



Rizzetta & Company

# **Lakeside Community Development District**

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**Workshop Meeting  
August 10, 2022**

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

**[www.lakesidecdd.org](http://www.lakesidecdd.org)**

## **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Jack Koch Linda Ramlot Samantha Manning Christina Brooks Gordon Dexter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Kutak Rock LLP
<b>District Engineer</b>	David Fleeman	Florida Design Consultants, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Wesley Chapel, Florida (813) 994-1001  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[WWW.LAKESIDECDD.ORG](http://WWW.LAKESIDECDD.ORG)

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August 3, 2022

**Board of Supervisors  
Lakeside Community  
Development District**

**AGENDA**

Dear Board Members:

The workshop meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, August 10, 2022, at 6:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion of Landscape and Pond Maintenance
- 4. SUPERVISOR REQUESTS**
- 5. 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



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5532 Auld Lane, Holiday FL 34690

## LAKE & POND WORKSHOP TALKING POINTS FOR **LAKESIDE CDD**

**Attention: Mr. Lynn Hayes – District Manager**

**August 5, 2022**

- All retention ponds and adjoining areas are mowed (1) time per month during dormant season months.
- All retention ponds and adjoining areas are mowed (2) times per month during growing season months.
- Summer rains will interfere with scheduling.
- There will be occasions during the summer when certain retention ponds will be too wet to mow.
- Line trimming is performed down to the Buffer Zone.
- The bahia turf that surrounds the ponds is a “pasture grass” that must be mowed with side-discharge, mulch deck mowers.
- While mower operators take great caution not to discharge grass clippings into the retention ponds, winds will occasionally blow discharged clippings into retention ponds.
- Line trimming around retention ponds generates the most volume of grass clippings into the retention ponds.

### Good

A GOOD buffer primarily relies on a grass strip that is at least 3 feet wide and 10-15 inches tall. Trim the buffer using tools that keep the clippings out of the water. A GOOD buffer zone will secure your shoreline from many of the major causes of erosion by locking in the soils with plant roots and limiting compaction from heavy lawn mowers.

**Pros**

- Combats most erosion forces.
- Modest water quality improvements by:
  - » extending the root zone of plants deep within the ground,
  - » locking in the sediment that contains phosphorus and other contaminants, and
  - » preventing grass clippings, which contain approximately 3% nitrogen by mass, from entering your pond.
- Minimal maintenance required.
- Extends the life of the pond pushing the need for costly engineered solutions into the future.

**Cons**

- Does not protect your shoreline against all major causes of erosion.
- Does not increase habitat for aquatic wildlife.
- Does not remove pollution from within the pond.

**Good buffer**

### Better

Sometimes the impacts of erosion that exist within a community are worse between homes due to channelization from combined roof runoff. As a result, you might consider establishing a BETTER buffer. A BETTER buffer consists of the GOOD buffer plus the installation of native bunch grasses, shrubs, and/or trees between homes, and native, aquatic plants on the slope.

**Pros**

- Deeper and thicker root systems that can tolerate periods of high water and lock in soils better than turfgrass.
- Aquatic plants on the slope lock in soils reducing erosion during dry periods when the water level is low.
- Increased water quality benefits compared to the GOOD buffer.
- Wildlife habitat for certain types of wading birds (White and Main, 2004).
- Extends the life of the pond delaying the need for costly engineered solutions.

**Cons**

- Wave action can still impact your shoreline.
- Only modest improvement for aquatic wildlife.
- More maintenance required than the GOOD buffer.

**Better buffer**

### Best

The BEST buffers are those that not only protect your shoreline from all the major types of erosion saving pond owners a significant amount of money, but also support wildlife and reduce pollution. For a stormwater pond, these BEST buffers include:

1. A wider GOOD buffer with high plant diversity.
2. An expanded BETTER buffer that connects the native vegetation between homes and occupies at least 50% of the pond perimeter.
3. Includes native shrubs and trees, and
4. Native wetland plants in the water around the perimeter of the pond.

**Pros**

- All the pros of the BETTER buffer.
- Expanded wildlife habitat for most types of aquatic birds (White and Main, 2004).
- Combats all major causes of erosion.
- Extends the life of the pond even further than the BETTER buffer, putting off the need for costly engineered solutions.
- Increased water quality benefits provided by the GOOD buffer.

**Cons**

- Requires the most maintenance.

**Best buffer**

## Buffer Zones a.k.a. No Mow Zones

for Stormwater Ponds

**Buffer Zones**

Stormwater Pond Zones

Buffer zones, also known as no mow zones, are vegetated lands that are either natural or created to separate a waterbody from negative human impacts. Buffer zones are a key feature for securing shorelines from erosion (National Research Council, 2000).

Adapted from Martin County Government: [https://www.flas.org/extension/landscape/000000\\_000000.pdf](https://www.flas.org/extension/landscape/000000_000000.pdf)

**Shoreline EROSION**

Major causes of erosion impacting shorelines

Most stormwater ponds that are surrounded by homes have at least 4 major sources of shoreline erosion - (1) wave action, (2) water level fluctuations between wet and dry seasons, (3) downspouts from surrounding homes, and (4) sprinklers. These sources create many different types of erosion, each of which can be controlled with plants.

**Good, Better, Best Buffer Zones**

In Florida, stormwater ponds are the most common way to manage rainwater that falls on developed lands. These ponds are designed and installed to protect us from floods and to trap pollution so that when the water moves downstream into our rivers, creeks, lakes, springs and bays it is clean. The proper management of the buffer zone around stormwater ponds can improve water quality, protect property, save a substantial amount of money, and benefit Florida wildlife. For decades, the many benefits of buffer zones have been codified in laws and policies around the world, written for the express purpose of protecting surface water from pollution and shorelines from erosion (National Research Council, 2000). Learn more about the qualities of good, better, and best buffer zones on the next page.

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**Best buffer**