

# **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

## **Public Facilities Report**

### **Prepared For:**

Lakeside Community Development District  
Board of Supervisors  
Pasco County, Florida

### **Prepared By:**



**FLORIDA DESIGN**  
**CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

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**December 2021**

## I. PURPOSE AND SCOPE

This report is prepared on behalf of the Lakeside Community Development District (the “District”) to comply with the requirements of Section 189.08(2) (a-e), Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next seven (7) years.

## II. GENERAL INFORMATION

The Lakeside Community Development District (the “District”), encompasses approximately 434.5 acres within the unincorporated area of northwestern Pasco County, Florida. Effective August 28, 2007, the District was established in accordance with applicable Florida Statutes as a Community Development District, a local unit of special-purpose government.

The District is located within Sections 34 and 35, Township 24 South, Range 17 East, of Pasco County, Florida. The District is more precisely located approximately 0.8 miles west of Hays Road on the south side of Hudson Avenue. Hudson Avenue is a two-lane, undivided County Collector Road. The District is bounded by Hudson Avenue to the North, the Meadow Oaks development to the West, the Meadow Oaks development and The Verandahs development to the South, and the Word of Life Church to the East.

**Exhibit A** shows the Location Map for the Lakeside development within Pasco County. The Exhibit includes the major roads nearest the development.

The lands constituting the District are for the purpose of the residential subdivision known as Lakeside. The development was originally established as a Planned Unit Development (PUD). The initial portions of Lakeside (Increment 1) were constructed pursuant to the original PUD. *Increment 1 consists of Phases 1A, 2A & 5 and were completed prior to 2008.*

The original PUD was modified to a Master Planned Unit Development (MPUD) in 2016. The MPUD formalized the previously completed Increment 1 and re-established the remaining undeveloped portions of Lakeside (Increment 2 & 3). *Increment 2 consists of Phases 1B2B. Increment 3 consists of Phases 3, 4 and 6. Both were completed in 2019.*

**Exhibit B** shows the Project Phasing Plan for the overall Lakeside development. The Exhibit includes the lot layout within each phase, as well as delineation of Increment 1, Increment 2 and Increment 3.

At full build-out, the overall Lakeside development (and therefore the limits of the District) consists of a total of 778 single-family detached and paired homes.

The District was established for the purpose of financing the acquisition and/or construction and maintenance and operation responsibilities for that portion of the infrastructure necessary for project development and service within the District. The purpose of this report is to provide an update to those facilities that have been financed, constructed, and placed into operation and maintenance service on behalf of the District. Additionally, this report provides an update to any proposed financing, construction, or operation and maintenance responsibilities of such facilities in the near future.

### **III. DESCRIPTION OF EXISTING PUBLIC FACILITIES**

#### **1. Roadways**

The internal roadway system, entrance hardscaping, and landscaping is owned and maintained by the District.

Access into the Lakeside development consists of two (2) driveway connections to Hudson Avenue (Hudson Avenue is a two-lane, undivided County Collector Road). The main entrance is Lakemont Drive. The secondary entrance, located west of Lakemont Drive, is Opopka Street. Both entrances connect via local roads throughout the subdivision, providing access to all of the residential lots within the overall District lands.

The local roads internal to Lakeside are accessible to the public and consist of 10', 11' and 12' travel lanes, making up two-lane, undivided roadways. The only four-lane divided road segments are at the two (2) project entrances (Lakemont Drive and Opopka Street). Most of the roadways are paralleled by a sidewalk or multi-use path. The internal roadways are located within a Private Ingress/Egress Easement and platted as tracts dedicated to the District.

Roadway construction within Increment 1 was completed and platted prior to 2008. Roadway construction within Increment 2 and Increment 3 was completed and platted in the beginning of 2019. The overall roadway network was designed with enough capacity to serve the 778 total platted residential lots.

#### **2. Stormwater Management System**

The stormwater management system is owned and maintained by the District.

The stormwater management for the Lakeside development focuses on utilizing the constructed ponds to provide stormwater treatment in conjunction with the natural occurring wetlands and manmade borrow pits. The stormwater management facilities within the District consist of ponds, outfall control structures, pipes, inlets and curbing.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage that includes quality treatment and attenuation in accordance with applicable regulatory requirements.
2. To maintain natural hydroperiods in the soil, ponds, wetlands and mitigation areas.
3. To provide reasonable assurance that adverse stormwater impacts do not occur upstream or downstream of the District as a result of the Lakeside development.
4. To address stormwater runoff from adjacent off-site areas which naturally drain through the District lands.
5. To preserve the function of the floodplain storage during the 100-year storm event.

The Lakeside development is located within Flood Zones “X” and “A”, pursuant to FEMA Flood Insurance Rate Map Panel No. 12101C0202F, dated September 26, 2014.

The stormwater runoff in the area generally flows from north to south. The District’s stormwater system discharges to the south, towards Buckhorn Creek, as part of the overall Pithlachascotee River/Bear Creek Watershed.

The stormwater management areas regulated by the Southwest Florida Water Management District (SWFWMD) and Pasco County (including stormwater ponds, outfall structure structures, 100-year compensatory storage areas, and wetland mitigation areas) have been completed for the overall Lakeside development. The internal stormwater collection system (including curbs, inlets, culverts and swales) have been completed for the overall Lakeside development as well. The overall Stormwater Treatment System was transferred into operation through SWFWMD in 2008.

The stormwater treatment system within Increment 1 was platted to the District prior to 2008. The stormwater treatment system within Increment 2 and Increment 3 was platted to the District in the beginning of 2019.

The overall stormwater treatment system was designed pursuant to the codes and regulations of SWFWMD and Pasco County to serve the 778 total platted residential lots.

### **3. Water Distribution System**

The water distribution system for Increment 1 was completed prior to 2008. The water distribution system for Increment 2 and Increment 3 was completed in the beginning of 2019.

The ownership, operation, and maintenance responsibilities for the overall water distribution system have been dedicated to the Pasco County Utilities Department (PCUD).

The overall water distribution system was designed with enough capacity to serve the 778 total platted residential lots.

#### **4. Sanitary Sewer System**

The sanitary sewer collection system for Increment 1 was completed prior to 2008. The sanitary sewer collection system for Increment 2 and Increment 3 was completed in the beginning of 2019.

The ownership, operation, and maintenance responsibilities for the overall sanitary sewer collection system have been dedicated to the Pasco County Utilities Department (PCUD).

The ownership, operation, and maintenance responsibilities for three (3) lift station tracts located within the District have been dedicated to the Pasco County Utilities Department (PCUD).

The overall sanitary sewer system was designed with enough capacity to serve the 778 total platted residential lots.

#### **IV. PROPOSED ADDITIONS OR MODIFICATIONS OF PUBLIC FACILITIES**

##### **1. Ownership**

As of the beginning of 2019, the overall Lakeside development has been completed and platted. The District does not anticipate any additional ownership at this time.

##### **2. Additions or Expansions**

As of the beginning of 2019, the overall Lakeside development has been completed. The District does not anticipate any future additions or expansions at this time.

#### **V. REPLACEMENT OF EXISTING PUBLIC FACILITIES**

The District does not currently propose to replace any public facilities within the next ten (10) years.

#### **VI. ENGINEER'S CERTIFICATION**

I hereby certify that the foregoing is a true and correct description of the public facilities for the Lakeside Community Development District.

Alfonso A. Belluccia, P.E.

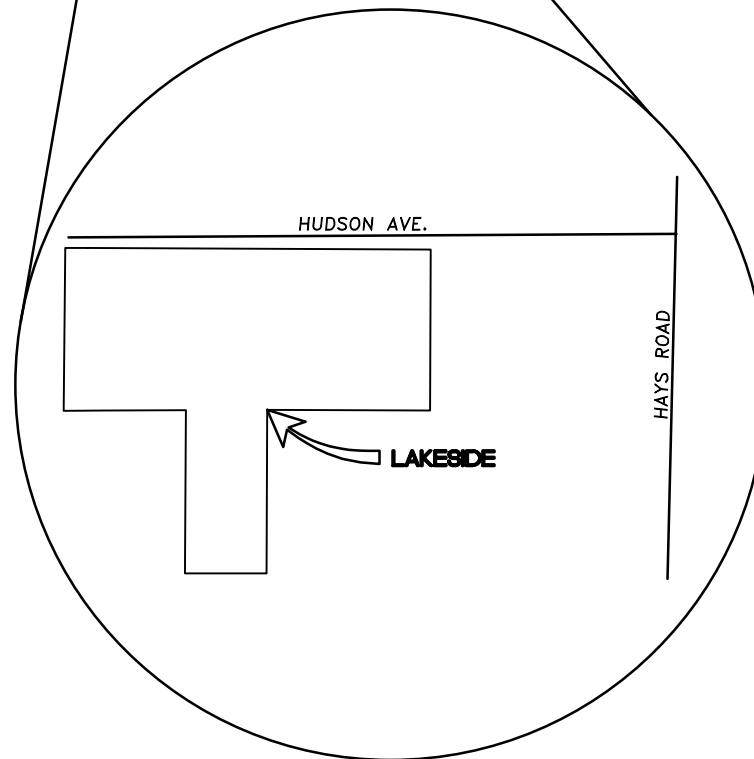
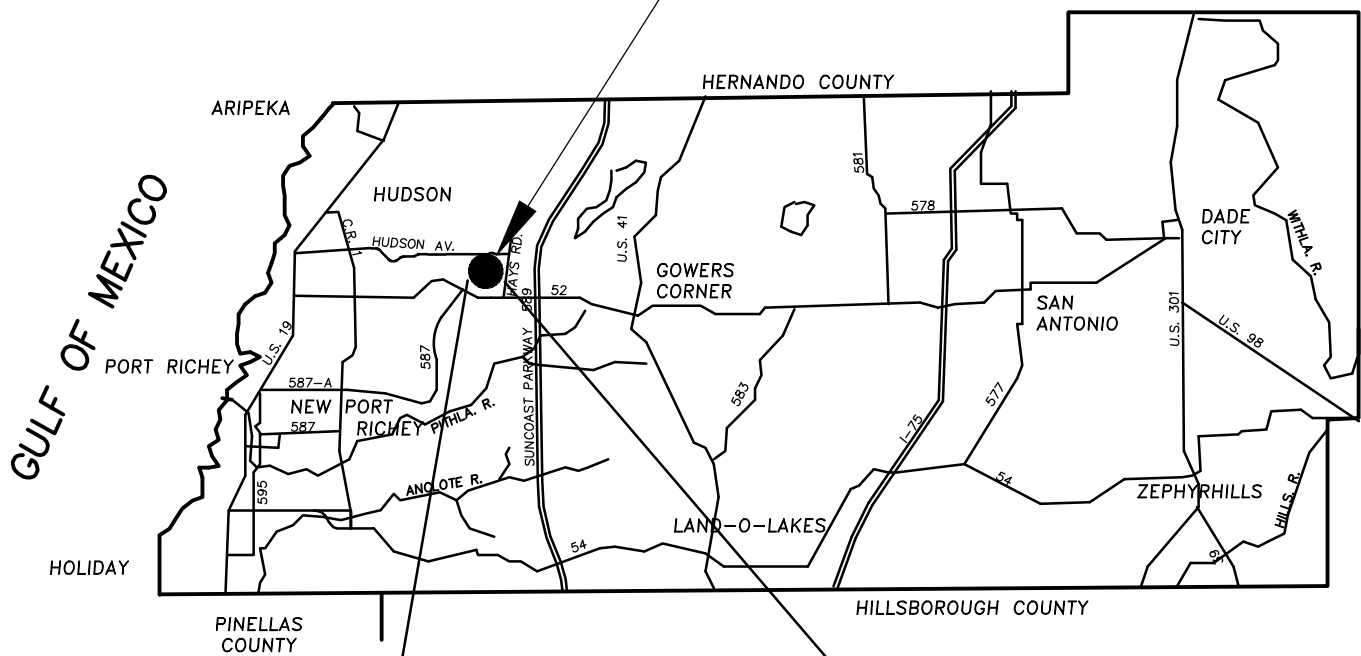
Florida Registration No. 40044

Florida Design Consultants, Inc. (FDC)

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## **EXHIBIT A – LOCATION MAP**

GULF OF MEXICO  
PORT F



## LAKESIDE – LOCATION MAP

EPN: 150

FIGURE:  
EXHIBIT

A



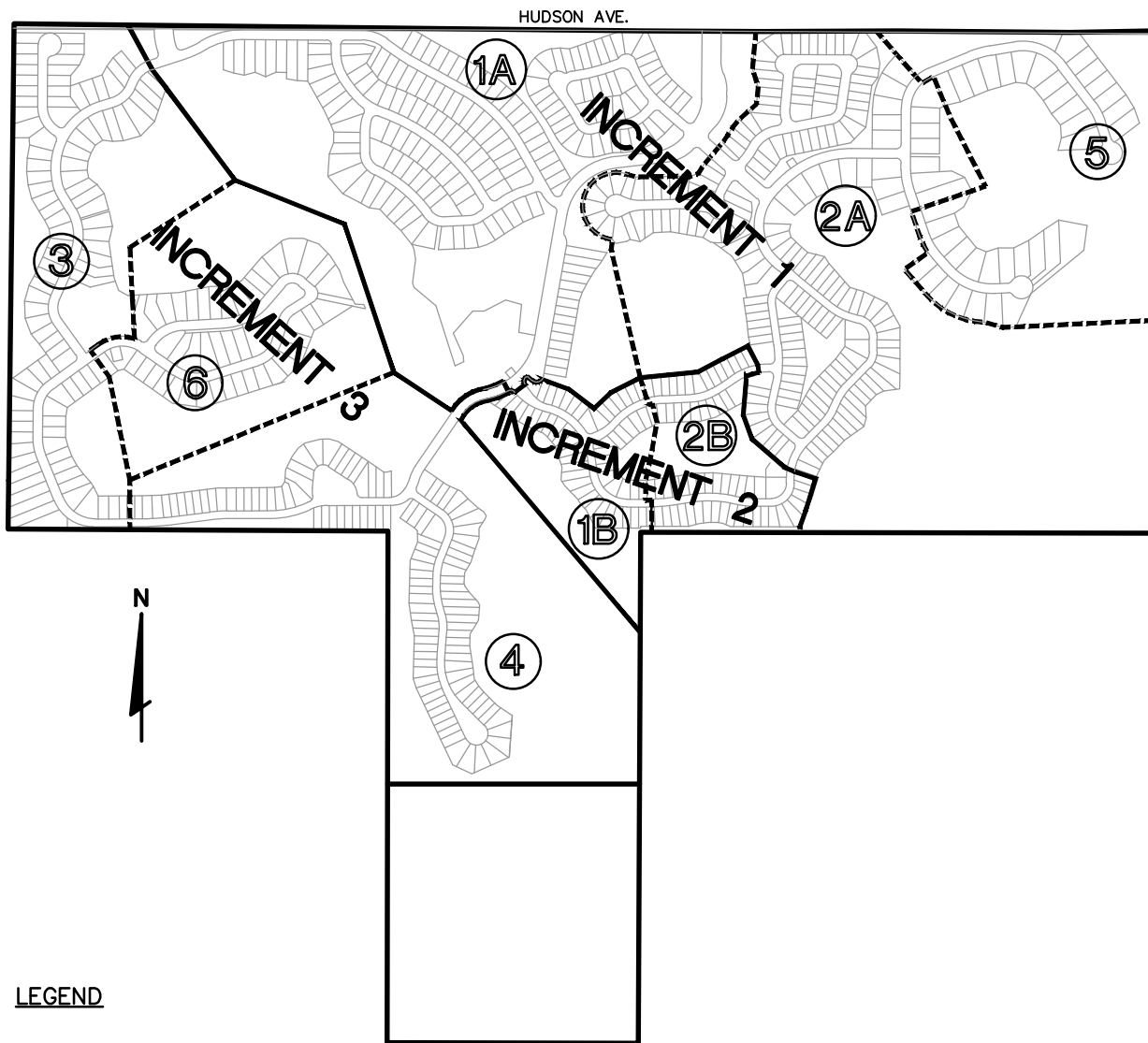
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## **EXHIBIT B – PHASING PLAN**



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**LEGEND**

- INCREMENT LINES
- - - PHASE LINES
- ③ PHASE NUMBERS

DESCRIPTION:

**LAKESIDE — PHASING PLAN**



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PROJECT No.

**552-0005**

EPN:

**150**

DATE:

**DEC. 2021**

FIGURE:

**EXHIBIT**

DRAWN BY:

**JMD**

**B**