



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors Meeting
February 23, 2022**

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

www.lakesidecdd.org

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Jack Koch Linda Ramlot Samantha Manning Christina Brooks Gordon Dexter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
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District Manager	Lynn Hayes	Rizzetta & Company, Inc.
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District Counsel	Alyssa Willson	Kutak Rock LLP
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District Engineer	Al Belluccia	Florida Design Consultants, Inc.
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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) 933-5571. 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.

February 16, 2022

**Board of Supervisors
Lakeside Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, February 23, 2022, at 11:00 a.m.** at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion of Letter Agreement with Master Developer Regarding Construction Items with Exhibits..... Tab 1
 - B. Consideration of Quotes to Install Missing Sidewalks and ADA Ramps Tab 2
 - C. Consideration of Street Light Proposals..... Tab 3
 - D. Consideration of Solitude Quote to Clear Overgrowth Around Pond 8 on the Right Side of Moosehead Circle ... Tab 4
 - E. Consideration of RedTree Irrigation Quotes Tab 5
 - F. Discussion/Updates regarding Parking Rules
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Workshop Meeting Minutes held on January 26, 2022 Tab 6
 - B. Consideration of Minutes of the Board of Supervisors held on January 26, 2022 Tab 7
 - C. Consideration of Operation and Maintenance Expenditures for January 2022 Tab 8
 - D. Presentation of Field Inspection Report Tab 9
 - E. Presentation of Field Inspection with Landscaper's Comments (USC) Tab 10
 - F. Presentation of Aquatics Report Tab 11
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Stormwater Needs Analysis Report Tab 12
 2. Inspection of Roadway Pavement..... Tab 13
 - C. District Manager Report Tab 14
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,
Lynn Hayes
District Manager

Tab 1

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FL 33614

February ____, 2022

Via Overnight and Email Delivery

Samantha Manning
Vice President, Finance
Landeavor, LLC
14502 N. Dale Mabry Hwy, Suite 327
Tampa, Florida 33618
Email: manning@landeavor.com

Re: Lakeside Community Development District (the “District”) Completion Items

Dear Samantha:

On behalf of the District, this letter (the “Letter Agreement”) confirms the discussions and agreement concerning sidewalk repairs and ADA ramps within the District.

Specifically, upon learning of missing sidewalks and ADA sidewalk ramps (the “Missing Infrastructure”) Landeavor, LLC, (“Landeavor”) offered to reimburse the District for the construction of the Missing Work. The District solicited proposals from contractors for completion of the Missing Work. The District has approved entering into an agreement with [insert Contractor name] for completion of the work as described in Attachment A (the “Construction Agreement”). District will provide Landeavor a copy of the executed Construction Agreement and within ten (10) days of receipt of the Construction Agreement Landeavor shall remit payment in full for the services to the District.

This Letter Agreement may be executed in counterparts, each of which will be an original and all of which taken together will constitute one and the same instrument. Delivery of this Letter Agreement by electronic transmission will be effective as delivery of a manually executed counterpart hereof.

If you have any questions concerning this letter, please give me a call. Otherwise, I request that you execute in the space provided below and return the original to my office for our files.

Sincerely,

Lynn Hayes
District Manager

Commented [WAC1]: Note, Developer has requested a release in favor of the developer associated with other district items. I have requested they provide their requested language for the District's review and consideration.

Page 2 of 2

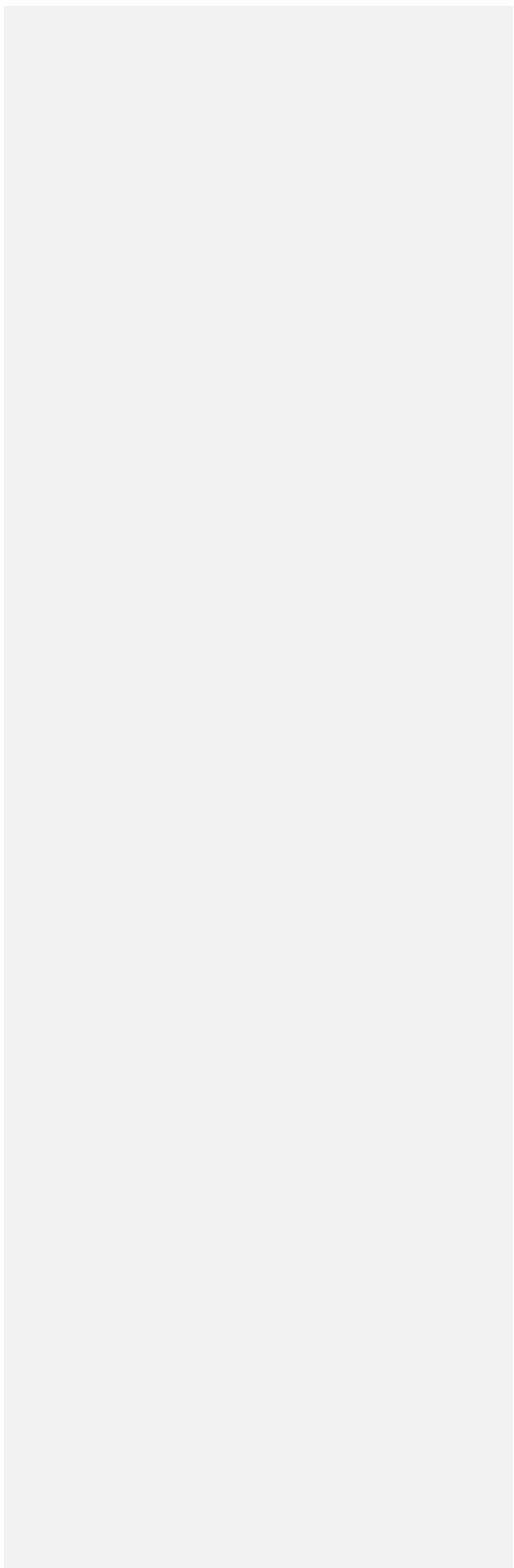
Enclosures

Cc: Jack Koch, Chairman
Alyssa Willson, District Counsel
Al Belluccia, District Engineer

Terms Agreed to and Accepted:

Its: _____
Landeavor, LLC

Date



[insert District Letterhead]

February _____, 2022

Via Overnight and Email Delivery

~~Samantha Manning~~
~~Vice President, Finance~~

WSC-L Lakeside Investors V, L.L.C.
c/o Landeavor, LLC
14502
Attention: Adam Lorry, President
10006 N. Dale Mabry Hwy, Suite 327201
Tampa, Florida 33618
Email: ~~manning@landeavor.com~~ lorry@landeavor.com

Re: Lakeside Community Development District (the "District") Completion Items

Dear ~~Samantha~~ Adam:

On behalf of the District, this letter (the "**Letter Agreement**") confirms the ~~discussions and~~ agreement between the District and WSC-L Lakeside Investors V, L.L.C. ("Developer") concerning ~~sidewalk repairs~~ the installation of certain sidewalks and ADA ramps within the District in the community known as Lakeside (the "Community") in the locations more particularly depicted in Attachment A attached hereto (collectively, the "Improvements").

Specifically, ~~upon learning of missing sidewalks and ADA sidewalk ramps (the "Missing Infrastructure") Landeavor, LLC, ("Landeavor") offered~~ Developer agrees to reimburse the District for the installation and construction of the Missing Work Improvements, subject to and in accordance with the terms of this Letter Agreement. The District solicited proposals from contractors for completion of the ~~Missing Work. The District~~ Improvements and has approved entering into an agreement with [insert Contractor name] for completion of the work Improvements, a copy of which is attached hereto as described in Attachment AB (the "Construction Agreement"). The cost estimate for the completion of the Improvements pursuant to the Construction Agreement is \$ _____ (the "Reimbursement Payment"). The District will promptly provide Landeavor/Developer with a copy of the ~~executed~~ Construction Agreement and after execution by all parties thereto, and Developer shall remit the Reimbursement Payment to the District within ten (10) days ~~of~~ after receipt of the fully executed Construction Agreement. ~~Landeavor shall remit payment in full for the services to the District.~~

In exchange for the Reimbursement Payment and for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the District, for itself and its successors, assigns, officers, directors, members, employees, agents, and representatives (collectively, "District

Willson, Alyssa C. [WAC1]

Note, Developer has requested a release in favor of the developer associated with other district items. I have requested they provide their requested language for the District's review and consideration.

Parties”) does hereby unconditionally and knowingly release, acquit and forever discharge Developer and Developer’s successors, assigns, officers, directors, members, partners, affiliates, employees, agents, and representatives (collectively, the “**Developer Parties**”) of and from all claims, demands, damages, causes of action, suits, allegations, and claims of interest, whether at law, in equity or pursuant to alleged agreements, whether oral or written, including, without limitation, attorneys’ fees and costs, arising out of or in any way connected or related to the Improvements and the Community (collectively, the “**Claims**”). The District, on behalf of itself and the District Parties, waives any and all right to pursue or make any claims or bring any suit associated or in connection with the Claims.

The foregoing releases, waivers and covenants shall be effective immediately upon the parties’ execution of this Letter Agreement and receipt of the Reimbursement Payment from Developer, and shall be binding on the parties. In the event litigation is required by either party to enforce the terms of this Letter Agreement, the prevailing party in such action shall, in addition to all other relief granted or awarded by the court, be entitled to judgment for reasonable attorneys’ and paralegals’ fees and costs incurred in connection with such action. This Letter Agreement shall be construed in accordance with the laws of the State of Florida, and any litigation brought hereunder shall be within the jurisdiction and venue of the courts in and for Pasco County, Florida. This Letter Agreement may be executed in counterparts, each of which will be an original and all of which taken together will constitute one and the same instrument. Delivery of this Letter Agreement by electronic transmission will be effective as delivery of a manually executed counterpart hereof.

If you have any questions concerning this letter, please give me a call. Otherwise, I request that you execute in the space provided below and return the original to my office for our files.

Sincerely,

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By: _____
Jack Koch, Chairman

Attachments

Cc: Lynn Hayes, District Manager

Enclosures

~~Cc: Jack Koch, Chairman~~
Alyssa Willson, District Counsel
Al Belluccia, District Engineer

Terms Agreed to and Accepted:

~~Its: _____ Date~~

WSC-L LAKESIDE INVESTORS V, L.L.C.,
a Delaware limited liability company

By: Landeavor Lakeside Managers, LLC

a Delaware limited liability company
Its: Administrative Member

By: _____
Adam T. Lorry, President

Date: _____

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|

ATTACHMENT "A"

Location of Improvements

[See attached.]

DRAFT

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|
|

ATTACHMENT "B"

Construction Agreement

[See attached.]

DRAFT

Document comparison by Workshare Compare on Wednesday, February 16, 2022 3:17:59 PM

Input:	
Document 1 ID	file://S:\Clients\Landeavor\Lakeside (Pasco)\CDD Matters\Closeout\Lakeside Letter Agreement with Master Developer Regarding Funding Construction and Installation of Sidewalks and ADA Ramps.docx
Description	Lakeside Letter Agreement with Master Developer Regarding Funding Construction and Installation of Sidewalks and ADA Ramps
Document 2 ID	file://S:\Clients\Landeavor\Lakeside (Pasco)\CDD Matters\Closeout\Lakeside Letter Agreement with Master Developer Regarding Funding 2.16.22 (MLG).docx
Description	Lakeside Letter Agreement with Master Developer Regarding Funding 2.16.22 (MLG)
Rendering set	Standard

Legend:	
Insertion	
Deletion	
Moved from	
Moved to	
Style change	
Format change	
Moved-deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	54
Deletions	27
Moved from	1

Moved to	1
Style changes	0
Format changes	0
Total changes	83


Tab 2


Lakeside Street and Sidewalk Field Review Report

Prepared for Lakeside CDD

On November 11, 2021, Florida Design Consultants, Inc. performed a field visit to review Lakeside streets and sidewalks. As a result of that field reivew, this report was developed to assist the Lakeside CDD in addressing the various repairs and maintenance items.


Photos were taken of areas of concern using a GPS enabled camera. This report includes those photos along with descriptions of necessary repairs and/or maintenance. The photos include GPS coordinates and are numbered with reference to the approved plans which are overlain on an aerial photo. The plans reference the photo number with respect to the location of where the photos were taken.

<p>Photo No. <u>1</u> (Sheet 2)</p>	
<p>Photo Location and Direction from which taken: Lakemont Dr. (facing West) 28.35935, -82.58332</p>	
<p>Comments: Cracked sidewalk.</p>	


<p>Photo No. <u>2</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Lakemont Dr. (facing West) 28.35585, -82.58618</p>	
<p>Comments: Cracked driveway.</p>	


<p>Photo No. <u>3</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Lakemont Dr. (facing Southwest) 28.35578, -82.58624</p>	
<p>Comments: Cracked sidewalk.</p>	


Lakeside Roadway
11/11/2021 08:51 AM
28.35578, -82.58624
13633 Lakemont Dr, Hudson, FL 34669, USA

<p>Photo No. <u>4</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Marble Sands Ct. (facing East) 28.3542, -82.58777</p>	
<p>Comments: Damaged curb.</p>	


Lakeside Roadway
11/11/2021 08:58 AM
28.3542, -82.58777
13556 Marble Sands Ct, Hudson FL 34669, USA

<p>Photo No. <u>5</u> (Sheet 4)</p>	
<p>Photo Location and Direction from which taken: Newport Shores Dr. (facing East) 28.36015, -82.59278</p>	
<p>Comments: Cracked sidewalk.</p>	


<p>Photo No. <u>6</u> (Sheet 4)</p>	
<p>Photo Location and Direction from which taken: Newport Shores Dr. (facing East) 28.36033, -82.59197</p>	
<p>Comments: Sidewalk panel is lifted.</p>	


<p>Photo No. <u>7</u> (Sheet 4)</p>	
<p>Photo Location and Direction from which taken: Newport Shores Dr. (facing West) 28.36029, -82.59195</p>	
<p>Comments: Sidewalk panel is lifted</p>	


Lakeside Roadway
11/11/2021 09:22 AM
28.36029, -82.59195
13434 Newport Shores Dr, Hudson, FL 34669, USA


<p>Photo No. <u>8</u> (Sheet 3)</p>	
<p>Photo Location and Direction from which taken: 13734 Newport Shores Dr. (facing South) 28.36038, -82.58789</p>	
<p>Comments: Cracked curb, front of driveway.</p>	


Lakeside Roadway
11/11/2021 09:29 AM
28.36038, -82.58789
13734 Newport Shores Dr, Hudson, FL 34669, USA


<p>Photo No. <u>9</u> (Sheet 3)</p>	
<p>Photo Location and Direction from which taken: 13856 Newport Shores Dr. (facing South) 28.35916, -82.58611</p>	
<p>Comments: Sidewalk panel is lifted.</p>	


<p>Photo No. <u>10</u> (Sheet 3)</p>	
<p>Photo Location and Direction from which taken: Tensaw Dr. (facing East) 28.36064, -82.58877</p>	
<p>Comments: Damaged asphalt at intersection of Tensaw Dr. and Newport Shores Dr.</p>	

<p>Photo No. <u>11</u> (Sheet 6)</p>	
<p>Photo Location and Direction from which taken: 13744 Crest Lake Dr. (facing East) 28.35762, -82.58183</p>	
<p>Comments: Sidewalk panel is cracked & lifted.</p>	


<p>Photo No. <u>12</u> (Sheet 6)</p>	
<p>Photo Location and Direction from which taken: 13734 Crest Lake Dr. (facing East) 28.35737, -82.58157</p>	
<p>Comments: Sidewalk panel is lifted.</p>	

<p>Photo No. <u>13</u> (Sheet 6)</p>	
<p>Photo Location and Direction from which taken: 13710 Crest Lake Dr. (facing East) 28.35704, -82.58114</p>	
<p>Comments: Sidewalk panel is lifted.</p>	

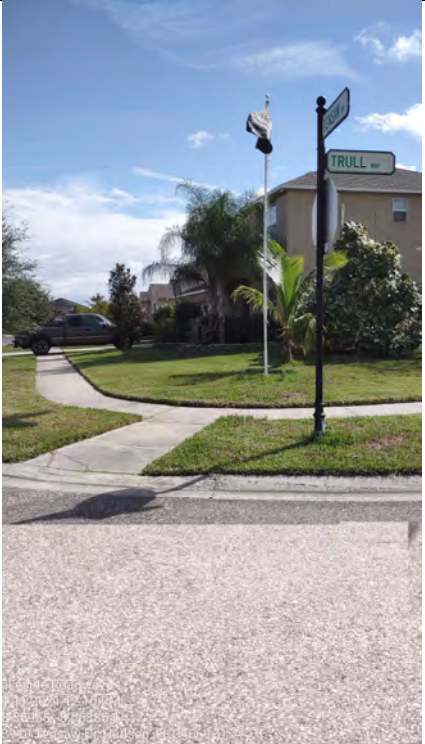
<p>Photo No. <u>14</u> (Sheet 6)</p>	
<p>Photo Location and Direction from which taken: 13704 Crest Lake Dr. (facing East) 28.35694, -82.58098</p>	
<p>Comments: Sidewalk panel is lifted.</p>	


<p>Photo No. <u>15</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Lakemont Dr. (facing East) 28.35431, -82.58779</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	


Lakeside Roadway
11/11/2021 12:02 PM
28.35431, -82.58779
13556 Marble Sands Ct, Hudson, FL 34669, USA

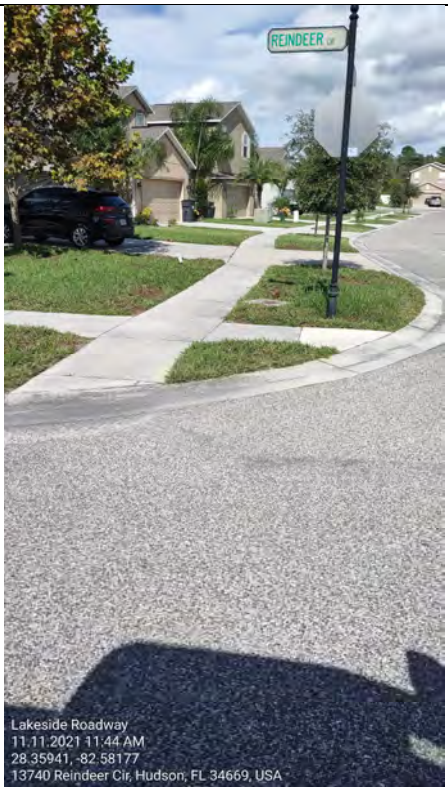
<p>Photo No. <u>16</u> (Sheet 3)</p>	
<p>Photo Location and Direction from which taken: Trull Way (facing West) 28.35975, -82.58862</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	


Lakeside Roadway
11/11/2021 12:10 PM
28.35975, -82.58862
13919 Trull Way, Hudson, FL 34669, USA


<p>Photo No. <u>17</u> (Sheet 3)</p>	
<p>Photo Location and Direction from which taken: Trull Way (facing East) 28.35965, -82.58854</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	


<p>Photo No. <u>18</u> (Sheet 2)</p>	
<p>Photo Location and Direction from which taken: Crater Cir. (facing East) 28.35974, -82.58383</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	

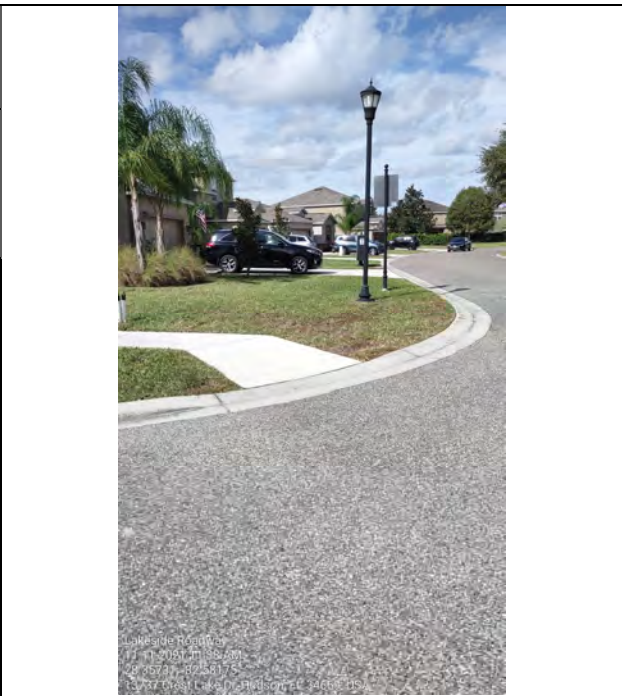
<p>Photo No. <u>19</u> (Sheet 2)</p>	
<p>Photo Location and Direction from which taken: Reindeer Cir. (facing West) 28.35889, -82.58244</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	


<p>Photo No. <u>20</u> (Sheet 2)</p>	
<p>Photo Location and Direction from which taken: Reindeer Cir. (facing North) 28.35941, -82.58177</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	

<p>Photo No. <u>21</u> (Sheet 2)</p>	
<p>Photo Location and Direction from which taken: Reindeer Cir. (facing North) 28.35942, -82.58171</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	


<p>Photo No. <u>22</u> (Sheet 2)</p>	
<p>Photo Location and Direction from which taken: Lugano Court (facing West) 28.35876, -82.58273</p>	
<p>Comments: ADA detectable warning surface is faded.</p>	

<p>Photo No. <u>23</u> (Sheet 2)</p>	
<p>Photo Location and Direction from which taken: Lugano Court (facing East) 28.3587, -82.58264</p>	
<p>Comments: ADA detectable warning surface is faded.</p>	

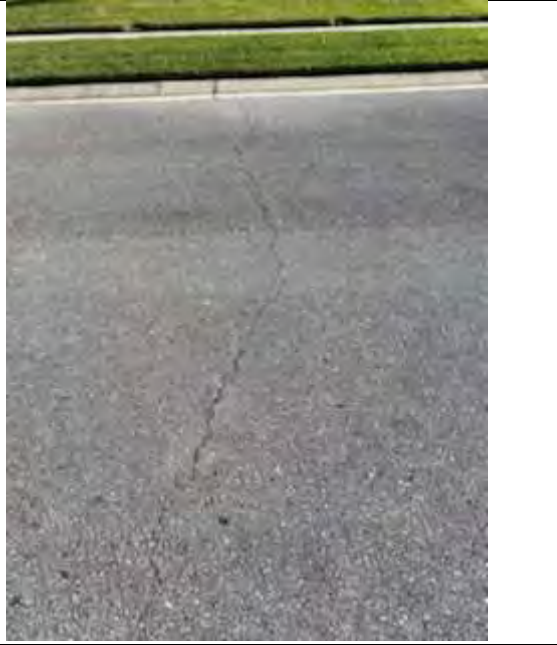
<p>Photo No. <u>24</u> (Sheet 6)</p>	
<p>Photo Location and Direction from which taken: Crest Lake Circle (facing South) 28.35731, -82.58175</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	

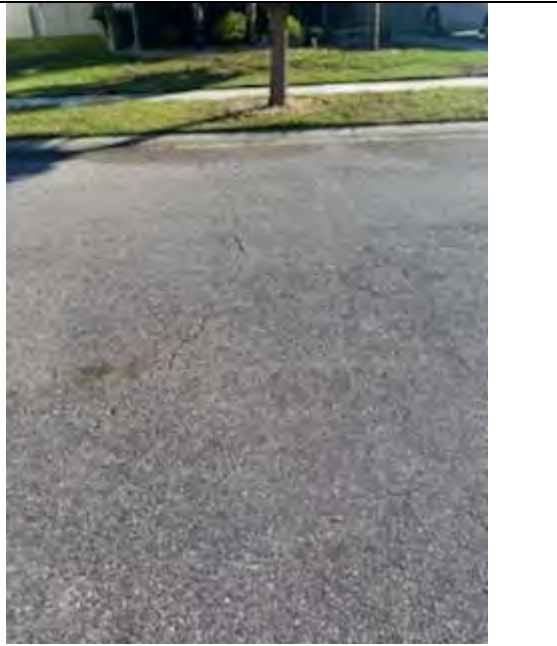
<p>Photo No. <u>25</u> (Sheet 6)</p>	
<p>Photo Location and Direction from which taken: Eastfork Lane (facing East) 28.356, -82.58196</p>	
<p>Comments: Missing ADA detectable warning surface.</p>	


Lakeside Roadway
11/11/2021 11:37 AM
28.356, -82.58196
13637 Eastfork Ln, Hudson, FL 34669, USA

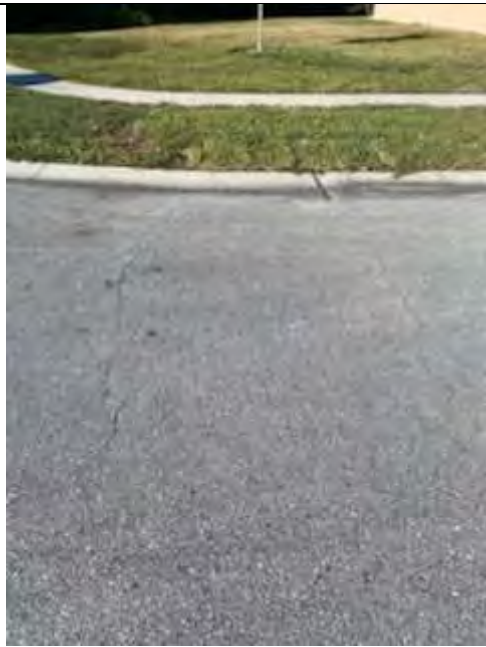
<p>Photo No. <u>26</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Sea Bridge Dr. (facing Southwest) 28.35421, -82.58879</p>	
<p>Comments: Stop Sign is twisted.</p>	

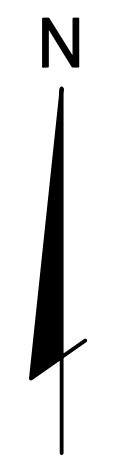
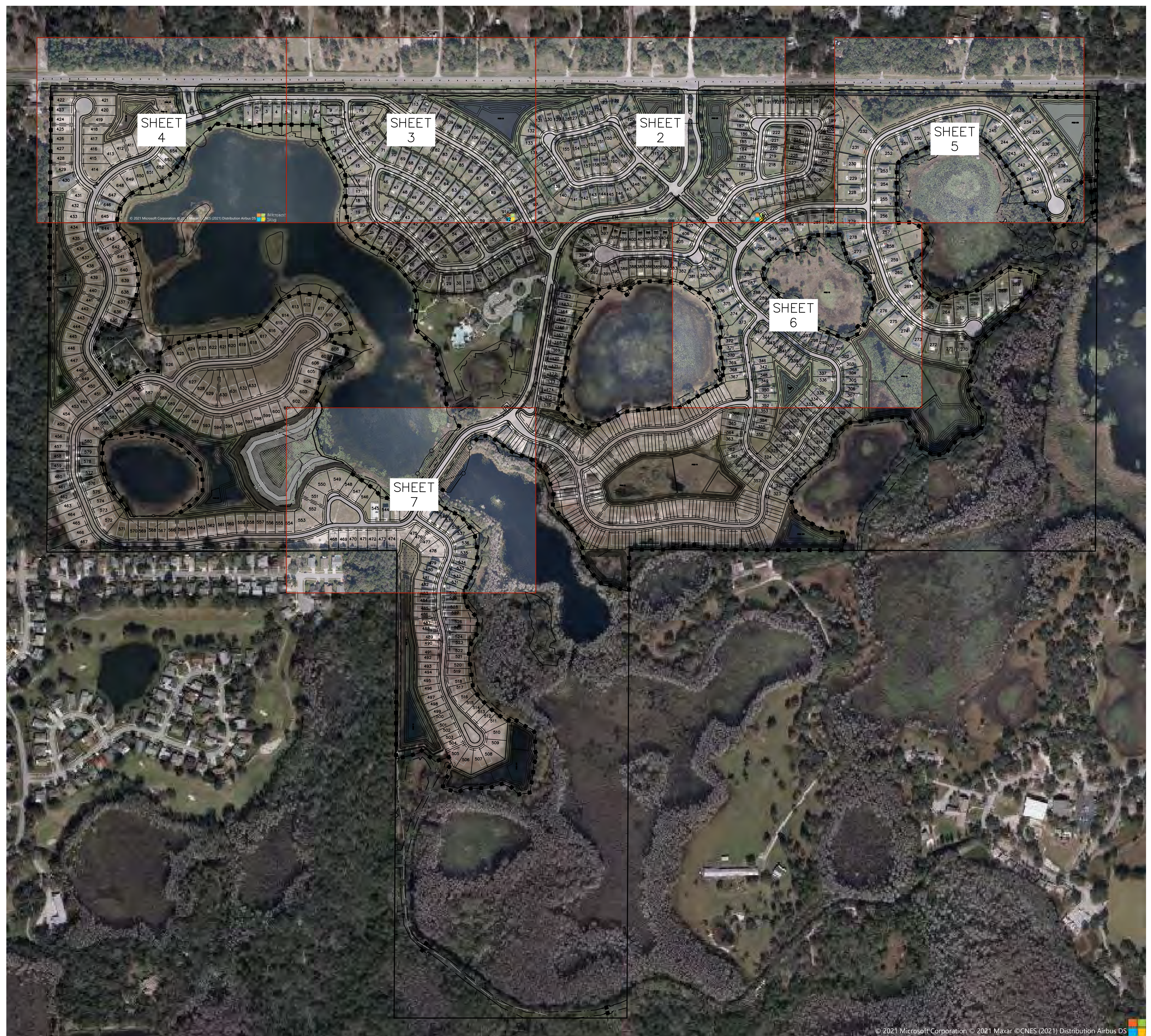
Lakeside Roadway
11/11/2021 12:17 PM
28.35421, -82.58879
13751 Sea Bridge Dr, Hudson, FL 34669, USA

<p>Photo No. <u>27</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Bee Tree Court (facing Northeast)</p>	
<p>Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.</p>	

<p>Photo No. <u>28</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Bee Tree Court (facing Northeast)</p>	
<p>Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.</p>	

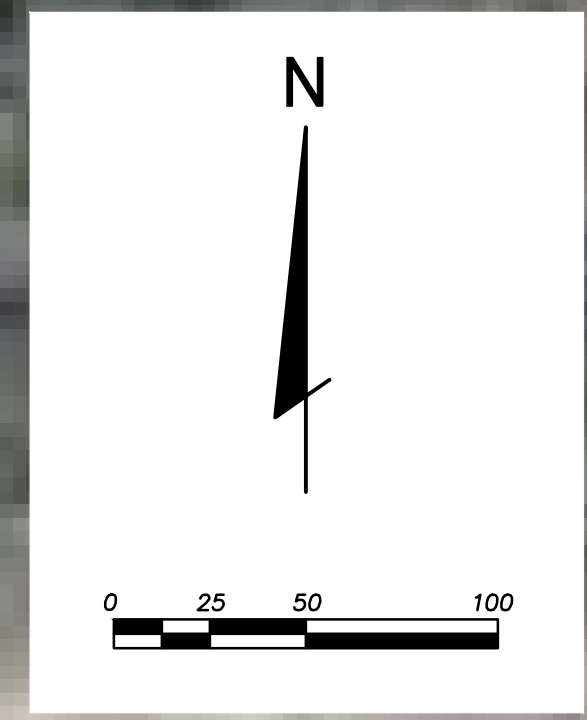
<p>Photo No. <u>29</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Bee Tree Court (facing Northeast)</p>	
<p>Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.</p>	

<p>Photo No. <u>30</u> (Sheet 7)</p>	
<p>Photo Location and Direction from which taken: Bee Tree Court (facing Southwest)</p>	
<p>Comments: Cracked asphalt. Appears to be normal wear and tear, we are consulting with Geotechnical Engineer for confirmation.</p>	

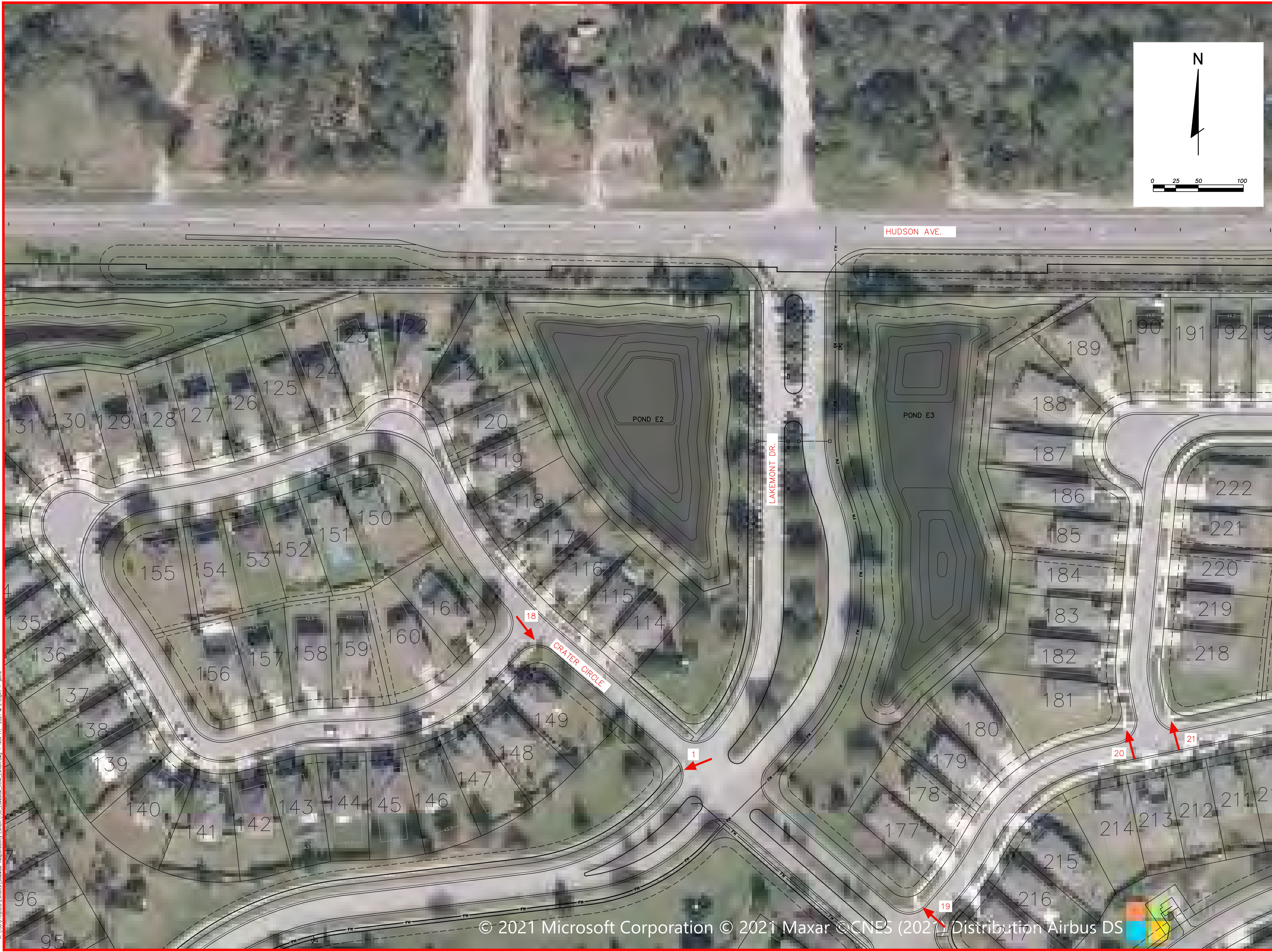


PROJECT NAME:
**LAKESIDE CDD STREET
 AND SIDEWALK FIELD
 REVIEW REPORT**

SHEET NAME:
KEY MAP
 SITE VISIT DATE:
11/11/2021



= PHOTO NUMBER AND DIRECTION



K:\150\Photo\Exhibit\Siteview Responsibility Exhibit\150_Lakeside_ROW_Exhibit.dwg - Nov 17, 2021 @ 2:03pm - Jims

© 2021 Microsoft Corporation © 2021 Maxar © CNE5 (2021) Distribution Airbus DS



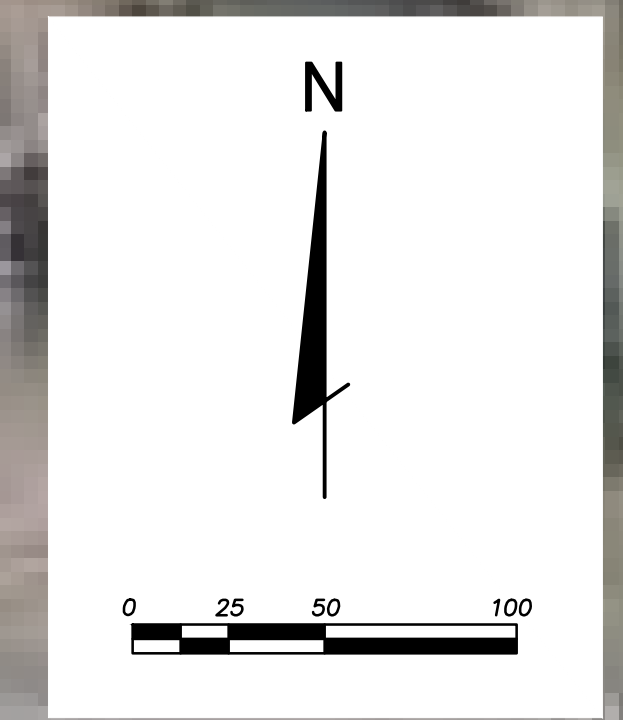
26525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
 PHONE: (727) 849-7588 FAX: (727) 848-3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	2 OF 7

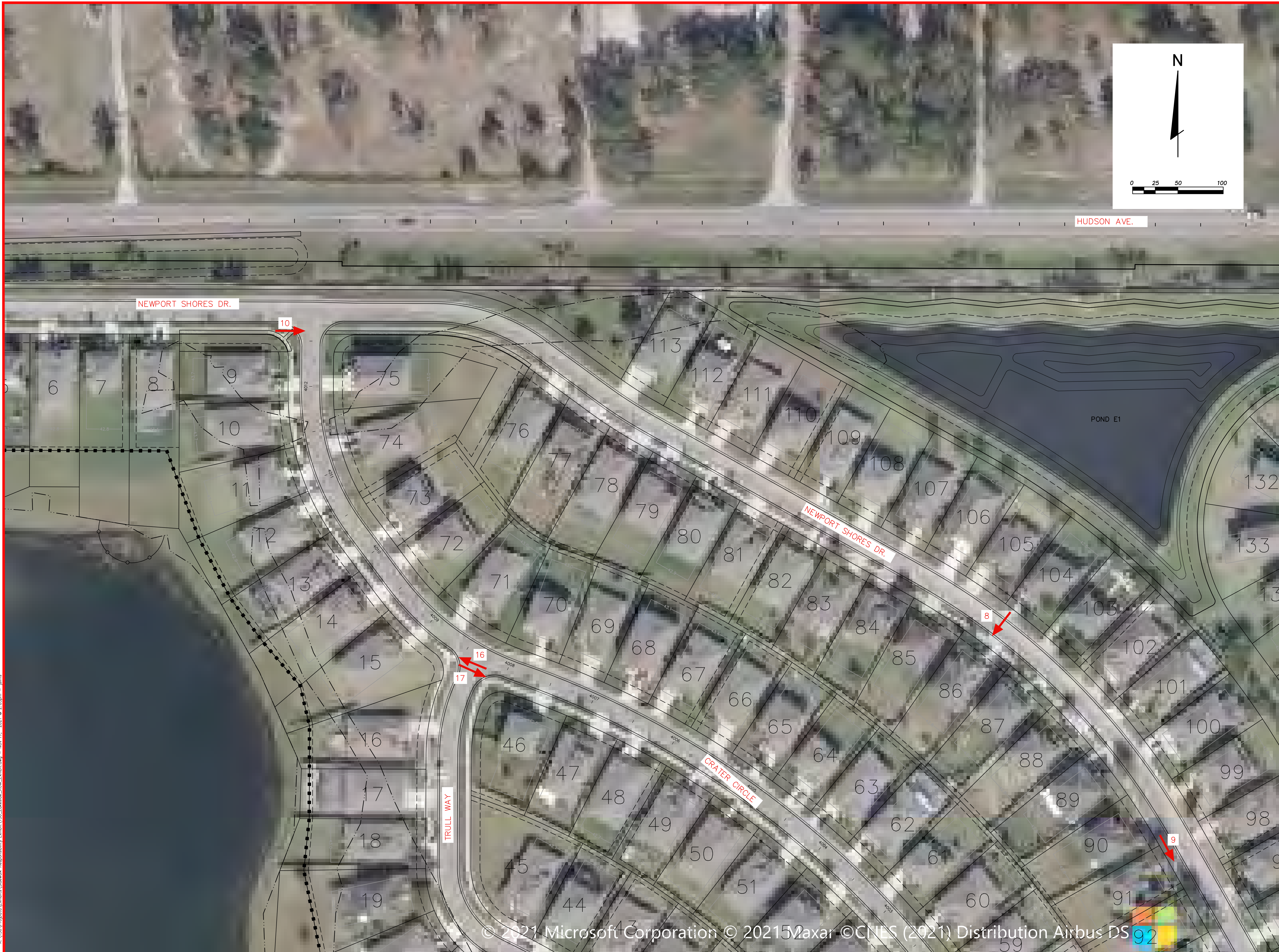
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PROJECT NAME:
**LAKESIDE CDD STREET
 AND SIDEWALK FIELD
 REVIEW REPORT**

SHEET NAME:
KEY MAP
 SITE VISIT DATE:
11/11/2021



 = PHOTO NUMBER AND DIRECTION



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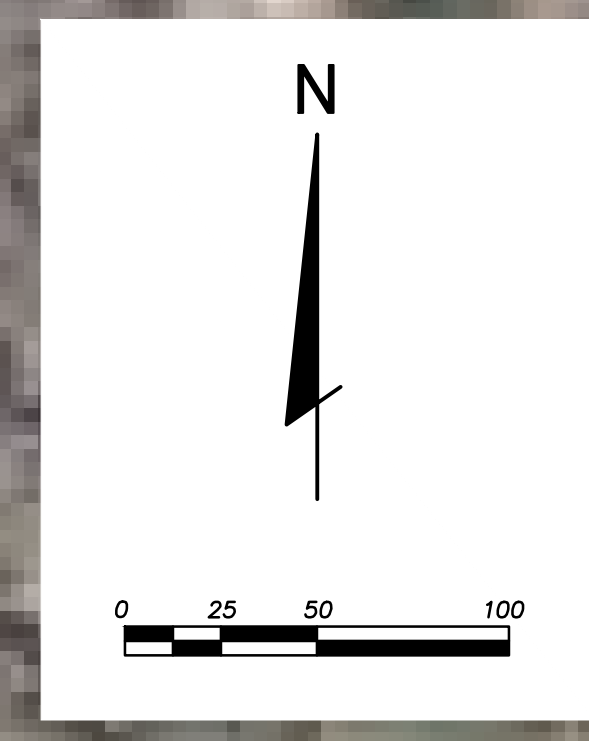
© 2021 Microsoft Corporation © 2021 Maxar © CNLS (2021) Distribution Airbus DS



20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
 PHONE: (727) 849-7588 FAX: (727) 848-3648 WWW.FLDESIGN.COM

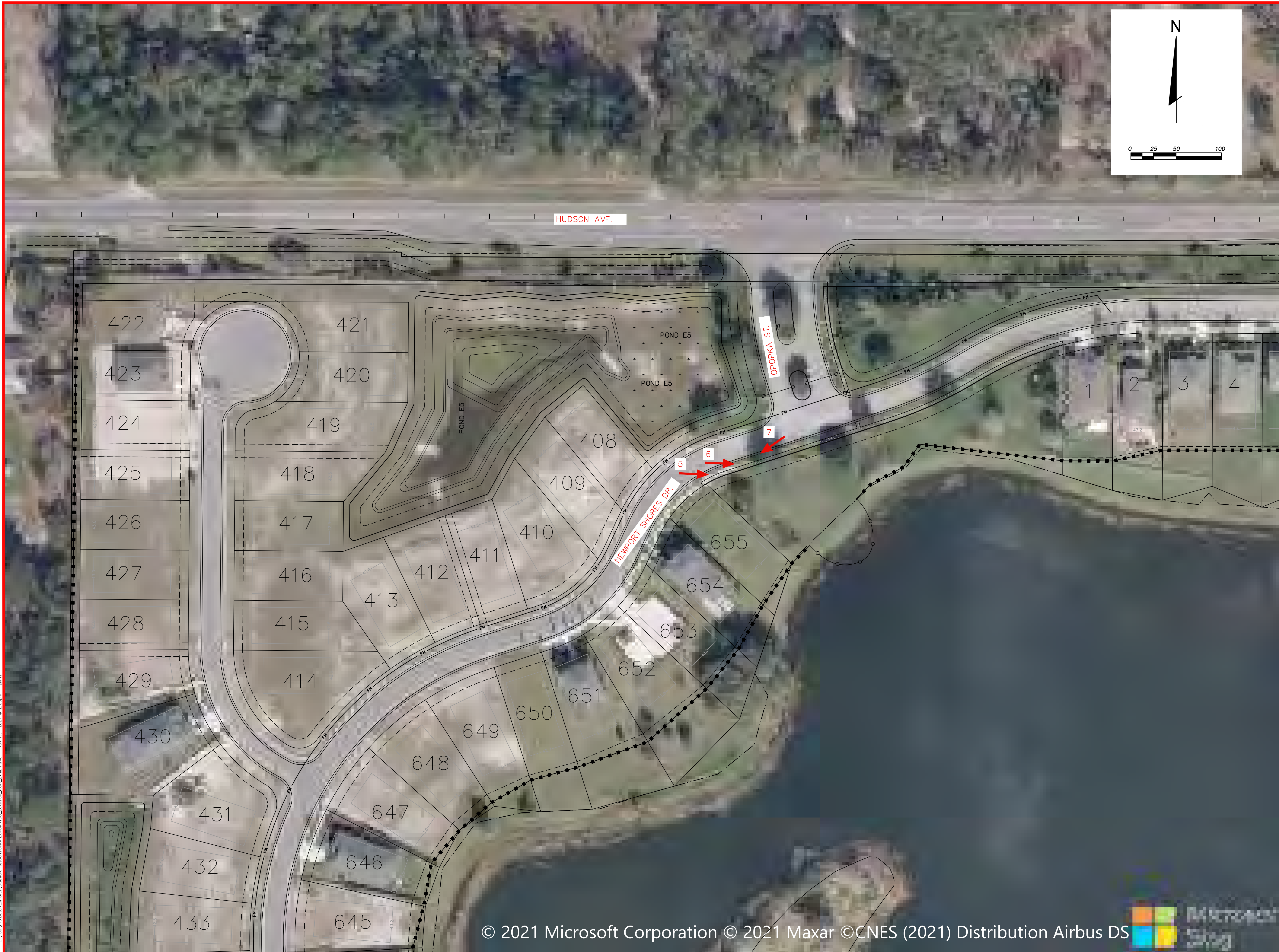
CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	3 OF 7

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SHEET NAME:
KEY MAP
 SITE VISIT DATE:
11/11/2021

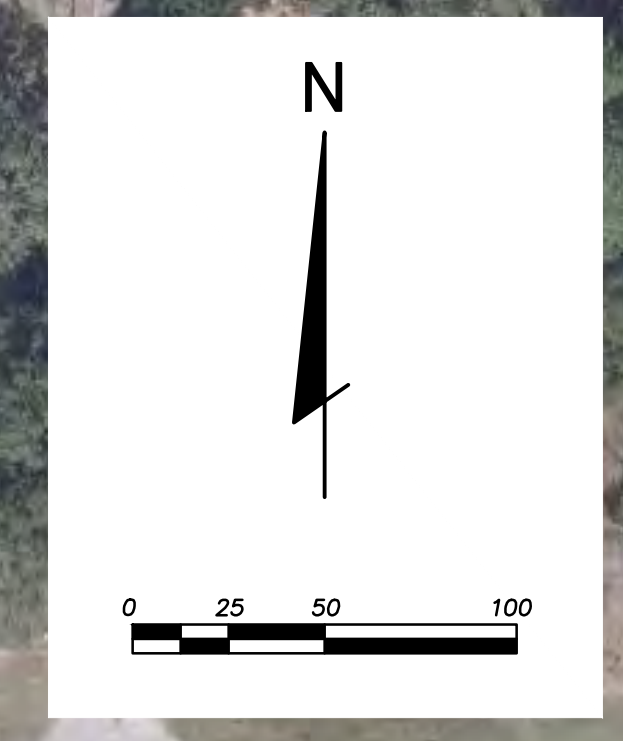
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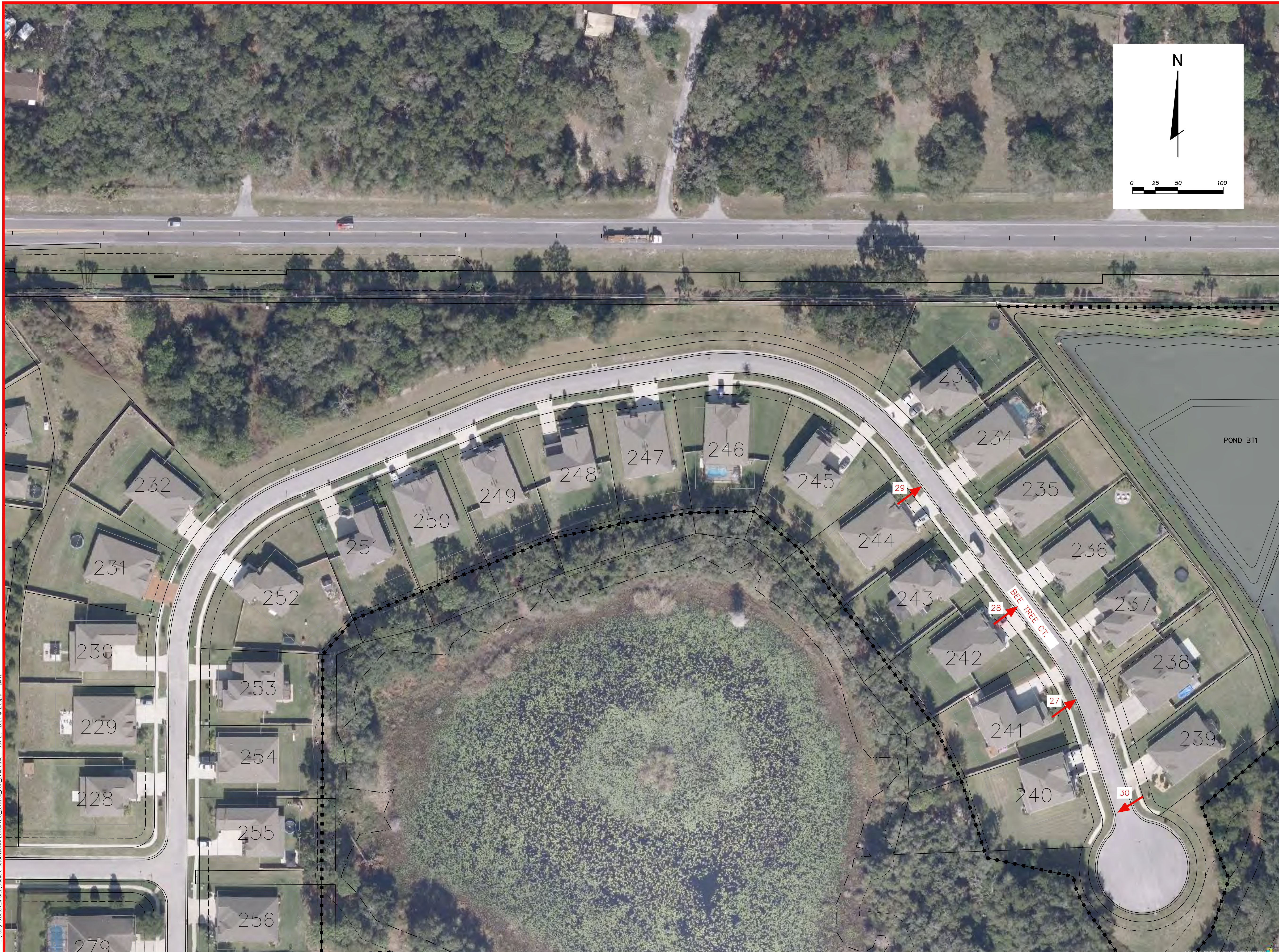
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PROJECT NAME:
**LAKESIDE CDD STREET
AND SIDEWALK FIELD
REVIEW REPORT**

SHEET NAME:
KEY MAP
SITE VISIT DATE:
11/11/2021



 = PHOTO NUMBER AND DIRECTION

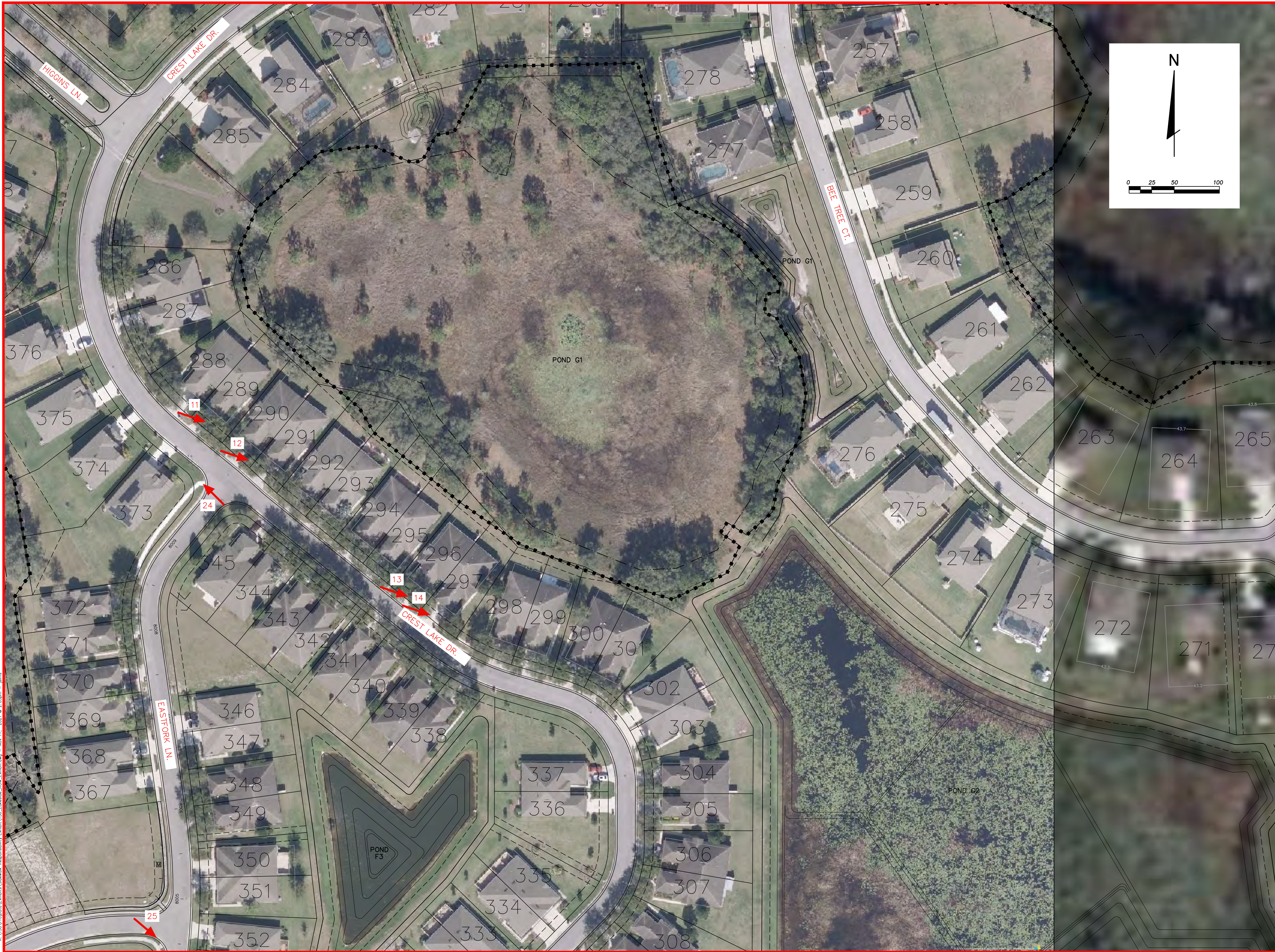


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29525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849-7588 FAX: (727) 848-3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	5 OF 7

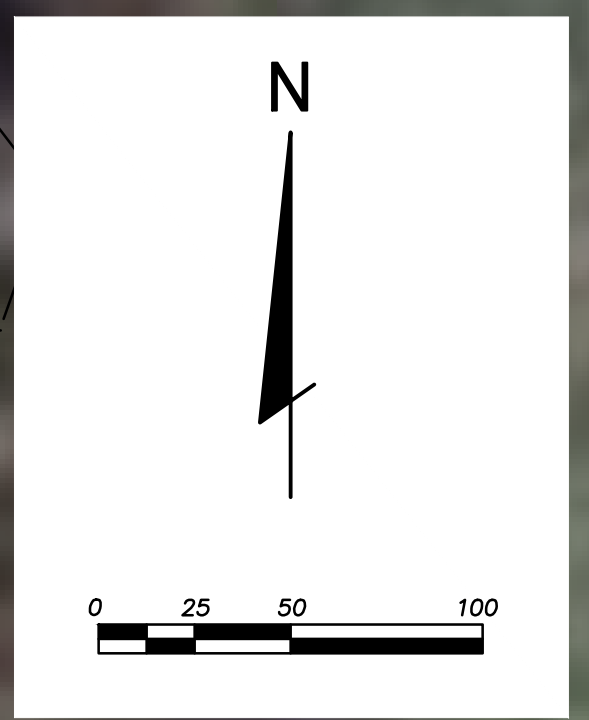
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PROJECT NAME:
**LAKESIDE CDD STREET
 AND SIDEWALK FIELD
 REVIEW REPORT**

SHEET NAME:
KEY MAP

SITE VISIT DATE:
11/11/2021



 = PHOTO NUMBER AND DIRECTION

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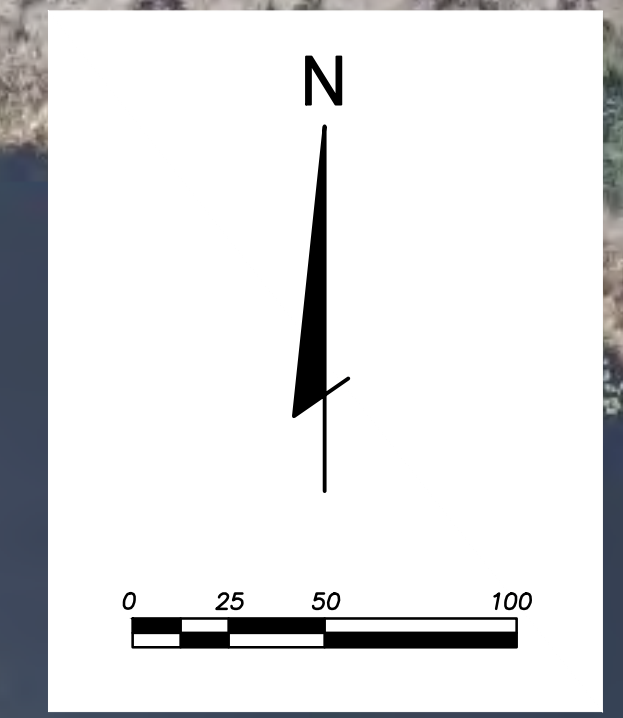
26525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
 PHONE: (727) 849-7588 FAX: (727) 848-3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	6 OF 7

PROJECT NAME:
**LAKESIDE CDD STREET
 AND SIDEWALK FIELD
 REVIEW REPORT**

SHEET NAME:
KEY MAP
 SITE VISIT DATE:
11/11/2021

 = PHOTO NUMBER AND DIRECTION



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CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2021		JRS	7 OF 7

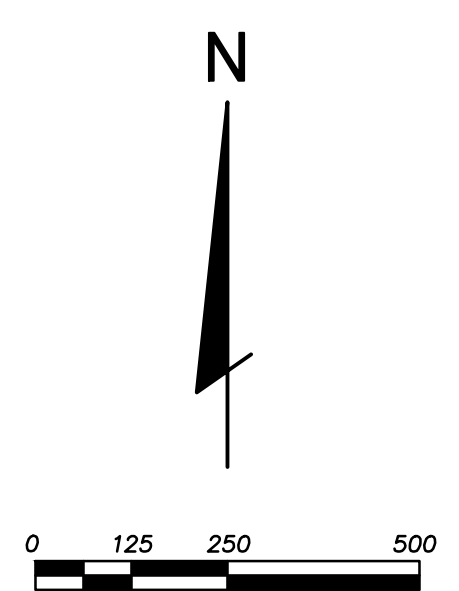
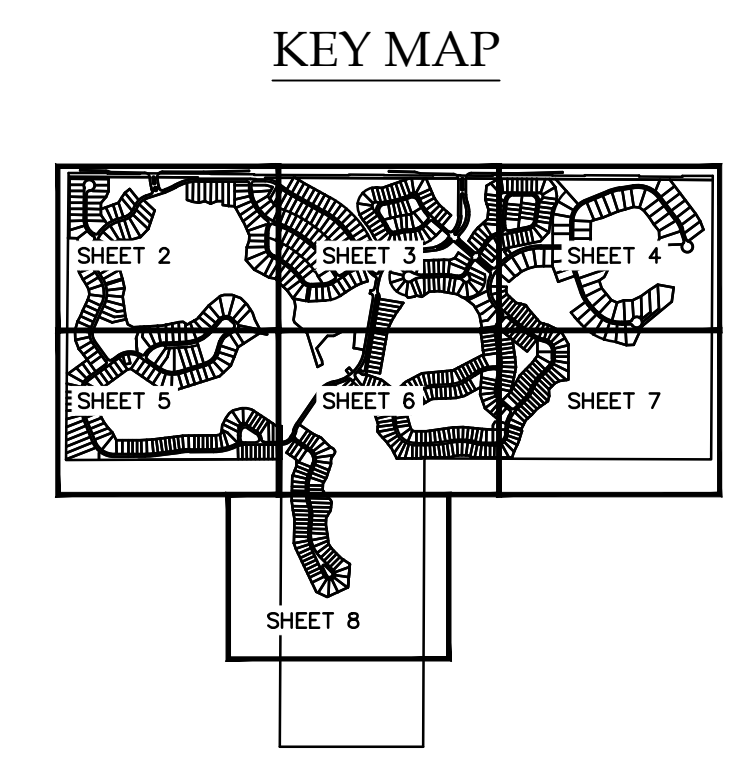


PROJECT NAME:
**UPDATED
 LAKESIDE CDD
 SIDEWALK
 EXHIBIT**

SHEET NAME:
OVERALL
 PREPARED FOR:
**LAKESIDE COMMUNITY
 DEVELOPMENT DISTRICT**
 SITE VISIT DATE:
11/11/2021

- LEGEND**
- NEWPORT SHORES DRIVE 13442 = STREET NAME
 - 13442 = ADDRESS
 - = EXISTING SIDEWALK CONSTRUCTED BY HOME BUILDER OR BY MASTER DEVELOPER
 - = PROPOSED SIDEWALK PER CONSTRUCTION PLANS BY HOME BUILDER (HOMES NOT COMPLETED)
 - = MISSING HOME BUILDER REQUIRED SIDEWALK (HOME CONSTRUCTION COMPLETED)
 - = MISSING SIDEWALK RAMP

CDD PROPOSED TRAFFIC CALMING AND CROSSINGS ARE NOT SHOWN ON THIS SET



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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 1 OF 8
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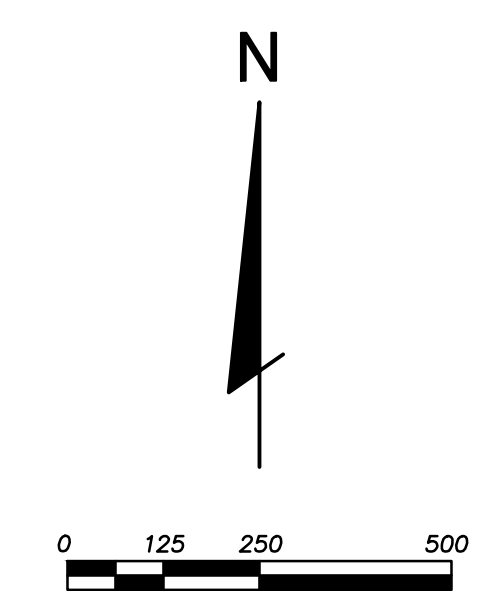
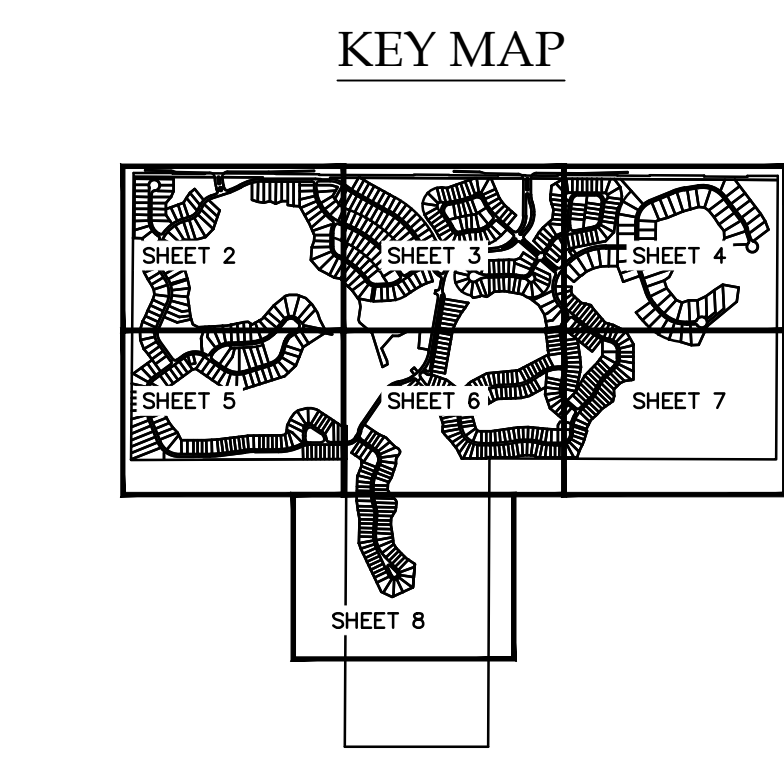
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PROJECT NAME:
**UPDATED
 LAKESIDE CDD
 SIDEWALK
 EXHIBIT**

SHEET NAME:
OVERALL
 PREPARED FOR:
**LAKESIDE COMMUNITY
 DEVELOPMENT DISTRICT**
 SITE VISIT DATE:
11/11/2021

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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 2 OF 8
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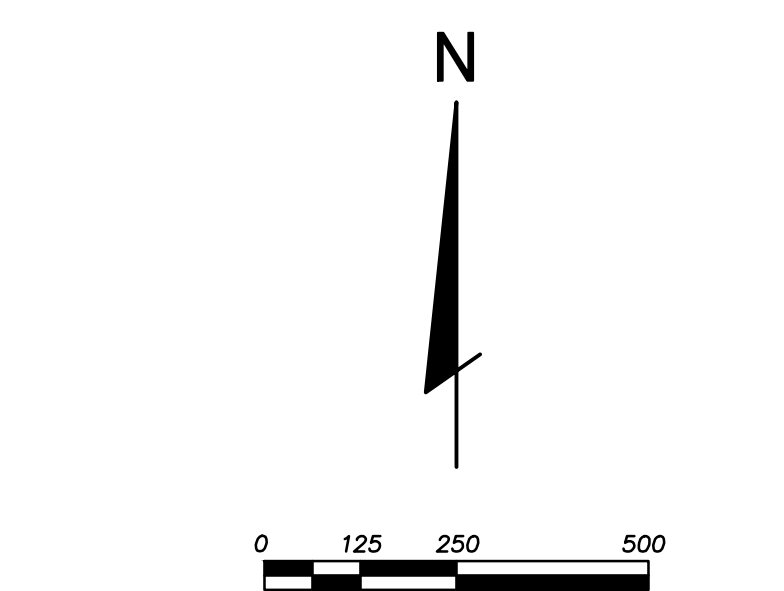
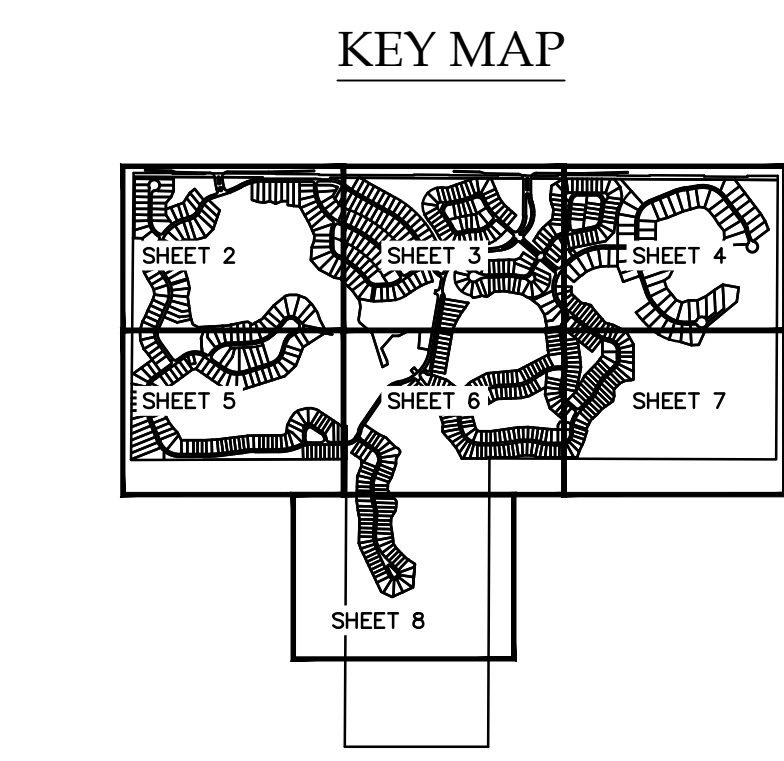
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PROJECT NAME:
**UPDATED
 LAKESIDE CDD
 SIDEWALK
 EXHIBIT**

SHEET NAME:
OVERALL
 PREPARED FOR:
**LAKESIDE COMMUNITY
 DEVELOPMENT DISTRICT**
 SITE VISIT DATE:
11/11/2021

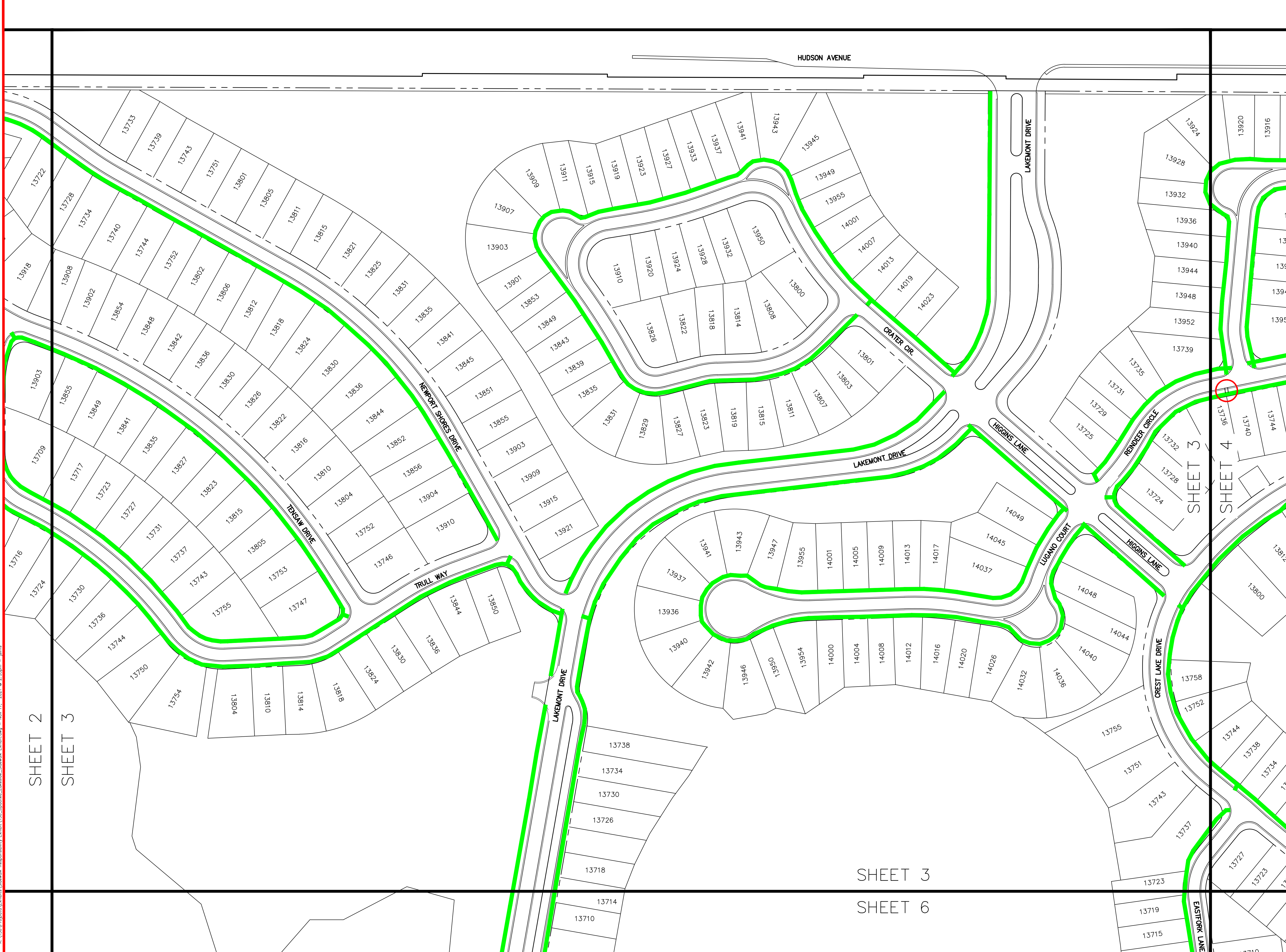
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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 3 OF 8
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PROJECT NAME:
**UPDATED
 LAKESIDE CDD
 SIDEWALK
 EXHIBIT**

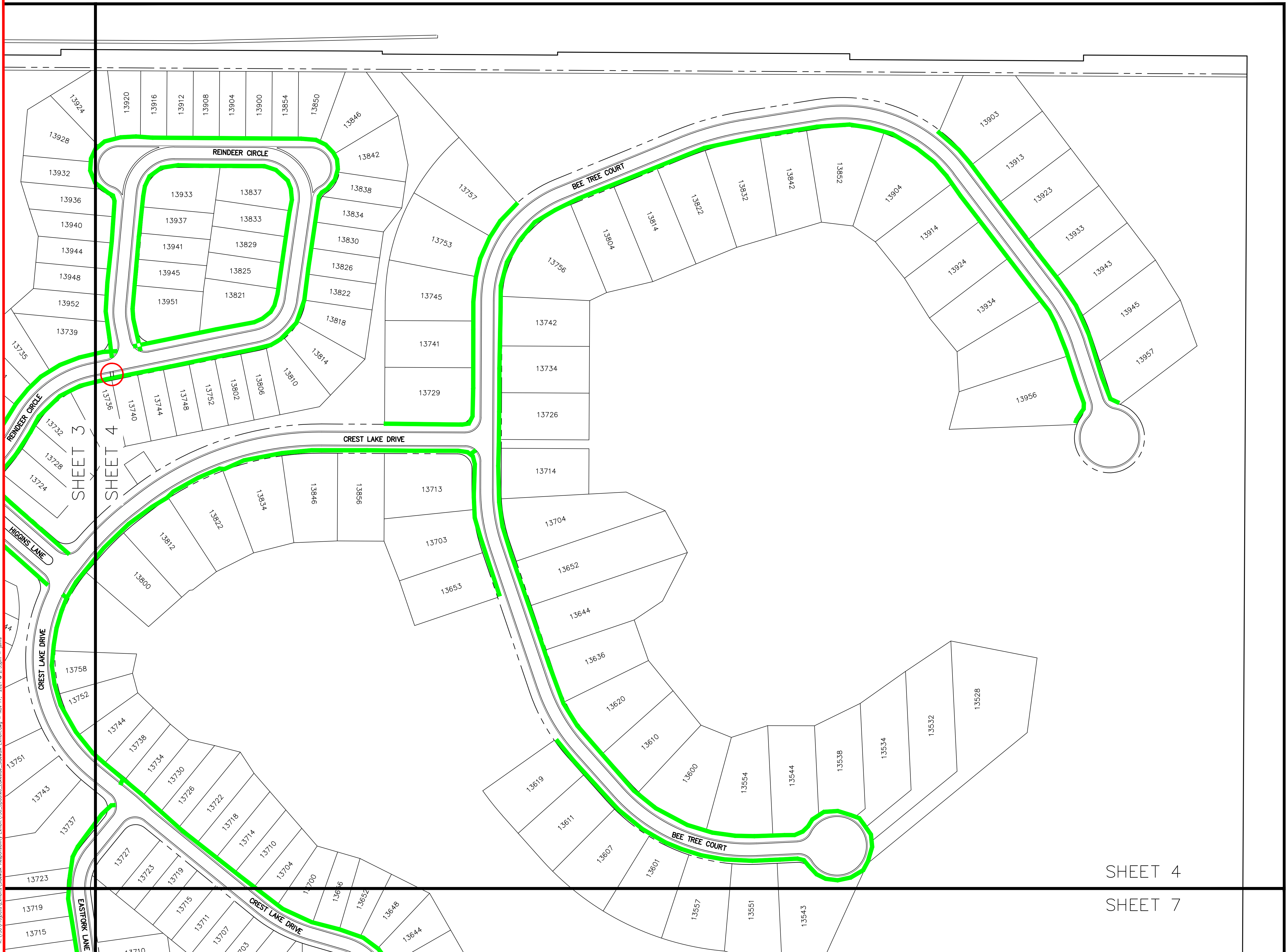
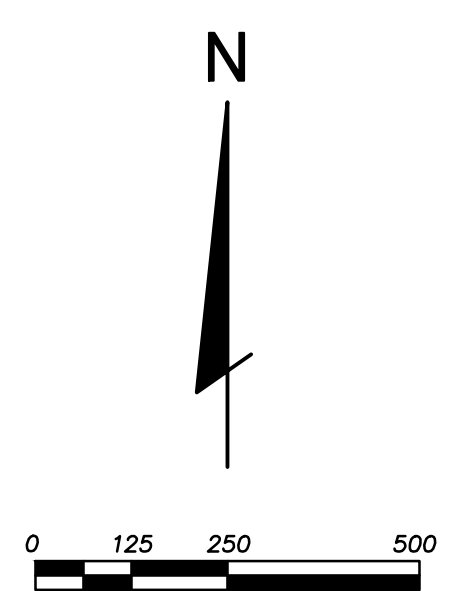
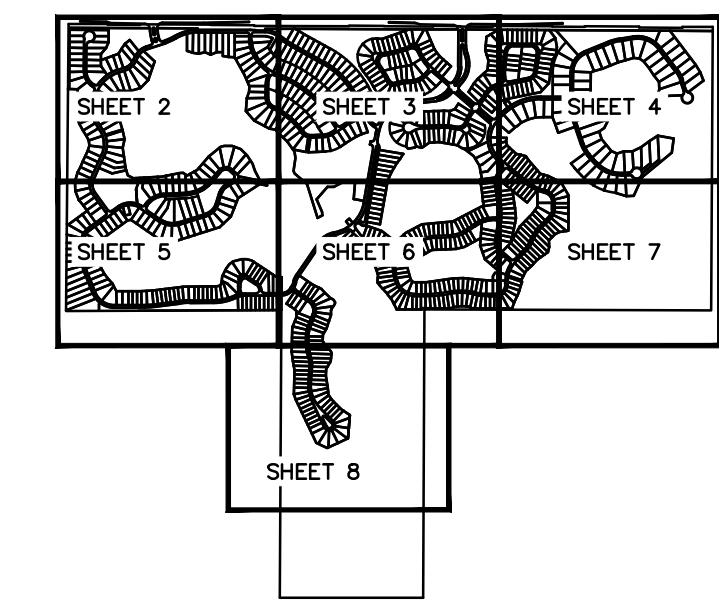
SHEET NAME:
OVERALL
 PREPARED FOR:
**LAKESIDE COMMUNITY
 DEVELOPMENT DISTRICT**
 SITE VISIT DATE:
11/11/2021

LEGEND

NEWPORT SHORES DRIVE	= STREET NAME
13442	= ADDRESS
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CDD PROPOSED TRAFFIC CALMING AND CROSSINGS ARE NOT SHOWN ON THIS SET

KEY MAP



SHEET 4
 SHEET 7

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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 4 OF 8
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PROJECT NAME:
**UPDATED
 LAKESIDE CDD
 SIDEWALK
 EXHIBIT**

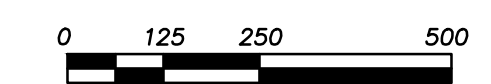
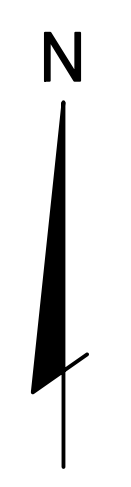
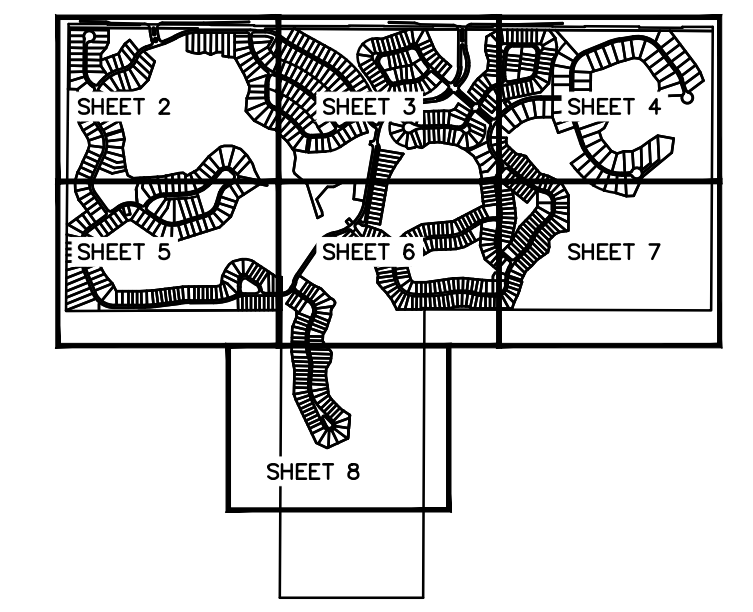
SHEET NAME:
OVERALL
 PREPARED FOR:
**LAKESIDE COMMUNITY
 DEVELOPMENT DISTRICT**
 SITE VISIT DATE:
11/11/2021

LEGEND

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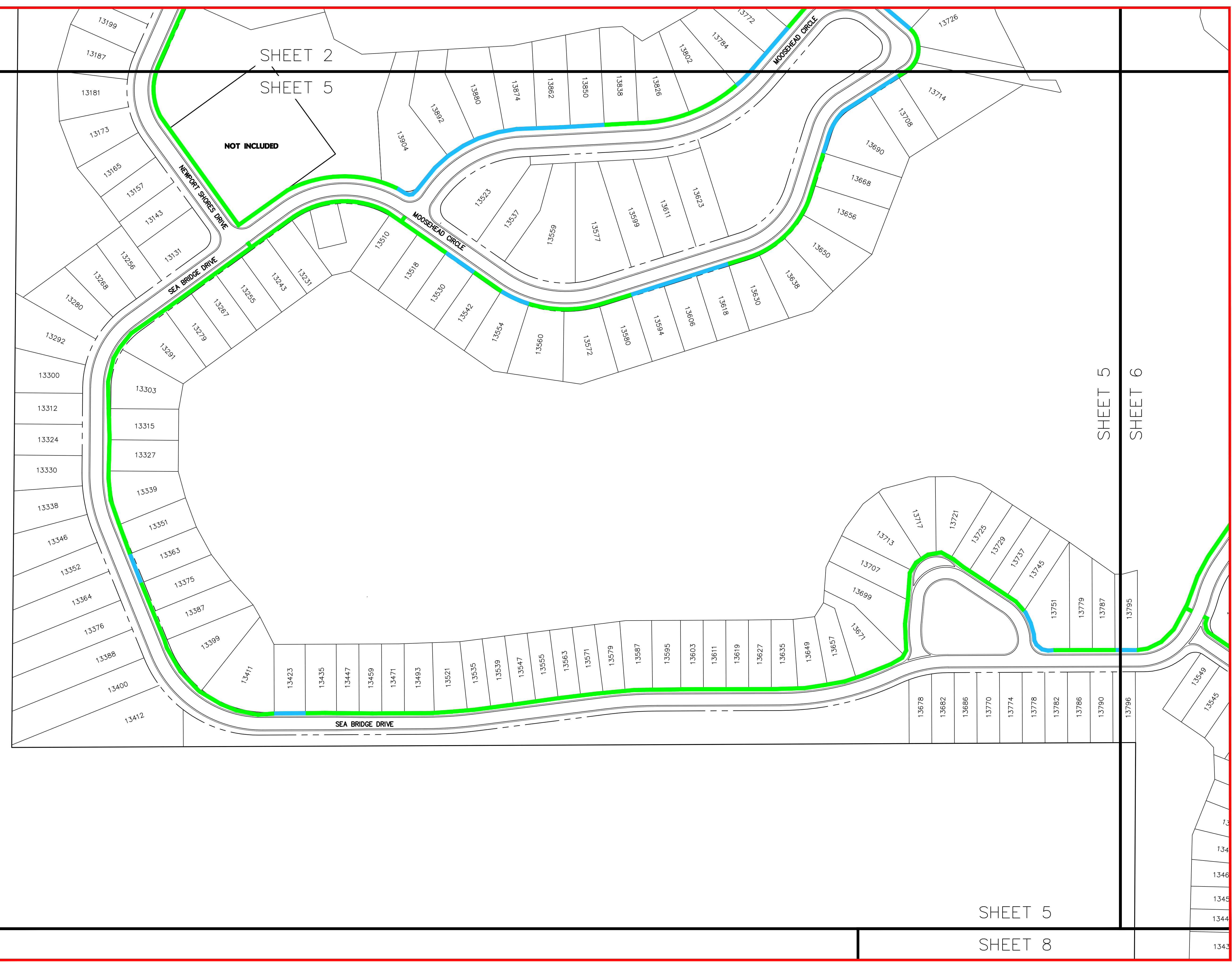
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KEY MAP

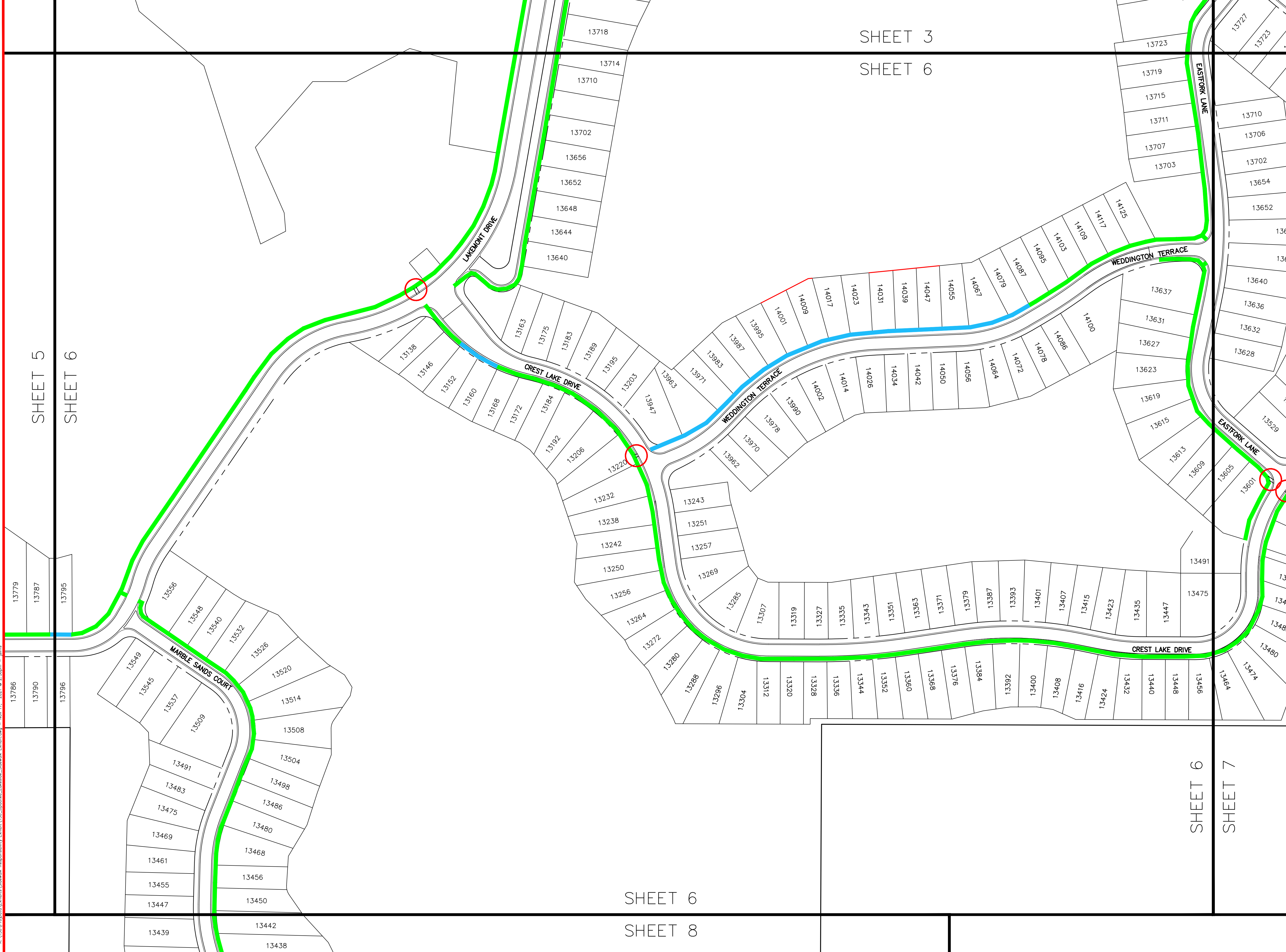


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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 5 OF 8
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SHEET 3
SHEET 6

SHEET 5
SHEET 6

SHEET 6
SHEET 8

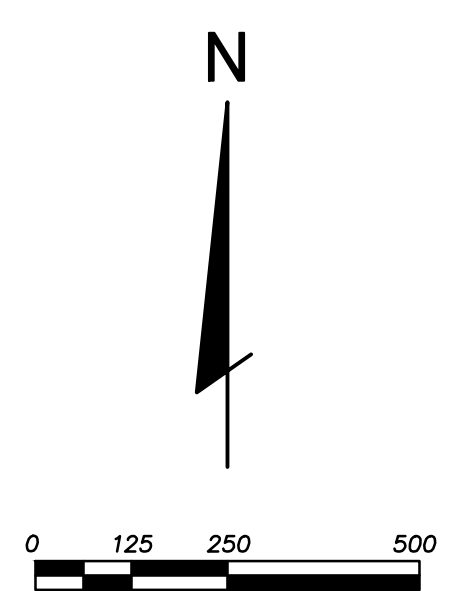
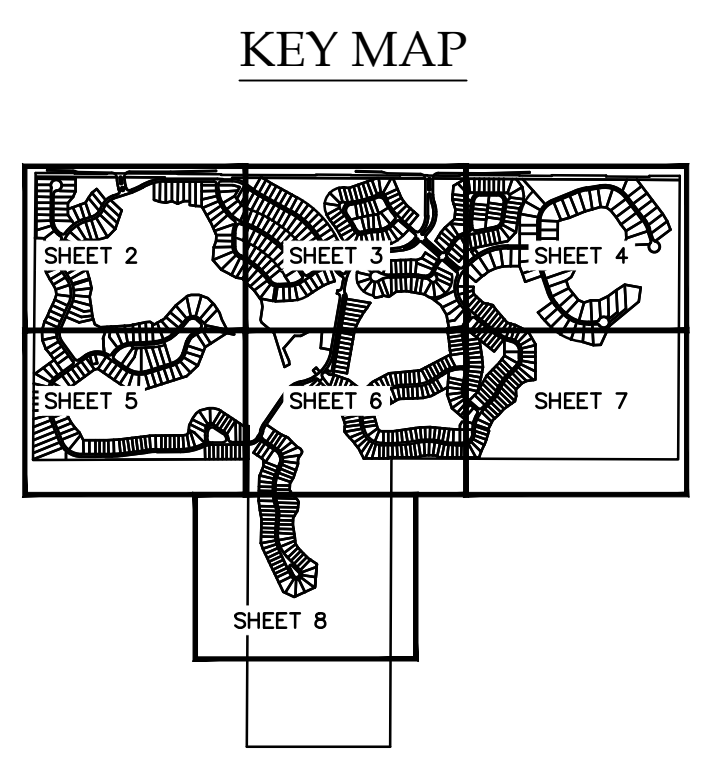
SHEET 6
SHEET 7

PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

SHEET NAME:
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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 6 OF 8
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SHEET 4
SHEET 7

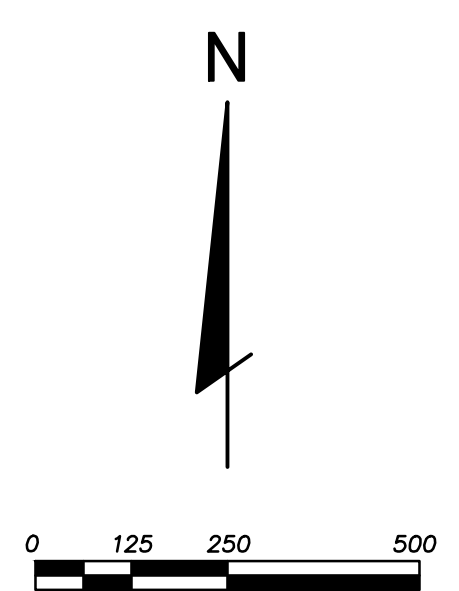
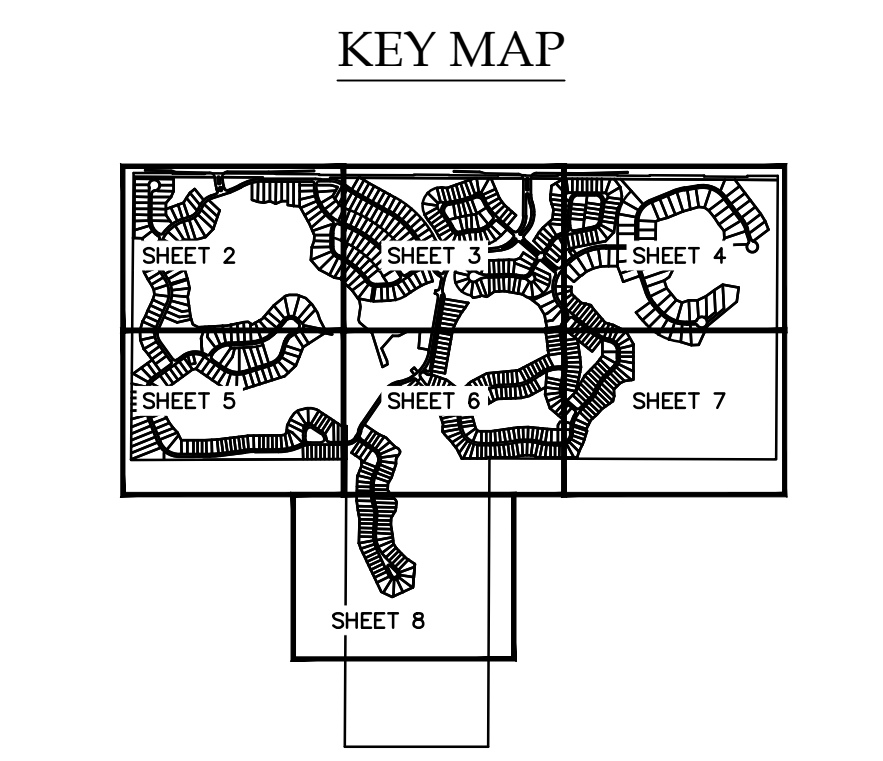
SHEET 6
SHEET 7

PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

SHEET NAME:
OVERALL
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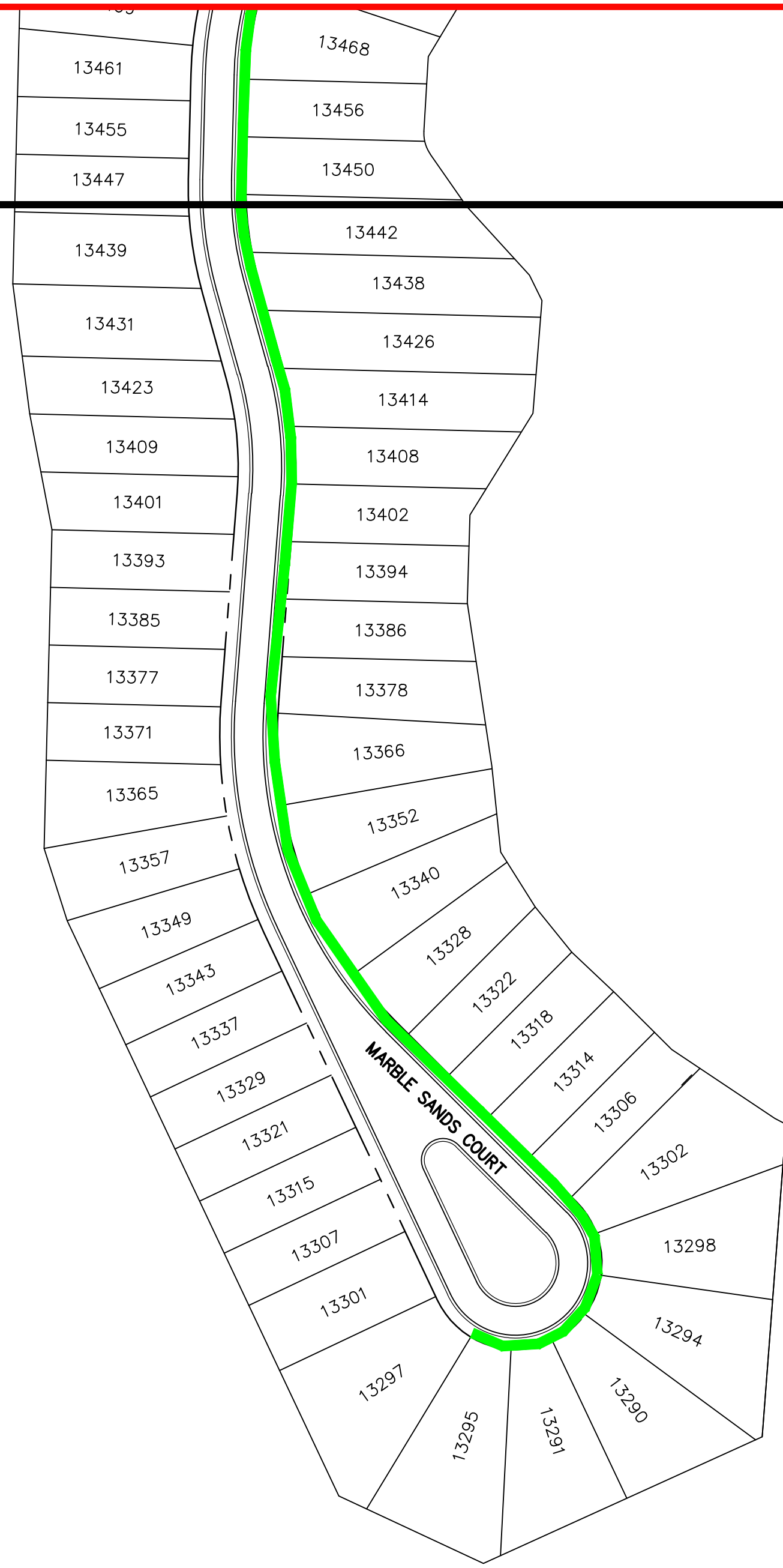
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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 7 OF 8
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SHEET 5
SHEET 8





SHEET 6
SHEET 8



PROJECT NAME:
**UPDATED
LAKESIDE CDD
SIDEWALK
EXHIBIT**

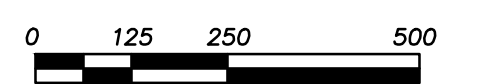
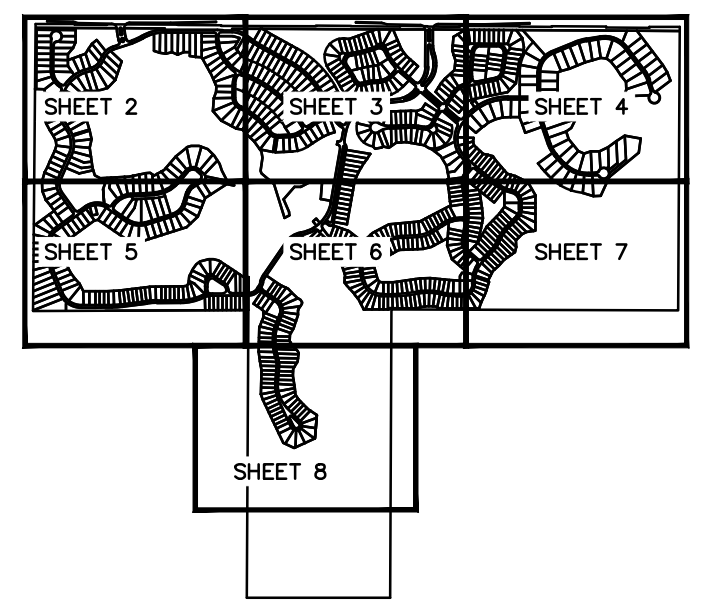
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OVERALL
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
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KEY MAP



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CREATION DATE: 06/11/2021	REVISED DATE: 11/12/2021	DRAWN BY: SLE	SHEET NUMBER: 8 OF 8
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PROPOSAL

Lakeside CDD

Sidewalk ADA Improvements

2/14/2022

Construct various ADA Compliance improvements to sidewalks as outlined in 11/11/21 Field Report provided by District Engineer.

Photo 1	6'x8' panel/ADA mat	\$1,250
Photo 2	12' x 6' driveway	\$1,440
Photo 3	Cracked Panel	\$400
Photo 4	Damaged curb	\$100
Photo 5	Cracked Panel	\$400
Photo 6	Lifted Panel	\$500
Photo 7	Lifted Panel	\$500
Photo 8	Cracked Panel	\$600
Photo 9	Lifted Panel	\$500
Photo 10		NA
Photo 11	Lifted Panel	\$500
Photo 12	Lifted Panel	\$500
Photo 13	Lifted Panel	\$500
Photo 14	Lifted Panel	\$500
Photo 15	ADA mat	\$250
Photo 16	ADA mat	\$250
Photo 17	ADA mat	\$250
Photo 18	ADA mat	\$250
Photo 19	ADA mat	\$250
Photo 20	ADA mat	\$250
Photo 21	ADA mat	\$250
Photo 22	ADA mat	\$250
Photo 23	ADA mat	\$250
Photo 24	ADA mat	\$250
Photo 25	ADA mat	\$250
Photo 26	Re-set Stop sign	\$150
Crest Lake/Sea Bridge	Ramp/mat	\$810
Crest Lake/Weddington	Ramp/mat	\$550
SE Crest Lake/Eastfork	Ramp/mat	\$850
SW Crest Lake/Eastfork	Ramp/mat	\$650
Reindeer/Reindeer	Ramp/mat	\$1,270
Nesbit/Newport Shores	Ramp/mat	\$950
Nesbit/Newport Shores	Ramp/mat	\$950

TOTAL \$16,620

NOTES

Crest Lake/Weddington - may need 4 panels replaced for slope
Reindeer/Reindeer - mailbox needs to be moved
Nesbit/Newport Shores - 97' sidewalk missing
Nesbit/Newport Shores - valves in sidewalk/boxes to be adjusted

Tab 3

Your Touchstone Energy® Partner



To: Pasco County Commissioners
From: Withlacoochee River Electric Cooperative, Inc.
Bayonet Point District Office
Date: February 10, 2022
Subject: Six additional Street Lights

Description

Location: Lakeside, Lakemont Drive.

Description: Type 212 \$ 21.50 Monthly Unit Cost
70Watt Classic Post Top LED Fixture

Type 960 \$ 10.00 Monthly Unit Cost
12' Aluminum Wadsworth Pole

Total \$31.50 Monthly Unit Cost

Total Monthly Cost: For Six Lights and Poles \$ 189.50

Additional One Time Fees

Connection Charge: \$65.00

Deposit: \$0.00

Total Fees: \$ 65.00

For any questions regarding the above, please contact:

Richard Lovett
District Engineering Services Supervisor
(727) 868-9465, Ext. 2130
RLovett@wrec.net

Bayonet Point District Office
12013 Hays Road
Shady Hills, FL 34610

Main (727) 868-9465
Fax (727) 869-3652
Tampa Exchange:
(813) 972-9233

Your Touchstone Energy® Partner



To: Lakeside CDD
From: Withlacoochee River Electric Cooperative, Inc.
Bayonet Point District Office
Date: February 10, 2022
Subject: Six additional Street Lights

Description

Location: Lakeside, Lakemont Drive.

Description: Type 212 \$ 21.50 Monthly Unit Cost
70Watt Classic Post Top LED Fixture

Type 960 \$ 10.00 Monthly Unit Cost
12' Aluminum Wadsworth Pole

Total \$31.50 Monthly Unit Cost

Total Monthly Cost: For Six Lights and Poles \$ 189.50

Additional One Time Fees

Connection Charge: \$65.00

Deposit: \$7,722.00

Total Fees: \$7,787.00

For any questions regarding the above, please contact:

Richard Lovett
District Engineering Services Supervisor
(727) 868-9465, Ext. 2130
RLovett@wrec.net

Bayonet Point District Office
12013 Hays Road
Shady Hills, FL 34610

Main (727) 868-9465
Fax (727) 869-3652
Tampa Exchange:
(813) 972-9233

Tab 4

SERVICES CONTRACT

CUSTOMER NAME: Lakeside CDD - Lynn Hayes

PROPERTY NAME: Highlighted Map Below

CONTRACT DATE: February 2, 2022

SUBMITTED BY: Kevin Wilt - Operations Manager

SPECIFICATIONS: Cut & remove Caroline Willow, Primrose Willow, Cattails, Broom Sedge, Wax Myrtle & Popash along the shoreline (10' from shoreline) Yellow & Red line only

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$5,714.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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ACCEPTED AND APPROVED:

Lakeside CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

SPECIFICATIONS Cut & remove Caroline Willow, Primrose Willow, Cattails, Broom Sedge, Wax Myrtle & Popash along the shoreline (10' from shoreline) Yellow & Red line only



Services:

1. Contractor will mobilize equipment and crew to the site.
2. Contractor will cut & remove the vegetation from the site.
3. The cut material will be loaded and hauled away for offsite disposal.

Permitting (when applicable):

SOLitude staff will be responsible for the following:

- a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
- b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
- c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
- d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.

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- b. Providing Certified Abutters List for abutter notification where required.
- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Companies will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SERVICES CONTRACT

CUSTOMER NAME: Lakeside CDD - Lynn Hayes

PROPERTY NAME: Highlighted Map Below

CONTRACT DATE: February 2, 2022

SUBMITTED BY: Kevin Wilt - Operations Manager

SPECIFICATIONS: Cut & remove Caroline Willow, Primrose Willow, Cattails, Broom Sedge, Wax Myrtle & Popash along the shoreline (10' from shoreline) Yellow line only

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$3,500.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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ACCEPTED AND APPROVED:

Lakeside CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

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SCHEDULE A - SERVICES

SPECIFICATIONS :Cut & remove Caroline Willow, Primrose Willow, Cattails, Broom Sedge, Wax Myrtle & Popash along the shoreline (10' from shoreline) Yellow line only



Services:

1. Contractor will mobilize equipment and crew to the site.
2. Contractor will cut & remove the vegetation from the site.
3. The cut material will be loaded and hauled away for offsite disposal.

Permitting (when applicable):

SOLitude staff will be responsible for the following:

- a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
- b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
- c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
- d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.

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- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Companies will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
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Tab 5

RedTree Landscape Systems**Estimate 1317**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

ADDRESS

Mr. Lynn Hayes

Lakeside Community

Development District

c/o: Rizzetta & Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

USA

DATE	TOTAL
02/03/2022	\$1,267.95

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Proposal for repairs for East controller by lift station.			
Zone 1 - Repair leak in pipe, Replace (2) 6" Popups			
Zone 9 - Replace (1) popup & (4) rotors			
Zone 16 - replace (3) broken heads			
Zone 20 - Raise (1) head in shrubs & (3) heads in turf			
Zone 21 - Raise (3) heads in turf			
Zone 22 - had no time - area was browning & (7) rotors raise in turf			
Zone 23 - Raise (11) heads in turf			
Zone 24 - Replace (4) broken popups & no time on controller			
Zone 25 - Raise (6) popups in turf			
Found loose wires in controller & they have continuity. Will have install in controller & check zones too see if valves turn on. Track, locate & diagnose zones 2, 17 & 33 - did not come on with the controller			
Sales	9	18.75	168.75
6" Popups			

ACTIVITY	QTY	RATE	AMOUNT
Sales 6" rotors	5	40.65	203.25
Sales 3/4" x 4" core	21	1.00	21.00
Sales 1/2" x 4" core	3	0.75	2.25
Sales 1 1/2" coupling	2	0.95	1.90
Sales 1 1/2" slip fix	1	16.50	16.50
Sales 1 1/2" tee	1	2.60	2.60
Sales 1 1/2" PVC pipe white (per foot)	4	0.55	2.20
Sales 3/4" FM adapter	2	0.95	1.90
Sales 3/4" x 1/2" close nipple	2	0.30	0.60
Sales PGP shrub rotors 6"	2	38.50	77.00
Sales Technician labor hours	14	55.00	770.00

TOTAL

\$1,267.95

THANK YOU.

Accepted By

Accepted Date

RedTree Landscape Systems**Estimate 1318**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**ADDRESS**

Mr. Lynn Hayes

Lakeside Community

Development District

c/o: Rizzetta & Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

USA

DATE	TOTAL
02/03/2022	\$2,715.20

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Proposal to replace (8) Node 100's that date back to 2013 & 2014. All Battery controllers have battery acid leaking out into them & they are no good. All zones come on manually from valve. Nodes are numbered from 1- 8 starting at West entrance to property. Nodes #1, 3, 5, 6, 7 & 8 are rotor zones. Nodes #2 & 4 are drip zones and will need to be completely redone on a time & material basis only for repairs			
Sales Hunter Node 100's	8	180.00	1,440.00
Sales Rain Bird DC latching solenoids	8	65.00	520.00
Sales King nuts	16	1.00	16.00
Sales 9 volt batteries	16	4.95	79.20
Sales Technician labor hours	12	55.00	660.00

TOTAL

\$2,715.20

THANK YOU.

Accepted By

Accepted Date

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.

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Lakeside Community Development District was held on **Wednesday, January 26, 2022 at 5:00 p.m.**, at the Lakeside Amenities Center located at 13739 Lakemont Dr., Hudson, FL 34669.

For the CDD/HOA Workshop Meeting we have:

Jack Koch	Board Supervisor, Chairman
Linda Ramlot	Board Supervisor, Vice Chairman
Christina Brooks	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Alyssa Willson	District Counsel, Hopping Green & Sams <i>(via conf. call)</i>
Jason Liggett	Field Services, Rizzetta & Company <i>(via conf. call)</i>
Sandra Shortridge	HOA President
David Lopez	HOA District Counsel
Tom Perry	HOA Board Member
James Donaldson	HOA Board Member

Audience

ORDER OF BUSINESS

Discussion Regarding CDD/HOA

- Mr. Hayes opened the Workshop meeting at 5:00 p.m.
- The Board discussed rules related to parking and parking enforcement. It was requested by the CDD Board Chair that District Counsel provide a Notice of Public Hearing for Rulemaking for Parking Rules and Parking Enforcement advertisement so it could be published in the newspaper prior to the March 23rd CDD meeting.
- The Board discussed speeding and it was suggested to obtain a proposal for

46 traffic calming measures which should be listed in the FY 22/23 budget as a line
47 item.
48

49 • Discussion ensued about the shed and golf cart. The District Manager is to
50 work on getting a proposal for the shed and provide the HOA the map to
51 show the area on the HOA property to install a shed. The HOA Board will not
52 consider a cost share agreement with the CDD for the shed purchase but
53 would enter into an agreement with the CDD for a cost share for the golf cart
54 purchase. Both items would be considered in the FY 2022/2023 Budget by
55 the CDD Board.
56

57 • The Board discussed holiday decorations and it was stated that the CDD would
58 like to purchase the holiday decorations if they had a shed to store them.
59

60 • There was a short discussion of lawncare at the Amenities & Villas. It was noted
61 that there are two separate vendors who handle the lawncare. There is a
62 different landscape vendor for the HOA and the CDD. All landscaping areas
63 besides CDD common areas are the responsibility of the HOA landscaping
64 vendor. All CDD common areas landscape issues are the responsibility of the
65 CDD.
66

67 • The HOA provided a document spelling out the rules and regulations of the
68 HOA.
69

70 • **Adjournment**

71
72 Mr. Hayes adjourned the Workshop Meeting at 7:00 p.m.
73
74
75

76 _____
77 Secretary / Assistant Secretary

76 _____
77 Chair/ Vice Chair

78

Tab 7

**MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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.

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, January 26, 2022, at 7:03 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669.

Present and constituting a quorum:

Jack Koch	Board Supervisor, Chair
Linda Ramlot	Board Supervisor, Vice Chair
Christina Brooks	Board Supervisor, Assistant Secretary

Also Present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Alyssa Willson	District Counsel, Kutak Rock LLP <i>(via conf. call)</i>
Wes Haber	District Counsel, Kutak Rock LLP <i>(via conf. call)</i>
Jason Liggett	Field Services, Rizzetta & Company <i>(via conf. call)</i>
Peter Lucadano	Representative, Redtree Landscaping <i>(joined meeting at 11:09 a.m.)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called to order and performed roll call and confirmed a quorum. This meeting was held after the workshop and all residents left with only one staying for the Board of Supervisor's CDD meeting.

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

Discussion of Workshop Agenda

The Chair requested to add language under section 6B to include a timeframe between the first violation and second violation within three months.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors authorized setting a rule making hearing for March 23, 2022, and District

49 Counsel will provide a Notice for Public Hearing for Rulemaking for Parking Rules and
50 Parking Enforcement, for the Lakeside Community Development District.

51
52 **FOURTH ORDER OF BUSINESS** **Consideration of Faulkner Engineering**
53 **Services- Geotech Proposal**
54

55 The Board reviewed the Faulkner Geotech proposal and requested that the District
56 Engineer and District Manager coordinate with Faulkner-Engineering Services to get this
57 project scheduled for them to do the inspection of all roadway pavement sections in the old
58 areas and to provide a written report to be discussed at the February 23, 2022, meeting.
59

60 On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of
61 Supervisors approved the Faulkner Engineering Services Visual Pavement Survey
62 Proposal, for the Lakeside Community Development District.

63
64 **FIFTH ORDER OF BUSINESS** **Discussion of Street Lights**
65

66 The Board requested that the District Engineer find out from WREC if the existing
67 pipes could be used on this project and if the streetlights are installed in the existing area
68 will they project enough light to illuminate the other side of the roadway.
69

70 **SIXTH ORDER OF BUSINESS** **Consideration of WREC Street Light**
71 **Proposal**
72

73 Mr. Hayes informed the Board that WREC is still working on a proposal to install the
74 six streetlights and the District Engineer hopes to obtain this in the next two weeks.
75

76 **SEVENTH ORDER OF BUSINESS** **Consideration of Site Masters Fence**
77 **Replacement Quote**
78

79 On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of
80 Supervisors approved the Site Masters Proposal to replace the broken fence panels after
81 District Counsel prepares an Addendum and also authorized the Chair to execute the
82 agreement, for the Lakeside Community Development District.

83
84 **EIGHTH ORDER OF BUSINESS** **Consideration of Letter Agreement**
85 **with Master Developer with Exhibits**
86

87 On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of
88 Supervisors authorized District Staff to solicit proposals to install missing sidewalks and
89 ADA ramps, for the Lakeside Community Development District.

90
91 **NINTH ORDER OF BUSINESS** **Discussion of Letter Agreement with**
92 **Master Developer Regarding**
93 **Construction Items with Exhibits**
94

This was tabled until the February 23, 2022, meeting.

TENTH ORDER OF BUSINESS

Consideration of RedTree Supplemental Mulch Installation Proposal

Mr. Lucadano presented the RedTree Supplemental Mulch Installation Proposal. The Board asked for RedTree to provide a day and date of completion. It was determined that 125 cubic yards of additional mulch was needed to complete the current mulch installation project. It was discussed that per contract that a total of 350 cubic yards is needed in April to complete the community mulching project as a first top dressing and a total of 225 cubic yards in October is needed for the second top dressing. The Board requested that RedTree clear debris on Seabridge Drive between the two lakes. The RedTree Ligustrum Tree Trimming Quote for \$12,950 will be an item for the Board to consider in their Fiscal Year 2022/2023 budget as a line item. The Board will also consider the painting quotes for the monuments, entry walls, brick pillar caps from Perfect Tone Painting & Romaner Graphics in their Fiscal Year 2022/2023 budget.

On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the RedTree Supplemental Mulch Installation Proposal for \$5,625, for the Lakeside Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on December 15, 2021, and the Operation and Maintenance Expenditures for December 2021

Mr. Hayes presented the minutes and the Operation and Maintenance Expenditures.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on December 15, 2021, and the Operation and Maintenance Expenditures for December 2021 (\$50,065.74), for the Lakeside Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Liggett presented the Field Inspection Report dated January 17, 2022. The Board requested that Mr. Liggett provide pictures of the concrete washout at the crossover area on Sea Bridge Drive noted in his report. It was requested that District Counsel prepare and send a letter to the Master Developer to ask them to stop dumping concrete washout material at this location and fix the area of grass that has been damaged with new sod.

141 **ELEVENTH ORDER OF BUSINESS** **Presentation of Field Inspection**
142 **Report with Landscaper's Comments**
143

144 Mr. Lucadano provided his comments to the Field Inspection Report dated January
145 17, 2022.
146

147 **TWELFTH ORDER OF BUSINESS** **Presentation of Aquatics Report**
148

149 Mr. Hayes presented the Aquatics Report. The Board requested a quote to clear
150 the overgrowth around pond 8 on the right side of Moosehead Circle by February 14, 2022
151 so it can be included in the February 23, 2022 meeting.
152

153 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**
154

- 155 A. District Counsel
156 No report.
157
- 158 B. District Engineer
159 The Board requested that Mr. Bellucia work on the Stormwater Needs
160 Analysis Report to determine the cost of the maintenance items that need to
161 be completed and provide a quote for the Board to consider as a Fiscal Year
162 2022/2023 budget line item.
163
- 164 C. District Manager Report
165 Mr. Hayes presented his report to the Board and announced that the next
166 regularly scheduled meeting and workshop are scheduled for February 23,
167 2022, at 11:00 a.m. at the offices of Rizzetta & Company located at 5844
168 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. He also reviewed
169 the results of the 4th quarter ADA website compliance audit report and
170 informed them that the website passed in all areas of the audit.
171

172 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**
173

174 None.
175

176 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**
177

178 Mr. Hayes stated that if there was no more business to come before the Board
179 than a motion to adjourn would be in order.
180

On a Motion by Mr. Koch seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 8:00 p.m. for the Lakeside Community Development District.

184
185
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191

Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 8

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.lakesidecdd.org

Operation and Maintenance Expenditures January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,421.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony W Palese	1297	AP011222	Off-Duty State Trooper 01/22	\$ 225.00
Anthony W Palese	1282	AP122221	Off-Duty State Trooper 12/21	\$ 225.00
Arthur F Gartner, Jr	1290	AG010522	Off-Duty State Trooper 01/22	\$ 225.00
Arthur F Gartner, Jr	1294	AG011322	Off-Duty State Trooper 01/22	\$ 225.00
Illuminations Holiday Lighting	1285	121221	Holiday Lighting Balance	\$ 1,875.00
Jack D Hypes	1291	JH010222	Off-Duty State Trooper 01/22	\$ 225.00
Jack D Hypes	1291	JH010422	Off-Duty State Trooper 01/22	\$ 225.00
Jack D Hypes	1295	JH011522	Off-Duty State Trooper 01/22	\$ 225.00
Jack D Hypes	1295	JH011622	Off-Duty State Trooper 01/22	\$ 225.00
Jack D Hypes	1279	JH122821	Off-Duty State Trooper 12/21	\$ 225.00
Jack D Hypes	1291	JH123021	Off-Duty State Trooper 12/21	\$ 225.00
James E LaRose Jr	1296	JL011022	Off-Duty State Trooper 01/22	\$ 225.00
James E LaRose Jr	1281	JL122021	Off-Duty State Trooper 12/21	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James E LaRose Jr	1281	JL122121	Off-Duty State Trooper 12/21	\$ 225.00
Jayman Enterprises, LLC	1286	1826	Street Sign Repair 01/22	\$ 175.00
Jeremy R Cohen	1289	JC010122	Off-Duty State Trooper 01/22 Scheduler's Fees	\$ 225.00
Jeremy R Cohen	1289	JC010322	Off-Duty State Trooper 01/22	\$ 225.00
Kyle T Fallacaro	1278	KF121921	Off-Duty State Trooper 12/21	\$ 225.00
Poop 911	1292	LS122021	Pet Waste Station Maintenance 12/21	\$ 275.60
RedTree Landscape Systems, LLC	1298	9349	Monthly Landscape Maintenance 01/22	\$ 14,780.00
RedTree Landscape Systems, LLC	1287	9375	Mulch Installation 12/21	\$ 10,125.00
RedTree Landscape Systems, LLC	1287	9406	Irrigation Repair 12/21	\$ 615.50
RedTree Landscape Systems, LLC	1287	9425	Bee Tree Court Conservation Cutback 12/21	\$ 2,850.00
RedTree Landscape Systems, LLC	1287	9430	Oak Tree Pruning 12/21	\$ 4,675.00
Rizzetta & Company, Inc.	1283	INV0000064534	District Management Fees 01/22	\$ 4,301.00
Site Masters of Florida, LLC	1288	010622-1	Traffic Calming Improvements 01/22	\$ 10,000.00
Solitude Lake Management LLC	1300	PI-A00737982	Lake & Pond Maintenance 01/22	\$ 1,665.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Rust Control Inc.	1301	04138	Commercial Monthly Rust Control Service 01/22	\$ 700.00
Timothy J Sleyzak II	1293	TS010822	Off-Duty State Trooper 01/22	\$ 225.00
Timothy J Sleyzak II	1299	TS011422	Off-Duty State Trooper 01/22	\$ 225.00
Timothy J Sleyzak II	1284	TS121821	Off-Duty State Trooper 12/21	\$ 225.00
Timothy J Sleyzak II	1284	TS122621	Off-Duty State Trooper 12/21	\$ 225.00
Timothy J Sleyzak II	1293	TS123121	Off-Duty State Trooper 12/21	\$ 225.00
Withlacoochee River Electric Coop., Inc.	1302	Electric Summary 12/21	Electric Summary 12/21	<u>\$ 659.29</u>
Report Total				<u>\$ 57,421.39</u>

Tab 9

LAKE SIDE

FIELD INSPECTION REPORT



February 14, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

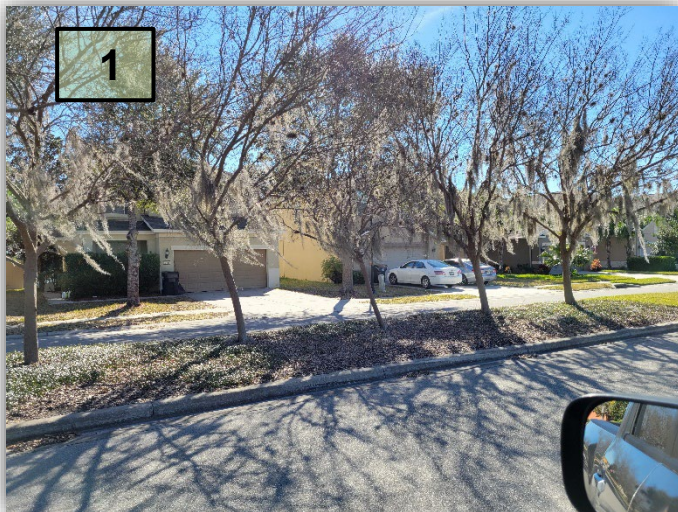
Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Make sure all mulch is being done throughout the district.
- ❖ Provide a timeframe on the pruning of the crape myrtles in the community.

The following are action items for RedTree Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** text represents Staff and **bold, black, underlined** represents questions or information for the BOS.

1. Redtree to remove the low hanging moss across from the clubhouse on Lakemont Drive in the center island.(Pic 1)



6. Remove the dead branches from the wax myrtles on Crest Lake Drive in between the houses.

2. During my inspection there were quite a lot of areas that were still in need to mulch. When will this be completed?
3. Provide the district a date on when the crape myrtles will be pencil pruned per the contract for the spring.
4. Does RedTree feel that the annuals will come back from the freeze? If not please rake out beds and prepare for new annuals.
5. Treat the bed weeds in the center island as you enter Lakeside on Lakemont Drive. Will mulch be installed in the area where the plants were removed?(Pic 5)

Below is pictures of damage to district property done by the home builders in the community.



Hudson Avenue



Hudson Avenue



7. During my inspection there was still damage on Hudson Avenue that was done by the repaving project. I will keep an eye on these areas to make sure they get fixed. (Pic 7)



Tab 10

Tab 11

SOLITUDE

LAKE MANAGEMENT



Lakeside Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2022-01-17

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

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------------------------------------	-----

SITE MAP	8
-----------------	---

1

Comments:

Normal growth observed
Minor shoreline weeds present.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

January, 2021

January, 2021

2

Comments:

Normal growth observed
Minor shoreline weeds present.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

January, 2021

January, 2021

3

Comments:

Normal growth observed
Minor shoreline weeds present.
Concrete bricks, most likely
dumped from construction crews,
are exposed in the shallow section
of the pond.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

January, 2021

January, 2021

4

Comments:

Normal growth observed
 Site is very close to being completely dry. Minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January, 2021



January, 2021

5

Comments:

Normal growth observed
 Small amount of debris observed on shoreline along with some shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January, 2021



January, 2021

6

Comments:

Normal growth observed
 Water level very low
 Submersed weeds in retention area are falling out after last months treatment.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



January, 2021



January, 2021

Site: 7

Comments:

Normal growth observed
Some invasive grasses growing amongst beneficial vegetation.
Open water contains moderate Pondweed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January, 2021



January, 2021

Site: 8

Comments:

Treatment in progress
Recent treatment via airboat targeted invasive grasses and Cattails. Fallout can be seen in both photos.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January, 2021



January, 2021

Site: 9

Comments:

Normal growth observed
Recent treatments for grasses and brush, floating weeds, and submersed Bladderwort were successful.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



January, 2021



January, 2021

Site: 10

Comments:

Normal growth observed
Cattails, grasses, and brush can be seen decomposing following recent treatment.



January, 2021



January, 2021

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Management Summary

This months inspection included sites 1-10. Overall they look very good.

Site 8 had noticeable invasive plant growth amongst the beneficial shoreline plants. Treatment was applied at time of inspection and continued treatments will be applied in the following months to prevent any further growth.

Some sites had minor amounts of debris which was all removed at time of inspection.

Water levels are low on all sites. That is normal this time of year and we can expect the water levels to stay low until the rainy season begins in a few months.

Site	Comments	Target	Action Required
1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Normal growth observed	Submersed vegetation	Routine maintenance next visit
7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
8	Treatment in progress	Shoreline weeds	Routine maintenance next visit
9		Shoreline weeds	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit





Service History Report

February 11, 2022
50097

Lakeside CDD

Date Range: 01/01/22..01/31/22

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

Service Date 1/12/2022 **13807**
No. PI-A00742639
Order No. SMOR-552386
Contract No. SVR56081
Technician Name and State License #s
 Jason R. Diogo

Service Item #	Description	Lake No.	Lake Name
15858-LAKE-ALL	Lakeside CDD - LAKE ALL	18	
Technician's Comments:	Treated sites 10-17		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shoreline Vegetation			Treated
Littoral Shelf Maintenance			Treated
Inspected for algae			Treated
Dye			OK
Trash & Light Debris Removal			Completed per detailed contract specifications

Service Date 1/17/2022 **13807**
No. PI-A00744912
Order No. SMOR-555347
Contract No. SVR56081
Technician Name and State License #s
 Jason R. Diogo

Service Item #	Description	Lake No.	Lake Name
15858-LAKE-ALL	Lakeside CDD - LAKE ALL	18	
Technician's Comments:	Treated sites 10-17		
General Comments:	Inspected Lake		
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shoreline Vegetation			Treated
Littoral Shelf Maintenance			Treated
Inspected for algae			OK
Dye			OK
Trash & Light Debris Removal			Completed per detailed contract specifications

SOLITUDE

LAKE MANAGEMENT



Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2022-02-16

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

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PONDS 11, 12, 13 _____	3
PONDS 14, 15, 16 _____	4
PONDS 17 _____	5
 MANAGEMENT/COMMENTS SUMMARY _____	 5, 6
SITE MAP _____	7

Site: 11

Comments:

Treatment in progress

Roughly 75% of the existing Cattail population has been treated and is well into decomposition. The remainder will continue to be targeted during upcoming service visits.

Action Required:

Routine maintenance next visit

Target:

Cattails



February, 2022



February, 2022

Site: 12

Comments:

Treatment in progress

Site is showing significant progress following treatments for Cattails. Much of the biomass is well into decomposition, with more to come.

Action Required:

Routine maintenance next visit

Target:

Cattails



February, 2022



February, 2022

Site: 13

Comments:

Treatment in progress

Treatment for submersed weed growth was performed at the time of inspection. Expect results in 10-14 days.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



February, 2022



February, 2022

Site: 14

Comments:

Site looks good
No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



February, 2022



February, 2022

Site: 15

Comments:

Site looks good
Site was 100% dry at the time of inspection. All growth on exposed bottom was treated.

Action Required:

Routine maintenance next visit

Target:



February, 2022



February, 2022

Site: 16

Comments:

Normal growth observed
Cattails in open water and
Fragrant Water Lily growth were
targeted during Feb maintenance.
Future treatments will continue to
reduce the population of each.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



February, 2022



February, 2022

Site: 17

Comments:

Site looks good

Water level extremely low exposing the southern littoral shelf area(left). Open water looks good(right).



Action Required:

Routine maintenance next visit

Target:

February, 2022

February, 2022

Management Summary

Overall, the ponds inspected this month have shown good progress. We'll continue to chip away at the large Cattail populations on the majority of the ponds until the desired results are achieved.

Submersed weed growth on site 13 may require a follow up treatment during the March service visit. We'll follow up accordingly.

Site 16 will require a boat to treat the Cattail clusters and the Fragrant Water Lily growth out in open water. Both will be further targeted during the March maintenance.

Feel free to reach out with any questions or concerns.

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
11	Treatment in progress	Cattails	Routine maintenance next visit
12	Treatment in progress	Cattails	Routine maintenance next visit
13	Treatment in progress	Submersed vegetation	Routine maintenance next visit
14	Site looks good		Routine maintenance next visit
15	Site looks good		Routine maintenance next visit
16	Normal growth observed	Floating Weeds	Routine maintenance next visit
17			



Tab 12

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Lakeside Community Development District
Name of stormwater utility, if applicable:	NA
Contact Person	
Name:	Alfonso Belluccia, P.E.
Position/Title:	Vice President
Email Address:	Abelluccia@FLDesign.com
Phone Number:	727-849-7588

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Runoff from the site is collected in a drainage network of pipes and stored in a number of treatment ponds before discharge.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
- If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
- If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

--

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

--

Please provide a link to the most recently adopted version of the document (if it is published online):

--

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
--	-----

An illicit discharge inspection and elimination program?	No
--	----

A public education program?	No
-----------------------------	----

A program to involve the public regarding stormwater issues?	No
--	----

A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	Yes
---	-----

A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	No
--	----

Water quality or stream gage monitoring?	No
--	----

A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
---	----

A system for managing stormwater complaints?	Yes
--	-----

Other specific activities?	
----------------------------	--

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	Yes
Street sweeping?	Yes
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

--

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	1.00	Miles
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Miles
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	14	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	19	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	10	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Sumps	Yes	
Baffles	Yes	

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Approved Construction Plans

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

UPLOAD GIS SHAPE FILE

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

NA

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

NA

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					

Brief description of growth greater than 15% over any 5-year period:

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc . Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan

	Specify:	
<input type="checkbox"/>	Other(s):	

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc . Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction’s total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							

2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0

Remaining Unfunded Needs	0	0	0	0
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Tab 13

December 6, 2021

Mr. Alfonso A. Belluccia, PE
Florida Design Consultants, Inc.
20525 Amberfield Drive, Suite 201
Land O'Lakes, Florida 34638

**RE: Proposal for Visual Pavement Survey
Lakeside Subdivision
Pasco County, Florida
FES Proposal No.: P21-8084**

Dear Mr. Belluccia:

Faulkner Engineering Services, Inc. (FES) appreciates the opportunity to submit this visual pavement survey proposal for the referenced project. Within this proposal we have provided our understanding of the project, our projected scope of services, our fee estimate and our tentative schedule.

PROJECT BACKGROUND

Based on the information provided by Mr. Al Belluccia, P.E., we understand that minor cracks have appeared at the pavement surface at different locations of the interior roads of the Lakeside Subdivision located in Pasco County, Florida.

A site inspection has been requested to evaluate the cracking and provide recommendation for further evaluation/testing, if necessary.

PROPOSED SCOPE OF SERVICES

Based on the information provided to us and our understanding of the project, a summary of our intended scope of services is as follows:

1. Site visit by FES personnel.
2. Perform a visual survey of the affected areas along the existing internal roadway within the Lakeside Subdivision to assess the nature of cracking.
3. Prepare a written report of our findings and recommendations for further evaluation/testing, if necessary. The report will be prepared by a geotechnical engineer and will be reviewed by a senior geotechnical engineer licensed in the State of Florida. Our visual assessment report will address but not be limited to the following:
 - Our understanding of the project
 - The site description
 - Findings from the visual survey
 - Provide recommendations for remediation and/or additional testing if warranted

FEE ESTIMATE

We will perform the pavement visual survey discussed in the Scope of Services above for a total estimated fee of **\$1,000.00**. We will not exceed this budget amount unless the scope of work is increased, and only then with your prior approval.

SCHEDULE

We can commence the pavement visual survey within seven to ten working days of receiving formal authorization to proceed. We anticipate completing all fieldwork within one working day. We can provide verbal results as they become available and a written report within two weeks of completing the fieldwork.

AUTHORIZATION

We can commence this project upon receipt of an executed copy of the enclosed Proposal Acceptance Sheet. The terms and conditions on the back of the sheet are part of the proposal. Please also complete and return the Report Distribution Sheet to facilitate the distribution of the report to the interested parties and to avoid additional copy charges after the report has been finalized.

CLOSING

Faulkner Engineering Services, Inc. (FES) appreciates the opportunity to submit this proposal and we look forward to being of service on this project. Please contact the undersigned if you have any questions concerning this proposal

Sincerely,
Faulkner Engineering Services, Inc.



Pavan K. Kolukula, P.E.
Senior Geotechnical Engineer

Attachments: Proposal Acceptance Sheet
Report Distribution

PROPOSAL ACCEPTANCE FORM

Description of Services Proposal for Visual Pavement Survey
Project Name Lakeside Subdivision
Project Location Pasco County, Florida
Proposal Number & Date FES P21-8084 / December 6, 2021
Location of Office Performing Services 2734 Causeway Center Drive, Tampa, FL 33619

FOR PAYMENT OF CHARGES:

Charge Invoice to the Account of:

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention _____ Email _____

FOR APPROVAL OF CHARGES:

If the invoice is to be mailed for approval to someone other than the account charged, please indicate where to mail the invoice in the space below:

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention _____ Email _____

PROPERTY OWNER IDENTIFICATION (If Different than the Above):

Firm _____
Address _____ City _____
State _____ Zip Code _____ Phone Number _____
Attention _____ Title _____

SPECIAL INSTRUCTIONS:

PAYMENT TERMS:

Compensation will be in accordance with the proposal referenced above. Invoices will be issued monthly. Client agrees to pay all charges not in dispute within 30 days of receipt of invoice and recognizes that charges not paid within 30 days are subject to a late payment charge of 1.5 percent of the balance due for each additional month or fraction thereof that undisputed charges remain unpaid. Charges held in dispute will be called to the attention of FES within 10 days of receipt of invoice. Client agrees to pay cost of collection, including reasonable attorney's fees, if invoices are collected by law or through an attorney. Client further agrees that FES has the right to suspend or terminate service if undisputed charges are not paid within 45 days of receipt of FES invoice and agrees to waive any claim against FES and to indemnify, defend and hold FES harmless from and against any claims arising from FES' suspension or termination due to Client's failure to provide timely payment.

PROPOSAL ACCEPTANCE:

The Terms and Conditions of this Proposal, including the Terms on this page and the reverse hereof are:

Accepted this 26th day of January, 2021

Print or type individual, firm or corporate body name

Signature of authorized representative [Signature]

Print or type name of authorized representative and title Jack W. Koch, Chair

TERMS AND CONDITIONS

1. STANDARD OF CARE

Client recognized that subsurface conditions may vary from those observed at locations where borings, surveys, or explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by FES will be based solely on information available to FES. FES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the data.

2. RISK ALLOCATION

Many risks potentially affect FES by virtue of entering into this Agreement to perform professional engineering services on behalf of Client. The principal risk is the potential for human error by FES. For Client to obtain the benefit of a fee which includes a nominal allowance for dealing with FES's liability Client agrees to limit FES's liability to Client and to all other parties for claims arising out of FES's performance of the services described in the Agreement. The aggregate liability of FES will not exceed the amount of our fee, for negligent professional acts, errors, or omissions. Client agrees to indemnify and hold harmless FES from and against all liabilities in excess of the monetary limit established above.

Limitations on liability and indemnities in this Agreement are business understandings between the parties voluntarily and knowingly entered into, and shall apply to all theories of recovery including, but not limited to, breach of contract, warranty, tort (including negligence), strict or statutory liability, or any other cause of action, except for willful misconduct or gross negligence. The parties also agree that Client will not seek damages in excess of the limitations indirectly through suits with other parties who may join FES as a third-party defendant. Parties mean Client and FES and their officers, employees, agents, affiliates and subcontractors.

Both Client and FES agree that they will not be liable to each other, under any circumstances, for special, indirect, consequential, or punitive damages arising out or related to this Agreement.

3. DISPUTE RESOLUTION COSTS

Should third-party dispute resolution be required through litigation, arbitration, or an alternative dispute resolution method, the nonprevailing party shall reimburse the prevailing party for the prevailing party's documented legal costs in addition to whatever judgement or settlement sums may be due. Such costs shall include reasonable attorney's fees, court costs, consultant and expert witness fees, and other documented expenses as well as the value of time spent by the prevailing party and its employees to research the issues, discuss the matter with attorney, etc. Insofar as FES is concerned, the value of time spent shall be based upon FES's prevailing fee schedule.

4. SITE ACCESS AND SITE CONDITIONS

Client will grant or obtain free access to the site for all equipment and personnel necessary for FES to perform the work set forth in this Agreement. Client will notify any and all possessors of the project site that Client has granted FES free access to the site. FES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

Client is responsible for accurately providing the locations of all subterranean structures and utilities and wetland sensitive areas. FES will take reasonable precautions to avoid known subterranean structures and wetland sensitive areas. Client waives any claim against FES, and agrees to defend, indemnify, and hold FES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities and, unless FES has been contracted to delineate wetland areas on the site, to wetland sensitive areas not identified or accurately located. In addition, Client agrees to compensate FES for any time spent or expenses incurred in defense of any such claim, with compensation to be based upon FES's prevailing fee schedule and expense reimbursement policy.

5. SAFETY

Should our company provide observations or monitoring services at the job site during construction, Client agrees that, in accordance with the generally accepted construction practice, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations. These requirements will apply continuously and will not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by our company does not include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

6. MONITORING

If FES is retained by Client to provide a site representative for the purpose of monitoring specific portions of construction work or other field activities as set forth in the Proposal, then this phrase applied. For the specified assignment, FES will report observations and professional opinions to Client. No action of FES or FES's site representative can be construed as altering any Agreement between Client and others. FES will report to Client any observed geotechnically related work which, in FES's professional opinion, does not conform with plans and specifications. The FES representative has no right to reject or stop work of any agent of the Client. Such rights are reserved solely for Client. Furthermore, FES's presence on site does not in any way guarantee the completion or quality of the performance of the work of any party retained by Client to provide field or construction-related services.

FES will not be responsible for and will not have control or charge of specific means, methods, techniques, sequences, or procedures of construction or other field activities selected by an agent of the Client.

7. SAMPLING OR TEST LOCATION

Unless otherwise stated, the fees in this proposal do not include costs associated with surveying of the site for the accurate horizontal and vertical locations of tests. Field tests or boring locations described in a report or shown on sketches are based upon information furnished by others or estimates made in the field by our representative. Such dimensions, depths, or elevations should be considered as approximations unless otherwise stated. If the client specifies the test or boring location, we reserve the right to deviate a reasonable distance from the location specified.

8. SAMPLE DISPOSAL

Unless otherwise required, test specimens or samples will be disposed of immediately upon completion of tests, and other drilling samples or specimens will be disposed of 60 days after submission of our report. Upon written request, we will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

9. DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client represents that Client has made a reasonable effort to evaluate if hazardous materials are on or near the project site, and that Client has informed FES of Client's findings relative to the possible presence of such materials.

Hazardous materials may exist at a site where there is no reason to believe they could or should be present. FES and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. FES and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for FES to take immediate measures to protect health and safety. Client agrees to compensate FES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials.

FES agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold FES harmless for any and all consequences of disclosures made by FES which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

Notwithstanding any other provision of the Agreement, Client waives any claim against FES and, to the maximum extent permitted by law, agrees to defend, indemnify and save FES harmless from any claim, liability, and or defense costs for injury or loss arising from FES's discovery of unanticipated hazardous materials or suspected hazardous materials, including, but not limited to, any costs created by delay of the project and any cost associated with possible reduction of the property's value.

10. TERMINATION

This Agreement may be terminated by either party seven (7) days after written notice in the event of any breach of any provision of this Agreement or in the event of substantial failure of performance by the other party, or if Client suspends the work for more than three (3) months. In the event of termination, FES will be paid for services performed prior to the date of termination plus reasonable termination expenses, including, but not limited to, the cost of completing analyses, records, and reports necessary to document job status at the time of termination.

11. OWNERSHIP OF DOCUMENTS

All documents including, but not limited to, drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations, and estimates prepared by our firm as instruments of service pursuant to this Agreement shall be the sole property of FES. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any document produced by our firm, pursuant to this Agreement, be used at any location or for any project not expressly provided for in this Agreement without our written permission. At the request and expense of Client, we will provide Client with copies of documents created in the performance of this work for a period not exceeding five years following submission of the report or reports contemplated by this Agreement.

12. GOVERNING LAW AND SURVIVAL

The validity, interpretation, and performance of this Agreement shall be governed by the law of the State in which the FES office, identified as "Consultant" on the Proposal Acceptance Sheet for this project, is located. In addition, FES and Client agree to submit to the personal and exclusive jurisdiction and venue of said State with respect to any claims which may arise under this Agreement. If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

REPORT DISTRIBUTION LIST

**Project: Lakeside Subdivision – Pavement Visual Survey
FES Proposal No.: P21-8084**

CLIENT

Firm or Corporate Body Name _____

Address _____

City _____ State _____ Zip Code _____ Phone Number _____

Facsimile Number _____ Attention _____

Title _____

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Special Instructions:

* The standard number of copies is two (2) copies each per client plus one (1) copy each as listed in Additional Copies, unless otherwise stated at the time the acceptance form is signed and approved. If additional copies are required upon completion of the report, a minimal standard printing charge will be invoiced for each copy requested.

Tab 14



UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 23, 2022 @ 11:00 AM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Samantha Manning, Seat 2 Linda Ramlot, Seat 5 Jack Koch):** November 8, 2022
- **General Election Qualifying Period:** Noon, June 13, 2022 – Noon, June 17, 2022 to submit your paperwork to the Pasco County Supervisors Elections Office

District
Manager's
Report

February 23

2022

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2022</u>
General Fund Cash & Investment Balance:	\$442,117
Reserve Fund Cash & Investment Balance:	\$240,471
Debt Service Fund Investment Balance:	\$1,114,411
Total Cash and Investment Balances:	\$1,796,999
General Fund Expense Variance: \$2,636	Over Budget



Rizzetta & Company

