



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Special Meeting February 22, 2023

**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 Ron Hale Christina Brooks Gordon Dexter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson Michelle Rigoni	Kutak Rock LLP Kutak Rock LLP
District Engineer	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

February 15, 2023

**Board of Supervisors
Lakeside Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The Audit Committee Meeting and Regular Meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, February 22, 2023 at 10:00 a.m.** at the offices of Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the Revised Final Agenda for this meeting:

AUDIT COMMITTEE MEETING

1. **CALL TO ORDER/ROLL CALL**
2. **BUSINESS ADMINISTRATION**
 - A. Presentation of Audit Proposal Instructions Tab 1
 - B. Presentation of Audit Evaluation Criteria Tab 2
 - C. Consideration of Audit RFP Ad Tab 3

BOARD OF SUPERVISORS MEETING

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on February 1, 2023 Tab 4
 - B. Consideration of the Operation and Maintenance Expenditures for January 2023 Tab 5
4. **STAFF REPORTS**
 - A. Presentation of Landscape Inspection Services Report and RedTree Landscaper Comments Tab 6
 - B. Consideration of RedTree Landscape Color Installation Proposal... Tab 7
 - C. Consideration of RedTree Revised Quote and Design for Main Entrance Tab 8

D.	Presentation of Solitude Inspection Report	Tab 9
E.	District Counsel	Tab 10
	1. Inland Homes/William Ryan Homes Update	
	2. Academy of Model Aeronautics Club Proposal	
	3. Revised Holiday Lighting Agreement	
F.	District Engineer	Tab 11
	1. District Sidewalk Maintenance Inventory/Evaluation Report	
	2. Traffic Calming/Crosswalk/Rumble Strips Repair Report	
	3. District Roadway Pothole Repairs Scope and Report	
	4. RFP Phase 1 Repaving District Roadways Report/Quote for Fiscal Year 2023/2024 Budget Consideration (<i>under separate cover</i>)	
G.	District Manager	Tab 12
5.	BUSINESS ITEMS	
A.	Consideration of Park Bench Assembly and Installation Quotes	Tab 13
	1. School Outfitters Park Bench Quote	
	2. Romaner Graphics Quote	
	3. Park Bench Map	
B.	Consideration of Color Selection for Entry Wall/Monument Painting	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

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Years 2023, 2024, 2025, 2026 and 2027

Pasco County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **April 5, 2023, at 2:00 p.m.**, at the offices of District Manager, located at Rizzetta & Company, Inc., c/o Lynn Hayes, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544; Ph: (813) 994-1001. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy and one (1) electronic copy on a flash drive of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Lakeside Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

EVALUATION CRITERIA

(20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

(20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

(20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

(20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

(20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

(100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

Tab 3

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Lakeside Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal years ending September 30, 2023, 2024, 2025, 2026 and 2027. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately \$556,666.00. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 30, 2024.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) copy and one (1) electronic copy on a flash drive of their proposal to Rizzetta & Company, Inc., c/o Lynn Hayes, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544; Ph: (813) 994-1001 ("**District Manager**"), in an envelope marked on the outside "Auditing Services, Lakeside Community Development District". Proposals must be received by 2:00 p.m. on April 5, 2023, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Lynn Hayes
District Manager

Tab 4

**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 Special Meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, February 1, 2023, at 5:00 p.m.** at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

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

Also Present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
David Fleeman	District Engineer, Florida Design (<i>joined 5:10 p.m.</i>)
Alyssa Willson	District Counsel, Kutak Rock LLP (<i>via conference call</i>)
Jason Liggett	Landscape Inspection Specialist, Rizzetta & Co (<i>via conference call</i>)
Peter Lucadano	Representative, RedTree Landscaping
Kevin Smith	Representative, RedTree Landscaping

Audience	Present
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FIRST ORDER OF BUSINESS Call to Order

Mr. Hayes called to order and performed a roll call and confirmed a quorum at approximately 5:00 p.m.

SECOND ORDER OF BUSINESS Audience Comments

A resident mentioned that the mailbox kiosk panel at Crest Lake was broken. A Board discussion ensued about the mailbox kiosk panel and the need to get it fixed as soon as possible. The Board approved the expense to get this mailbox kiosk fixed. Board member Ron Hale stated that he will look at the mailbox kiosk and then obtain quotes for the repairs with the District Manager.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Special Meeting
held on December 13, 2022**

Mr. Lynn Hayes presented the December 13, 2022 Minutes of the Board of Supervisors Special Meeting and inquired if there were any amendments. There were none.

On a Motion by Ms. Linda Ramlot, and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors approved the December 13, 2022 Minutes of the Board of Supervisors Special Meeting, as presented, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for November 2022
and December 2022**

Mr. Lynn Hayes presented the Operation and Maintenance Expenditures for November 2022 (\$36,602.33) and December 2022 (\$33,050.60).

On a Motion by Mr. Ronald Hale and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2022 (\$36,602.33) and December 2022 (\$33,050.60), as presented, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

**Landscape Inspection Specialist Report and
RedTree Landscaping Comments**

Mr. Jason Liggett presented his report. Mr. Peter Lucadano and Mr. Kevin Smith responded to Mr. Jason Liggett's report. Mr. Peter Lucadano informed the Board of Supervisors Mr. Robert Johnson has left the company and Mr. John Burkett will be the new Account Manager.

The Board of Supervisors requested from RedTree Landscaping a revised quote and design for the Main Entrance Renovation and the 2nd Center Island Renovation. The Board of Supervisors asked RedTree Landscaping to remove the 2nd Center Island Renovation and include the Apopka Entrance in the quote to be presented at the February 22, 2023 meeting. The Board of Supervisors also asked RedTree Landscapers to provide a date when all outstanding projects will be completed.

On a Motion by Ms. Christina Brooks and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors approved a not to exceed RedTree Landscaping cost of \$9,925.00 for oak tree structural pruning and removal at Apopka and Lakemont, as presented, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

Memorandum on Adopting Record Retention Policy

Ms. Alyssa Willson presented their memorandum to the Board of Supervisors regarding Resolution 2023-03; Adopting Record Retention Policy

On a Motion by Ms. Christina Brooks and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors adopted Resolution 2023-03; Adopting Record Retention Policy, as presented, for the Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Florida Reserve Study and Appraisal Quote Update with Site Inspection

On a Motion by Mr. Ronald Hale and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors approved the Florida Reserve Study and Appraisal Quote Update with Site Inspection for \$2,000.00, as presented, for the Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of License Agreement for Holiday Lighting Installation, Maintenance, and Removal with Homeowner's Association

The Board of Supervisors requested District Counsel revise the License Agreement for Holiday Lighting with the Homeowner's Association showing the changes discussed at the February 1, 2023 meeting.

On a Motion by Ms. Christina Brooks and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors authorized District Counsel to revise the License Agreement for Holiday Lighting, as presented, for the Lakeside Community Development District.

NINTH ORDER OF BUSINSS

Consideration of Entry Walls/Monuments and Fencing Pressure Washing and Painting Quotes

On a Motion by Ms. Linda Ramlot and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors approved the Island Accents Painting proposal (\$20,340.00) for Entry Walls/Monuments and Fencing Pressure Washing and Painting after District Counsel prepares the Final Form Agreement and authorize the Chair to execute the Agreement, as presented, for the Lakeside Community Development District.

TENTH ORDER OF BUSINESS**Solitude Waterway Inspection and
Service Reports**

Mr. Kevin Wilt and Mr. Jason Diogo were not present at the meeting. The Board of Supervisors asked the District Manager to request that Mr. Kevin Wilt and Mr. Jason Diogo be present at the February 22, 2023 Board of Supervisors Meeting.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Alyssa Willson presented her report. Ms. Alyssa Willson stated that Inland Homes would complete work requested but they will want the District to review and sign a liability release form for any future work. Ms. Alyssa Willson will contact Inland Homes and William Ryan Homes to discuss work that the District wants them to complete.

B. District Engineer

The Board of Supervisors asked Mr. David Fleeman to complete a site visit and provide a report for all crosswalks and entrances that need restriping and rumble strips that need to be redone. The Board of Supervisors also requested the District Engineer furnish the District Manager with a sidewalk maintenance inventory/evaluation report to be presented at the February 22, 2023 meeting.

The Board of Supervisors would like to start the RFP process for Phase 1 Repaving of Community Development District roads to be included in the 2023/2024 Fiscal Year Budget.

THIRTEENTH ORDER OF BUSINESS**District Manager Report**

Mr. Lynn Hayes presented his report to the Board of Supervisors and informed them the next regular meeting is scheduled for Wednesday, February 22, 2023 at 10:00 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Mr. Lynn Hayes reviewed the 4th Quarter ADA Website Compliance Audit Report. Mr. Lynn Hayes informed the Board of Supervisors all areas were passed of the ADA Website Accessibility and Florida F.S. 189.069 requirements.

Mr. Lynn Hayes asked the Board of Supervisors for consideration to Establish an Audit Committee. Mr. Lynn Hayes explained it is typical to appoint the Lakeside Community Development District Board of Supervisors to serve as the Audit Committee.

On a Motion by Ms. Linda Ramlot and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors, appointed the Lakeside Community Development District Board of Supervisors to serve as the Audit Committee, for the Lakeside Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Linda Ramlot asked District Manager to obtain a quote from Romaner Graphics to install park benches.

Ms. Christina Brooks requested a Homeowner Association and Community Development District Workshop be put on the calendar before the May 24, 2023 regular meeting and an ad be placed in the Tampa Bay Times. Ms. Christina Brooks asked the District Manager to follow up with Homeowner Association Maintenance and onsite Manager for Mr. Billy Braddom to complete the repair of the rope lights at the monuments located at the Lakemont and Apopka entrances and to clean all the debris from the rope light channels.

Mr. Jack Koch asked District Counsel to contact Pasco County to provide the Board of Supervisors guidance on meeting notice requirements.

Mr. Ronald Hale requested District Manager to forward the Academy of Model Aeronautics Club information to District Counsel to review from a legal standpoint.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no more business to come before the Board of Supervisors then a motion to adjourn would be in order.

On a Motion by Mr. Ronald Hale and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 6:40 pm. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 5

LAKE SIDE 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 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 13, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,944.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 13, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Disclosure Services, LLC	100107	4 - 235	Amortization Schedule 09/22	\$ 100.00
Florida Design Consultants, Inc.	100100	44837	Engineering Services Sidewalk Evaluation 12/22	\$ 310.00
Florida Design Consultants, Inc.	100100	44838	Engineering Services 12/22	\$ 831.25
Kazars Electric, Inc.	100108	s10888A	Lighting Repairs 01/23	\$ 238.21
Kutak Rock, LLP	100109	3168808	Legal Services 12/22	\$ 2,182.00
Lakeside Community Association, Inc.	100110	59993	Reimbursement For HOA Maintenance Cost Sharing 06/22	\$ 118.01
Lakeside Community Association, Inc.	100110	59996	Reimbursement For HOA Maintenance Cost Sharing 09/22	\$ 121.20
Lakeside Community Association, Inc.	100110	59999	Reimbursement For HOA Maintenance Cost Sharing 12/22	\$ 121.20
Lakeside Community Association, Inc.	100110	59997	Reimbursement For HOA Maintenance Cost Sharing 10/22	\$ 124.39
Lakeside Community Association, Inc.	100110	59998	Reimbursement For HOA Maintenance Cost Sharing 11/22	\$ 124.39
Lakeside Community Association, Inc.	100110	59992	Reimbursement For HOA Maintenance Cost Sharing 05/22	\$ 128.64
Lakeside Community Association, Inc.	100110	59994	Reimbursement For HOA Maintenance Cost Sharing 07/22	\$ 128.64
Lakeside Community Association, Inc.	100110	59995	Reimbursement For HOA Maintenance Cost Sharing 08/22	\$ 131.83

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 13, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Lakeside Community Association, Inc.	100110	59991	Reimbursement For HOA Maintenance Cost Sharing 04/22	\$ 187.11
Pasco County Utilities	100111	17820017	Water Utility Service 01/23	\$ 20.93
Poop 911	100102	LS122022	Pet Waste Station Maintenance 12/22	\$ 275.60
RedTree Landscape Systems, LLC	100098	12246	Arbor Care 12/22	\$ 200.00
RedTree Landscape Systems, LLC	100103	12400	Irrigation Repairs 12/22	\$ 1,995.50
RedTree Landscape Systems, LLC	100098	12245	Arbor Care 12/22	\$ 2,500.00
RedTree Landscape Systems, LLC	100098	12244	Arbor Care 12/22	\$ 4,875.00
RedTree Landscape Systems, LLC	100104	12329	Monthly Landscape Maintenance 01/23	\$ 14,780.00
Rizzetta & Company, Inc.	100097	INV0000074650	District Management Fees 01/23	\$ 4,461.08
Rizzetta & Company, Inc.	100099	INV0000074861	Annual Dissemination Services FY22/23	\$ 6,000.00
Romaner Graphics	100101	21474	Concrete Installation 12/22	\$ 425.00
Romaner Graphics	100101	21487	Sign Installation 12/22	\$ 2,025.00
Romaner Graphics	100112	21506	Debris Removal of Jasmine Along Fence 01/23	\$ 3,350.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 13, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100105	PSI-41994	Lake & Pond Maintenance 01/23	\$ 1,665.00
Suncoast Rust Control, Inc.	100106	5294	Commercial Monthly Rust Control Service 01/23	\$ 735.00
Withlacoochee River Electric Cooperative, Inc.	1272023	Electric Summary 12/22 235 Auto Draft	Electric Summary 12/22	<u>\$ 789.77</u>
Report Totals				<u>\$ 48,944.75</u>

Tab 6

LAKE SIDE

Landscape Inspection Report



February 1, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Work on Moss removal throughout the district.

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. Cutback the ligustrum off the monument pillars in the small area adjacent to the clubhouse on the outbound side of Lakemont Drive.



3. Prepare the crews to take care of the pencil pruning in the crape myrtles throughout the district in the coming months.
4. Treat the turf weeds in the island on Lakemont Drive across from the clubhouse before you get to crest lake drive as well as the Saint Augustine field across from the island.(Pic 4)



2. Remove the moss from the Elm trees across from the clubhouse on Lakemont drive in the island area. This goes for moss throughout the district over the next few months lets work on it. All hanging moss shall be removed from all trees up to a 15' height on an as-needed basis. Crape Myrtles are not to be "hat raked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. Moss must be removed prior to the spring flush of new growth on all deciduous trees.



Crest Lake Drive, Sea Bridge Drive

5. Treat the ant mounds on the inbound side of Lakemont Drive before Newport Shores Drive. Once eradicated rake down mounds.
6. When is the next application of a selective herbicide to the Saint Augustine? During my inspection noted still a lot of active weeds.
7. Remove the moss from the Elm Trees on Higgins lane.
8. During my inspection I noticed we are allowing the bed spaces to grow in with weeds in the magnolia trees in the area going from Lakemont Drive to Sea Bridge between the lakes. Please recreate these beds and get them on a soft edging schedule. (Pic 8)



9. Treat the ant mounds in the same area as above once eradicated rake down the mounds.
10. Make sure during the mowing visits that the crews are string trimming around dog waste stations and pond signs. (Pic 10>)
11. During my inspection it looks like the red cedar has been completely knocked over from the wind in the common area space on Sea Bridge. If this tree is not salvable just remove it form the property. If there is a cost to take it off site invoice the district. (Pic 11)



12. Treat the turf weeds on Newport Shores drive near the Opopka Entrance going along the fence.
13. On Hudson Avenue and at the entrance ensure that material and trees are cutaway from pillars and monument signs so that painting and pressure washing can be completed.



Tab 7



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

SPRING 2023 SEASONAL COLOR INSTALLATION PROPOSAL
FOR
LAKESIDE CDD

Attention: Mr. Jason Liggett – Field Services Manager

February 10, 2023

Target Areas

Install the following recommended seasonal color in all existing beds on property:



Recommendation: **PANSIES (MIXED COLOR)**

Pansies are charming cold-tolerant annuals that you can plant in winter and enjoy through spring - **IFAS**

Scope of Work

- Removal of existing annuals.
- Tilling of annual beds.
- Installation of (1,115) annuals as recommended.

(1,115) annuals X \$2.25 per annual: \$2,508.75

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.com / Cell phone: (727) 919-3915

Tab 8



5532 Auld Ln. Holiday, FL 34690

1.888.RED.TREE

Date: 2/19/2023
Client: Lakeside CDD

Phone: 813.933.5571 Ext.: 5763
Fax:
Email: jliggett@rizzetta.com
Attention: Jason Liggett

Project : Main Entrance Renovation

Plan : See attached for general layout using left side entrance as reference. Field adjustments will be made as needed to accomodate new design flow. Right side needs most of the jasmine proposed.

Scope of Work:

RedTree Landscape Systems proposes to furnish all necessary labor, materials and equipment to complete the above mentioned project.

LANDSCAPE

<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
<u>2 MAIN MONUMENTS ON LAKEMONT DR.</u>				
42	CRIMSON FIRE CHINESE FRINGE BUSH	3gal	50.00	2,100.00
44	CROTON	3gal	28.00	1,232.00
138	VARIEGATA PITTOSPORUM	3gal	28.00	3,864.00
136	PARSONS JUNIPER	3gal	28.00	3,808.00
42	PODOCARPUS	3gal	28.00	1,176.00
700	MINIMA JASMINE	4"	3.50	2,450.00
425	PINE STRAW	bales	9.00	3,825.00
25	ORGANIC SOIL & PREP	yards	200.00	5,000.00
1	RIP-OUT & HAUL AWAY	all	4500.00	4,500.00
Total Main Monuments Lakemont Dr. Landscape:				<u>\$27,955.00</u>
<u>3 APPROX. 70' SECTIONS OF ALLUMINUM FENCE OFF OF MAIN MONUMENT</u>				
1	NATCHEZ CRAPE MYRTLE	45gal	725.00	725.00
99	VARIEGATA PITTOSPORUM	3gal	28.00	2,772.00
81	PARSONS JUNIPER	3gal	28.00	2,268.00
120	PODOCARPUS	3gal	28.00	3,360.00
33	CRIMSON FIRE CHINESE FRINGE BUSH	3gal	50.00	1,650.00
250	PINE STARW	bales	9.00	2,250.00
15	ORGANIC SOIL & PREP	yards	200.00	3,000.00
1	RIP-OUT & HAUL AWAY	all	2250.00	2,250.00
Total Fence Line Landscape:				<u>\$18,275.00</u>



1 MAIN MONUMENT ON OPOPKA ST.

11	CRIMSON FIRE CHINESE FRINGE BUSH	3gal	50.00	550.00
17	CROTON	3gal	28.00	476.00
58	VARIEGATA PITTOSPORUM	3gal	28.00	1,624.00
79	PARSONS JUNIPER	3gal	28.00	2,212.00
13	PODOCARPUS	3gal	28.00	364.00
175	PINE STRAW	bales	9.00	1,575.00
10	ORGANIC SOIL & PREP	yard	200.00	2,000.00
1	RIP-OUT & HAUL AWAY	all	1500.00	1,500.00

Total Main Monument Opopka St. Landscape:

\$10,301.00

Total Landscape Renovation:

\$56,531.00

Signed: _____ Date: _____

Signed: _____ Date: _____

Proposal submitted by:

Kevin Smith

Senior Landscape Designer/Advisor

727.426.3679

ksmith@redtreelandscape.systems



Podocarpus



VARIEGATA JAPANESE PITTOSPORUM



PARSONS JUNIPER



CROTON

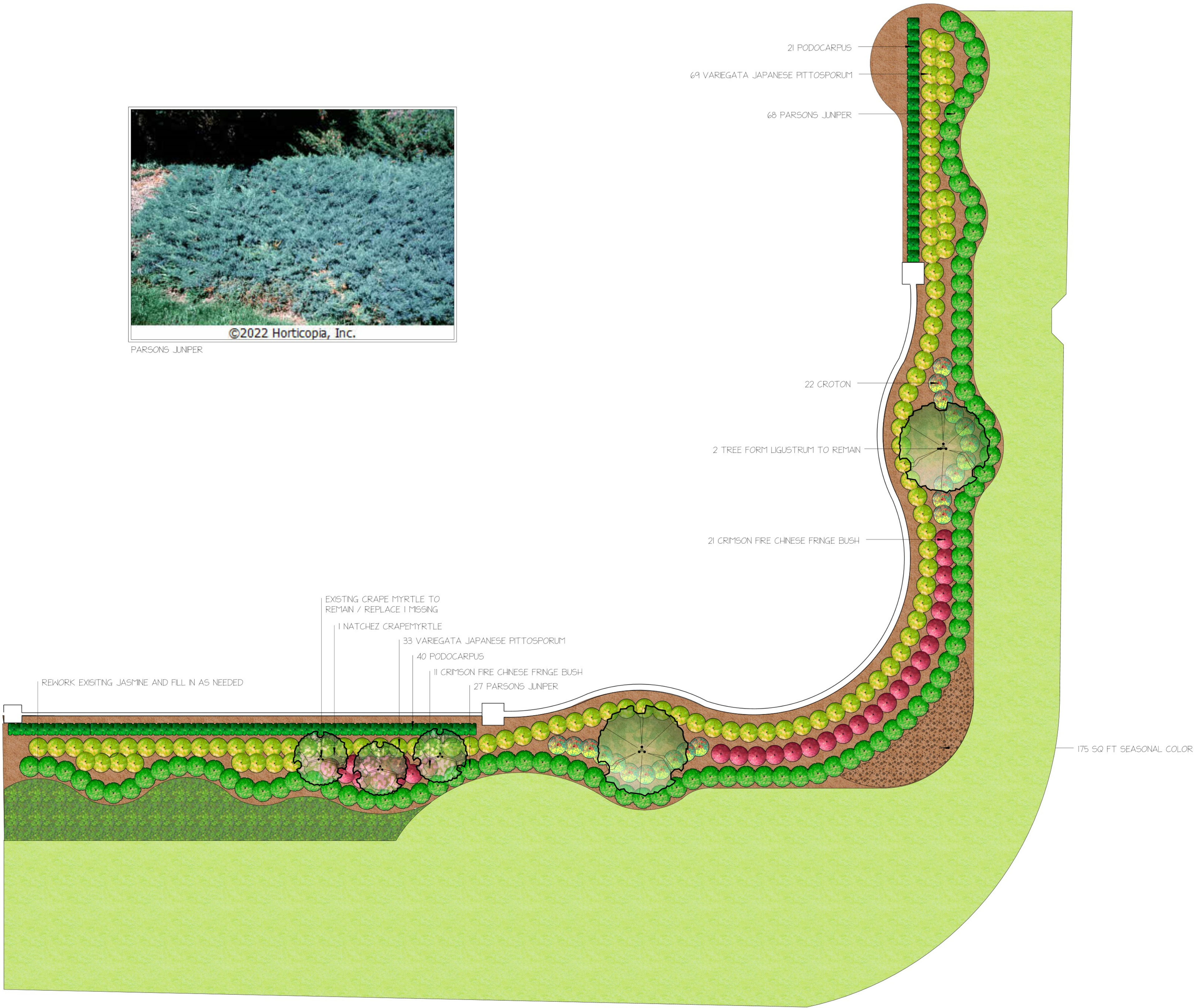


CRIMSON FIRE CHINESE FRINGE BUSH

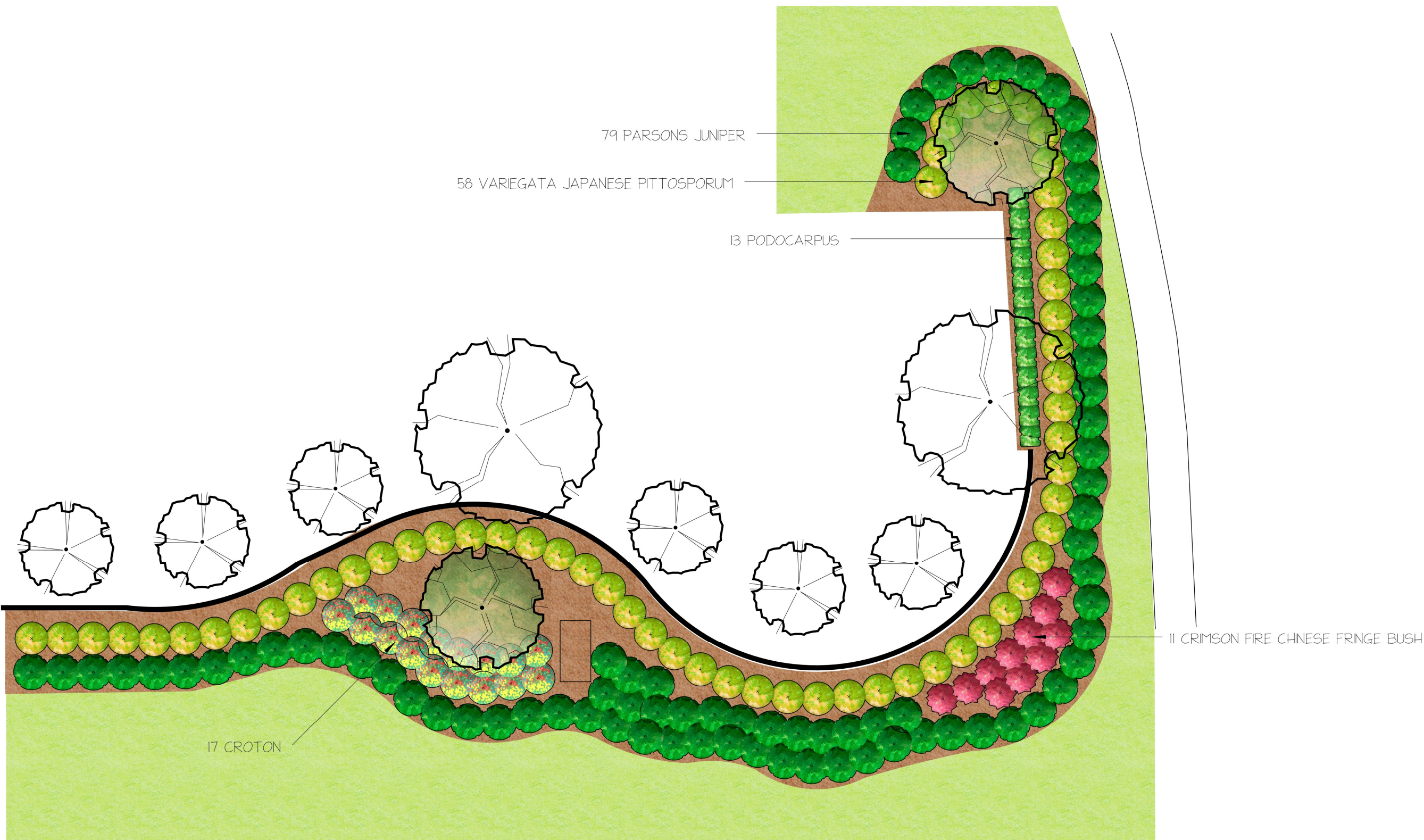


NATCHEZ CrapeMYRTLE

Qty	Common Name
Trees	
1	NATCHEZ CrapeMYRTLE
Shrubs	
22	CROTON
32	CRIMSON FIRE CHINESE FRINGE BUSH
61	PODOCARPUS
102	VARIEGATA JAPANESE PITTOSPORUM
Groundcovers	
95	PARSONS JUNIPER



LAKESIDE CDD MAIN ENTRANCE RENOVATION		
client:	date	revision
scale	2/19/2023	1
1"=10'	checked by	drawing #
K.S.	K.S.	1/1



Qty	Common Name
Shrubs	
17	CROTON
11	CRIMSON FIRE CHINESE FRINGE BUSH
13	PODOCARPUS
58	VAREGATA JAPANESE PITTOSPORUM
Groundcovers	
79	PARSONS JUNIPER



LAKESIDE CDD		
OPOPKA ST. MONUMENT		
client:	date	revision
scale	2/19/2023	
drawn by	checked by	drawing #
K.S.	K.S.	1/1

Tab 9



Lakeside CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-02-13

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 ASSESSMENTS	
PONDS 7-9	3
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Site: 7**Comments:**

Site looks good

Lots of decomposition of grasses noted following a recent treatment via boat. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 8****Comments:**

Normal growth observed

Buffer areas continue to get sprayed out. Water level has dropped significantly in recent weeks(right).

Action Required:

Routine maintenance next visit

Target:

Cattails

**Site: 9****Comments:**

Site looks good

Some leaves were observed floating on the surface(right). No other issues observed.

Action Required:

Routine maintenance next visit

Target:

Site: 10**Comments:**

Normal growth observed

Water level has dropped since last inspection. Native Pickerelweed showing some signs of stress from winter Temps. Sandhill Cranes were nesting in the NE littoral shelf.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 11****Comments:**

Normal growth observed

Water level very low. Site contains moderate sub-surface algae. Treatment will be applied during next maintenance. Expect 10-14 days for results.

Action Required:**Target:****Site: 12****Comments:**

Normal growth observed

Minor shoreline weeds present. Cattails continue to be cut back in open water. Recent treatment for floating Azolla was successful. 0% remains.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 13**Comments:**

Treatment in progress

Site contains heavy submersed Bacopa. Although Bacopa is native and beneficial, treatment was applied to reduce the population. Expect results in 6-8 weeks.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

**Site: 14****Comments:**

Site looks good

Recently treated grasses on the dry N end are well into decomposition (left). Open water on S end looks good.

Action Required:

Routine maintenance next visit

Target:**Site: 15****Comments:**

Site looks good

Algae, grasses, and submersed vegetation were all recently treated via boat. All have responded nicely to the treatments.

Action Required:

Routine maintenance next visit

Target:

Management Summary

Overall, the sites in this month's inspection are looking good. They continue to respond well to our treatments and are showing some good progress. The large Cattail stands, Lillies, and tall perimeter vegetation have been reduced significantly since we began our treatment plan. More fallout can be expected in the coming months.

It looks like we are beginning to get deeper into the dry season. The pond levels have dropped significantly since our last inspection. We can expect this trend to continue until the seasonal rain begins.

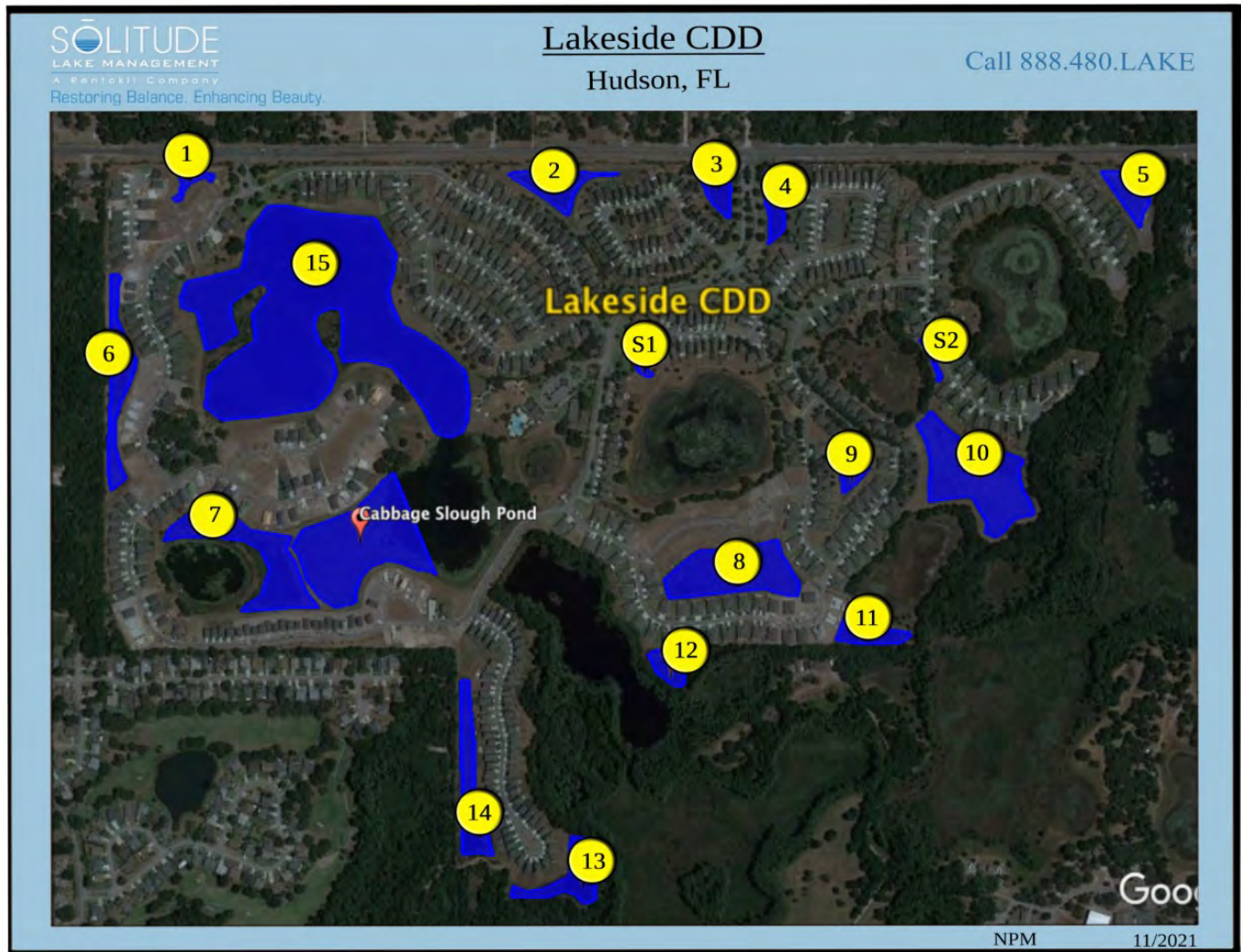
Cabbage Slough recently received a large treatment via boat to cleanup shoreline grasses and reduce the submersed weed population. Good results were noted and follow up treatment is scheduled for March.

Site 13 has a significant population of submersed Bacopa. This submersed plant is both native and beneficial but does require some thinning out for aesthetics. Treatment was applied during the Jan service and results can be expected in 6-8 weeks.

Feel free to reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
7	Site looks good	Shoreline weeds	Routine maintenance next visit
8	Normal growth observed	Cattails	Routine maintenance next visit
9	Site looks good		Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
11	Normal growth observed		
12	Normal growth observed	Shoreline weeds	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



Service Report



Work Order

Work Order Number
00128128
Created Date
2/17/2023

Account
Lakeside CDD
Contact
Michele Lamberti
Address
14023 Crater Circle
Hudson, FL 34669

Work Details

Specialist Comments to Customer
Boated the big pond and treated the pondweed for a second round
Prepared By
Kenten Emerson

Work Order Assets

Asset	Status	Product Work Type
Lakeside CDD - LAKE ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lakeside CDD - LAKE ALL	SHORELINE WEED CONTROL	
Lakeside CDD - LAKE ALL	LAKE WEED CONTROL	
Lakeside CDD - LAKE ALL	ALGAE CONTROL	
Lakeside CDD - LAKE ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lakeside CDD - LAKE ALL	INSPECTION	
Lakeside CDD - LAKE ALL		

Tab 10

Jerry Chadwell

13518 Moosehead Circle
Hudson, FL 34669
727-366-6100
gchadwell@tampabay.rr.com

13 January 2023

Lakeside Community Development District Board of Supervisors

District Manager, Mr. Lynn Hayes
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Dear Mr. Hayes,

My name is Jerry Chadwell, and I'm a property owner in the Lakeside Community. I am a member of the Academy of Model Aeronautics, and registered with both the Academy of Model Aeronautics (AMA), and the Federal Aviation Administration (FAA).

The Academy of Model Aeronautics is a nonprofit community of enthusiasts who come together to celebrate model aviation. We are hobbyists who design, build, and fly model aircraft of all sizes for fun and competition. We do this because we enjoy the company of fellow enthusiasts, we love flight, and we want to see participation in our hobby grow.

Our nationwide network of clubs supports this passion by providing flying fields, mutual learning, and a safe and fun environment for model aviation activities. Our organization advocates every day for the safe enjoyment of model aviation.

All members of the AMA must undergo training, and pass tests to document their capabilities, prior to being allowed to fly a plane.

My purpose for contacting you, and the Lakeside CDD board, is to seek authorization for our local club, to fly our newly built seaplanes over, and on, Cabbage Slough pond. We would use a portion of the grassy area adjacent to the pier/dock, as a runway, and then fly over the lake at a maximum altitude of 400 feet. We would not fly over any homes, or anyone's yards. We will restrict flights to the lake area.

I carry a multi million dollar insurance policy. However, I need to have written authorization to use the area, for the insurance to be valid. I can provide you with copies of registration and insurance documents, if needed.

Respectfully request the CDD board authorize us to fly the planes over the lake.

Sincerely,

A handwritten signature in blue ink that reads "Jerry Chadwell". The signature is written in a cursive style with a large, stylized "J" and "C".

Jerry Chadwell

MODEL AVIATION

02 / 2023

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PAGE 18 /

Lorain County RC Club

TEACHING HIGH SCHOOL STUDENTS TO BUILD AND FLY



PAGE 24 /

A NEW TWIST ON OLD RUBBER POWER

PAGE 28 /

TOOLS TO DESIGN AND BUILD YOUR OWN AIRCRAFT

PAGE 34 /

VAPOR BASH

084
404
P0174
06779
S

ECRL0T 0046A**R-060
3065464 12/31/2023 6779
GERALD CHADWELL SR
13518 MOOSEHEAD CIR
HUDDSON FL 34669-3925



THE OFFICIAL PUBLICATION OF
THE ACADEMY OF MODEL AERONAUTICS



WHY IS CBO STATUS IMPORTANT?

By Chad Budreau, AMA Executive Director chadb@modelaircraft.org

ON NOVEMBER 15, 2022, the FAA declared AMA as a community-based organization (CBO). Before I share what this status means to AMA, our members, and the hobby, let me provide some background.

One year after AMA's founding in 1936, we partnered with NAA and others to petition the federal government against onerous regulations in states such as Connecticut and Massachusetts. The US Department of Commerce, which at the time managed aviation, sent delegates to the 1937 Nats to meet with AMA and evaluate our operations. The conference ended with the US Department of Commerce not only validating AMA's safety programming, but also issuing a statement of endorsement, declaring aeromodeling's value to youth.

This set the tone of the relationship between AMA and the federal government for decades. AMA was looked upon to safely manage the recreation, education, and sport of model aviation.

Fast-forward 75 years: In the 2012 FAA Modernization and Reform Act, Congress more formally codified the relationship between AMA and federal government by defining CBOs, such as AMA, to manage the model aircraft community. Congress

reaffirmed the importance of CBOs in the FAA Reauthorization Act of 2018. In October 2022, the FAA published and implemented a process to recognize CBOs through Advisory Circular 91-57 C.

I'm happy to share that AMA was the first to apply and the first to be accepted as a CBO. AMA President Rich Hanson stated in an email to our members, "We applaud the FAA for implementing the [CBO application] process and acknowledging that AMA's Safety Programming is the gold standard."

CBO recognition is important for many reasons. This designation validates and gives credibility to AMA's safety programming among stakeholders and regulators. Although AMA has been shaping regulations for decades, CBO status more formally gives AMA a seat at the table when the FAA addresses regulations. Being a CBO also opens the door to additional advocacy efforts, including applying for FAA-Recognized Identification Area (FRIA) status for our clubs and flying sites.


FRIAs allow our members to fly at approved AMA flying fields without Remote ID. Members can continue flying at FRIAs as they always have with the same equipment they already use.

FAA Advisory Circular 89-3 clarifies that

clubs and individuals cannot apply for FRIA status; therefore, AMA will be applying on behalf of our clubs. This is a service we are happy to provide for our members and 2,500 clubs across the country. Every year, I work with staff and the Executive Council (EC) to create a program of work. This allows staff and the EC to prioritize projects and allocate resources. Needless to say, securing FRIA status for our clubs is a top-ranking priority within AMA's 2022 and 2023 program of work, with an anticipated forecast of 3,500 staff hours.

Although AMA staff will be taking the brunt of the work, we will need to consult with our clubs to ensure FRIA applications have accurate information. Please look for communication from the AMA Club department to our club officers to begin the process.

Until AMA approaches you to start the process, begin thinking about who your club's primary point of contact will be and it relates to FRIAs. Clubs might also be asked to define their hours and types of operations. Because this is the time of year that we ask our clubs to renew their charters with AMA, please spend extra time to review your club and flying site information before submitting it to the AMA. We want the most accurate and current details to streamline the FRIA application process.

Thank you to the staff, volunteers, and members for securing our CBO status! We're honored to be your CBO and excited for what the future brings. This is a big step for our community, and we look forward to growing the hobby together. 

REMEMBER YOUR SEASONAL ADDRESS CHANGES

IF YOU SPEND THE WINTER in a warmer climate and the summer in a cooler climate, please make sure that AMA has your current address. AMA needs to know the dates during which you will be at each address, so that you receive your magazine

subscriptions and any important communications. Periodicals can only be forwarded for up to 60 days.

Please make sure that AMA also has your current email address in case your magazines or membership cards are returned and we

need to contact you. Changes to your membership profile can be made by logging your account at www.modelaircraft.org. You can also send any address changes to member@modelaircraft.org or member@modelaircraft.org.

SCHOLARSHIP, GRANT APPLICATIONS NOW OPEN

AMA IS NOW accepting applications for its scholarship program, Flying Site Improvement Grants, and Take off And Grow (TAG) Grants. These applications are due February 1, 2023.

Throughout the year, the AMA Foundation also accepts applications for Disaster Relief Grants and Club Recognition and Reward Grants.

Scholarships are available for graduating high school students who have been AMA members for 36 continuous months prior to the application deadline and who will graduate from high school in the year in which the scholarship is awarded (2023).

Flying Site Improvement Grants provide funding to AMA chartered clubs that have made or plan to make improvements to their flying sites. AMA contributes 25% of total project costs up to \$3,000 if a club is selected to receive a Flying Site Improvement Grant.

TAG Grants are designed to help clubs introduce the public to model aviation. The TAG program provides funding for a one-day extensive introduction of aeromodeling, with the intent of drawing new people into the hobby.

Additional information about the scholarships and grants can be found at <https://amablog.modelaircraft.org/amafoundation>. Applications are also located on this website.

AMA chartered clubs can also apply for Disaster Relief Grants throughout the year. If a club's flying site is damaged by a natural disaster such as a hurricane, tornado, flood, or wildfire, that club could receive up to \$500 to remove debris and/or make repairs so that the field is flyable again.

Club Recognition and Reward Grants can be awarded to clubs that promote aeromodeling in a positive light through the media. Acceptable media outlets include

publicity on a radio station, television, and/or newspapers. Information about these grants is also available at amablog.modelaircraft.org/amafoundation.

If you have questions about the scholarship program, please contact the Education department at education@modelaircraft.org. The AMA Foundation is responsible for all other grants and can be reached at foundation@modelaircraft.org or by calling (765) 287-1256 and leaving extensions 279 or 221.

**LICENSE AGREEMENT BY AND BETWEEN THE LAKESIDE COMMUNITY DEVELOPMENT
DISTRICT AND LAKESIDE COMMUNITY ASSOCIATION, INC. REGARDING THE
HOLIDAY LIGHTING INSTALLATION, MAINTENANCE AND REMOVAL**

THIS LICENSE AGREEMENT ("**License Agreement**") is made and entered into this ____ day
of _____ 202__, by and between:

Lakeside Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**District**"), and

Lakeside Community Association, Inc., a Florida not-for-profit corporation, with a mailing address of 6972 Lake Gloria Boulevard, Orlando, Florida 32809 (the "**Licensee**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates, and maintains certain facilities and real property ("**District Property**"), which facilities and real property are within the boundaries of the District; and

WHEREAS, the Licensee desires to supply, install, operate, maintain and remove additional holiday lighting ("**Improvements**") on certain District Property, as more specifically identified in holiday lighting plan provided in **Exhibit A**, for the benefit of the community, such installation and maintenance being at no cost to the District; and

WHEREAS, the District is willing to allow the Licensee to supply, install, maintain and remove the Improvements pursuant to the terms set forth in this License Agreement; and

WHEREAS, the District and the Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF INSTALLATION AND MAINTENANCE LICENSE. The District hereby grants to the Licensee a non-exclusive license ("**License**") to access, install, maintain and remove the Improvements on certain District Property, as such Holiday Lighting plan is further identified in **Exhibit A**.

3. CONDITIONS ON THE LICENSE. The License granted herein is subject to the following terms and conditions:

A. The District hereby grants the Licensee officers, authorized representatives, employees, contractors, volunteers and affiliates the limited right to access the Property for the purposes described in this License Agreement.

B. Licensee may access, install, operate and maintain the Improvements during the following periods:

- i. Spring Holidays- March 1 through May 31
- ii. Summer Holidays- June 1 through August 31
- iii. Fall – September 1 through November 31
- iv. Winter- December 1 through February 28 (or 29th as applicable)

C. Any and all Improvements provided pursuant to this License Agreement shall be neutral in content, devoid of any religious, political or obscene messages.

D. Licensee shall contractually require its contractors and volunteers to use all due care to protect the property of the District, its residents and landowners from damage by the Licensee's contractors. The Licensee shall contractually require its contractors and volunteers to repair any damage resulting from the activities and work of the Licensee's contractors.

E. Notwithstanding the foregoing, in the event the Licensee intends to use community volunteers to carry out any of its permitted activities under this License, Licensee shall obtain a waiver and release from each such volunteer in substantially the form attached hereto as **Exhibit B ("Waiver")** and shall submit all such Waivers to the District prior to the start of any installation of the Improvements by such volunteers.

F. The District is not responsible for the cost of repairs from damage resulting from the acts or omissions of the Licensee or its officers, authorized representatives, employees, contractors, volunteers and affiliates.

G. Licensee shall exercise its best efforts to maintain the Improvements in a good condition and free from visual deterioration.

H. Licensee shall be solely responsible for any and all costs or fees associated with the installation, maintenance, repair, replacement and removal of the Improvements.

4. **EFFECTIVE DATE; TERM.** This License Agreement shall become effective upon full execution on the date first written above and shall continue in full force and effect until terminated pursuant to the terms of this License Agreement.

5. **REVOCATION, SUSPENSION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which notice shall be effective immediately upon receipt by Licensee. Both the District and Licensee may terminate this License Agreement upon thirty (30) days' written notice. The provisions of Sections 7 and 8, below, shall survive any revocation, suspension or termination of this License Agreement.

6. **COMPENSATION.** In consideration of the use of District Property for purposes stated herein, the Licensee shall provide the Improvements at no cost to the District. The Licensee shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this License Agreement.

7. **COMPLIANCE WITH LAWS, RULES AND POLICIES.** Licensee shall comply at all times with relevant statutes and regulations governing the installation, maintenance and removal of the Improvements and shall be solely responsible for its officers, authorized representatives, employees, contractors, volunteers and affiliates compliance of same at all times, and shall, upon request of the District, provide proof of such compliance.

8. **CARE OF PROPERTY.** Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's activities under this License Agreement, including any damage caused by its officers, authorized representatives, employees, contractors, volunteers and affiliates. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. Notwithstanding the foregoing, the District shall have the option, but not the obligation, to repair any such damages and request reimbursement of the same if timely repairs are not made and Licensee hereby agrees to reimburse the District for such costs within fifteen (15) days of such request. The provisions of this Section 8 shall survive termination of this License Agreement.

9. **INDEMNIFICATION.**

A. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. To the fullest extent permitted by law, the Licensee agrees to defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents ("**District Indemnitees**") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, authorized representatives, volunteers, employees, contractors, subcontractors or assigns in connection with the purposes of this License Agreement. Furthermore, the Licensee will contractually require its contractors to defend, indemnify, save and hold the District Indemnitees harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee's contractors, subcontractors or assigns in connection with the purposes of this License Agreement.

C. For purposes of this Section, "acts or omissions" on the part of the Licensee, and its members, managers, agents, assigns, contractors or subcontractors, includes, but is not limited to:

- i.** Provision of the work in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
- ii.** Any claims resulting from personal injury and property damage.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this License Agreement. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

10. INSURANCE. [SUBJECT TO FURTHER REVIEW AND ADDITIONAL REQUIREMENTS PER DISTRICT INSURANCE REPRESENTATIVE'S RECOMMENDATIONS]

A. Licensee Insurance Requirement. The Licensee shall, at its own expense, maintain insurance during the term of this License Agreement, with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000. The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. The Licensee's insurance shall remain in place throughout the term of this License Agreement. [SUBJECT TO FURTHER REVIEW AND ADDITIONAL REQUIREMENTS PER DISTRICT INSURANCE REPRESENTATIVE'S RECOMMENDATIONS]

B. Licensee's Contractor Insurance Requirement. Licensee shall require all contractors doing work within the District Property to maintain insurance applicable to the work being done within the District Property for the duration of the work with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000 and name the District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. Such contractor's insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. Licensee shall furnish District certificates evidencing coverage in advance of any contractor commencing any work within the District Property. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. [SUBJECT TO FURTHER REVIEW AND ADDITIONAL REQUIREMENTS PER DISTRICT INSURANCE REPRESENTATIVE'S RECOMMENDATIONS]

11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this License Agreement shall be construed or deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

12. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be

entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs.

13. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

15. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

16. ASSIGNMENT. Neither the District nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

17. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the activities contemplated by this License Agreement, is an employee of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

18. NOTICES. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered by electronic mail and mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Lakeside Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: Lakeside Community Association, Inc.
6972 Lake Gloria Boulevard

Orlando, Florida 32809

Attn: _____

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

19. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

20. COMPLIANCE WITH PUBLIC RECORDS LAWS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Lynn Hayes** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF
CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE**

PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-994-1001, LHAYES@RIZZETTA.COM, 5844 OLD PASCO ROAD, SUITE 100 WESLEY CHAPEL, FL 33544.

21. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

22. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

23. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

24. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

26. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

27. COUNTERPARTS; ELECTRONIC SIGNATURES. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original;

however, all such counterparts together shall constitute but one and the same instrument. Additionally, the parties acknowledge and agree that this License Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmit-ted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

Lynn Hayes
Assistant Secretary

Jack Koch
Chairman, Board of Supervisors

Witness:

LAKESIDE COMMUNITY ASSOCIATION, INC.

Signature

President

Print Name of Witness

Exhibit A Holiday Lighting Plan
Exhibit B Volunteer Waiver

EXHIBIT A - HOLIDAY LIGHTING PLAN

EXHIBIT B – VOLUNTEER WAIVER

THE FOLLOWING TO BE FILLED IN BY THE VOLUNTEER:	
Volunteer Name (“ Volunteer ”):	
Address:	<hr/> <hr/>
Phone Number:	
Emergency Contact – NAME:	
Emergency Contact – PHONE:	
Volunteer Activity (“ Activity ”):	Holiday Lighting Installation, Maintenance and Removal for Lakeside Community Association, Inc.

This Waiver and Release of Liability (“**Release**”) is hereinafter executed by Volunteer (as defined and named above), who desires to provide volunteer services on behalf of the Lakeside Community Association, Inc. (“**HOA**”) on certain District property located within the Lakeside Community Development District (“**District**”) for the Activity (as defined above). Volunteer hereby releases the District and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, “**Released Parties**”) as provided below.

Volunteer understands the scope of Volunteer’s relationship with the HOA is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer’s involvement in the Activity. The following additional provisions apply:

1. ***Waiver and Release:*** In consideration for allowing Volunteer to participate in the Activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney’s fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the HOA, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.

2. **Insurance:** Further I understand neither the HOA nor the District assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.

3. **Medical Treatment:** I hereby release and forever discharge the HOA and the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with the HOA.

4. **Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the HOA and the District, as currently in effect and as may be amended from time to time.

5. **Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Signature: _____ Date: _____
(if Participant is 18 years of age or older)

NO MINORS MAY PARTICIPATE AS A VOLUNTEER

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, *Florida Statutes*, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District manager at 813-994-1001, lhayes@rizzetta.com.

Tab 11



MEMO

To: Lakeside CDD
From: David Fleeman, PE, LEED AP
Date: February 13, 2023
Re: Inventory of CDD maintained sidewalk

Florida Design Consultants conducted an evaluation of CDD maintained sidewalk as authorized in the December 9, 2022 Task Order. The evaluation was limited to sidewalks within the CDD right-of-way that are adjacent to CDD or HOA owned tracts (maintenance of segments adjacent to individual lots are the responsibility of the adjacent parcel owner).

Several of the damaged sidewalk elements were previously identified and included in the CDD's discussions with the Master Developer regarding the sidewalk construction letter agreement. The evaluation identified seven (7) damaged curb ramps, six (6) segments of sidewalk with cracks or settling, and two (2) areas of sidewalk adjacent to trees with root systems that appear to be impacting the adjacent walkway. The specific areas are depicted on the attached exhibit.

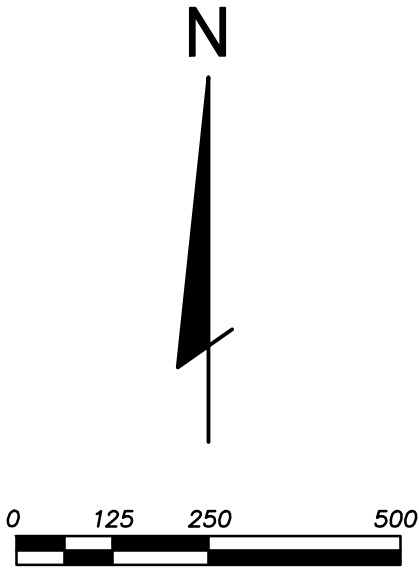
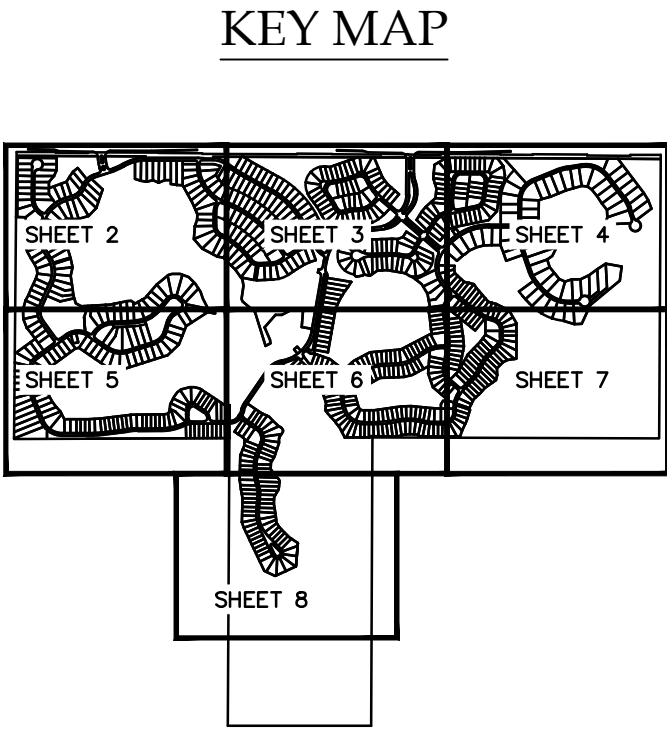
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PROJECT NAME:
**LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT**

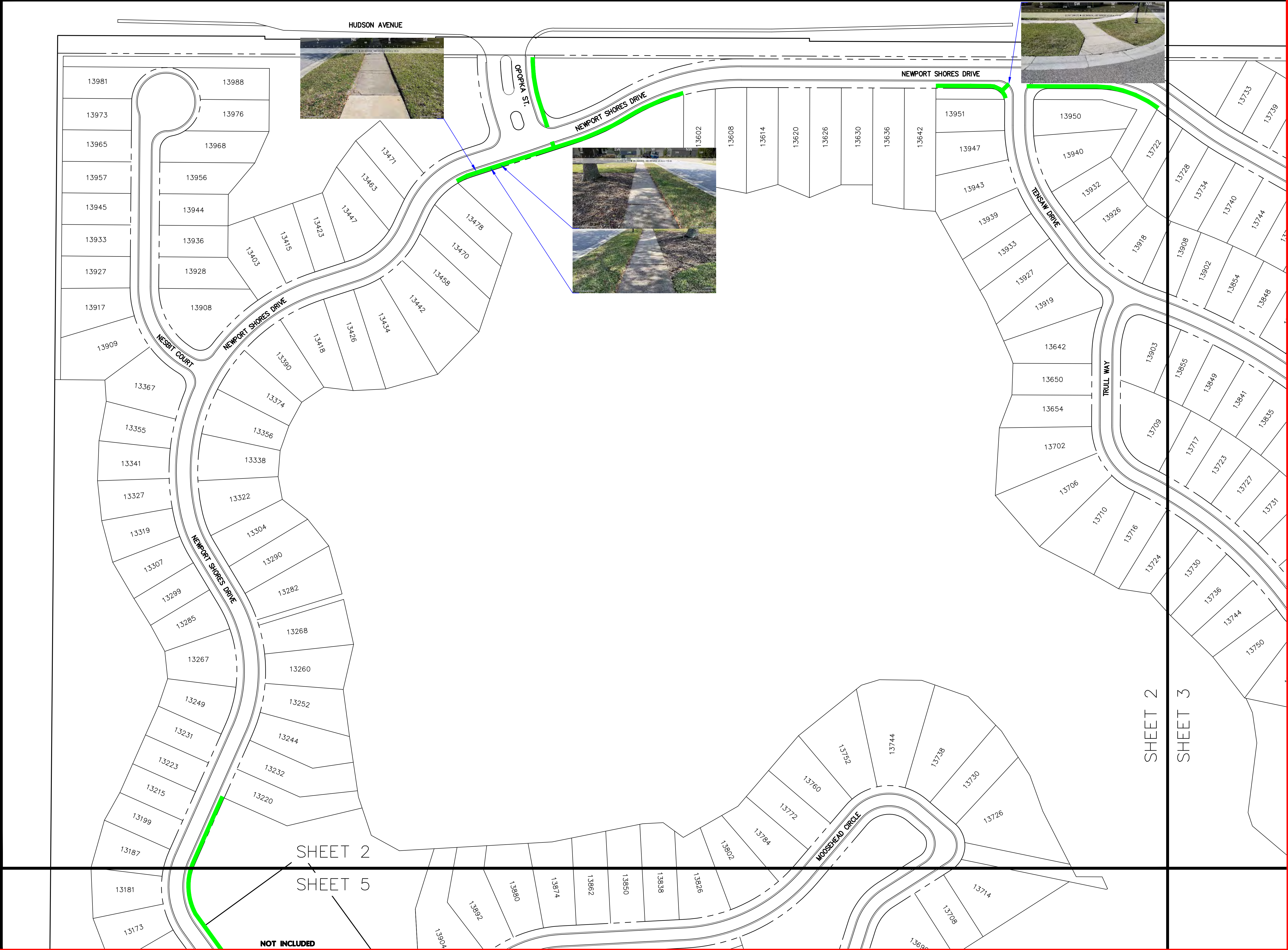
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PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
02/09/2023

LEGEND	
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13442	= ADDRESS
—————	= CDD MAINTAINED SIDEWALK



CREATION DATE: 02/13/2023	REVISED DATE: -	DRAWN BY: SLE	SHEET NUMBER: 1 OF 8
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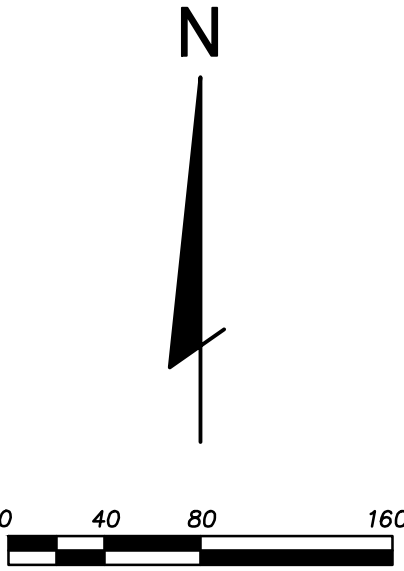
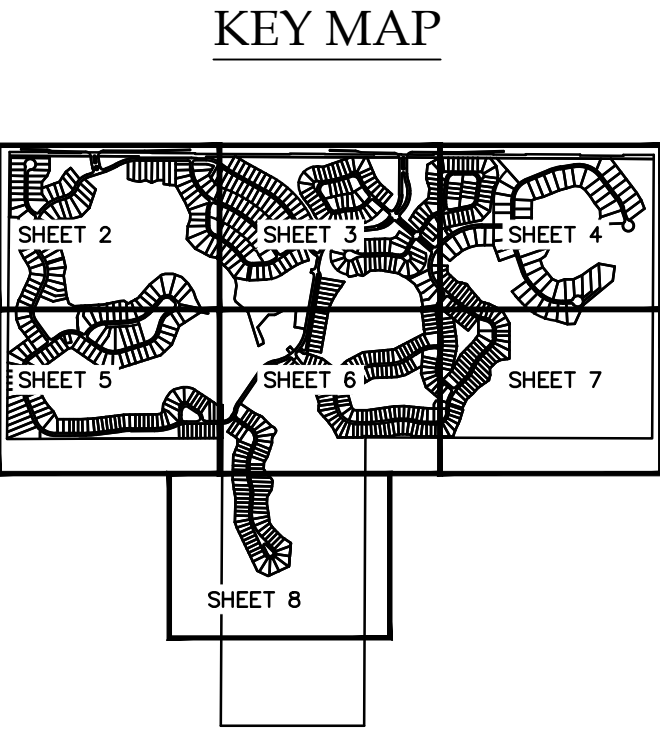


PROJECT NAME:
**LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT**

SHEET NAME:
TWO
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
02/09/2023

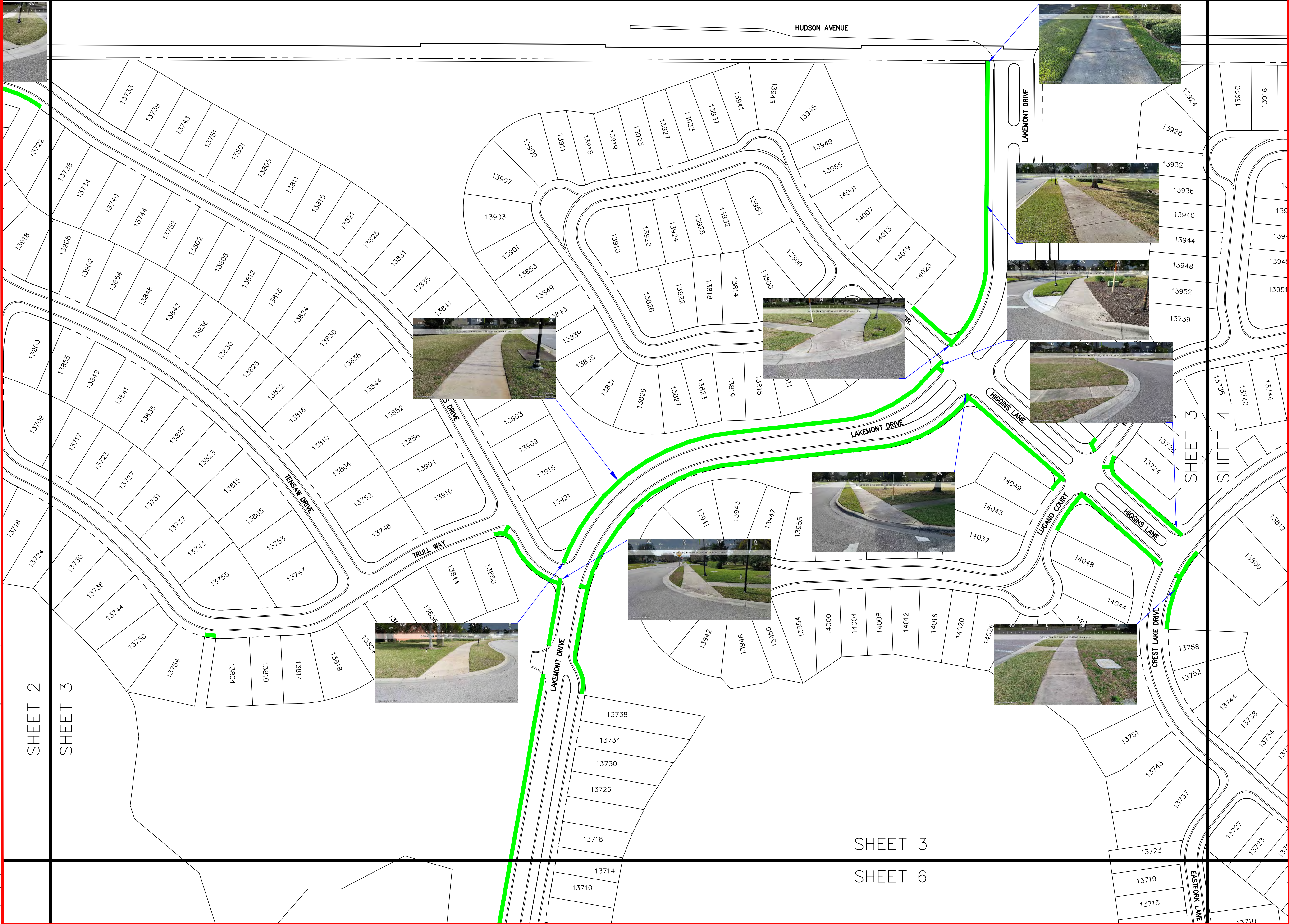
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13442	= ADDRESS
	= CDD MAINTAINED SIDEWALK



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

CREATION DATE: 02/13/2023	REVISED DATE: -	DRAWN BY: SLE	SHEET NUMBER: 2 OF 8
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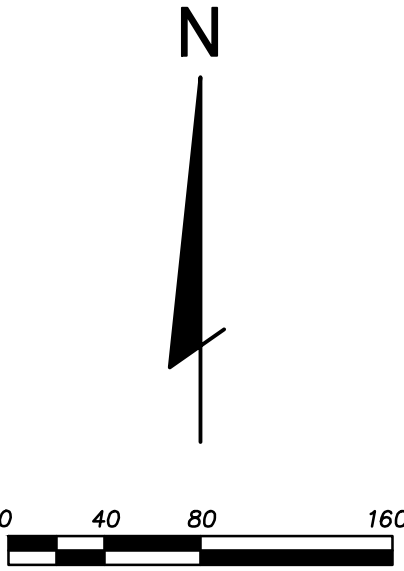
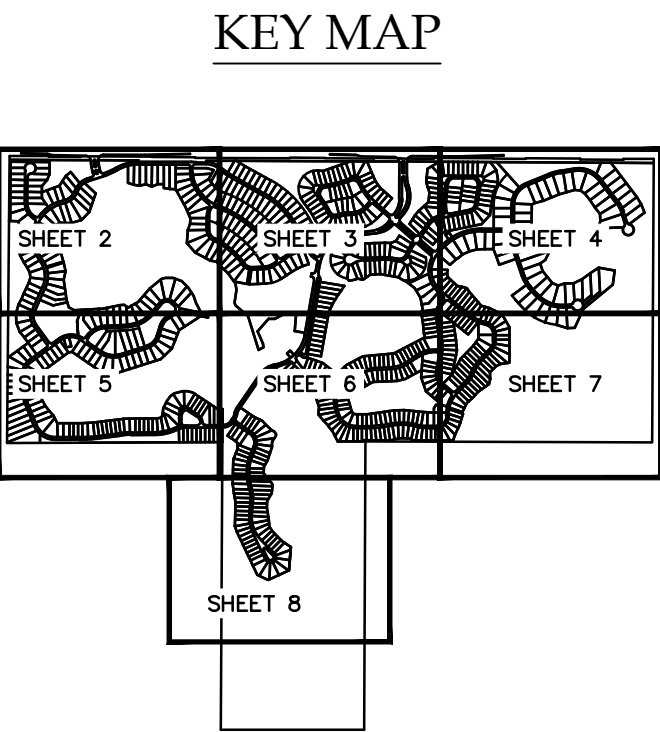


PROJECT NAME:
**LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT**

SHEET NAME:
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PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
02/09/2023

LEGEND

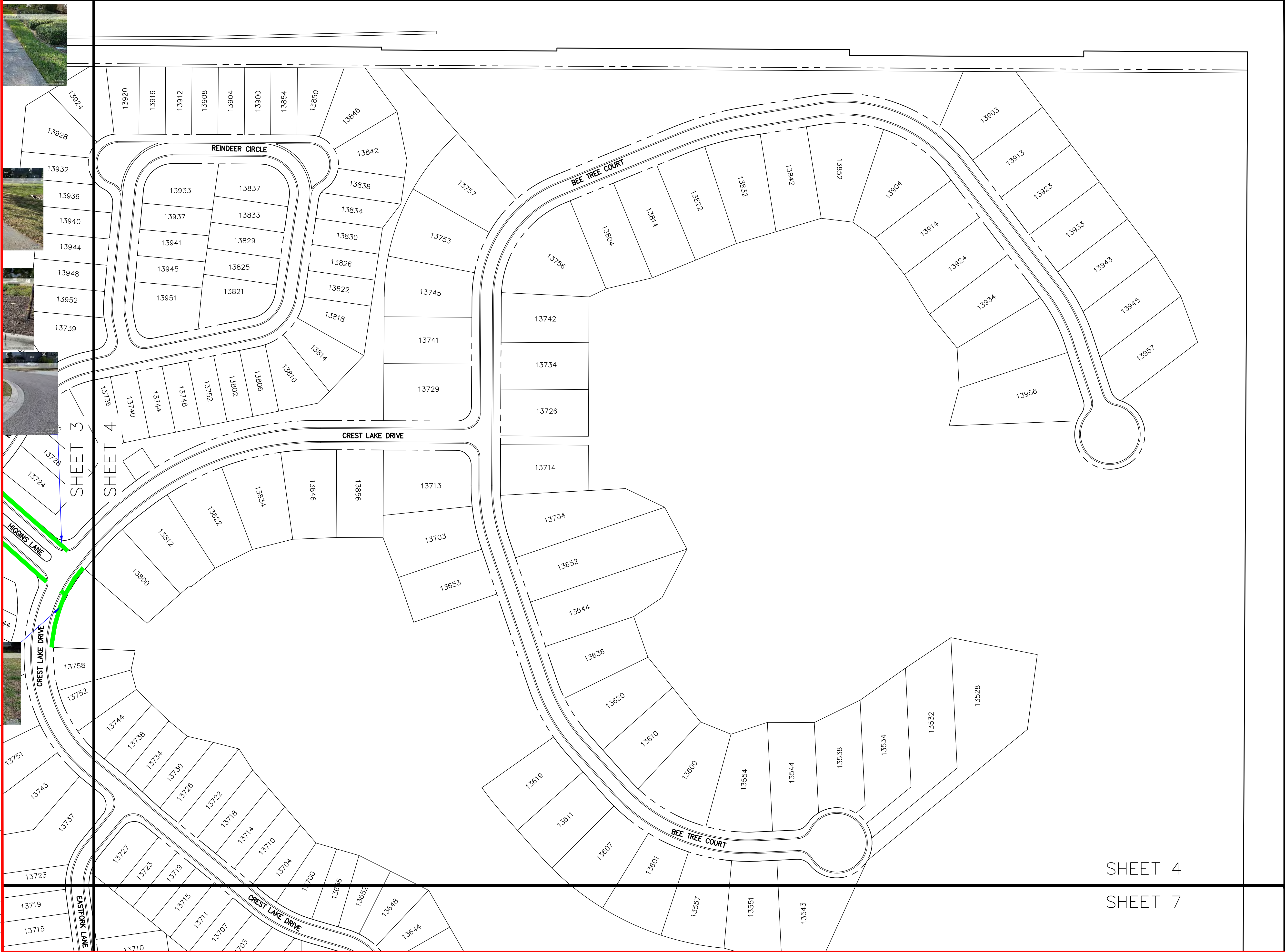
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20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

CREATION DATE: 02/13/2023	REVISED DATE: -	DRAWN BY: SLE	SHEET NUMBER: 3 OF 8
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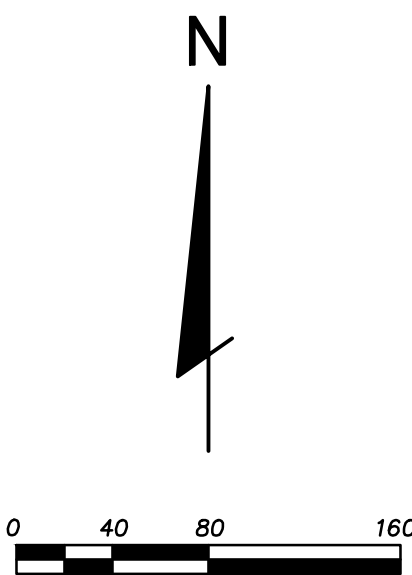
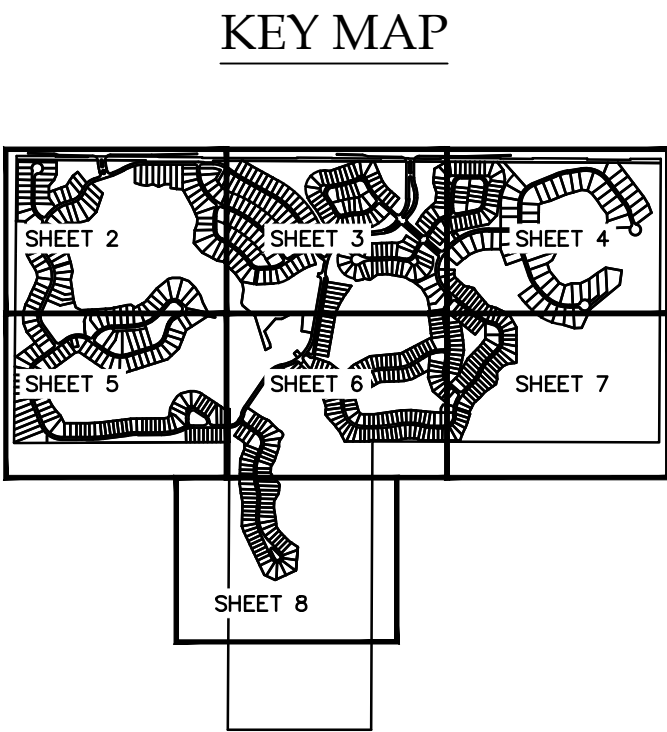
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PROJECT NAME:
**LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT**

SHEET NAME:
FOUR
PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
02/09/2023

LEGEND

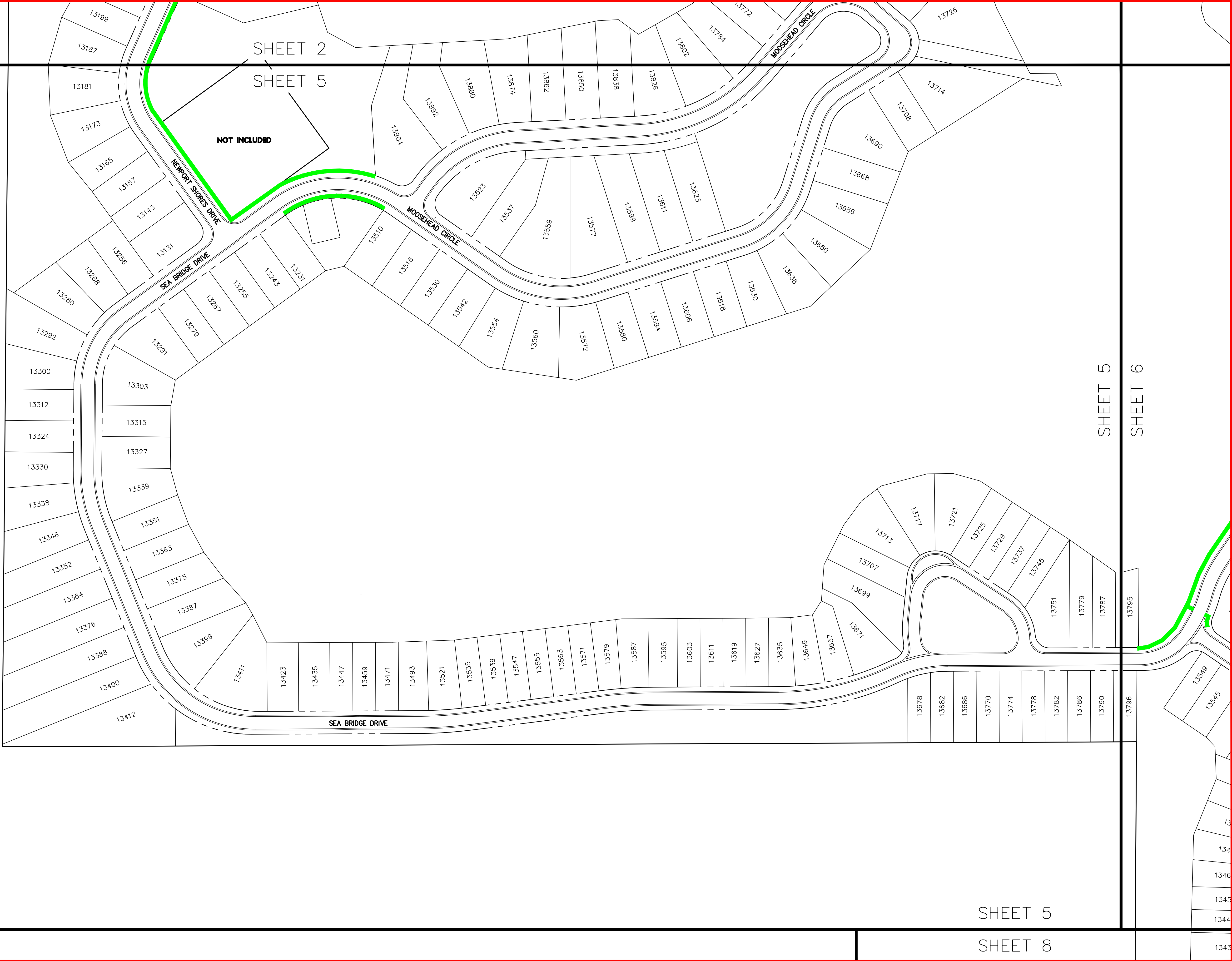
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20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 849 - 3648 WWW.FLDESIGN.COM

CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
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PROJECT NAME:

LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT

SHEET NAME:

FIVE

PREPARED FOR:

LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT

SITE VISIT DATE:

02/09/2023

LEGEND

NEWPORT SHORES DRIVE

= STREET NAME

13442

= ADDRESS

= CDD MAINTAINED SIDEWALK

KEY MAP

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0 40 80 160

FLORIDA DESIGN
CONSULTANTS, INC.

THINK IT. ACHIEVE IT.

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

CREATION DATE:

02/13/2023

REVISED DATE:

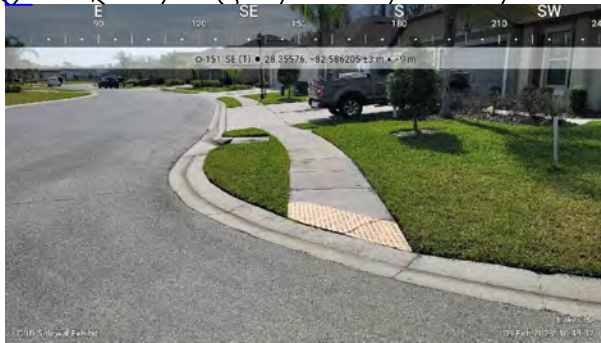
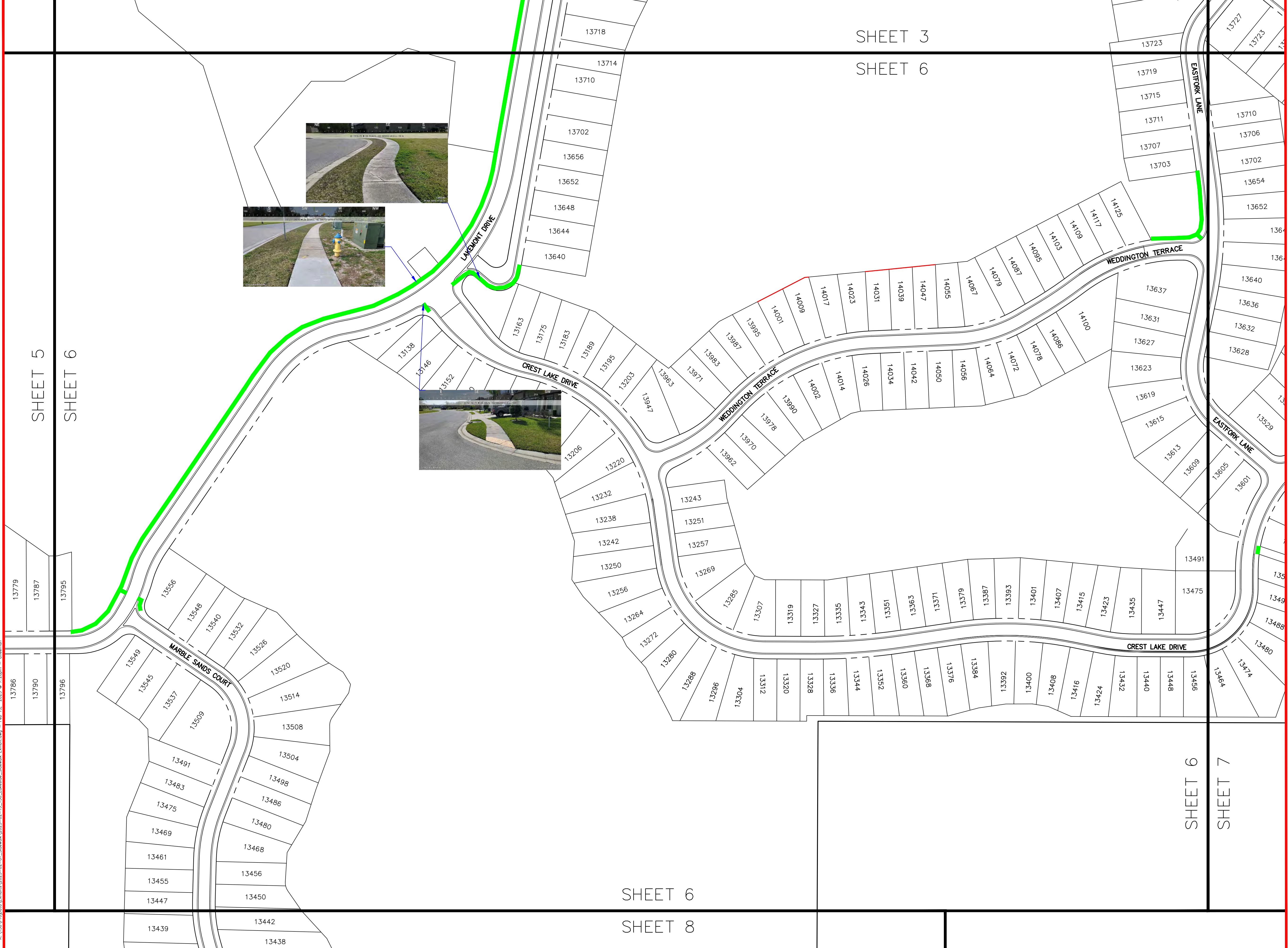
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5 OF 8

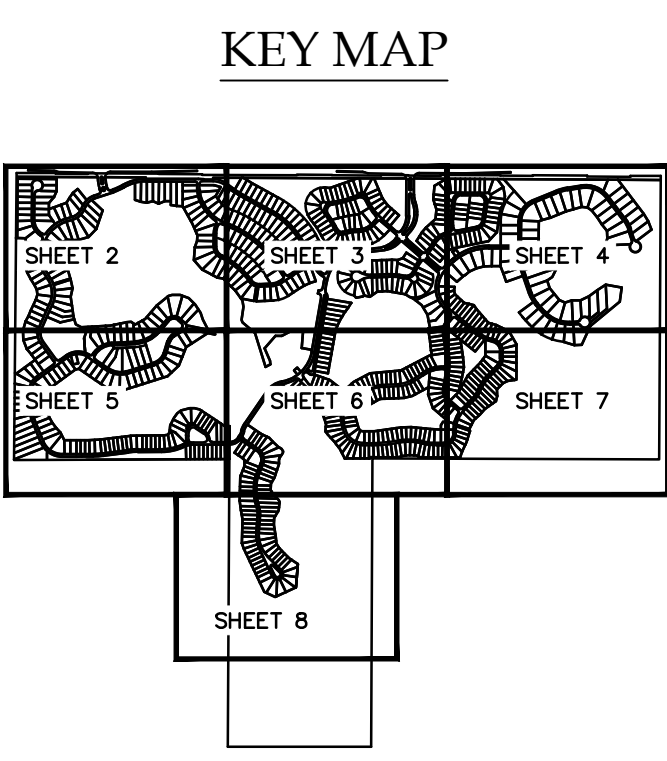


PROJECT NAME:
**LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT**

SHEET NAME:
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PREPARED FOR:
**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
02/09/2023

LEGEND

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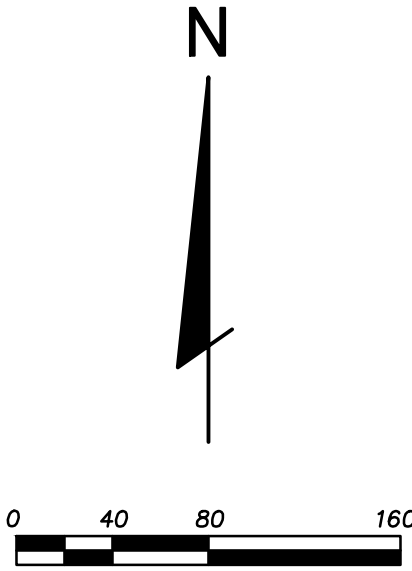
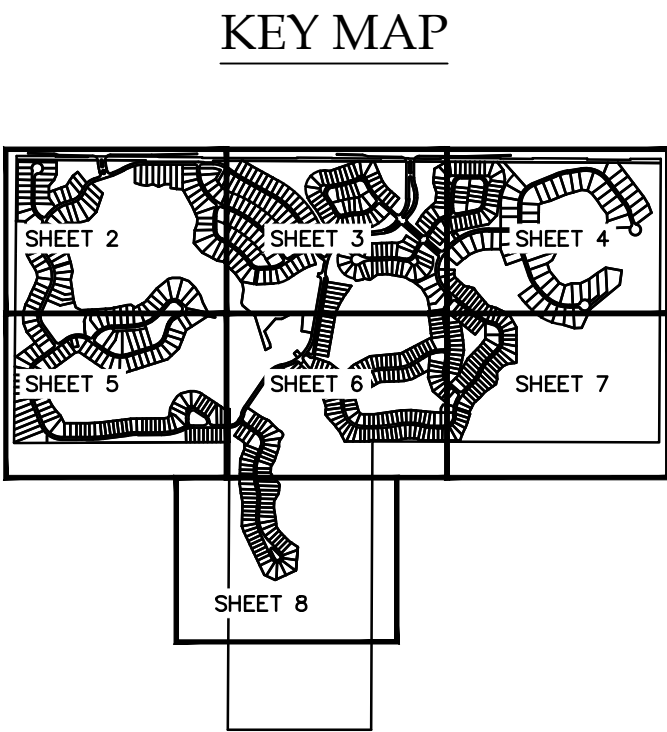


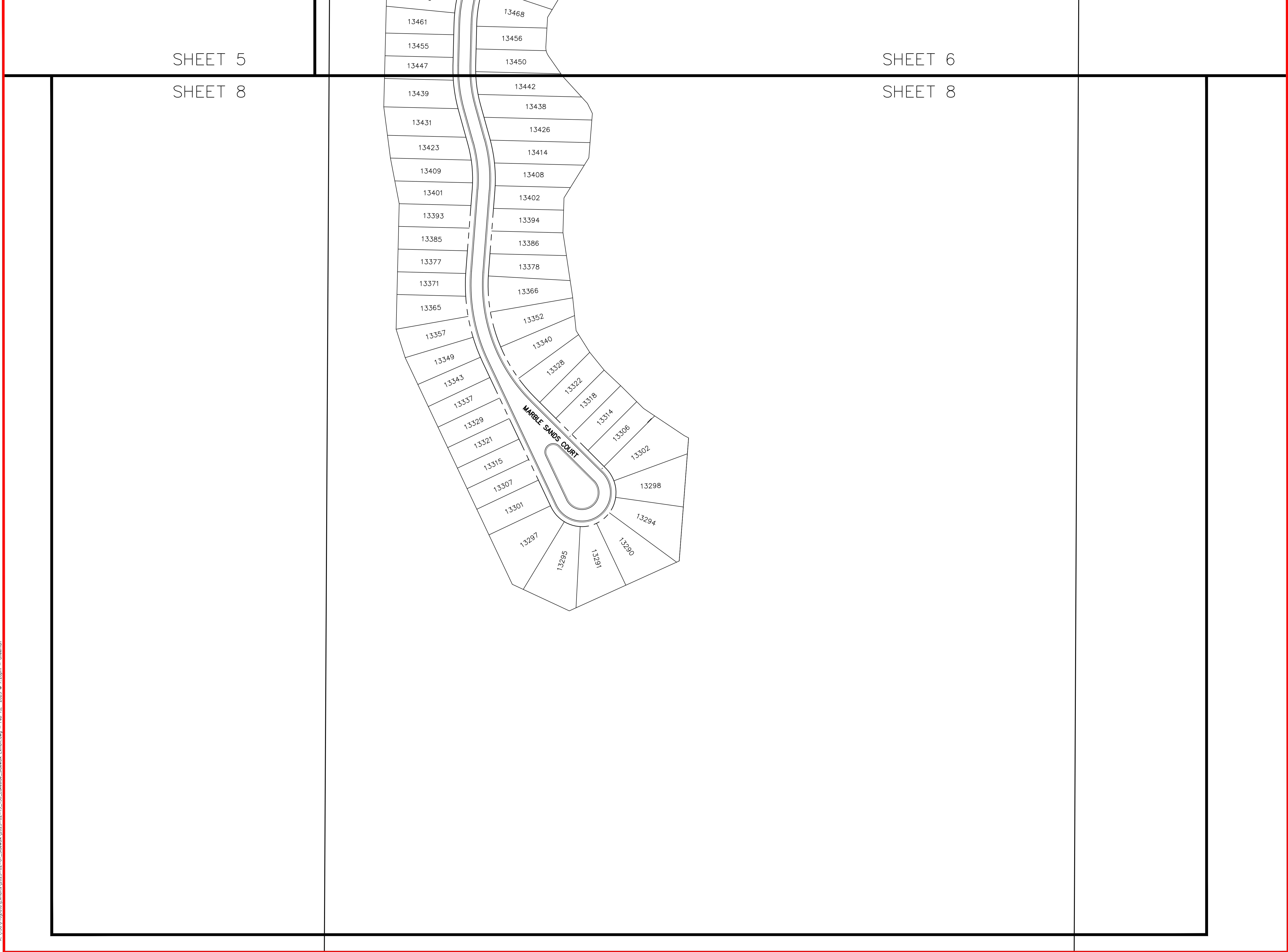
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PROJECT NAME:
**LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT**

SHEET NAME:
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**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
02/09/2023

- LEGEND**
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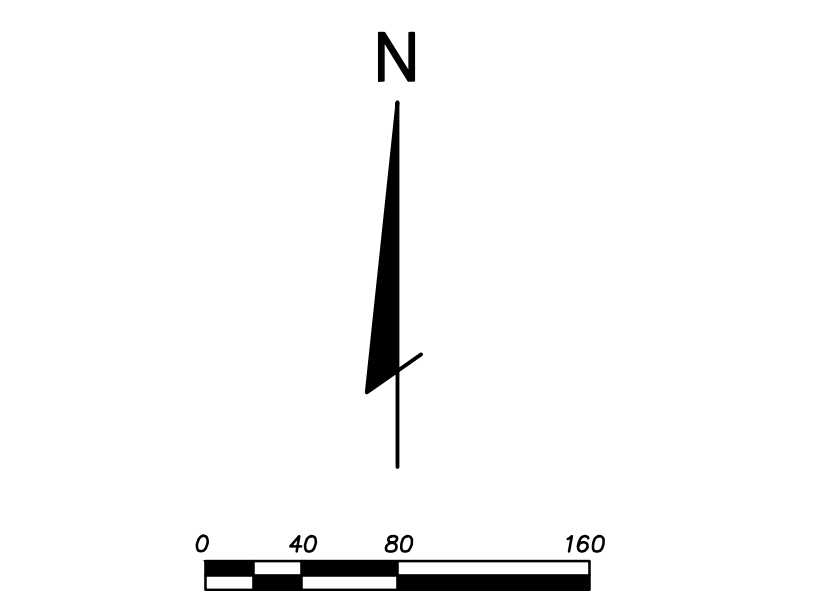
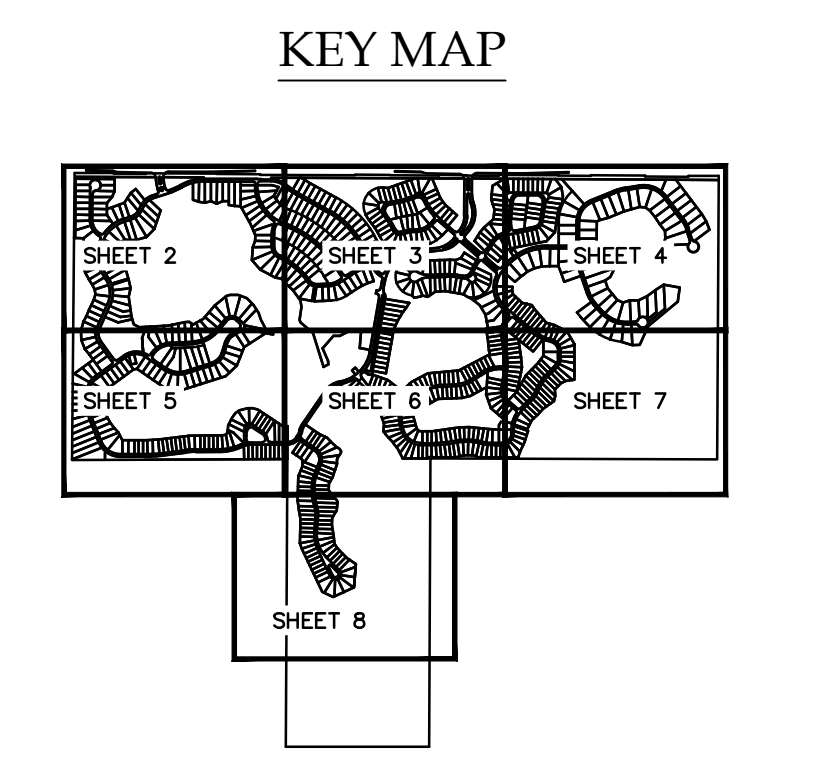




PROJECT NAME:
**LAKESIDE CDD
SIDEWALK
MAINTENANCE
EXHIBIT**

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**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**
SITE VISIT DATE:
02/09/2023

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MEMO

To: Lakeside CDD
From: David Fleeman, PE, LEED AP
Date: February 13, 2023
Re: Traffic Calming

The following excerpt is from the US Department of Transportation – Federal Highway Administration [[Traffic Calming ePrimer | FHWA \(dot.gov\)](#)] and outlines the recognized methods to manage vehicle speeds through Traffic Calming. This is intended to provide general background on the traffic calming alternatives available to traffic engineers.

The measures described below are commonly used with the express purpose of supporting the livability and vitality of a residential or commercial area through an improvement in non-motorist safety, mobility, and comfort. The list has been limited to include measures that are self-enforcing and for which long-standing benefits have been measured are included

Traffic Calming Measures

Traffic calming measures are grouped within four categories: horizontal deflection, vertical deflection, street width reduction, and routing restriction. The category descriptions and the measures they include are presented below.

A **horizontal deflection** hinders the ability of a motorist to drive in a straight line by creating a horizontal shift in the roadway. This shift forces a motorist to slow the vehicle in order to comfortably navigate the measure. The types of horizontal deflections include:

- Lateral shift
- Chicane
- Realigned intersection
- Traffic circle, as illustrated in Figure 1.1
- Roundabout
- Small modern roundabout and mini-roundabout



Figure 1.1. Horizontal Deflection Measure - Traffic Circle

A **vertical deflection** creates a change in the height of the roadway that forces a motorist to slow down in order to maintain an acceptable level of comfort. The types of vertical deflections include:

- Speed hump
- Speed cushion, as illustrated in Figure 1.2
- Speed table
- Raised crosswalk
- Raised intersection



Figure 1.2. Vertical Deflection Measure – Speed Cushion

A **street width reduction** narrows the width of a vehicle travel lane. As a result, a motorist slows the vehicle in order to maintain an acceptable level of comfort and safety. The measure can also reduce the distance a pedestrian walks to cross a street, reducing exposure to pedestrian/vehicle conflicts. The types of street width reductions include:

- Corner extension (i.e., a curb extension at an intersection)
- Choker (i.e., a midblock curb extension)
- Median island, as illustrated in Figure 1.3
- On-street parking
- Road diet



Figure 1.3 Street Width Reduction Measure - Median Island

A **routing restriction** prevents particular vehicle movements at an intersection and is intended to eliminate some portions of cut-through traffic. The types of routing restrictions include:

- Diagonal diverter
- Full closure
- Half closure, as illustrated in Figure 1.4
- Median barrier
- Forced turn island



Figure 1.4 Routing Restriction Measure - Half Closure

Measures Not Included

A variety of other measures have been part of traffic calming installations in jurisdictions throughout the United States. These measures are not included in this summary for a variety of reasons, including:

- The measure is a standard traffic control measure typically used for improving traffic flow and has a secondary benefit for non-motorist safety.
- The measure produces only a temporary or short-lived benefit.
- The measure requires enforcement.
- The measure has minimal or no measurable effect on vehicle speed or non-motorist safety.

The excluded measures include:

- Signs (Stop, Yield, turn prohibition, traffic calmed neighborhood, through traffic prohibition, one-way, speed limit, commercial vehicle restriction, motorist feedback)
- Pavement markings (marked crosswalk, pavement color change, narrowed lanes, transverse markings, school zones)
- Gateways
- Corner radius reduction
- Textured pavement and rumble strips
- Streetscaping/landscaping

Although this resource focuses on mostly physical measures to calm traffic, non-physical measures can also be an effective part of traffic calming. For example, educational and enforcement efforts have long been used as part of a neighborhood traffic calming program and should continue to be considered as either supplements to self-enforcing physical means or as a precursor to physical measures.

Potential Applications within Lakeside

Given the geometric constraints present within the Lakeside neighborhood, it doesn't appear that any of the horizontal deflection, street width reduction, or routing restriction alternatives are viable solutions. The most compatible traffic calming device available to manage vehicular speeds within Lakeside is a vertical deflection measure. Either a speed hump or speed cushion could potentially be constructed with minimal impact to the existing infrastructure. Typically, the larger speed cushion is considered more comfortable to traverse and is the most compatible alternative.

Recommended Traffic Calming Measures

The areas reported to experience highest vehicular speeds are Sea Bridge Drive (between Newport Shores Dr. and Marble Sands Ct.) and Newport Shores Drive (between Sea Bridge Dr. and Oppopka Street). Given the respective lengths of the referenced roadway segments, the addition of a single speed cushion within Newport Shores and two (2) new speed cushions within Sea Bridge Drive would segment the roadways (approximately 1,000 foot lengths) and prevent unobstructed high-speed driving (see attached Traffic Calming exhibit).

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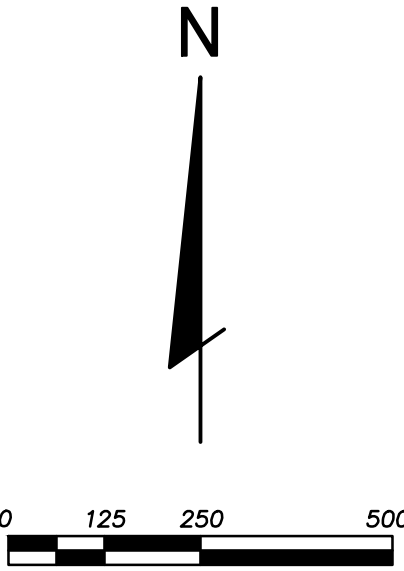


PROJECT NAME:
LAKESIDE CDD
TRAFFIC
CALMING

SHEET NAME:
PROPOSED EXHIBIT
PREPARED FOR:
LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT

LEGEND

NEWPORT SHORES DRIVE = STREET NAME
 = PROPOSED SPEED CUSHION
 = EXIST. SPEED CUSHION



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

CREATION DATE: 02/13/2023	REVISED DATE:	DRAWN BY: SLE	SHEET NUMBER: 1 OF 1
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MEMO

To: Lakeside CDD
From: David Fleeman, PE, LEED AP
Date: February 13, 2023
Re: Pothole Repair

During Florida Design Consultant's review of the CDD maintained sidewalk; a small pothole was observed within the intersection of Tensaw Drive and Newport Shores Drive (see Fig. 1). It is recommended that the CDD engage a paving contractor to repair this damage before the hole increases in size.

The paving contractor should sawcut a rectangular area that extends beyond the cracked or weakened asphalt and remove all damaged asphalt within the limits of the cut. Existing base material shall be removed to a minimum depth of 2-in below existing pavement grade in addition to any loose or weakened base material exposed within the hole. The hole shall then be filled with FDOT SP-9.5 (Traffic C) in lifts and compacted to a field density of 95% of the laboratory maximum density determined from specific gravity (G_{MM}) methods (minimum of 2-in thick).

The same repair procedure should also be applied to be area immediately south of the existing pothole where the asphalt appears to have unbonded from the roadway (see Fig. 1).



Figure 1 Existing Pothole

Tab 12



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 22, 2023 @ 10:00 AM at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

District Manager's Report

February 22

2023

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FINANCIAL SUMMARY

1/31/2023

General Fund Cash & Investment Balance: \$508,232

Reserve Fund Cash & Investment Balance: \$468,687

Debt Service Fund Investment Balance: \$1,131,640

Total Cash and Investment Balances: \$2,108,559

General Fund Expense Variance: \$46,811 Under Budget

Tab 13



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places to learn.®

www.schooloutfitters.com • PO Box 779193 • Chicago IL 60677-9193

For assistance, please contact:

Paul Burns

Phone: 866-619-5308

Fax: 866-619-4308

paul.burns@schooloutfitters.com

Quote Summary

Quote #: QUO11394672

Valid through: 03/17/2023

Bill to:

Lakeside Community Development District
Lynn Hayes
3434 Colwell Ave
Ste 200, Tampa FL 33614-8390 USA

Phone: 1 (813) 994-1001

Fax: N/A

Email: lhayes@rizzetta.com

Ship to:

Lakeside Community Development District
Lynn Hayes
13739 Lakemont Dr
Hudson FL 34669-1104 USA

Phone: 1 (813) 933-5571

Fax: N/A

Email: lhayes@rizzetta.com

Item	SKU#	Description	Qty.	List	% Off	Price Per Item (including options)	Total Price
------	------	-------------	------	------	-------	---------------------------------------	-------------

1.	NOR-NW123SM-D6	Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L)	4	\$1,325.76	51%	\$644.88	\$2,579.52
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Options:

- Frame – Black Powder Coat Frame (+ \$0.00)
- Thermoplastic Plank – Green Thermoplastic Plank (+ \$0.00)

Estimated Delivery:

43 business days after order confirmation

Shipping & Handling Breakdown

Items Shipping From:	Shipping Via:	Service(s) Included:
Norwood Commercial Furniture	FEDEX FREIGHT PRIORITY	Lift Gate

Product SubTotal: \$2,579.52

Shipping & Handling: \$502.68

Sales Tax: 0.00

Grand Total: \$3,082.20

Important Shipping Information

Shipping on specified items includes a lift gate on the truck, but does not include inside delivery. The driver will lower items to the ground only. Customer must bring inside. Inside delivery is available for an additional charge.

Please remember to inspect your order at the time of delivery. Do not throw away any of the original packaging until inspection is completed. Any missing parts or damages must be reported to customer service at 1-866-619-1776 within 5 business days of delivery.

All quotations are for tailgate delivery, F.O.B. factory, unless otherwise noted.

Sales Representative Comments

Due to the continuous fluctuation with cost of products, increased shortage of raw materials and increased transportation demands, it is important to finalize your ordering needs soon. Please contact us for any assistance needed to proceed with your order.

Thank you for the opportunity to earn your business.

For Assistance: Paul Burns • Phone: 866-619-5308 • Fax: 866-619-4308 • paul.burns@schooloutfitters.com

Item Details



Norwood Commercial Furniture

Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L)






Use the Norwood Commercial Furniture Heavy-Duty Park Bench with Back in your high-traffic outdoor areas; it's made of steel, so it stands up to heavy use. The frame features a powder coat finish that won't scratch or fade, and the seat and back have a heavy-duty thermoplastic finish that resists UV rays and vandalism. Both the frame and bench come in a big selection of colors sure to stay bright and attractive for years. Assembly hardware included; mounting hardware not included.

Specifications


Product Weight (Lbs):	91
Assembly:	Assembly required
Bench Finish:	Thermoplastic
Frame Finish:	Powder coat
Material:	Steel; 12 gauge frame
Mount Type:	Surface
Other Info:	Diamond expanded metal
Overall Depth:	21 9/16" D
Overall Height:	34 1/4" H
Overall Length:	6' L
Seat Depth:	10" D
Seat Height:	18 1/4" H
Seating Capacity:	3
Warranty:	5-year limited
Weight Capacity:	600 lbs

Options

Thermoplastic Plank Color:

-  Black Thermoplastic Plank
-  Burgundy Thermoplastic
-  Green Thermoplastic Plank
-  Red Thermoplastic Plank
-  Royal Blue Thermoplastic Plank



Frame Color:

-  Black Powder Coat Frame

Item	SKU#	Description	Qty.	List	% Off	Price Per Item (including options)	Total Price
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1.	NOR-NW123SM-D6	Heavy-Duty Park Bench w/ Back - Diamond Expanded Metal - Surface Mount (6' L)	4	\$1,325.76	51%	\$644.88	\$2,579.52
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Options:

-  Frame – Black Powder Coat Frame (+ \$0.00)
-  Thermoplastic Plank – Green Thermoplastic Plank (+ \$0.00)



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: Lakeside CDD
DATE: 2/15/23

QUOTE: (4) Park Benches:
Assemble, pour concrete footers and anchors.

TOTAL: \$3,200.00

Thank You: Romaner Graphics



- LEGEND**
- = WETLANDS
 - = PONDS
 - = CDD LANDSCAPE / MAINTENANCE AREAS
 - = CDD OWNED / NOT PART OF LANDSCAPE MAINTENANCE

PROJECT NAME:
LAKESIDE

SHEET NAME:
**LANDSCAPE
MAINTENANCE AREA
EXHIBIT**

PREPARED FOR:
LAKESIDE CDD



CREATION DATE: 05/12/2019 REVISION DATE: 11/01/2020 DRAWN BY: JRS SHEET NUMBER: 1 OF 1

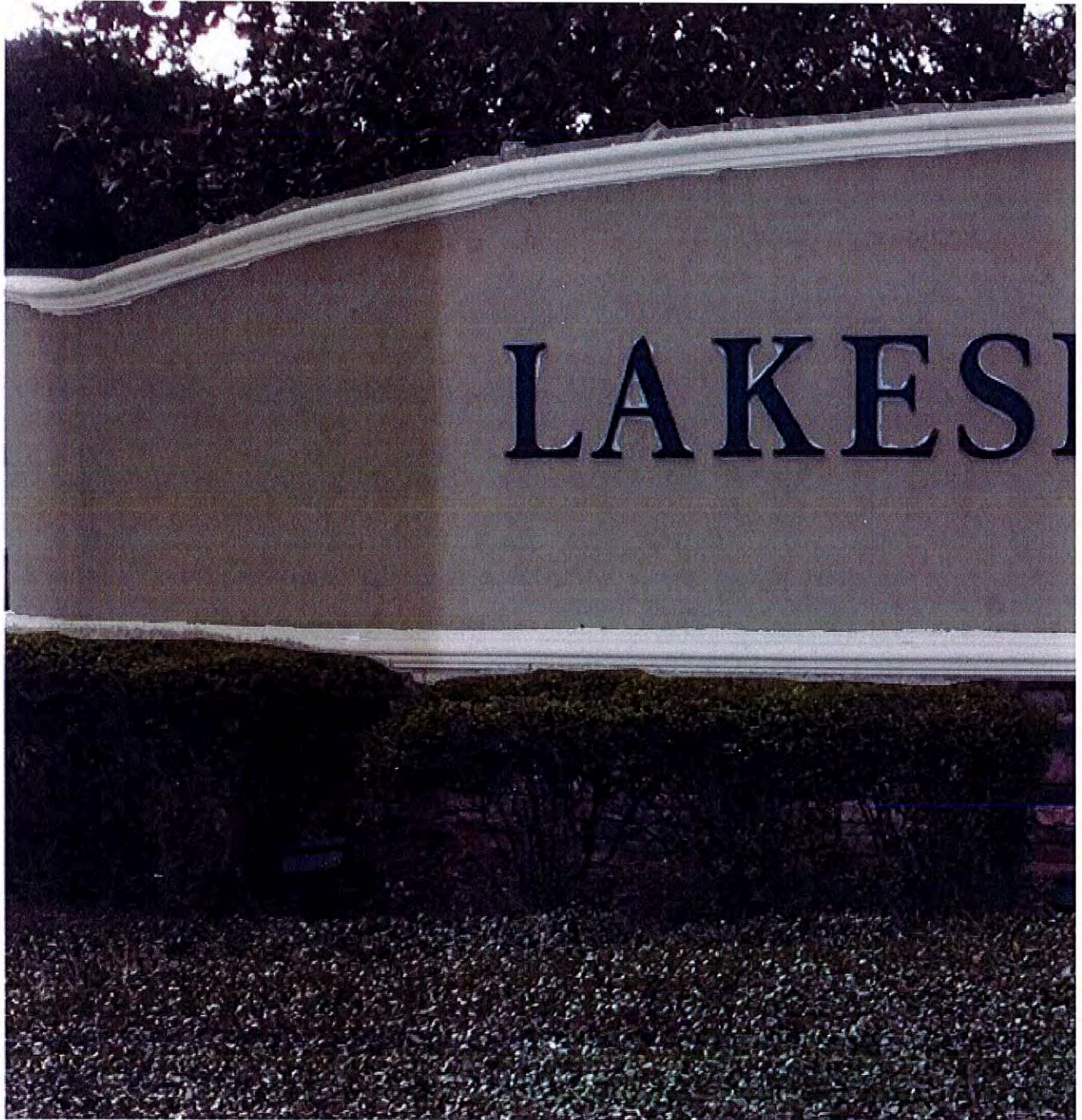
Tab 14

Created with



SHERWIN-WILLIAMS

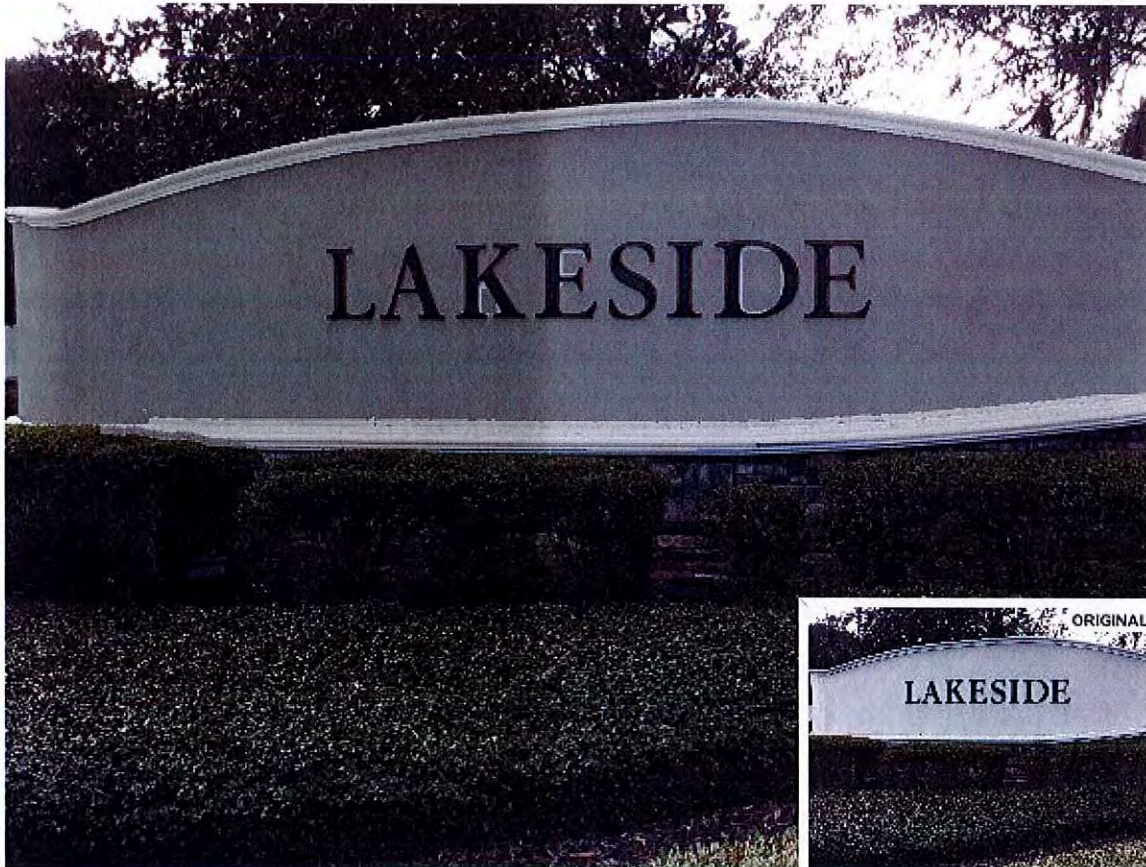
COLORSNAP[®] | V



✓ FEATURED IN SCENE

✓ FE

Created with



✓ FEATURED IN SCENE

SW 6253
Olympus White
Locator Number: 234-C1

✓ FEATURED IN SCENE

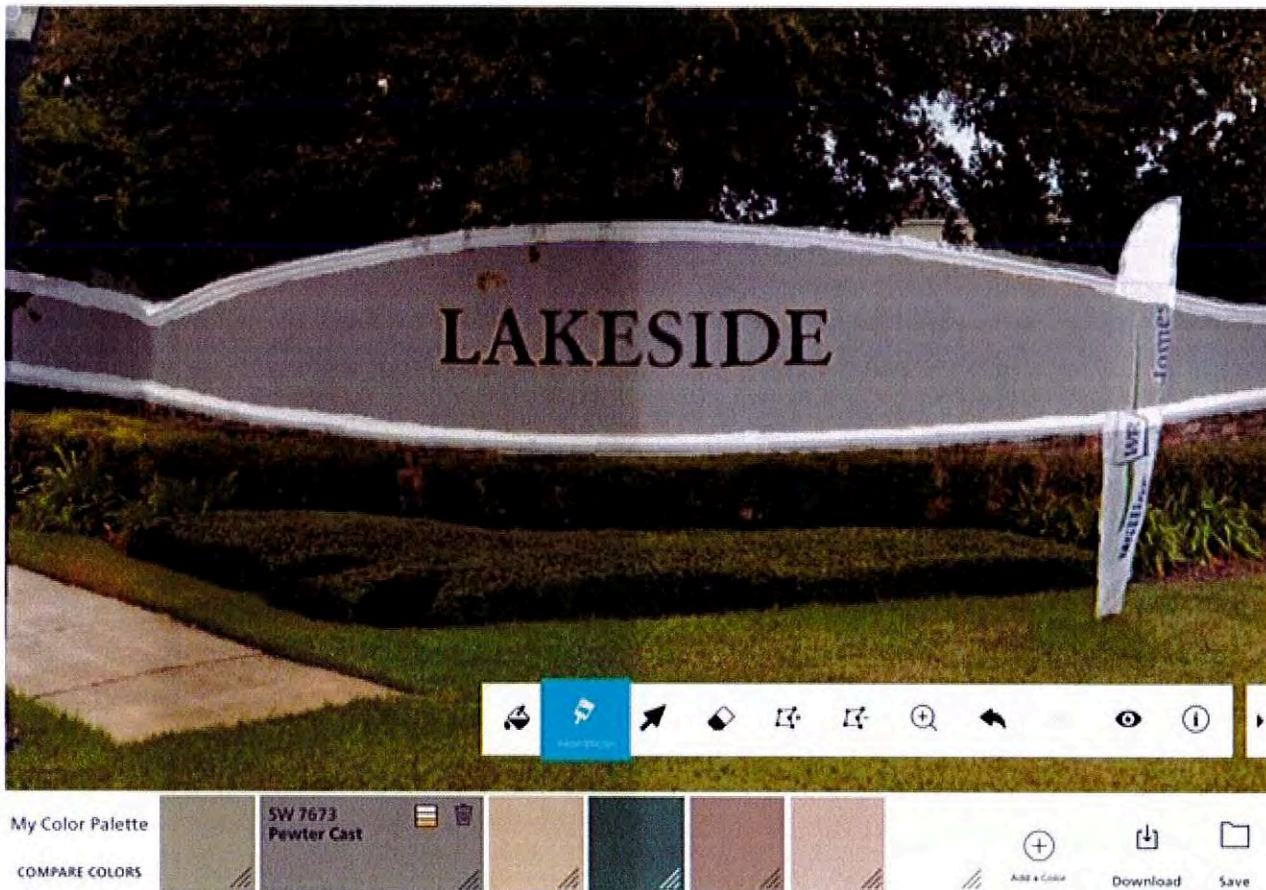
SW 9162
African Gray
Locator Number: 235-C4



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



On Mon, Feb 13, 2023 at 2:06 PM Shireen Weinman <islandaccentspainting@gmail.com> wrote:
Sounds good.

On Mon, Feb 13, 2023 at 2:01 PM Christina Brooks <Seat3@lakesidecdd.org> wrote:
Digital copies will be fine. We shouldn't need hard copies.

Thanks,
Christina Brooks
Lakeside CDD

On Feb 13, 2023, at 1:54 PM, Shireen Weinman <islandaccentspainting@gmail.com> wrote:

Good Afternoon,

I will have the digital ones later today and I will drop off hard copies tomorrow. When is a good time and where would you like to meet?

Shireen

On Mon, Feb 13, 2023 at 12:58 PM Christina Brooks <Seat3@lakesidecdd.org> wrote: