



***FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Emergency Meeting

***Wednesday
August 13, 2025
6:00 p.m.***

***Location:
Splash Park Meeting Room
1510 Calming Water Dr.,
Fleming Island, FL***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Fleming Island Plantation Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Fleming Island Plantation Community Development District

Dear Board Members,

The Emergency Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Wednesday, August 13, 2025, at 6:00 p.m.** at the **Splash Park Meeting Room at 1510 Calming Water Dr., Fleming Island, FL.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Fleming Island Plantation Community Development District

Meeting Date: Wednesday, August 13, 2025 Call-in Number: +1 (929) 205-6099
Time: 6:00 PM Meeting ID: 705 571 4830#
Location: Splash Park, 1510 Calming Water Drive, Fleming Island, Florida

Revised Agenda

- I. Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments – *Agenda Items & Non-Agenda Items***

The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the comment concerns a maintenance related item, it will need to be addressed with the Project Manager outside of the context of the meeting.

- IV. Presentation of Proof of Publication(s)**
- V. Business Items**
 - A. **Consideration of Town Center Blvd. Pipe Repair**
- VI. Adjournment**

Exhibit 1

Pgs. 5-6

EXHIBIT 1

Project Name Town Center Blvd N of Cypress Glen Dr.

Date:

				JUM	
Bid number	description	unit	Measured Quantities	unit price	total
2	Maintenance of Traffic	LS	1.00	\$ 46,089.00	\$ 46,089.00
4	Bypass Pumping/Dewatering	LS	1.00	\$ 25,470.00	\$ 25,470.00
6	Sediment Barrier	LF	100.00	\$ 2.90	\$ 290.00
11	Clearing and Grubbing	AC	0.25	\$ 18,900.00	\$ 4,725.00
13	Removal of Existing Concrete	SY	610.00	\$ 18.00	\$ 10,980.00
23	Excavation for Structures	CY	20.00	\$ 229.00	\$ 4,580.00
25	Type B Stabalization	SY	150.00	\$ 14.00	\$ 2,100.00
31	Optional Base, Base Group 04	SY	150.00	\$ 36.25	\$ 5,437.50
42	Superpave Asphaltic Conc, Traffic C	TN	17.00	\$ 190.00	\$ 3,230.00
224	Pipe Culvert, RCP, Round, 24" S/CD	LF	200.00	\$ 97.22	\$ 19,444.00
358	Straight Concrete Endwalls, 24", Single, 0 Degrees, Round	EA	1.00	\$ 6,367.75	\$ 6,367.75
405	Underdrain, Type 2	LF	150.00	\$ 51.29	\$ 7,693.50
425	City Standard Curb & Gutter	LF	200.00	\$ 44.00	\$ 8,800.00
438	Concrete Sidewalk and Driveways, 6" Thick	SY	70.00	\$ 89.00	\$ 6,230.00
458	Performance Turf, Sodding - St Augustine Floratam	SY	410.00	\$ 7.29	\$ 2,988.90
460	Temporary Painted Pavement Markings, Standard, White, Solid, 6"	GM	0.04	\$ 2,636.00	\$ 105.44
466	Temporary Painted Pavement Markings, Standard, Yellow, Solid, 6"	GM	0.04	\$ 2,636.00	\$ 105.44
472	Thermo, Standard - Other Surfaces, White, Solid 6"	GM	0.04	\$ 10,762.00	\$ 430.48
474	Thermo, Standard- Other Surfaces, Yellow, Solid 6"	GM	0.04	\$ 11,487.00	\$ 459.48
477	A-3 Fill (Contingency item, delivered, hauled and placed)	CY	50.00	\$ 29.00	\$ 1,450.00
					\$ -
				Sub Total	\$ 156,976.49
Misc Non-Bid					
NB-1	Utility Conflict Avoidance	LS	1.00	\$ 28,420.00	\$ 28,420.00
NB-2	Iragation Reset	LS	1.00	\$ 4,900.00	\$ 4,900.00
NB-3	Reset aluminum fence	LF	50.00	\$ 51.00	\$ 2,550.00
					\$ -
					\$ -
					\$ -
	Contractor's Bid of Project Task (Less Mobilization)				\$ 192,846.49
Miscellaneous					
	Mobilization	LS	1.00		\$ 12,142.32
					\$ -
				Sub Total	\$12,142.32
	Total Contract Price				\$204,988.81

Note: Per the contract Bid Item 4 for Dewatering, shall include price for dewatering work not incidental to a respective pay item.

Project Name Town Center Blvd N of Cypress Glen Dr.

Date:

				Kirby	
Bid number	description	unit	Measured Quantities	unit price	total
2	Maintenance of Traffic	LS	1.00	\$ 25,000.00	\$ 25,000.00
4	Bypass Pumping/Dewatering	LS	1.00	\$ 36,000.00	\$ 36,000.00
6	Sediment Barrier	LF	100.00	\$ 2.48	\$ 248.00
11	Clearing and Grubbing	AC	0.25	\$ 17,048.68	\$ 4,262.17
13	Removal of Existing Concrete	SY	610.00	\$ 36.28	\$ 22,130.80
23	Excavation for Structures	CY	20.00	\$ 60.78	\$ 1,215.60
25	Type B Stabalization	SY	150.00	\$ 14.61	\$ 2,191.50
31	Optional Base, Base Group 04	SY	150.00	\$ 23.67	\$ 3,550.50
42	Superpave Asphaltic Conc, Traffic C	TN	17.00	\$ 217.94	\$ 3,704.98
224	Pipe Culvert, RCP, Round, 24" S/CD	LF	200.00	\$ 189.02	\$ 37,804.00
358	Straight Concrete Endwalls, 24", Single, 0 Degrees, Round	EA	1.00	\$ 6,951.41	\$ 6,951.41
405	Underdrain, Type 2	LF	150.00	\$ 81.51	\$ 12,226.50
425	City Standard Curb & Gutter	LF	200.00	\$ 38.30	\$ 7,660.00
438	Concrete Sidewalk and Driveways, 6" Thick	SY	70.00	\$ 91.48	\$ 6,403.60
458	Performance Turf, Sodding - St Augustine Floratam	SY	410.00	\$ 9.85	\$ 4,038.50
460	Temporary Painted Pavement Markings, Standard, White, Solid, 6"	GM	0.04	\$ 3,470.67	\$ 138.83
466	Temporary Painted Pavement Markings, Standard, Yellow, Solid, 6"	GM	0.04	\$ 3,470.67	\$ 138.83
472	Thermo, Standard - Other Surfaces, White, Solid 6"	GM	0.04	\$ 12,823.65	\$ 512.95
474	Thermo, Standard- Other Surfaces, Yellow, Solid 6"	GM	0.04	\$ 44.10	\$ 1.76
477	A-3 Fill (Contingency item, delivered, hauled and placed)	CY	50.00	\$ 16.17	\$ 808.50
					\$ -
					\$ 174,988.42
Misc Non-Bid					
NB-1	Utility Conflict Avoidance	LS	1.00	\$ 60,000.00	\$ 60,000.00
NB-2	Iragation Reset	LS	1.00	\$ 4,500.00	\$ 4,500.00
NB-3	Reset aluminum fence	LF	1.00	\$ 3,600.00	\$ 3,600.00
					\$ -
					\$ -
					\$ -
	Contractor's Bid of Project Task (Less Mobilization)				\$ 243,088.42
Miscellaneous					
	Mobilization	LS	1.00		\$ 14,654.42
					\$ -
					\$ 14,654.42
	Total Contract Price				\$ 257,742.84

Note: Per the contract Bid Item 4 for Dewatering, shall include price for dewatering work not incidental to a respective pay item.