

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

**Engineer's Annual
Public Facilities Report**

**Prepared For:
Lakeside Community Development District
Board of Supervisors
Pasco County, Florida**

**Prepared By:
Florida Design Consultants, Inc.
3030 Starkey Boulevard
New Port Richey, Florida 34655
Phone: (727) 849-7588
Fax: (727) 848-3648**

**August, 2008
Revised November, 2009**

TABLE OF CONTENTS

I.	Purpose and Scope	1
II.	General Information.....	1
III.	Description of Existing Public Facilities	1
	1. Roadway Improvements	1
	2. Stormwater Management	2
	3. Water Distribution System.....	3
	4. Sanitary Sewer System	3
IV.	Proposed Additions or Modifications of Public Facilities.....	3
	1. Ownership.....	3
	2. Additions or Expansions.....	3
V.	Replacement of Existing Public Facilities	3
VI.	Engineer's Certification	3

Exhibits

Location Map	Exhibit A
Project Phasing Plan	Exhibit B

I. PURPOSE AND SCOPE

This report is provided for Lakeside Community Development District (the "District") to comply with the requirement of Section 189.415, 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 five years.

II. GENERAL INFORMATION

The Lakeside Community Development District (the "District"), encompasses approximately 434.48 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, which is a local unit of special-purpose government. The lands constituting the District are presently intended for development to a planned unit community known as Lakeside PUD (the "Development"). The District is planned to ultimately include 501 single-family detached, 154 villas (attached) and 198 carriage homes (multi-family units) for a total of 853 units.

Exhibit A represents the site location relative to the existing and proposed road system.

The District was established for the purpose of financing the acquisition and/or construction, maintenance and operation of all or a portion of the infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the infrastructure improvements to be financed and/or acquired by the District. The District will finance, acquire and/or, construct, operate and maintain certain of the infrastructure improvements that are needed to serve the Development. The only water and wastewater infrastructure to have been constructed to date is in Increment 1 (Phases 1A, 2A, and 5) and has already been dedicated to Pasco County Utilities Department (PCUD).

The District is located within Sections 34 and 35, Township 24 South, Range 17 East, 0.8± miles west of Hays Road on the south side of Hudson Avenue, a County maintained collector road. The District is currently bounded by Hudson Avenue to the North, Meadow Oaks development to West, Meadow Oaks development and The Verandahs development to the South and Word of Life Church to the East.

III. DESCRIPTION OF EXISTING PUBLIC FACILITIES

1. Roadway Improvements

The internal roadway system, entrance hardscaping, and landscaping will be financed, owned and maintained by the District. The roadway system within the District consists of the main entrance road (Lakemont Drive), which connects to Hudson Avenue and leads throughout the Development to local subdivision roads, which access each phase and lot. A secondary access is provided by Opopka St., which connects via local roads to Lakemont Drive. Hudson Avenue is a two lane,

undivided, County owned, Collector Road. The roads internal to the site consist of 10', 11' or 12' lanes as part of the two lane undivided roadways. The only 4 lane divided road segment is located at the project entrance. The internal roadways are all accessible to the public and are, or will be, owned by the District. Most of the roadways are paralleled by a sidewalk or multi-use path. Road construction within Increment 1 has been completed. The existing roadway network has more than enough capacity to serve the 407 platted lots.

2. Stormwater Management

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for 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 system which includes stormwater water quantity and quality treatment 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 as a result of the Development.
4. To address stormwater runoff from adjacent off-site areas which naturally drain through the District.
5. To preserve the function of the flood plain storage during the 100-year storm event.

According to FEMA Map #1202300205D (9/30/1992) the District falls in flood zones A and X. The District's stormwater system outfalls to the south, into a system that drains into Buckhorn Creek.

The stormwater management areas regulated by SWFWMD and Pasco County (detention areas, outfall structure systems, 100 year compensatory storage areas and mitigation area grading) have been constructed for all phases of the entire project. The internal stormwater collection system (curbs, inlets, culverts and swales) have been constructed in Phases 1A, 2A and 5 and have been placed into operation. The internal stormwater collection system for the remaining project will be completed with each development phase. The mass grading related to the public infrastructure improvements has been completed. Stormwater management system for Phase 1A, 2A and 5 (Increment 1) has been conveyed to the District.

The existing ponds and associated outfall systems are sufficient for the total project build-out. The constructed inlets are sufficient for Phases 1A, 2A and 5.

3. Water Distribution System

The water distribution system for Increment 1 has been constructed/installed, and conveyed to the Pasco County Utilities Department (PCUD).

4. Sanitary Sewer System

The sanitary sewer collection system for Increment 1 has been constructed/installed, and conveyed to the Pasco County Utilities Department (PCUD).

IV. PROPOSED ADDITIONS OR MODIFICATIONS OF PUBLIC FACILITIES

1. Ownership

The District intends to acquire, operate, and maintain all of the roadway improvements, stormwater system, landscape, irrigation, hardscape and signage for the development, which it does not already own. Construction on Increments 2 and 3 are expected to commence in the future, but the date of completion for these improvements is undetermined.

2. Additions or Expansions

The District is anticipating construction of roadway improvements, stormwater system, water distribution system, and sanitary sewer system. These facilities are anticipated to have the capacity to serve 853 homes, inclusive of those homes in Phases 1A, 2A and 5.

3. The District proposes to finance the additions and expansions identified above through a future bond issuance.

V. REPLACEMENT OF EXISTING PUBLIC FACILITIES

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

Gregory B. Wegener, P.E.
Florida Registration No. 54876
Florida Design Consultants, Inc. (FDC)

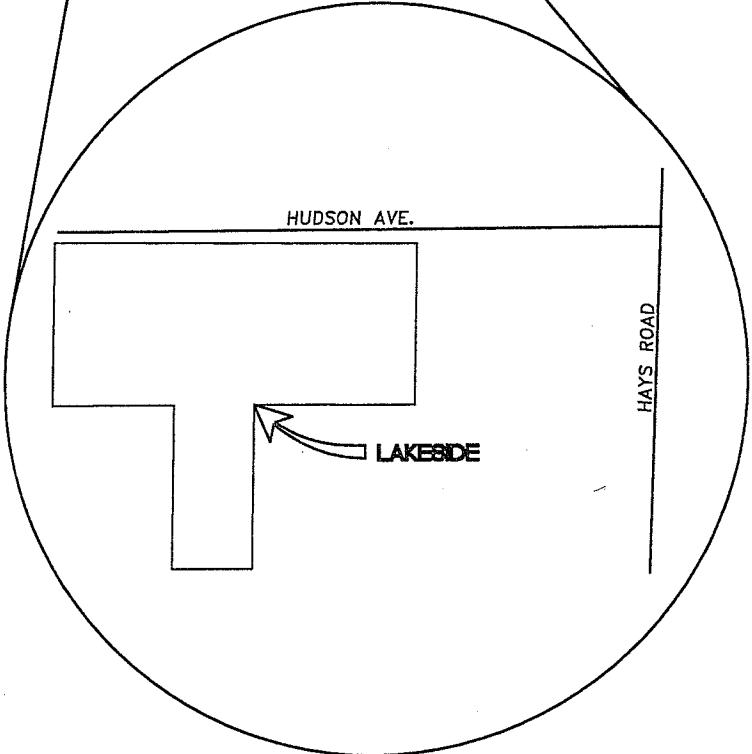
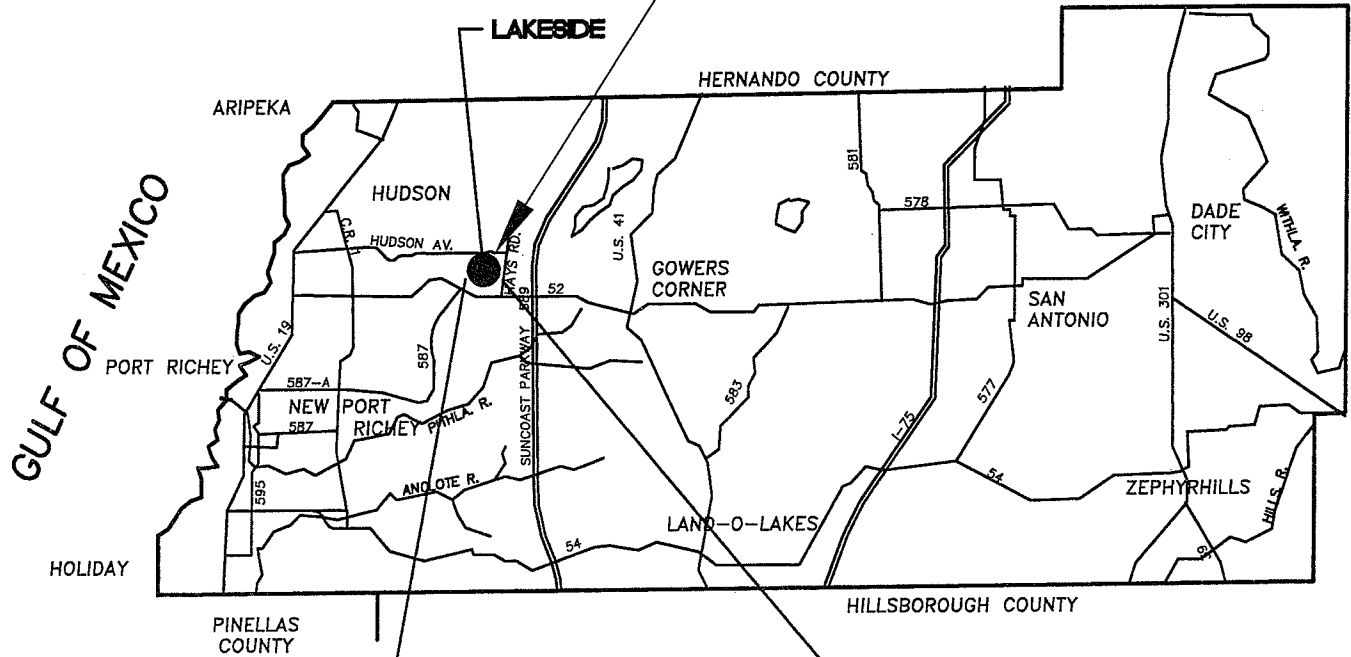


11/23/2009

STATE OF FLORIDA
PROFESSIONAL ENGINEER

LOCATION MAP – EXHIBIT A

PROJECT LOCATION



GENERAL LOCATION MAP

DESCRIPTION:

LAKESIDE – SITE LOCATION

PROJECT No.
552-05

EPN:
150

DATE:
8/2007

FIGURE,
EXHIBIT
A

DRAWN BY:
RAH



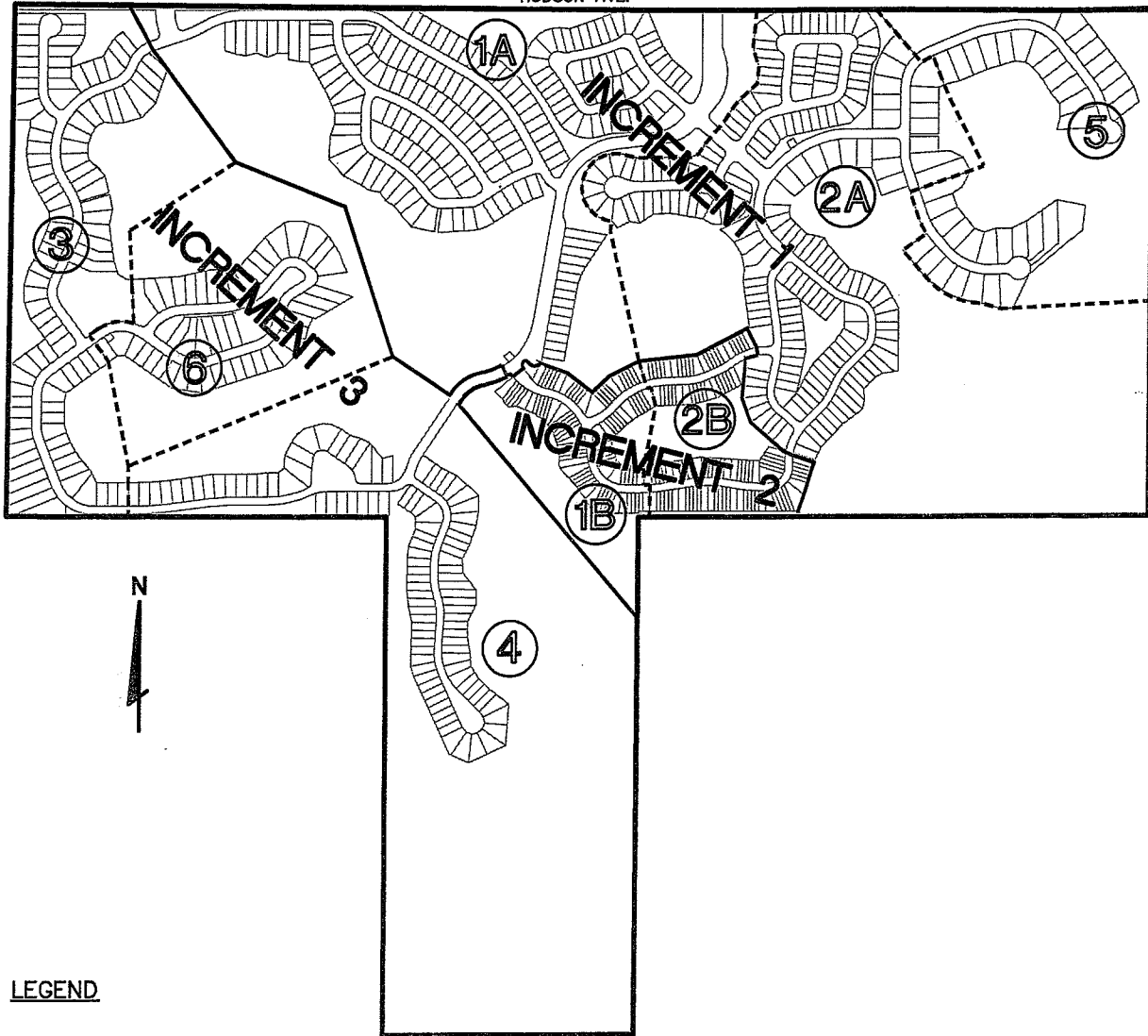
FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

3030 Starkey Blvd, New Port Richey FL 34655
Tel. (727) 849-7588 - Fax: (727) 848-3648

PROJECT PHASING PLAN – EXHIBIT B

HUDSON AVE.



LEGEND

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

REVISED 10/12/09

<p>DESCRIPTION:</p> <p style="text-align: center;">LAKESIDE – PROJECT PHASING PLAN</p>	PROJECT No.	EPN.
	552-05	150
	DATE:	FIGURE:
<p>FD FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Starkey Blvd, New Port Richey FL 34655 Tel. (727) 849-7588 - Fax, (727) 848-3648</p>	7/2008	EXHIBIT
	DRAWN BY:	B
	RAH	