure
and Wiregrass Ranch Boulevard Phase 3B
and 4 Real Property**

On a motion by Mr. Colby Chandler and seconded by Ms. Caitlin Chandler, with all in favor, the Board of Supervisors adopted Resolution 2023-07; Assigning Impact Fee Credits for Wiregrass Ranch Boulevard Phase 3 Infrastructure and Wiregrass Ranch Boulevard Phase 3B and 4 Real Property, for the Wiregrass Community Development District.

SIXTEENTH ORDER OF BUSINESS Adjournment

Mr. Lynn Hayes stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a motion by Mr. Hatcher Porter and seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors adjourned the meeting at 11:02 a.m., for the Wiregrass Community Development District.

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 7

Wiregrass II Community Development District

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544 · (813)-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
wiregrasscddii.org

Operations and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 27,512.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	100049	0294610	Engineering Services 01/23	\$ 105.00
Kutak Rock, LLP	100047	3180354	Legal Services 01/23	\$ 1,777.00
Rizzetta & Company, Inc.	100046	INV0000075327	District Management Fees 02/23	\$ 4,241.84
Times Publishing Company	100048	0000266193 01/18/23	Legal Advertising 01/23	\$ 289.60
Times Publishing Company	100050	0000271984 02/15/23	Legal Advertising 02/23	\$ 107.20
Wiregrass Irrigation, LLC	100051	028	Irrigation Fees 01/23	\$ 20,352.36
Withlacoochee River Electric Cooperative, Inc.	ACH	2167077 01/23	Area Lighting 01/23	<u>\$ 639.87</u>
Report Total				<u>\$ 27,512.87</u>

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Wiregrass II Community Development District

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544 · (813)-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
wiregrasscddii.org

Operations and Maintenance Expenditures March 2023 For Board Approval

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

The total items being presented: **\$27,066.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	100055	0297217	Engineering Services 02/23	\$ 420.00
Kutak Rock, LLP	100056	3194937	Legal Services 02/23	\$ 1,376.00
Rizzetta & Company, Inc.	100052	INV0000078040	District Management Fees 03/23	\$ 3,716.84
Rizzetta & Company, Inc.	100053	INV0000078040 IRR	District Management Fees 03/23	\$ 525.00
Wiregrass Irrigation, LLC	100054	029	Irrigation Fees 02/23	\$ 20,385.36
Withlacoochee River Electric Cooperative, Inc.		2167077 02/23	Area Lighting 02/23	<u>\$ 643.29</u>
Report Total				<u>\$ 27,066.49</u>

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Wiregrass II Community Development District

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544 · (813)-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
wiregrasscddii.org

Operations and Maintenance Expenditures April 2023 For Board Approval

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

The total items being presented: **\$27,316.98**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	100060	0300315	Engineering Services 03/23	\$ 630.00
Kutak Rock, LLP	100061	3209047	Legal Services 03/23	\$ 1,452.64
Rizzetta & Company, Inc.	100057	INV0000078854 IRR	District Management Fees 04/23	\$ 525.00
Rizzetta & Company, Inc.	100058	INV0000078854	District Management Fees 04/23	\$ 3,716.84
Wiregrass Irrigation, LLC	100059	030 03/23	Irrigation Fees 03/23	\$ 20,360.61
Withlacoochee River Electric Cooperative, Inc.		2167077 03/23	Area Lighting 03/23	<u>\$ 631.89</u>
Report Total				<u>\$ 27,316.98</u>

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023