

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

OCTOBER 6, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Cobblestone Community Development District

Board of Supervisors:

Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairman
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Emergency Meeting Agenda Monday, October 6, 2025 – 11:00 a.m.

The Emergency Meeting of Cobblestone Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway** located at **16615 Crosspointe Run, Land O' Lakes, FL 34638**.

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 288 118 779 426 2 **Call in (audio only):** +1 (646) 838-1601

Passcode: 46EC3xs7 **Phone Conference ID:** 258 297 363#

- 1. Call to Order/Roll Call**
- 2. Public Comment Period**
- 3. Business Items**
 - A.** MEI Geotechnical Engineering Services Proposal
 - B.** Cobblestone Phase 2 Pond 4 Repair Plan
 - 1.** Pond 4 Phase 2 Depression Photos
 - C.** Cobblestone Phase 2 Depression Location Map
 - D.** RIPA Fill Pond Depression Proposal
 - E.** RIPA Cobblestone Phase 2 – Repair Pond Depression
 - F.** MEI Phase 1 – Pond 3 Observations
 - G.** Phase 1 Pond 3 2025-09-25 Photos
- 4. Other Business, Updates, and Supervisor Comments**
- 5. Adjournment**

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7

TO: Cobblestone CDD
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

September 29, 2025

SUBJECT: Geotechnical Engineering Services Proposal
Ground Subsidence Study
Cobblestone – Phase 2
Ground Depression Area – Pond SW-4
Zephyrhills, Pasco County, Florida

Mortensen Engineering, Inc. (MEI), is submitting this proposal and estimated cost to perform the above referenced geotechnical engineering services for the recently observed isolated ground depression area. The subject ground depression area was observed by MEI on 9/25/25 behind 3330 Fall Harvest Drive (Lot 387) on/near the top of west pond bank of pond SW-4, measuring approximately 8-feet diameter by 6-feet deep (+/-). Our work for this task should be consistent with the standard of practice for soils investigations, and our summary report for this task will include geotechnical evaluations and recommendations related to typical ground depression issues.

Objective of Geotechnical Services

For the soils study work herein, we will perform three Standard Penetration Test (SPT) borings (per ASTM D-1586) down to/near the weathered limestone formation (estimated to be 50 feet deep +/- in this area), in selected evenly spaced locations in the center and around the ground depression area, in order to evaluate potential factors related to ground subsidence:

1. Determine the generalized soil conditions in the tested areas.
2. Check for buried deleterious materials in the tested areas.
3. Check for buried organic materials in the tested areas.
4. Check the soil material types and overburden soil integrity/stability in the tested areas.
5. Check for significant indicators related to solutioning type sinkhole activity.

Based on the results of our field and laboratory testing, we will provide our geotechnical assessment of the subject ground depression, and we will provide a subsurface remediation/repair recommendation, if necessary.

Scope of Geotechnical Services

Based on the objective noted above, we intend to provide the following geotechnical testing services:

1. Perform three Standard Penetration Test (SPT) borings (per ASTM D-1586) with a truck/track mounted drill rig, with soil sampling on standard 5-foot intervals. Each SPT boring will be advanced to the upper weathered limestone formation (approximately 50 feet deep +/-), at selected accessible locations in the center and around the ground depression.
2. Conduct a program of laboratory testing (physical testing per ASTM D-2488) on selected soil samples recovered from the test borings.
3. Provide a geotechnical summary report of the work herein.

Estimated Total Cost

Our estimated total cost to provide the geotechnical services noted herein, is outlined below. This scope is estimated based on our understanding/experience of site subsurface conditions and potential subsurface issues. Only the work performed will be invoiced. The number of field and laboratory tests are shown on the attachment. If other fieldwork or laboratory tests are determined to be necessary, they will be performed at the unit rates shown on the attachment. Our total estimated cost does not include the cost of services required for evaluation of extensive unforeseen subsurface conditions. Should extensive unforeseen conditions be encountered, and substantial additional services are required for evaluation, your office will be contacted.

Fieldwork	Unit Cost
Mobilization and demobilization of compact track mounted drill rig Lump sum	\$2,450.00
SPT borings (per ASTM D-1586) 3 borings to 50 feet deep (+/-) Total: 150 feet at \$13.00/ft.	1,950.00
Plug (grout/bentonite/backfill) SPT boreholes Total: 150 feet at \$5.00/ft.	750.00
Senior field geologist Locate and log test borings, collect soil samples and groundwater level data Total: 2 days at \$650.00/day	1,300.00
Laboratory Testing	
Soil sample classification (per ASTM D-2488) Lump sum	500.00
Professional Services	
Project direction, coordination, evaluation of data and reporting Lump sum	2,900.00
Total Estimated Cost:	\$ 9,850.00

Limitations

The work herein does not include an environmental site assessment, or soil radon testing or soil arsenic testing. Depending upon the results of the test borings herein, some additional test borings may be necessary to further evaluate any significant geotechnical concerns. No geophysical site testing techniques were requested at this time to further evaluate the subsurface soil conditions. This special assessment work could be provided later if requested. Only the subsurface conditions in/around the ground depression area will be evaluated and reported for our work herein. We assume that the test boring locations will be accessible with a 4-wheel drive truck/track mounted drill rig. No clearing/access cost are anticipated or included herein. No site restorations are included herein. If temporary borehole casing is needed, then casing unit rate of \$12.00/ft. will apply.

The discussions, evaluations, opinions and recommendations to be submitted in our summary report (based on the data collected per this contract), will be based solely upon the location and type of construction, whatever information was presented or acquired from the site owner (or representative), and the limited subsurface data obtained from the limited amount of test borings (3-inch diameter) performed at the approximate locations indicated, and at the times tested. The discussions, opinions, evaluations and recommendations to be provided in our summary report will not reflect any variations or differing subsurface conditions which may occur or be present (left undetected), between test boring locations, or in areas not accessible to testing. Because the study area was previously impacted by various site activities at various times, unusual and significant variations in the subsurface

conditions are possible between test locations, which could alter the provided discussions, opinions, evaluations and recommendations, and the level or cost of any corrective actions if appropriate.

The test borings reveal the subsurface conditions just at the test location. For a natural site it is appropriate and accepted geotechnical practice to extrapolate subsurface conditions between reasonably spaced test boring locations. For a previously impacted, disturbed or filled site, without adequate geotechnical quality control, such an extrapolation of subsurface conditions between test locations is likely not appropriate. If any subsurface variations (from the data provided in our summary report) become evident during the course of subsequent geotechnical field testing in the future, a re-evaluation of the opinions, discussions and recommendations contained in our report (and any future reports) will be necessary. The test borings reveal the subsurface conditions just at the test location. For a natural site it is appropriate and accepted geotechnical practice to extrapolate subsurface conditions between reasonably spaced test boring locations. For a previously impacted, disturbed, or filled site, without adequate geotechnical quality control, such an extrapolation of subsurface conditions between test locations is likely not appropriate. If any subsurface variations (from the data provided in our summary report) become evident during subsequent geotechnical field testing in the future, a re-evaluation of the opinions, discussions and recommendations contained in our report (and any future reports) will be necessary.

Our summary report and the work and opinions therein, will be exclusively and solely for the use and benefit of the client. No other entities, individuals or companies have the privilege to rely on our work product and opinions to be provided. In no event and under no circumstances shall MEI have any duty or obligation, or liability to any third party or site purchasing party. Our work, opinions, and report will be performed/prepared in accordance with generally accepted geotechnical engineering principles and practices, consistent with the community of geotechnical consultants performing similar type work, with the limitations noted therein. MEI will use that degree of normal care and skill ordinarily exercised under similar circumstances by members of its profession. No other warranties or representations are expressed or implied.

Closing

For authorization and acceptance of our proposal herein and the attached Standard General Conditions, please sign below and return. We appreciate this opportunity to be of service to you. If you have any questions concerning the contents of this proposal, please contact us.

Sincerely,

MORTENSEN ENGINEERING, INC.



Patrick W. Vincent
Project Manager
Mainfile/proposals/11144.docx
Attachment: Standard General Conditions



Michael T. Gagne, P.E.
President

Authorized by:

Signature: _____

Name: _____

Title: _____

Date: _____

STANDARD GENERAL CONDITIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant's undertaking to perform professional services extends only to the services specifically described in this Agreement. However, if requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities described herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative with respect to this Agreement, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project including all numerical criteria that are to be met and all standards of development, design, or construction.
- (c) Provide to the Consultant all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in the Consultant's opinion, such as site survey and engineering data, environmental impact assessments or statements, upon all of which the Consultant may rely.
- (d) Arrange for access to the site and other private or public property as required for the Consultant to provide its services.
- (e) Review all documents or oral reports presented by the Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of the Consultant's services.
- (g) Cause to be provided such independent accounting, legal, insurance, cost estimating and overall feasibility services as the Client may require.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the scope, timing, or payment of the Consultant's services or any defect or noncompliance in any aspect of the project.
- (i) Bear all costs incidental to the responsibilities of the Client.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work timely after receipt of a properly executed copy of this Agreement and any required retainer amount. This Agreement is made in anticipation of conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months (cumulatively), Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Compensation shall be paid to the Consultant in accordance with the following provisions:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 30 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant for the duration of the project and applied against the final invoice. Interest will be added to accounts not paid within 30 days at the maximum rate allowed by law. If the Client fails to make any payment due to the Consultant under this or any other agreement within 60 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid in full and may commence proceedings, including filing liens, to secure its right to payment under this Agreement.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 90 days of receipt, Consultant may communicate directly with such third party to secure payment.
- (c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 30 days of receipt.
- (d) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents, including but not limited to drawings, specifications, reports, and data or programs stored electronically, prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use, partial use or reuse by the Client or others on extensions of this project or on any other project. Any modifications made by the Client to any of the Consultant's documents, or any use, partial use

or reuse of the documents without written authorization or adaptation by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code developed in the development of application code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern. Because data stored in electronic media format can deteriorate or be modified without the Consultant's authorization, the Client has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment, or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, or upon thirty days' written notice for the convenience of the terminating party. If any change occurs in the ownership of the Client, the Consultant shall have the right to immediately terminate this Agreement. In the event of any termination, the Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination. If the Consultant's compensation is a fixed fee, the amount payable for services will be a proportional amount of the total fee based on the ratio of the amount of the services performed, as reasonably determined by the Consultant, to the total amount of services which were to have been performed.

(8) **Insurance.** The Consultant carries Workers' Compensation (\$500,000), automobile (\$500,000), general liability (\$1,000,000), umbrella (\$5,000,000) and professional liability (\$1,000,000) insurance limits per claim. If the Client directs the Consultant to obtain increased insurance coverage, the Consultant will take out such additional insurance, if obtainable, at the Client's expense.

(9) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's undertaking herein or its performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent of the law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the services under this Agreement from any cause or causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for an additional fee. Under no circumstances shall the Consultant be liable for extra costs or other consequences due to changed conditions, or for costs related to the failure of contractors to perform work in accordance with the plans and specifications. This Section 10 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 10 shall require the Client to indemnify the Consultant. THE CLIENT AGREES THAT PURSUANT TO FLORIDA STATUTES SECTION 558.0035 (2013) AN INDIVIDUAL EMPLOYEE OF OR AGENT FOR CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

(11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association as a condition precedent to litigation.

(14) **Hazardous Substances and Conditions.** In no event shall Consultant be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to professional analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant shall notify the Client of hazardous substances or conditions not contemplated in the scope of services of which the Consultant becomes aware. Upon such notice by the Consultant, the Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**

(a) If the Consultant's services include the preparation of documents to be used for construction and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation and testing, and the Client waives any claims against the Consultant in any way connected thereto.

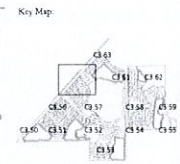
(b) If the Consultant provides construction phase services, the Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to the design professional in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and for its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Provided, however, that any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision.

Z:\2016\16-102 CG LAND - CORRELSTONE\CAO\FINAL\COUNTY\PHASE 2\16-102-FINAL-GEO

VERTICAL DATUM	NAVD 83
JOB NO.	16-102
DESIGNED BY	RLE
DRAWN BY	RD, JMN
CHECKED BY	RLE
APPROVED BY	RLE
SCALE IN FEET	1" = 50'

Project Name:

COBBLESTONE PHASE 2

GEOMETRY PLAN

Scale: 

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel 407.487.2394 www.poulosandbennett.com
Eng. Bui No. 28367



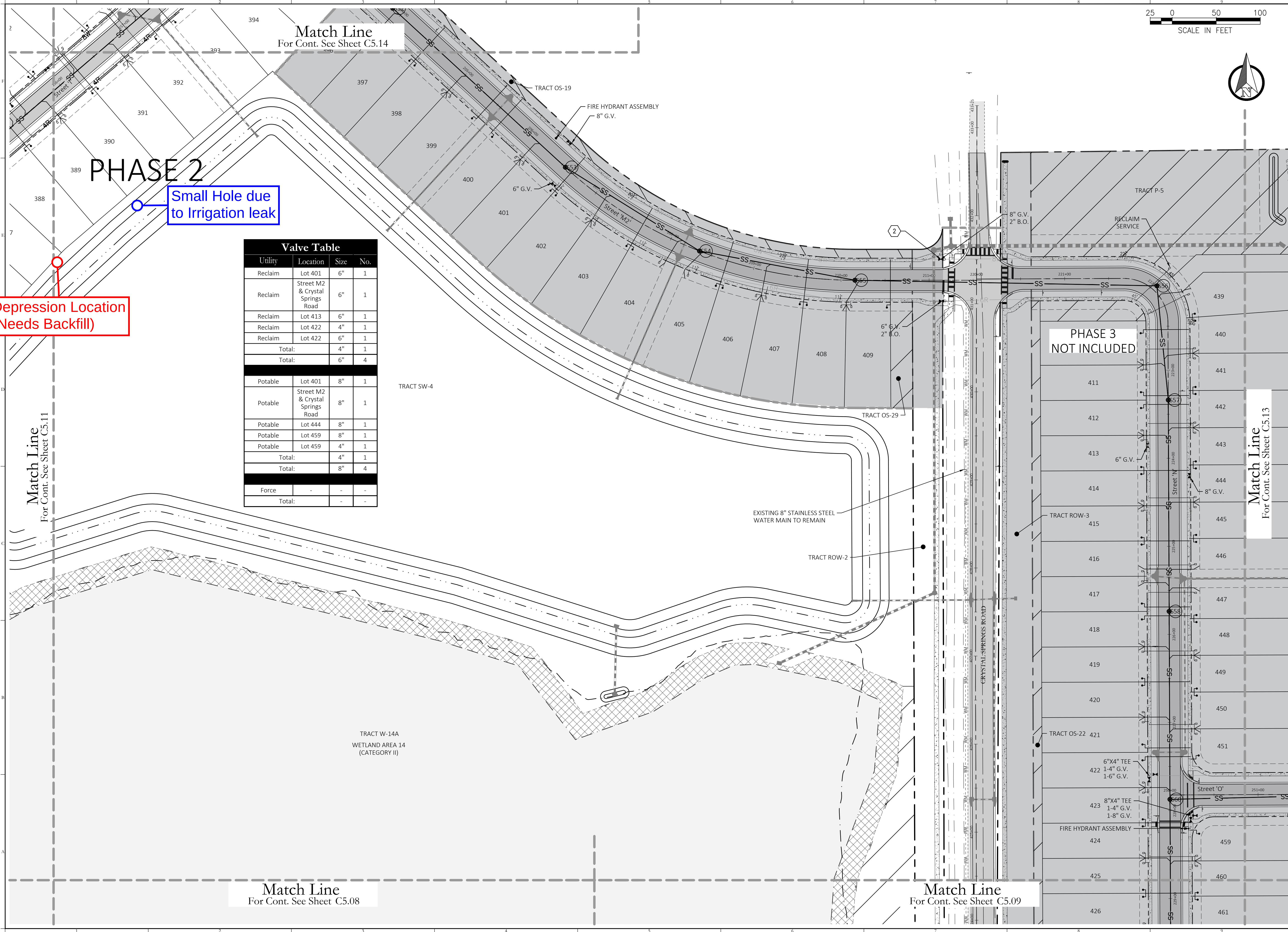








Z:\2016\16-102-00 LAND - COBBLESTONE\CAD\FINAL\COUNTY\PHASE 2\16-102-FINAL-UP

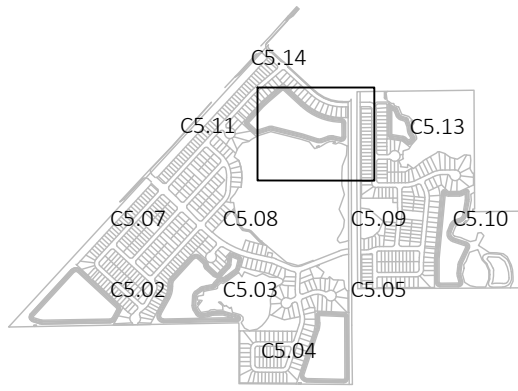


Depression Location
(Needs Backfill)

Small Hole due to
Irrigation leak

Valve Table			
Utility	Location	Size	No.
Reclaim	Lot 401	6"	1
Reclaim	Street M2 & Crystal Springs Road	6"	1
Reclaim	Lot 413	6"	1
Reclaim	Lot 422	4"	1
Reclaim	Lot 422	6"	1
Total:		4"	1
Total:		6"	4
Potable	Lot 401	8"	1
Potable	Street M2 & Crystal Springs Road	8"	1
Potable	Lot 444	8"	1
Potable	Lot 459	8"	1
Potable	Lot 459	4"	1
Total:		4"	1
Total:		8"	4
Force	-	-	-
Total:		-	-

Key Map:



Consultant:

2 9/20/2022 RESUBMIT TO PASCO COUNTY

1 8/31/2022 RESUBMIT TO PASCO COUNTY

- 6/22/2022 SUBMIT TO PASCO COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 16-102

DESIGNED BY: RLB

DRAWN BY: RD, JMM

CHECKED BY: RLB

APPROVED BY: RLB

SCALE IN FEET: 1" = 50'

Project Name:

**COBBLESTONE
PHASE 2**

Jurisdiction:

PASCO COUNTY, FL

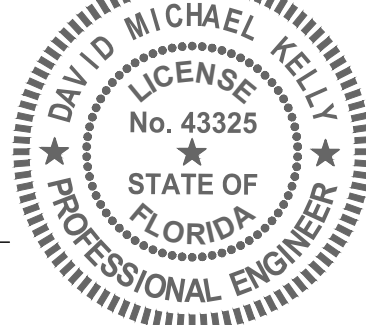
Sheet Title:

UTILITY PLAN

Sheet No.:

C5.12

Seal:



DAVID MICHAEL KELLY
FL NO. 043325
DATE: September 19, 2022



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



To:	M.I. Homes of Tampa, LLC	Contact:	Aaron Spinks
Address:	4343 Anchor Plaza Parkway Tampa, FL 33634	Phone:	(813) 393-5765
		Fax:	(813) 290-8203
Project Name:	Cobblestone Ph 2 - Repair Pond Depression	Bid Number:	25-SR25
Project Location:	2926 Ivory Bluff Court, Zephyrhills, FL	Bid Date:	9/26/2025

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Cobblestone Ph 2					
001	MOBILIZATION	1.00	LS	\$1,400.00	\$1,400.00
002	FILL POND DEPRESSION	1.00	LS	\$2,955.00	\$2,955.00
003	SOD - BAHIA	50.00	SY	\$3.80	\$190.00
Total Price for above Cobblestone Ph 2 Items:					\$4,545.00

Total Bid Price: \$4,545.00

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Sijon Rider
(813) 765-2499 sriderr@ripaconstruction.com



To:	M.I. Homes of Tampa, LLC	Contact:	Aaron Spinks
Address:	4343 Anchor Plaza Parkway Tampa, FL 33634	Phone:	(813) 393-5765
		Fax:	(813) 290-8203
Project Name:	Cobblestone Ph 2 - Repair Pond Depression	Bid Number:	25-SR25
Project Location:	2926 Ivory Bluff Court, Zephyrhills, FL	Bid Date:	10/2/2025

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Cobblestone Ph 2					
001	MOBILIZATION	1.00	LS	\$1,400.00	\$1,400.00
002	FILL POND DEPRESSION	1.00	LS	\$2,955.00	\$2,955.00
Total Price for above Cobblestone Ph 2 Items:					\$4,355.00

Total Bid Price: \$4,355.00

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Sijon Rider
(813) 765-2499 sriders@ripaconstruction.com



MEMO

Date: October 1, 2025

To: Mr. Aaron Spinks

M/I Homes of Tampa, LLC

4211 West Boy Scout Boulevard, Suite 300

Tampa, Florida 33607

Phone: (813) 393-5791

From: Mr. Kevin D. Mathewson, P.E.

Project Number: 10529

Subject: Cobblestone – Phase 1

Pond 3 (Tract SW-3) Observations

Phone: (813) 908-5555

In accordance with your request, an MEI senior field technician observed the stormwater Pond 3 (Tract SW-3) area within Phase 1 of Cobblestone on 9/26/2025. Based on our observations, review of the construction plans and geotechnical report, and the information provided, the surface water within Pond 3 appeared to be recently abruptly drained, with residual pockets of surface water noted in isolated areas on the pond bottom. We understand that the subject pond area has performed as a designed and constructed wet stormwater pond area with normal water level fluctuations over the past two years (+/-) until recently drained. The Pond 3 bottom was inaccessible to further observation due to loose/saturated bottom soil conditions. A significant dewatering operation was observed on the adjacent site, which appeared to be currently under construction, directly south of the Pond 3 area. Based on our site observations and the information provided, it appears that the abrupt drainage of Pond 3 was likely caused by the nearby significant and sustained dewatering operation continually drawing the shallow groundwater (and surface water) down. Additional geotechnical testing (test boring and/or test pits) may need to be performed within the pond bottom (in a dewatered and accessible state) to further evaluate the presence/consistency of the confining unit clayey soils, potential drainage pathway areas, and potential exposed limestone areas. Dewatering operations for the adjacent development would need to be completed and groundwater levels would need to return to normal levels for the subject pond to possibly return to the designed and constructed working operation. It should be noted, based on the time of year of this occurrence (dry season), it could take some time for the pond to fully recharge, possibly the following wet season (July/August). If the pond does not recharge, additional geotechnical testing and remediation will be required to repair any pond bottom drainage conduits/seams/zones that have been opened by the adjacent dewatering operation.

Sincerely,

MORTENSEN ENGINEERING INC

A handwritten signature in black ink, appearing to read 'K. Mathewson', is written over a light blue horizontal line.

Kevin D. Mathewson, P.E.

Vice President

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