EXHIBIT C

Cypress Cove Community Development District

Updated Summary of Costs

Public Improvement Projects

(Public Roadway Improvements, Perimeter Sound Buffer Walls and Entrance Gates)

Prepared by

KCI Technologies, Inc.
1425 West Cypress Creek Rd., Suite 101
Fort Lauderdale, Florida 33309
(954) 776-1616

KCI Project No. 482020708.03

November 1, 2022

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Introduction:

General

KCI Technologies, Inc. (KCI) has been engaged by the Board of Supervisors (the "Board") of the Cypress Cove Community Development District (the "District") to provide engineering services to address certain needs of the community located in the boundaries of the District (the "Development").

The District has previously issued its Special Assessment Bonds, Series 2006 (the "2006 Bonds") to finance and refinance certain public capital improvements (the "Prior Improvements") as described in an Engineer's Report dated February 2006, prepared by the District's prior firm of consulting engineers and approved by the Board. The Prior Improvements include the Secondary Gate (as hereinafter defined).

This report is prepared in support of the District's proposed Special Assessment Bonds, Series 2023 (the "2023 Bonds"). Proceeds of the 2023 Bonds, together with other legally available funds of the District, will be applied to finance all or a portion of the costs of the 2023 Project (hereinafter defined) and to refinance the Prior Improvements by refunding the outstanding 2006 Bonds, fund any necessary reserves for the 2023 Bonds, and pay costs of issuance of the 2023 Bonds.

The Prior Improvements and the 2023 Project benefit the land within the boundaries of the District.

The Prior Improvements are owned and maintained by the District.

The 2023 Project will be owned and maintained by the District.

Certain Matters Related to the Prior Improvements

To facilitate the issuance of the 2023 Bonds, in view of the Board's direction to restrict access by the general public through the secondary entrance gate (the "Secondary Gate"), this firm has considered the cost, in 2022 dollars, to replace the Secondary Gate as it exists as of the date of this report and what the present value of that cost would have been in 2006. We have determined that it is reasonable to assume the cost of the Secondary Gate in 2006 dollars would be approximately $16,000.

2023 Project

The District's current capital needs for the Development were identified and categorized into three main projects. These projects (more fully described below and referred to herein as the "2023 Project") consist of (1) public roadway paving and drainage improvements, (2) main and secondary entrance gates improvements and (3) pre-cast concrete panel perimeter walls to serve as sound buffers and related landscaping removals to allow for the construction of said walls (i.e., including associated tree removals and tree mitigation as required).

The information set forth in this report represents the result of KCI's discussions with, and direction from, the Board and counsel to the District since 2020 and represents KCI's current understanding of the proposed 2023 Project and the estimated costs of the components comprising the 2023 Project. For bond validation purposes, a contingency of $129,941.23 has been added to the cost estimates in the event of unexpected cost over-runs and the District's need to issue completion bonds in addition to the 2023 Bonds. This report will be supplemented prior to the issuance of the 2023 Bonds to further refine the costs of the 2023 Project.

It is anticipated that all components of the 2023 Project will be completed by December 31, 2023, but not later than three years from the date of issuance of the 2023 Bonds. The average useful life of the 2023 Project is at least 15 years.

Permits will be required to complete the 2023 Project from the Building Department of the City of Margate, Florida (the "City") and are considered to be obtainable in the ordinary course as and when needed.

Components of the 2023 Project:

Project 1: Pavement and Drainage Improvements

Milling 1" of all on-site existing asphalt pavement within the boundaries of the District on District-owned property, and resurfacing with 1" of new asphalt, including 8 minor repairs. These improvements are remedial repairs attributed to normal wear and tear and needed to maintain the integrity, safety and functionality of the roadway and drainage systems.

Project No. 2: Main and Secondary Gate Improvements

Gate improvements are designed to improve ingress and egress and minimize vehicular-related property damage. The main entrance gate has a call box at the public lane with a code that is posted on the box that allows for public access through the gate. The Secondary Gate currently consists of a simple arm mechanism and permits pedestrian access. The improvements to the Secondary Gate included in the 2023 Project will restrict vehicular access through the Secondary Gate to only residents and their guests and will not include a public call box. A pedestrian gate will also be constructed to restrict pedestrian foot traffic to only residents. These improvements will be located on District-owned property.

Project No. 3: Pre-cast Concrete Panel Wall

The proposed pre-cast concrete panel wall will replace the existing chain-link fence located along a portion of the perimeter of the District's boundary, i.e., along NW 18 Street only, and will be located on District-owned property. The panel wall will provide sound buffering, be more attractive and require less maintenance. The costs associated with construction of the pre-cast concrete panel wall consists of (a) cost of the construction of the wall, (b) cost of removal of the existing chain link fence and the existing intermediate concrete columns, (c) cost of removing hedges, (d) cost of removal of existing trees and root systems that impact the routing of the wall and (e) costs of tree replacement.

The most expensive component associated with the wall construction is related to tree removal and tree replacement. It should be noted that there is essentially no open space within the boundaries of the District to be able to mitigate the necessary tree removal, therefore costs for off-site mitigation as required by the tree preservation ordinance of the City have been computed. There is no new on-site tree planting proposed and off-site mitigation would be satisfied through a payment to the City for deposit to the City's tree preservation account. Amounts in this account are required by City ordinance to be expended, utilized, and disbursed for the planting of trees and any other ancillary costs associated with the planting of trees on public lands in the City. These monies may also be used to cover the expense of relocation of trees to public lands in the City and the expense of periodically distributing saplings, trees, and applicable landscape materials to the public that increase tree canopy coverage in the City.

There have been preliminary discussions between the City's Arborist, representatives of the District Manager, and KCI's landscape architects to develop the costs for off-site tree mitigation. We understand that there may be future negotiations with the City's Arborist regarding the estimated costs that have been developed in this report in an effort to reduce the costs noted herein.

Summary of Costs:

KCI has developed a summary of rough magnitude of costs of the 2023 Project based on estimated quantities at this time. At some point in time, detailed engineering plans to implement these improvements will be required along with appropriate permits from the City and more accurate costs will be prepared. It should be understood, that estimates which we are providing under normal conditions cannot be guaranteed. To further complicate matters, with the advent of COVID and recent supply chain issues, the accuracy of the estimates to forecast into the future months is extremely limited. Therefore, we recommend that you take that into account when attempting to secure adequate funding for future projects and we have added an escalation factor in the summary we are providing herein.

The following is an updated Summary of Opinion of Probable Costs of the 2023 Project.

Robert Zuccaro, P.E.
Board of Professional Engineers
Florida License No. 17931

KCI Technologies, Inc.
Certificate of Authorization No. 4898

Cypress Cove Community Development District

UPDATED OPC TO 2023 DOLLARS (FROM PREVIOUS REPORTS)

No	Project Description	2023 Dollars
1	**PAVEMENT AND DRAINAGE IMPROVEMENTS (PER REPORT DATED 3/30/20)**	
	ALTERNATE 2: MILLING & RESURFACING (INCL. MINOR REMEDIAL REPAIRS)	204,894.73
2	**MAIN GATE IMPROVEMENTS (PER VENDOR QUOTES DATED 3/17/20)**	
	ASAP GATES PLUS, LLC	25,350.78
	SECONDARY GATE IMPROVEMENTS (PER VENDOR QUOTES DATED 3/16/20)	
	ASAP GATES PLUS, LLC	53,531.69
3	**PRE-CAST CONCRETE PANEL WALL ***	
	WALL CONSTRUCTION ESTIMATE (DATED 4/1/20)	503,910.70
4	**TREE REMOVAL *** (Per LA Dept. Estimate dated 10/26/21)	129,439.08
5	**TREE REPLACEMENT** (Per LA Dept. Estimate 7/7/20)	
	NW 18 ST.:	
	CANOPY TREE REPLACEMENT **	170,650.02
	SPECIMEN TREE REPLACEMENT **	211,635.25
	Const. Total	$1,299,412.25
	ENGINEERING DESIGN, BIDDING, PERMITTING, AND CONST. PHASE SERVICES (15%)	$194,911.84
6	**CONTINGENCY FOR POTENTIAL COST OVERRUNS (10%)**	$129,941.23
	* Along NW 18 St. only	
	**(May be reduced pending District Manager negotiations with City Arborist)	
	Est. Grand Total	**$1,624,265.32**

PROJECT NO. 482020708.03

KCI TECHNOLOGIES
ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS

11/1/2022
RMZ

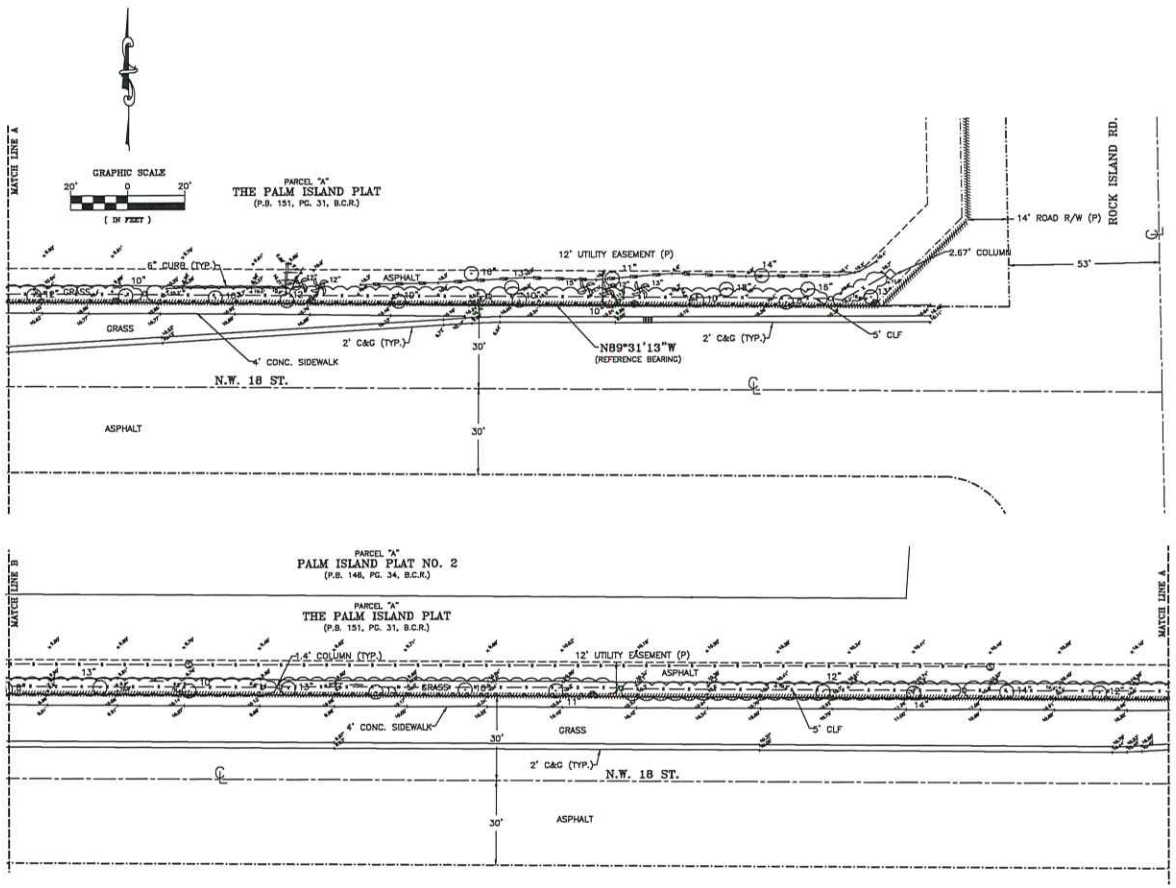
US Inflation Rate using CPI Data

Refer to the APPENDICES for sketches and conceptual plans of the proposed improvements.

APPENDICES

APPENDIX 1

TOPOGRAPHIC SURVEY - NW 18 STREET



VICINITY MAP
(NOT TO SCALE)

LAND DESCRIPTION:

A PORTION OF THE PALM ISLAND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S REPORT AND NOTES:

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO MAP SURFACE FEATURES AND ELEVATIONS FOR THE USE IN THE DESIGN OF A FENCE.
3. ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP, BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED OR SHOWN HEREON.
6. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON.
7. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
8. IMPROVEMENTS THAT WERE OBSCURED AT THE TIME OF SURVEY WERE NOT LOCATED OR SHOWN HEREON.
9. THIS SKETCH IS NOT A BOUNDARY SURVEY.
10. DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, UNLESS SHOWN OTHERWISE.
11. GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE PALM ISLAND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A REFERENCE BEARING OF NORTH 89°31'13" WEST, ALONG THE SOUTH LINE OF PARCEL "A", THE PALM ISLAND PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 151, PAGE 31, BROWARD COUNTY RECORDS.
12. THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.2' FOR THE LIMITS OF HARD SURFACES, SUCH AS ASPHALT, CONCRETE, CURBING, BUILDINGS, ETC. AND IS ±0.3' FOR GROUND SURFACE FEATURES, SUCH AS SURFACE FEATURES OF UTILITIES, ETC. AND IS ±0.4' FOR FEATURES PROTRUDING OUT OF THE GROUND, SUCH AS UTILITY POLES, FENCES, TREES, ETC.
13. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES. THE EXPECTED HORIZONTAL ACCURACY OF THE SYMBOLS SHOWN ON THIS MAP IS ±0.3' FROM THE CENTER OF THE SYMBOL, UNLESS OTHERWISE NOTED.
14. THE RIGHT-OF-WAY LINES SHOWN HEREON WERE ESTABLISHED BY KCI TECHNOLOGIES FROM RECOVERED MONUMENTATION ALONG THE RIGHT-OF-WAY TO VERIFY THE LOCATION SHOWN IN RECORDED PUBLIC DOCUMENTS. THE EXPECTED HORIZONTAL ACCURACY OF THE RIGHT-OF-WAY LINES SHOWN ON THIS MAP IS ±0.3'.
15. PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
16. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS HAVE BEEN ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) – REAL TIME KINEMATIC (RTK) METHODS USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS) NETWORK, APPLYING THE GEOID12B MODEL.
17. THE EXPECTED VERTICAL ACCURACY OF THE FEATURES SHOWN HEREON IS ±0.05' FOR HARD SURFACES, SUCH AS ASPHALT, CONCRETE, ETC. AND ±0.1' FOR SOFT SURFACES, SUCH AS GRASS, DIRT, MUD, ETC.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
CLF	CHAIN LINK FENCE
C&G	CURB AND GUTTER
CONC.	CONCRETE
LB	LICENSED BUSINESS
MF	METAL FENCE
NAVD	NORTH AMERICAN VERTICAL DATUM
NVAL	NON-VEHICULAR ACCESS LINE
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
TYP.	TYPICAL
WF	WOOD FENCE

SYMBOLS:

- DATCH BASIN
- CENTER LINE
- FIRE HYDRANT
- HEDGE
- IRRIGATION CONTROL BOX
- PALM TREE
- SANITARY MANHOLE
- SIGN POST
- TREE

LINE TYPE:

- CHAIN LINK FENCE
- EASEMENT LINE
- GUARDRAIL
- RIGHT OF WAY
- SANITARY LINE
- TOP OF BANK
- CENTER LINE
- NON-VEHICULAR ACCESS LINE

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON MARCH 23, 2020. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES
SURVEYORS, ENGINEERS, AND PLANNERS

BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769

\\FT-LAUDERDALE.CORP.KCI.COM\V\PROJECTS\512020708.00 — CYPRESS COVE\2001\SURVEY\CAD\512020708-00-TS_CYPRESS_COVE.DWG

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KCI LICENSED BUSINESS NO. 6901

DATE	REVISIONS

DATE	3/25/2020
SCALE	AS SHOWN
FIELD BOOK	1521
DRAWN BY	AIB
CHECKED BY	BBH

TOPOGRAPHIC SURVEY
CYPRESS COVE

A PORTION OF PARCEL "A",
THE PALM ISLAND PLAT
(P.B. 151, PG. 31, B.C.R.)
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

SHEET NO. 1
OF 2 SHEETS
PROJECT NO.
512020708.00C

\\FL-LAUDERDALE.CORP.KCI.COM\Z\PROJECTS\5120207\08.00 - CYPRESS COVE\Z2001\SURVEY\CAD\5120207\08-00-TS_CYPRESS_COVE.DWG

TOPOGRAPHIC SURVEY
CYPRESS COVE

A PORTION OF PARCEL "A",
THE PALM ISLAND PLAT
(P.B. 151, PG. 31, B.C.R.)
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

DATE	3/25/2020
SCALE	AS SHOWN
FIELD BOOK	1521
DRAWN BY	AIB
CHECKED BY	BBH

DATE	REVISIONS

SHEET NO. 2
OF 2 SHEETS
PROJECT NO. 5120207.08.00C

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LICENSED BUSINESS NO. 6901

APPENDIX 2

EXCERPTS from RECOMMENDATIONS SECTION of "PAVEMENT AND DRAINAGE ASSESSMENT REPORT, *dated 3/30/2020*

Recommendations:

Minor Remedial Repairs:

KCI has addressed each of the 8 minor remedial repairs and has performed an opinion of probable cost for each repair item. The opinion of probable cost to perform all 8 remedial repairs is **$14,386.35.** *(construction cost only)**

It is recommended that all 8 minor repair items be performed at this time due to minimal cost to implement.

Overall Pavement Restoration

Once these repairs are completed the overall pavement restoration for all roadways (approximately 6,500 LF) can be accomplish via one of two alternates.

Alternative No. 1 – Seal coating which is short term remedy that has a life span of 1-2 years. The total opinion of probable cost, including the 8 minor repair items is **$31,799.35.** *(construction cost only)**

Alternative No. 2- Milling and Resurfacing, i.e., mill 1" of the existing asphalt pavement and resurface with 1" of new asphalt. The life span is estimated to be 10-15 years. The total opinion of probable cost, including the 8 minor repair items is **$174,373.55.** *(construction cost only)**

We were unable to obtain any records to ascertain if and when any of the above alternates were ever implemented which would assist in deciding which alternate would be recommended.

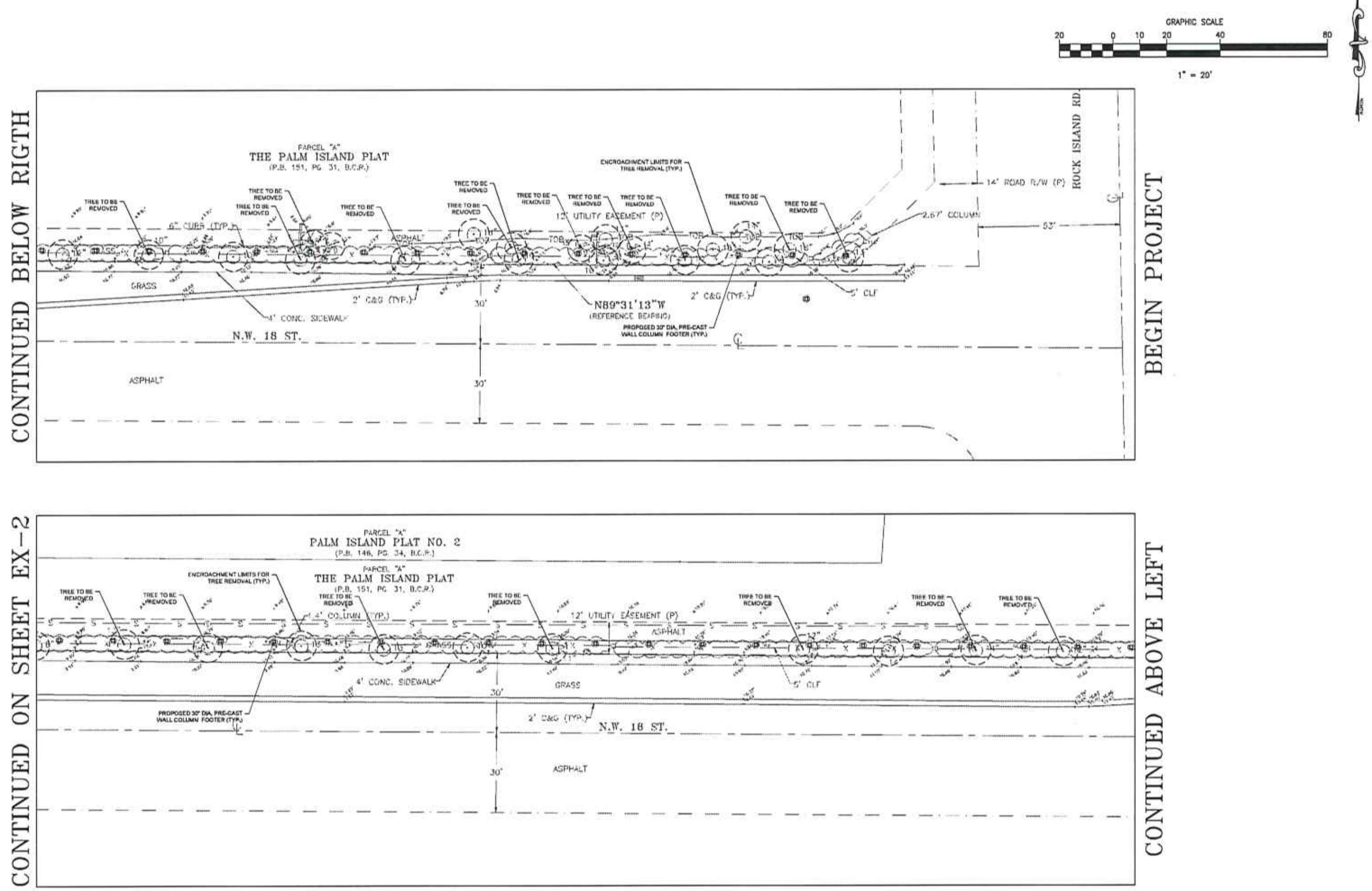
Based on our experience, subsequent to our site visit, observations, assessments of the existing conditions and anticipated life span of the alternates it is recommended that Alternate 2 be implemented.

** Refer to Summary of Cost (Page 4) for tabulation including incidental costs for Engineering, Permitting and Contingency.*

APPENDIX 3

PRE-CAST CONCRETE PANEL WALL SITE PLAN EXHIBITS

NW 18TH STREET



TREE REMOVAL ANALYSIS NOTES:

63 EXISTING TREES WERE IDENTIFIED WITHIN THE LIMITS OF THE PROJECT CORRIDOR.

40 OF THE EXISTING TREES HAVE BEEN IDENTIFIED AS NEEDING TO BE REMOVED TO INSTALL THE PROPOSED PRE-CAST WALL COLUMN FOOTERS OR WALL PANELS.

THE ENCROACHMENT LIMITS FOR THE TREE REMOVALS SHOWN ON THESE SHEETS WAS DETERMINED TO BE 5 FEET FROM THE TRUNK OF THE TREE IN ALL DIRECTIONS.

TREE REMOVALS SHOWN ON THESE SHEETS ARE BASED ON A PRELIMINARY TOPOGRAPHICAL ANALYSIS OF THE EXISTING SITE CONDITIONS. BELOW SURFACE ROOT SYSTEMS MAY IMPACT THE INSTALLATION OF PRE-CAST WALL COLUMN FOOTERS AND ADDITIONAL TREES MAY NEED TO BE REMOVED.

ALL PLAN ELEVATIONS REFERENCED IN NAVD '88
(NGVD '29 = NAVD '88 + 1.552)

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ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS

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CERTIFICATE OF AUTHORIZATION NO. 4898

REV	DATE	DESCRIPTION

DATE: APRIL 9, 2020
SCALE: NTS
DESIGNED BY: B.Z.
DRAWN BY: J.V.G.
CHECKED BY: B.Z.

CYPRESS COVE CDD
PRE-CAST WALL FEASIBILITY
MARGATE FLORIDA

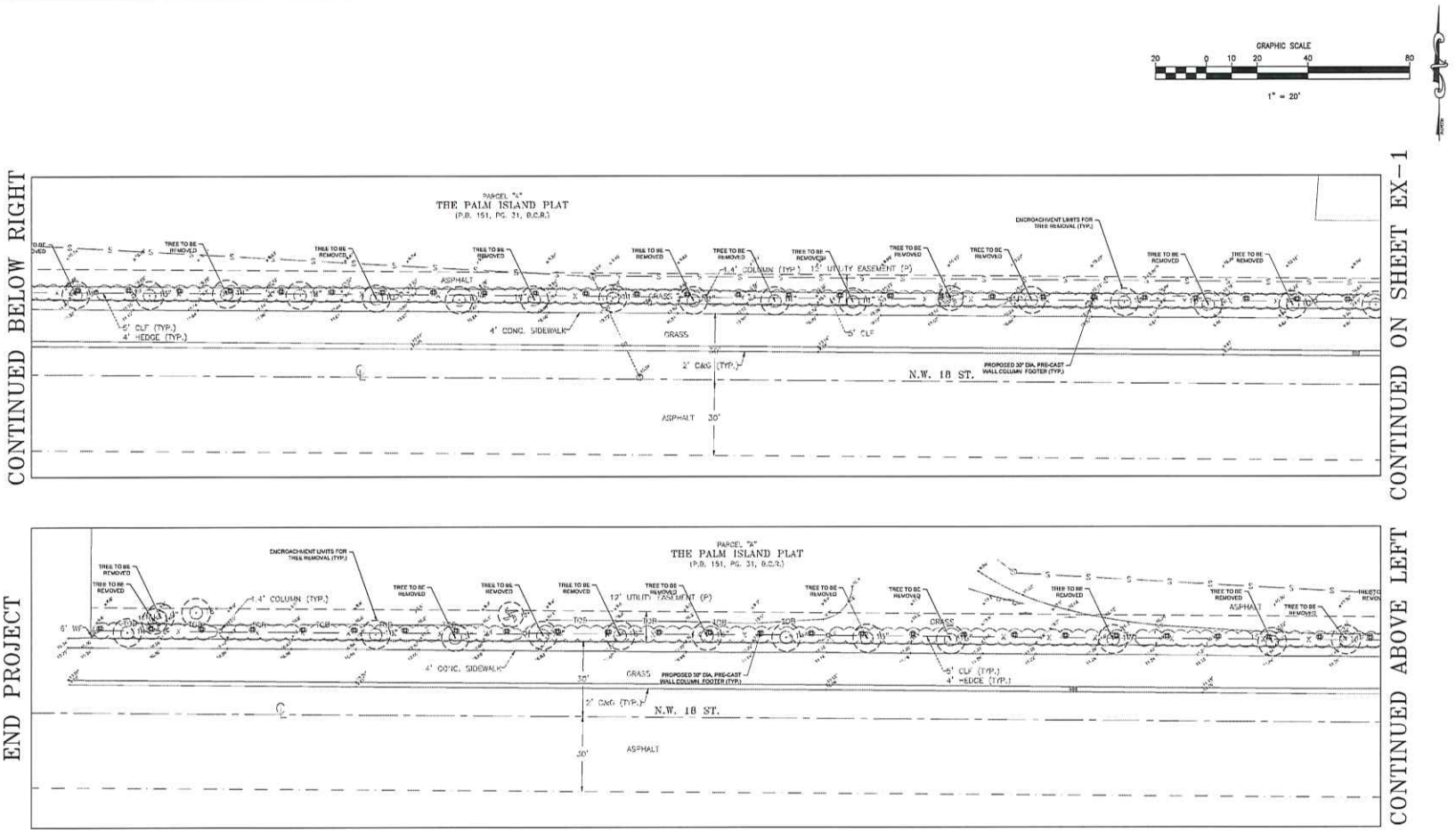
PRE-CAST WALL SITE PLAN
EXHIBIT

SHEET NO. EX-1
PROJECT NO. 482020708.03

DATE:

Z:\PROJECTS\482020708.00 - CYPRESS COVE CDD\PROJECTS\CIVIL\03 - PRE-CAST WALL FEASIBILITY\CAD\482020708_03_PRE-CAST WALL FEASIBILITY EXHIBIT.DWG

5/21/2020 4:19 PM, Scale: 1:20, Layout Tab: EX-1 (SITE PLAN), Pen Table: KS-MONO.CTB, Plot Created by: JONATHAN GEIGER



TREE REMOVAL ANALYSIS NOTES:

63 EXISTING TREES WERE IDENTIFIED WITHIN THE LIMITS OF THE PROJECT CORRIDOR.

40 OF THE EXISTING TREES HAVE BEEN IDENTIFIED AS NEEDING TO BE REMOVED TO INSTALL THE PROPOSED PRE-CAST WALL COLUMN FOOTERS OR PANELS.

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REV	DATE	DESCRIPTION

DATE APRIL 9, 2020
SCALE NTS
DESIGNED BY B.Z.
DRAWN BY J.V.G.
CHECKED BY B.Z.

CYPRESS COVE CDD
PRE-CAST WALL FEASIBILITY
MARGATE FLORIDA

PRE-CAST WALL SITE PLAN EXHIBIT

SHEET NO. EX-2
PROJECT NO. 482020708.03

DATE:

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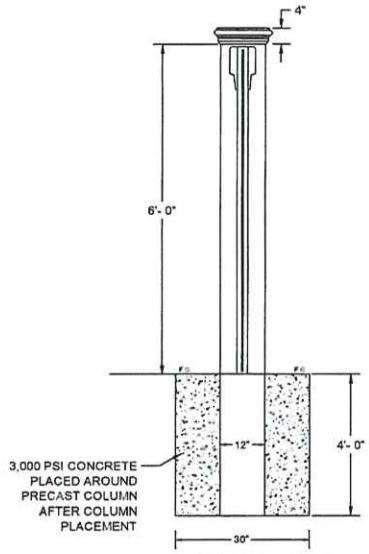
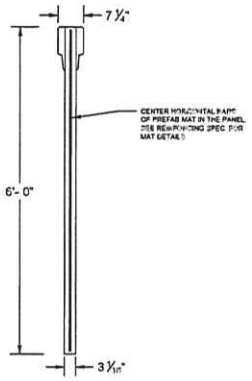
APPENDIX 4

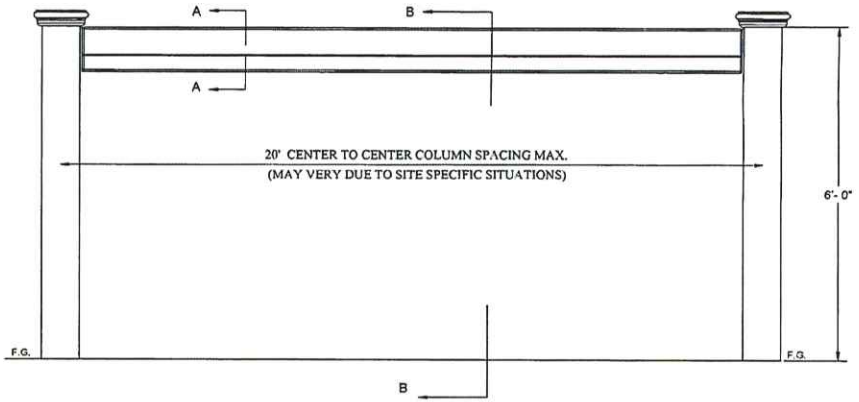
PRE-CAST CONCRETE WALL DETAILS



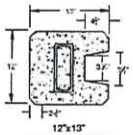
STANDARD CONDITIONS DETAIL



SECTION B-B
PANEL SECTION
N.T.S



WALL ELEVATION



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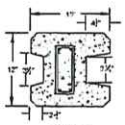
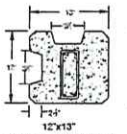
END POST DETAIL

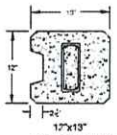


12"x13"
LINE POST DETAIL C

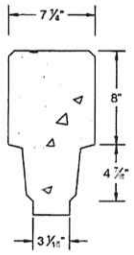
NOTE:
¾" CLEAR COVER TO HOOP ON ALL POSTS
POST REINFORCEMENT HEIGHT TO POST STEEL AND HOOP PLACED



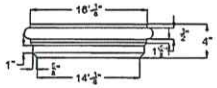
12"x13"
CORNER POST DETAIL



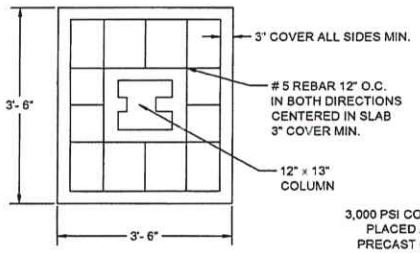
12"x13"
END POST DETAIL



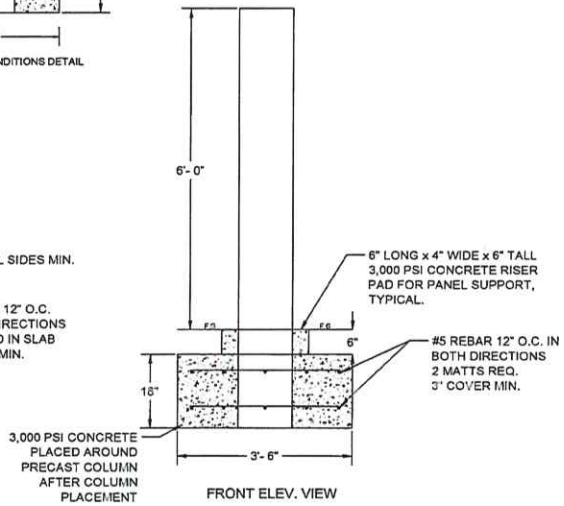
SECTION A-A
PANEL TOP DETAIL
N.T.S.



12" x 13" POST CAP



PLAN VIEW



FRONT ELEV. VIEW

SPREAD FOOTING DETAILS IF NEEDED.

NOTES:

1. PANELS = 7,000 PSI CONCRETE
2. COLUMNS AND CAPS = 4,000 PSI CONCRETE
3. FOUNDATIONS = 3,000 PSI CONCRETE
4. REINFORCING STEEL FOR PANELS TO BE ASTM A615 DEFORMED BARS MIN. 70,000 PSI, ALL OTHER STEEL TO BE 60,000 PSI
5. WIND LOAD DESIGN CONFORMS TO F.B.C. 2017 AND ASCE 7-10, FOR WIND LOAD OF 170 M.P.H. 3 SECOND GUST, EXPOSURE 'C', ASD DESIGN FOR A SOLID FENCE

FOUNDATION DEPTH SCHEDULE
BASED ON 30" DIA FOOTING, AND
SOIL BEARING CAP. OF 2000 P.S.F.

WALL HEIGHT	SOLID ROCK	DRY, UNDISTURBED MEDIUM DENSITY, SAND	SATURATED, UNDISTURBED MEDIUM, DENSITY SAND
6'-0"		4'-0"	

ALTERNATE FOOTING DIMENSIONS

REINFORCING STEEL SPECIFICATIONS

	COLUMN - REINFORCEMENT DETAILS			PANEL - MESH REINFORCEMENT SYSTEM		
WALL HEIGHT	POST SIZE	REINF.	HOOPS	MAT SIZE	VERTICAL STEEL	HORIZONTAL STEEL
6'-0"	12"x13"	4 - # 6 RE-BARS	3" ABOVE FTG THEN 4-12" O.C. TO 2'-0" ABOVE FTG THEN BAL AT 18" O.C.	5'-8"x19'-0"	12" O.C. A.S. 0.110	4" O.C. A.S. 0.27

PROJECT;

PRECAST WALL SYSTEMS INC.
1888 NW 22 COURT
POMPANO BEACH
FLORIDA 33069
PH 954-973-8488

PRECAST WALL SYSTEMS INC.
1888 NW 22ND COURT
POMPANO BEACH, FL 33069
954-973-8488

JAMES BUSHOUSE P.E.
PROFESSIONAL ENGINEER 20311
STATE OF FLORIDA
2310 NE 18TH TER.
POMPANO BEACH FLORIDA 33064
954-609-6203

NOT VALID WITHOUT EMBOSSED SEAL

APPENDIX 5

TREE REMOVAL COSTS - NW 18TH STREET

TREE REMOVAL COSTS - NW 18TH STREET

		18th Street		Royal Palm Blvd.		Rock Island Road		73rd Avenue	
Tree Caliper Size	Cost Per Unit	***Quantity***	***Est. Cost***	*Quantity*	*Est. Cost*	*Quantity*	*Est. Cost*	*Quantity*	*Est. Cost*
0" - 6"	$500	**0**	**$0**	5	$2,500	2	$1,000	0	$0
6" - 12"	$1,500	**11**	**$16,500**	8	$12,000	2	$3,000	1	$1,500
12" - 18"	$3,000	**21**	**$63,000**	7	$21,000	3	$9,000	2	$6,000
18" +	$4,000	**8**	**$32,000**	4	$16,000	3	$12,000	2	$8,000
Small Palm	$200	**1**	**$200**	0	$0	4	$800	1	$200
Large Palm	$500	**0**	**$0**	3	$1,500	2	$1,000	0	$0
	Total	**41**	**$111,700**	27	$53,000	16	$26,800	6	$15,700

KCI Landscape 10/26/2022
for Cypress Cove CDD Wall Construction

APPENDIX 6

TREE CANOPY REPLACEMENT COSTS

NW 18TH STREET

Cypress Cove Community Development District

TREE INVENTORY 18th Street - NON-SPECIMEN TREES

TREE #	SHEET #	SCIENTIFIC NAME	COMMON NAME	CALIPER INCH	HEIGHT FEET	SPREAD FEET	CANOPY CALCULATION	CONDITION	COMMENTS
1	1A	Quercus virginiana	Live Oak	15	30	40	1256.64	FAIR	stub cut
3	1A	Quercus virginiana	Live Oak	8	20	15	176.71	POOR	one-sided
4	1A	Callistemon viminalis	Bottlebrush	15	25	35	962.11	FAIR	
6	1A	Quercus virginiana	Live Oak	13	25	20	314.16	POOR	one-sided
7	1A	Washingtonia robusta	Washingtonia Palm	14	50	12	113.10	GOOD	
8	1A	Washingtonia robusta	Washingtonia Palm	14	50	12	113.10	FAIR	Blight? Head not full
9	1A	Washingtonia robusta	Washingtonia Palm	14	50	12	113.10	GOOD	
10	1A	Quercus virginiana	Live Oak	11	25	20	314.16	POOR	one-sided
11	1A	Bischofia javanica	Bischofia	12	30	25	490.87	GOOD	invasive
12	1A	Quercus virginiana	Live Oak	12	20	20	314.16	POOR	one-sided
13	1A	Callistemon viminalis	Bottlebrush	16	30	30	706.86	GOOD	
15	1A	Quercus virginiana	Live Oak	10	20	25	490.87	FAIR	
16	1A	Quercus virginiana	Live Oak	16	30	35	962.11	GOOD	
17	1A	Washingtonia robusta	Washingtonia Palm	12	60	12	113.10	GOOD	
18	1A	Washingtonia robusta	Washingtonia Palm	12	50	12	113.10	GOOD	
19	1A	Quercus virginiana	Live Oak	13	25	40	1256.64	GOOD	
20	1A	Quercus virginiana	Live Oak	14	20	35	962.11	GOOD	
21	1A	Quercus virginiana	Live Oak	16	25	35	962.11	GOOD	
22	1B	Quercus virginiana	Live Oak	15	25	25	490.87	GOOD	
24	1B	Quercus virginiana	Live Oak	17	35	40	1256.64	GOOD	codominant
25	1B	Quercus virginiana	Live Oak	14	30	40	1256.64	GOOD	
26	1B	Quercus virginiana	Live Oak	12	25	25	490.87	GOOD	
27	1B	Quercus virginiana	Live Oak	14	18	25	490.87	POOR	imbeded strap
28	1B	Quercus virginiana	Live Oak	16	25	35	962.11	FAIR	
29	1B	Quercus virginiana	Live Oak	17	30	35	962.11	GOOD	broken branch
30	1B	Quercus virginiana	Live Oak	15	20	30	706.86	FAIR	
31	1B	Quercus virginiana	Live Oak	16	30	40	1256.64	GOOD	
32	2A	Quercus virginiana	Live Oak	9	18	12	113.10	POOR	

Cypress Cove Community Development District

TREE INVENTORY 18th Street - NON-SPECIMEN TREES

TREE #	SHEET #	SCIENTIFIC NAME	COMMON NAME	CALIPER INCH	HEIGHT FEET	SPREAD FEET	CANOPY CALCULATION	CONDITION	COMMENTS
33	2A	Quercus virginiana	Live Oak	10	35	25	490.87	FAIR	
34	2A	Quercus virginiana	Live Oak	11	20	20	314.16	FAIR	codominant
35	2A	Quercus virginiana	Live Oak	15	35	40	1256.64	GOOD	lifting sidewalk
36	2A	Quercus virginiana	Live Oak	8	25	25	490.87	GOOD	
37	2A	Ptchyosperma elegans	Solitaire Palm	3	15	8	50.27	GOOD	9 ft clear trunk
38	2A	Quercus virginiana	Live Oak	14	25	40	1256.64	FAIR	codominant
40	2A	Quercus virginiana	Live Oak	16	30	40	1256.64	FAIR	
41	2A	Quercus virginiana	Live Oak	14	30	35	962.11	GOOD	
42	2A	Quercus virginiana	Live Oak	13	25	35	962.11	FAIR	
43	2A	Quercus virginiana	Live Oak	13	20	30	706.86	FAIR	
44	2A	Quercus virginiana	Live Oak	12	18	20	314.16	POOR	
45	2A	Quercus virginiana	Live Oak	16	30	40	1256.64	GOOD	
46	2A	Quercus virginiana	Live Oak	16	35	40	1256.64	GOOD	
47	2A	Quercus virginiana	Live Oak	16	35	40	1256.64	GOOD	
48	2A	Quercus virginiana	Live Oak	16	25	45	1590.43	GOOD	
52	2B	Quercus virginiana	Live Oak	17	30	45	1590.43	GOOD	
53	2B	Quercus virginiana	Live Oak	17	25	35	962.11	GOOD	
54	2B	Quercus virginiana	Live Oak	16	30	40	1256.64	GOOD	
57	2B	Quercus virginiana	Live Oak	15	30	45	1590.43	GOOD	
58	2B	Washingtonia robusta	Washingtonia Palm	12	60	12	113.10	GOOD	
59	2B	Quercus virginiana	Live Oak	10	25	35	962.11	GOOD	
61	2B	Cupaniopsis anacardioides	Carrotwood	15	30	30	706.86	FAIR	
62	2B	Cupaniopsis anacardioides	Carrotwood	8	25	15	176.71	FAIR	
63	2B	Washingtonia robusta	Washingtonia Palm	12	60	12	113.10	GOOD	
58A	2B	Washingtonia robusta	Washingtonia Palm	12	60	12	113.10	GOOD	

REPLACEMENTS BASED ON CANOPY

SF canopy total	38728	Industry markup for installation
Minimum replacement trees (300sf canopy)	129	3

Minimum Native Replacement	Wholesale $	Installed $
3in cal13-14ft ht, 5-6ft spr	$375.00	$1,125.00

Total Costs (Canopy Replacement for non-specimen trees)

$145,229.94

APPENDIX 7

SPECIMEN TREE APPRAISAL COSTS

NW 18TH STREET

Cypress Cove Community Development District

TREE APPRAISAL 18th Street - SPECIMEN TREES

APPRAISAL (TREES)

Date: Tuesday, July 7, 2020
Project Name: Cypress Cove
Project No: 12469.02
Location: Margate
Appraised by: Marisol Ortega, ISA 0741A
Appraisal method: *Guide for Plant Appraisal, 9th edition*

TAG #	SCIENTIFIC NAME	COMMON NAME	CONDITION PERCENT	TRUNK DBH IN INCHES	TRUNK CIR IN INCHES	LOCATION PERCENT	SPECIES RATING PERCENT	REPLACEMENT TREE DIAMETER	REPLACEMENT TREE SQUARE INCHES	REPLACEMENT TREE COST	INSTALLATION COST	INSTALLED COST TOTAL	UNIT TREE COST PER SQUARE INCH	TA OR ATA SQUARE INCHES	APPRAISED TRUNK INCREASE	BASIC TREE COST	APPRAISED VALUE
2	CALLISTEMON VIMIINALIS	BOTTLEBRUSH	84%	18	56.538	92%	0.8	3	7	$275	$825	$825	$39	254	247	$10,450	$6,500
5	CALLISTEMON VIMIINALIS	BOTTLEBRUSH	84%	19	59.679	92%	0.8	3	7	$275	$825	$825	$39	283	276	$11,581	$7,200
14	CALLISTEMON VIMIINALIS	BOTTLEBRUSH	88%	21	65.961	92%	0.8	3	7	$275	$825	$825	$39	346	339	$14,025	$9,000
23	QUERCUS VIRGINIANA	LIVE OAK	84%	18	56.538	97%	1	8	50	$2,850	$8,550	$8,550	$57	254	204	$20,128	$16,400
39	QUERCUS VIRGINIANA	LIVE OAK	78%	19	59.679	97%	1	8	50	$2,850	$8,550	$8,550	$57	283	233	$21,776	$16,400
49	QUERCUS VIRGINIANA	LIVE OAK	84%	20	62.82	97%	1	8	50	$2,850	$8,550	$8,550	$57	314	264	$23,513	$19,200
50	QUERCUS VIRGINIANA	LIVE OAK	84%	18	56.538	97%	1	8	50	$2,850	$8,550	$8,550	$57	254	204	$20,128	$16,400
51	QUERCUS VIRGINIANA	LIVE OAK	84%	21	65.961	97%	1	8	50	$2,850	$8,550	$8,550	$57	346	296	$25,338	$20,700
55	QUERCUS VIRGINIANA	LIVE OAK	84%	18	56.538	97%	1	8	50	$2,850	$8,550	$8,550	$57	254	204	$20,128	$16,400
56	QUERCUS VIRGINIANA	LIVE OAK	84%	19	59.679	97%	1	8	50	$2,850	$8,550	$8,550	$57	283	233	$21,776	$17,800
60	QUERCUS VIRGINIANA	LIVE OAK	84%	18	56.538	97%	1	8	50	$2,850	$8,550	$8,550	$57	254	204	$20,128	$16,400
64	QUERCUS VIRGINIANA	LIVE OAK	84%	19	59.679	97%	1	8	50	$2,850	$8,550	$8,550	$57	283	233	$21,776	$17,800
											Industry markup for installation		3		Total Appraised Value		$180,110
											Minimum Native Replacement		Wholesale $	Installed $	Replacement tree equivalent		160 Trees
											3in cal13-14ft ht, 5-6ft spr		$375.00	$1,125.00			

KCI TECHNOLOGIES
ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS

APPENDIX 8

RECOMMENDATIONS FROM "MAIN AND SECONDARY ENTRANCE GATE ASSESSMENT REPORT", *dated 7/7/2020*

Recommendations:

KCI's discussions with multiple gate vendors local to the community has resulted in the consideration of optimal solutions that not only serve to enhance the CCCDD's existing security system but also seamlessly integrate with existing natural barriers on site. In conjunction with a summary of the proposed configurations by local gate vendors, KCI has also prepared exhibits illustrating the schematic configuration of the enhanced systems.

It is essential to note that in order to minimize construction impacts to the community, the preferred gate vendors have proposed similar design configurations that will satisfy spacing and compatibility concerns that have been raised concerning the integration of the proposed assemblies and existing security systems and site layout. As a result, a uniform solution for each access point was developed in accordance with experienced vendor input and has been summarized below.

Main Gate Solutions:

Per phone discussions and email correspondence with Ms. Grace Guerra of ASAP Gate Plus, LLC and Mike Pikman of Access Masters, the proposed gate system configuration for the main gates will be enhanced to include four new lift gates that are to be used in conjunction with the existing double swing gate layout in order to provide an additional layer of security to the system. This system will also make use of the existing speed bumps to slow down unauthorized vehicles from tailgating and intruding into the resident access lane in the event that the lift gate remains open due to the presence of a detected obstruction.

Due to the placement of the resident and guest entry lanes, where the resident lane is the lane adjacent to the existing median, it was determined that traffic delineators or a raised median could not be placed between the two entry lanes as that option would limit the movements of guests and commercial vehicles that would need to maneuver and exit the community through the median exit. New lift gates in the entry lane will also be placed within close proximity to the existing double swing gates so as not to restrict maneuverability of guests existing the entry lane due to unauthorized access.

The estimated cost of the proposed installation detailed above ranges from **$16,384.00 to $21, 574.52** per vendor pricing.

Secondary Gate Solutions:

In order to address the security concerns related to the secondary access point, tie-in to the existing wooded fence located to the North and South of the entry lanes with the use of new metal fencing has been proposed. This fencing will also be extended to connect with a proposed pedestrian access gate with lock. The pedestrian access gate will be tied into the fencing attached to the new swing gate located on the north side only.

In addition to addressing the existing security lapse regarding unauthorized pedestrian access, this design will efficiently re-use the existing single lane lift gates which will be relocated to provide not only an additional layer of security but also a trapping mechanism. In order to enhance the

effectiveness of the new trapping mechanism in the resident only entry lane, traffic delineators have been proposed to eliminate concerns of unauthorized access via tail gating.

Due to the additional security measures associated with this configuration, the cost to install this system is projected to range from **$27, 986.80 to $45, 557.59**, as determined by actual vendor pricing.

A summary of quotes recently provided by each vendor has been listed in the table below:

	Main Gate - Quotes	Secondary Gate - Quotes
ASAP Gates Plus, LLC	**$21, 574.52**	**$45, 557.59**
Access Masters	**$16,384.00**	**$27,986.80**

Table 1: Summary of Vendor Quotes

Please refer to attached Exhibit 1 and Exhibit 2 prepared by KCI for a schematic representation of the proposed main and secondary gate access systems.

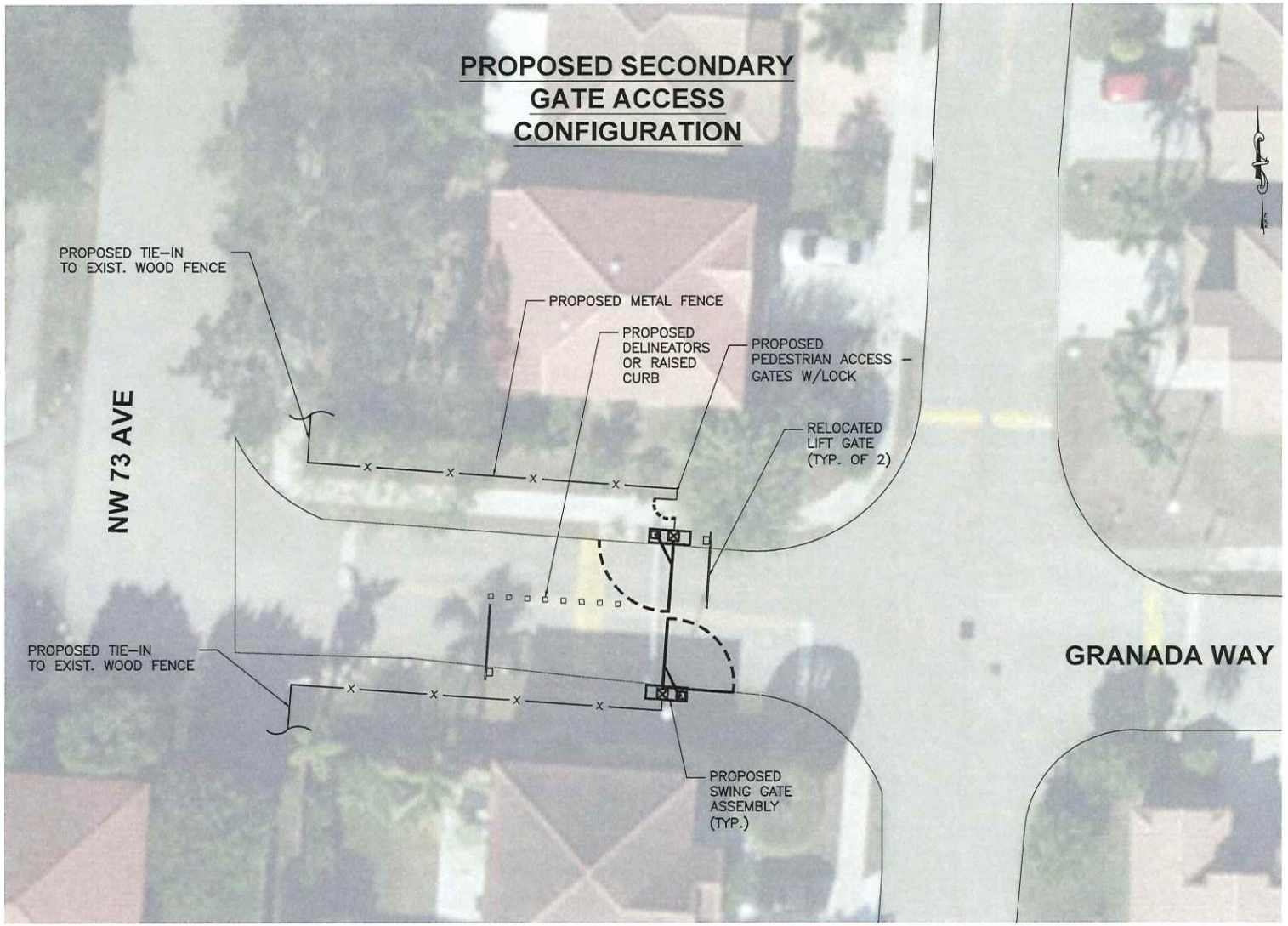
APPENDIX 9

PROPOSED GATE EXHIBITS

SECONDARY GATE – EXHIBIT 1

MAIN GATE – EXHIBIT 2

PROPOSED SECONDARY GATE ACCESS CONFIGURATION



GRAPHIC SCALE
8 0 4 8
(IN FEET)
1 inch = 8 ft.

NOT FOR CONSTRUCTION

ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS
KCI
6300 N. Andrews Avenue • Fort Lauderdale, FL 33309
954.776.1616 • www.kci.com
CERTIFICATE OF AUTHORIZATION NO. 4898

REV	DATE	DESCRIPTION

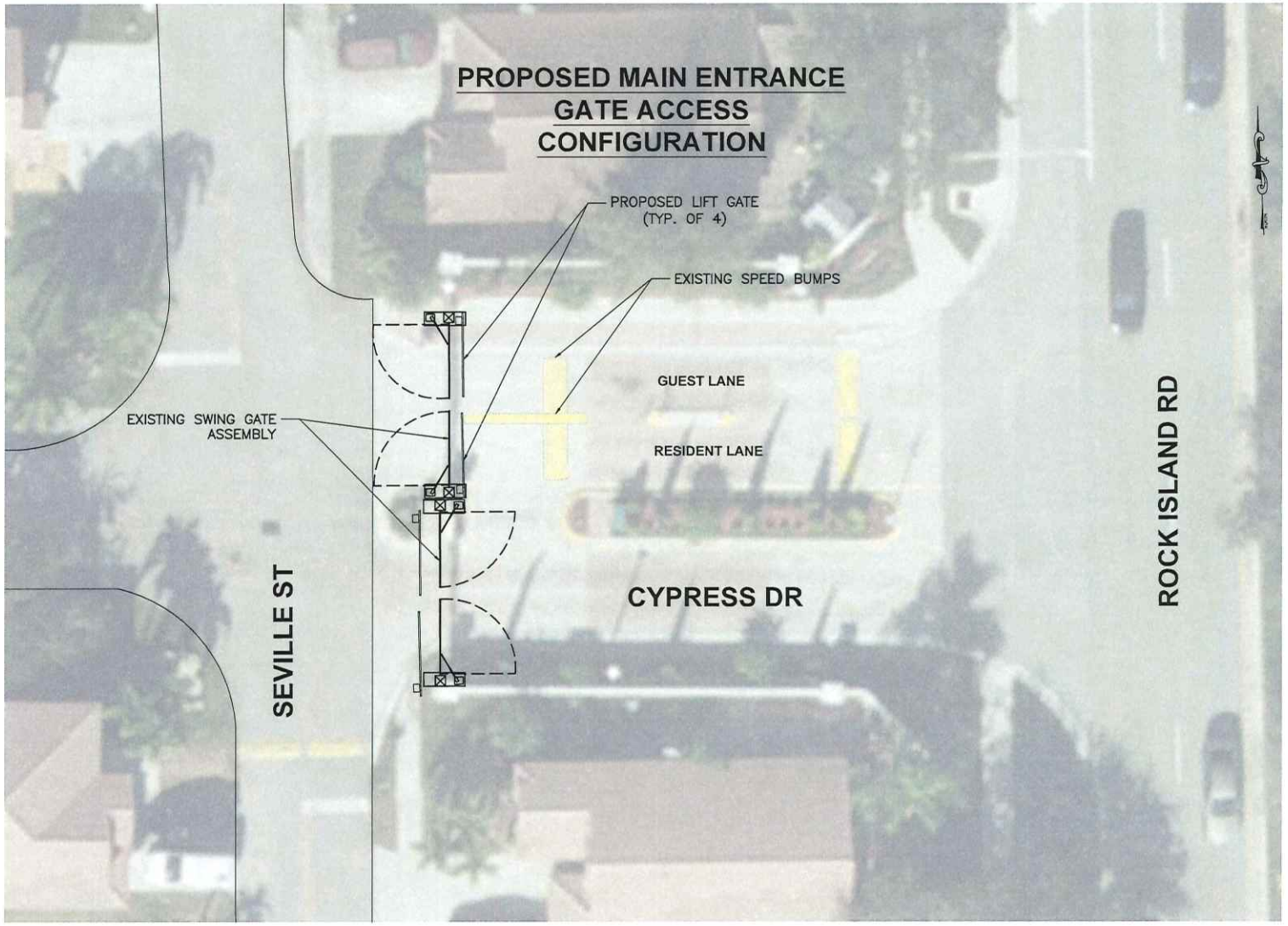
DATE JULY 7, 2020
SCALE 1" = 8'
DESIGNED BY B.Z.
DRAWN BY C.J.W.
CHECKED BY B.Z.

CYPRESS COVE CDD
MARGATE FLORIDA

GATED ENTRANCE IMPROVEMENTS
EXHIBIT NO.1

SHEET NO. EX-1
PROJECT NO. 482020708

(FOR THE FIRM)



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DATE JULY 7, 2020
SCALE 1" = 8'
DESIGNED BY B.Z.
DRAWN BY G.J.W.
CHECKED BY B.Z.

CYPRESS COVE CDD
MARGATE FLORIDA

GATED ENTRANCE IMPROVEMENTS
EXHIBIT NO.2

SHEET NO. EX-2
PROJECT NO. 482020708

(FOR THE FIRM)

7/1/2020 12:05 PM, Scale: 1:2.5849, Layout Tab: EX-2, Pen Table: ----, Plot Created by: GEMMA KISH

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