



# **THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

*The Thousand Oaks Community Development District is a special purpose unit of local government created under Florida Law, chapter 190, for the purpose of financing, constructing, operating, and maintaining community-wide infrastructure, improvements, and services for the benefit of the properties within its boundaries.*

## **PALM BEACH COUNTY REGULAR BOARD MEETING JULY 11, 2022 4:15 P.M.**

**Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410**

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

**561.630.4922 Telephone**

**877.SDS.4922 Toll Free**

**561.630.4923 Facsimile**

**AGENDA**  
**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
Thousand Oaks HOA Office  
1034 Center Stone Lane  
Riviera Beach, Florida 33404  
**REGULAR BOARD MEETING**  
July 11, 2022  
4:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. May 9, 2022 Regular Board Meeting Minutes.....Page 3
- G. Old Business
  - 1. Update on Logos for Shirts
  - 2. Update on Preserve Site Visit Report
  - 3. Update on Tree at National Village
  - 4. Update on FASD Conference
- H. New Business
  - 1. Consider Approval of Trimming and Tree Removal Proposals for Dry Conservation Area and Along Congress.....Page 7
  - 2. Discussion Regarding Encroachment Letter to Resident from Attorney
  - 3. Discussion Regarding Engineers Report.....Page 9
  - 4. Discussion Regarding Stormwater & Wastewater 20-Year Needs Analysis.....Page 18
  - 5. Discussion Regarding Funds Owed to the HOA Regarding Fence-Line Tree Trimming
  - 6. Discussion Regarding ATV Purchase or Rental
  - 7. Discussion Regarding Newsletter and Website
  - 8. Discussion Regarding District Bond Debt and Projected Payoff Date
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**PALM BEACH DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE -  
NOTICE IS HEREBY GIVEN THAT THE BOARD OF  
SUPERVISORS OF THE THOUSAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT, ET AL.

in the XXXX Court,  
was published in said newspaper in the issues of

10/06/2021

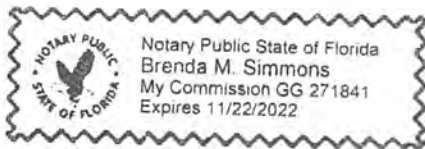
Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in West Palm Beach in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*angelina Garay*

Sworn to and subscribed before me this  
6 day of OCTOBER, A.D. 2021

*Brenda M. Simmons*

(SEAL)  
ANGELINA GARAY personally known to me



**THOUSAND OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT  
FISCAL YEAR 2021/2022  
REGULAR MEETING  
SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Thousand Oaks Community Development District will hold Regular Meetings at 4:15 p.m. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404, on the following dates:

- October 18, 2021
- November 8, 2021
- December 13, 2021
- January 10, 2022
- February 7, 2022
- March 14, 2022
- April 11, 2022
- May 9, 2022
- June 13, 2022
- July 11, 2022
- August 8, 2022
- September 12, 2022

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any

matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.  
THOUSAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT  
10/6 21-29/0000554783P

**THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 9, 2022**

**A. CALL TO ORDER**

The May 9, 2022, Regular Board Meeting of the Thousand Oaks Community Development District (the "District") was called to order at 4:18 p.m. in the Thousand Oaks HOA Office located at 1034 Center Stone Lane, Riviera Beach, Florida 33404.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 6, 2021, as part of the District's Fiscal Year 2021/2022 Regular Board Meeting, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established by the presence of Chairman Jeffrey Jackson, Vice Chairman Rance Gaede and Supervisors Malachi Knowles and Horace Towns.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and Frank Palen, General Counsel.

Also present was Raymond Wells.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Bethel advised that the proposals for Preserve Debris Removal would be swapped for the handouts. Mr. Jackson added #4. Stormwater Drains; #5. Tree Trimming and Removal; and #6. National Village Tree Trimming and Removal to the agenda under New Business.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and unanimously passed adding the above items to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. April 11, 2022, Regular Board Meeting**

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and passed unanimously approving the April 11, 2022, Regular Board Meeting minutes, in substantial form, pending further amendments.

**G. OLD BUSINESS**

**1. Update on Logos for Shirts**

Mr. Knowles advised of his conversation with Ms. Williams and indicated that they are moving in the right direction.

## **2. Update on Preserve Site Visit Report**

Ms. Bethel indicated she had left messages and emails for Mr. Grimm with no response. She will continue to follow-up with him, but he did state that he had been very busy.

## **3. Update on Annual Florida Association of Special Districts' (FASD) Conference**

Mr. Palen provided statute information regarding advancements, noting that they need to make changes to the current policy in place. A lengthy discussion ensued. Mr. Palen stated the Board could make changes based on the government's rates. Mr. Jackson would like to change the lunch amount to \$25.00 and the dinner amount to \$40.00. Mr. Knowles would like to change the mileage rate to \$0.65 per mile.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and unanimously passed changing the food per diems and mileage rate be updated to \$25.00 for lunch, \$40.00 for dinner and \$.65 for mileage

## **4. Discussion Regarding Fiscal Year 2022/2023 Proposed Budget**

Ms. Bethel advised that Mr. Knowles referred to the newest Board Members and indicated that he would like to go through the budget line by line. Ms. Bethel went through the glossary, explaining each line item. She noted that the Board could take a look and she could answer any of their questions. Mr. Knowles stated he did not want to have to flip back and forth to pages and requested a presentation. Mr. Jackson stated the information was in the book and Mr. Knowles could take a more detailed look when time permits.

## **5. Update on Tree at National Village**

Mr. Jackson advised there were 2/3 residents in National Village who have trees growing through their yards from the Thousand Oaks' side. Mr. Jackson rode along with John Russ from Russ Total Lawn Maintenance, LLC in order to identify the areas that should be removed and he came back at \$1,700. Mr. Towns asked if Mr. Russ got locates to which to Mr. Jackson replied that he did not believe so.

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and unanimously passed approving the Russ Total Lawn Maintenance, LLC proposal to remove trees from National Village/Thousand Oaks and to obtain locates, for a not to exceed amount of \$5,000.

## **H. NEW BUSINESS**

### **1. Consider Preserve Debris Removal**

A **motion** was made by Mr. Knowles, seconded by Mr. Gaede and unanimously passed approving the Palm Beach Aquatics proposal in the amount of \$2,400 for preserve debris removal.

Ms. Bethel indicated she had received an email from the Thousand Oaks HOA, which was forwarded from a resident about the debris around the preserve. She obtained some proposals for this issue for the Board's consideration. Mr. Jackson stated that Russ Total Lawn Maintenance, LLC had completed the tree trimming around the preserve and should have taken care of that issue. Mr. Jackson would like staff to verify this with Russ Total Lawn Maintenance, LLC.

Mr. Knowles' **motion** was retracted, seconded by Mr. Gaede and unanimously passed regarding approving the Palm Beach Aquatics proposal in the amount of \$2,400 for preserve debris removal.

Mr. Knowles requested that this item be tabled until it is determined if Russ Total Lawn Maintenance, LLC had already completed the preserve debris removal.

Mr. Jackson stated that he and Ms. Bethel had met with South Florida Water Management District (SFWMD) to discuss a few issues and SFWMD mentioned that the cutting of the trees around the preserve was very aggressive and the drainage systems require some repairs. Ms. Bethel also noted recommendations for plants in the buffer of the preserve instead of a fence, which is not permitted. Ms. Bethel also advised that non-natives should be removed from the dry conservation area.

Ms. Bethel then advised that Tim Maloy would be in the community this week meeting with Mr. Jackson to address the drainage issues while preparing his annual report.

## **2. Discussion Regarding Attorney's Encroachment Letter to Resident**

Mr. Jackson noted the CDD and the HOA should be doing a better job at identifying properties that encroach on their land. Mr. Jackson would like to hire Mr. Wells to take a look at the properties in the community and generate a list of all those that are encroaching on CDD property. Mr. Jackson stated this should be completed every few years. Mr. Palen stated they have sent letters to residents in the past; once we identify violators, letters can be sent. Mr. Wells addressed the Board about his fees and proposal time. Mr. Gaede stated not every home borders CDD property so he will not have to do the whole community.

## **3. Consider Stormwater & Wastewater 20-Year Needs Analysis Proposal**

Ms. Bethel stated this was a new requirement for special districts that will be due every 5 years and the first one is due June 30, 2022.

**SYLVIA – YOU HAVE 2 MOTIONS FOR THIS: First Gaede and Towns and then Knowles and Gaede – not sure which one is correct -**

A **motion** was made by \_\_\_\_\_, seconded by \_\_\_\_\_ and unanimously passed approving AECOM's Stormwater & Wastewater 20-Year Needs Analysis proposal in the amount of \$5,295.

## **4. Discussion Regarding Stormwater Drains**

This item was previously discussed under Preserve Debris Removal.

## **5. Discussion Regarding Tree Trimming & Removal**

This item was previously discussed under Preserve Debris Removal.

## **6. Discussion Regarding National Village Tree Trimming & Removal**

This item was previously discussed under Update on Tree at National Village.

## **I. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**K. ADJOURNMENT**

There being no further business to come before the Board, Mr. Jackson adjourned the meeting at 5:24 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chair/Vice Chair



**From:** JOHN RUSS [[mailto:john\\_a\\_russ@yahoo.com](mailto:john_a_russ@yahoo.com)]  
**Sent:** Sunday, May 22, 2022 12:10 PM  
**To:** Sylvia Bethel <[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)>  
**Subject:** Tree trimming in Thousand oaks Preserve Area

Russ Total Lawn Maintenance, L.L.C.  
1731 Ave F.  
Riviera Beach Fl. 33404  
John Russ

Date: May 22nd, 2022

ATTN: Jeffrey Jackson

Jeffrey,  
Thank you for allowing us to submit this proposal for the trimming and tree removal project at: ***Thousand Oaks in Riviera Beach***. The trees are located the preserve area at the Southeast corner of property. If any questions please do not hesitate to contact me at: (561) 319-7110.

### **Tree Removal Proposal Introduction**

This document proposes that Russ Total Lawn Maintenance will perform the necessary tree removal and cleanup to restore the beauty of this area. R.T.L.M. will be responsible for the following deliverables:

#### **Deliverables**

- Safely and completely remove all non-native vegetation throughout designated area
- Remove all dead and/or diseased vegetation
- Clear path for safe passage of vehicles
- Elevate and trim Coco plums throughout area
- Collect and disposed all generated debris

#### **Compensation**

Our complete price for this project base on the deliverables outlined is: **\$12,500.00**. Quote is also based on the type of tree and the degree of difficulty when removing.

**From:** JOHN RUSS [[mailto:john\\_a\\_russ@yahoo.com](mailto:john_a_russ@yahoo.com)]  
**Sent:** Thursday, June 23, 2022 10:03 PM  
**To:** Sylvia Bethel <[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)>  
**Subject:** (Phase 1) Fence line restoration

Russ Total Lawn Maintenance, L.L.C.  
1731 Ave F.  
Riviera Beach Fl. 33404  
John Russ

Date: June 23rd, 2022

Sylvia,  
Thank you for allowing us to submit this proposal for **Phase 1** of the vegetation and tree removal project at: ***Thousand Oaks in Riviera Beach***. The project is located along the congress fence line and southern end of property. If any questions please do not hesitate to contact me at: (561) 319-7110.

### **Proposal Introduction**

This document proposes that Russ Total Lawn Maintenance will perform the necessary vegetation removal and cleanup to restore the beauty of the fence line along congress and the line of hedges located at the south end of the property. **This will be Phase 1 of this project.**

R.T.L.M. will be responsible for the following deliverables:

### **Deliverables (Phase 1)**

- Safely and completely remove all non-native vegetation throughout berm and fence line
- Remove all dead and/or diseased vegetation
- Scan and sift through hedges for any undesirable vines
- Kill root system with Herbicide
- Manicure landscaping as needed
- Collect and disposed all generated debris

### **Compensation**

Our complete price for this project base on the deliverables outlined is: **\$9,000.00**. Quote is also based on the type of vegetation and the degree of difficulty when removing. **The quote for Phase 2 will based on as follows and not limited to: Replacing plants, replacing trees and extended weed control recommendations. Also recommendations for other landscape ideas from agency engineer(s).**

# Thousand Oaks Community Development District

## Engineer's Certificate for Trust Indenture

Prepared for:

**Thousand Oaks Community Development  
District**  
**Board of Supervisors**  
Riviera Beach, Florida

June 22, 2022

Prepared by:



947 Clint Moore Road  
Boca Raton, FL 33487  
Voice: 561-241-6455  
Fax: 561-241-5182  
E-mail: [jeff@schnars.com](mailto:jeff@schnars.com)

Thousand Oaks CDD  
02122-4

# THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT

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### **EXHIBIT 'A' - Site Plan and Location Map**

## I Purpose and Scope

This report is being prepared at the request of the Thousand Oaks Community Development District (TOCDD) to comply with the requirements of Section 9.21 of the Trust Indenture for the Special Assessment Bonds, Series 2005A1 and 2005A2. It is the intention of this document to report on the yearly inspection of facilities owned by the TOCDD.

## II Introduction / Project Description

The Thousand Oaks Community Development District (TOCDD) provides stormwater management, wetland and upland preserve habitat, roadway buffers and entry features to the residents of the District. The TOCDD is comprised of the Thousand Oaks and Sierra Bay neighborhoods. Thousand Oaks is a 101.23 gross acre residential subdivision located in the Congress Avenue PUD and Sierra Bay is a 15.75-acre residential subdivision located on the east side of Congress Avenue opposite Thousand Oaks. See Site Plan for a graphical representation of the developments, attached hereto as Exhibit "A".

Each neighborhood's infrastructure includes networks of storm drainage, water and sanitary sewer systems that provides service respectively to Thousand Oaks (221 single-family dwellings, 231 manor homes and 244 townhomes) and Sierra Bay (201 manor homes). In addition, the TOCDD maintains two conservation areas.

The District is in Section 30, Township 42S, Range 43E, in Palm Beach County, City of Riviera Beach, Florida. Thousand Oaks is bounded on the east by Congress Avenue; on the west by the SFWMD C-17 Canal; on the south by Timber Pine Plat No. 2 (a residential development); and on the north by unimproved Silver Beach Road and city canal R/W. Sierra Bay is bounded on the west by Congress Avenue, the north by the proposed Sonoma Bay residential development, the east by a City canal and elementary school, and the south by an existing apartment complex. Both developments may be accessed from Congress Avenue. A location map is shown on Exhibit "A".

## III Existing Public Facilities

### 1. Surface Water Management System.

- a. **Thousand Oaks** - The surface water management system serving the neighborhood consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake/wetland system for detention prior to discharge into the adjacent South Florida Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.
- b. **Sierra Bay** - The surface water management system serving Sierra Bay is completely separate from Thousand Oaks system and consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake for water quality and quantity detention. The Sierra Bay surface water management system is interconnected to the adjacent Sonoma Bay surface water management system. Discharge is through Sonoma Bay development and into a

City canal along its north property line which flows west to the South Florida Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.

## 2. Water Distribution

- a. **Thousand Oaks** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Thousand Oaks are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Sierra Bay are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

## 3. Sanitary Collection and Transmission System

- a. **Thousand Oaks** - The sewage collection and transmission system consists of a lift station, 6" force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The lift station is centrally located within the recreation area and the 6" force main extends east on Canopy Lane and ties into an existing 6" force main within the Congress Avenue right-of-way. The 8" PVC gravity pipe extends throughout the project to serve all the units. The entire sewer system for Thousand Oaks is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The sewage collection system consists of 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The entire sewer system for Sierra Bay is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

## 4. Conservation Area

- a. **Thousand Oaks** - The TOCDD owns and maintains two conservation areas; a wetland totaling 8.19 acres and consisting predominately of sawgrass marsh. The second area is a combination wetland and upland totaling 3.08 acres. In order to insure perpetual preservation, both areas are encumbered by conservation easements dedicated to the South Florida Water Management District.

## 5. Roadway Buffers and Entry Features

- a. **Thousand Oaks** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 50 feet in width north of Canopy Lane and 20 feet in width south of Canopy Lane. The improvements within the buffer include a berm, landscaping, irrigation, and an entry feature/sign wall.
- b. **Sierra Bay** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 20 feet in width. The improvements within the buffer include a berm, retaining wall, landscaping, irrigation, and an entry feature/sign wall.

## 6. Congress Avenue Median

The TOCDD maintains the landscaping and irrigation in the median.

## IV. Facilities Inspection

An inspection was performed on May 11 & June 8, 2022 of the facilities owned by the TOCDD. A visual inspection was conducted of all the roadway curb, lakes, lake banks, conservation areas, roadway buffers, entry features, and adjacent Congress Avenue median. All drainage catch basins, the discharge control structure, and the drainage pipe connections to the catch basins and lakes were inspected for cleanliness by probing with a PVC pipe. No inspection of the water and sewer system was conducted since these items are no longer owned by the TOCDD.

## V. Field Inspection Findings

### 1. Sierra Bay

#### a. Surface Water Management System

1. **Curb** - The curb was found to be in good condition except in the following areas where it was cracked and displaced:
  - i. In front of house 3209, 3211, 3215, 3241, 3247, 3253, 3259, 3255, 3261 & 3271 Scarletta Drive.
  - ii. Across the street from house 3269, 3249, 3253 & 3205 Scarletta Drive (3205 by basin).
  - iii. In front of house 3200, 3216, 3212, 3230, 3234, 3244, 3248, 3254, 3268 & 3264 Mirella Drive.
  - iv. Across the street from house 3204, 3228, 3240, 3248 & 3268 Mirella Drive.
  - v. Three sections (approximately 30') in front of Recreation Center.
  - vi. In front of house 1756, 1751, 1760, 1764, 1723, 1714, 1718, 1731, 1735, 2902, 2906, 2908, 2910, 2918, 2919 & 2924 Carvelle Drive.
  - vii. In front of house 1700, 1709, 1719, 1723, 1703, 1731, 1735, 1726, 1730 & 1733 Terracotta Drive.
  - viii. Across the street from 1704 & 1754 Carvelle Drive.
  - ix. In front of house 1806, 1816, 1819, 1828, 1827, 1714, 1718 & 1758 Sonrisa Drive.
  - x. Across the street from 3253, 3269 & 3271 Scarletta Drive.

These areas should be removed and replaced. We can assist by spray painting the exact areas of replacement.

2. **Drainage** -The entire drainage system was observed to be clean and unobstructed except in the following locations:
  - i. Clean catch basin #'s 1, 2, 3, 4, 7, 8, 9, 12, 15, 16, 20, 22, 26, 28, 30, 23, 34, 35, 36, 39, 42, 43, 44,46,54 & 55.
  - ii. Clean line from CB #1 to CB #2. CB #26 completely covered with dirt. This structure needs to be exposed and cleaned.
3. **Lakes**-All lake banks are properly sloped and stabilized with sod. The lake water level was 18" above design water level.

**b. Conservation Area**

Not applicable to Sierra Bay.

**c. Roadway Buffers and Entry Features**

The roadway buffers are generally in good condition. Although the roadways are not owned by the CDD, we observed the following: Sealcoat was installed throughout the project. We don't recommend sealcoat in roadways. Many parking stalls show evidence of oil stains that are deteriorating the asphalt. Asphalt settlement was noticed at the intersection of Carvelle Dr & Sonrisa Dr. This area should be monitored for future settlement or possible repair. Sidewalk was broken across the street from house 3247 Scarletta Drive.

**d. Congress Avenue Median**

The median was landscaped with sod and trees and observed to be in good condition. Some small shrubs appeared to be missing.

**2. Thousand Oaks**

**a. Surface Water Management System**

1. **Curb** - The curb was found to be in good condition except in the following areas where it was cracked and displaced:
  - i. By catch basin #74 the valley gutter and "F" curb (By Clubhouse-east & west entrance). "F" east side of catch basin #114.
  - ii. In front of house at 2309, 2315, 2317, 2329, 2345, 2326, 2330, 2334, 2336, 2344, 2333, 2331, 2335, 2339, 2370, 2368, 2366, 2364, 2369, 2371, 2375,2377, 2380, 2351, 2355 ,2357 & 2359 Centerstone Lane.
  - iii. In front of house 2202, 2180, 2178, 2174, 2233, 2219, 2213, 2169, 2167, 2133, 2129, 2126, 2128, 2156, 2132, 2134, 2136, 2137, 2134 and 2168, 2182, 2190, 2165, 2106, 2160, 2210, 2230, 2129, 2206, 2210,2222 & 2166 Oakmont Drive.
  - iv. In front of house at 1409 Tiburon Ct.
  - v. In front of house 1112,1102, 1106, 1108,1096,1086, 1084,1076, 1062, 1113,1115,1119,1121,1065, 1072, 1062, 1056, 1052, 1017, 1033, 1055, 1026, 1012, 1024, 1006, 1013, 1035, 1039, 1061,



- 1081, 1085 & 1087 Centerstone Lane.  
Across the street from 1123 Centerstone Lane.
- vi. In front of house at 2007, 2032, 2058, 2037, 2045, 2059, 2061, 2067 & 2019 Oakhurst Way.
  - vii. In front of house at 3073, 3088, 3064, 3221, 3209, 3185, 3021, 3002, 3004, 3006, 3008, 3010, 3086, 3038, 3029, 3204, 3210, 3212, 3216, 3246, 3244, 3262, 3070, 3076, 3216, 3014, 3222, 3220, 3221, 3258, 3008, 3010, 3211, 3024, 3020, 3067, 3072, 3074, 3082, 3090, 3092, 3100, 3138, 3185, 3190, 3184, 3249, 3247, 3037, 3033, 3023, 3271, 3263, 3251, 3215 & 3200 Laurel Ridge Circle. Across the street from 3037, 3193, 3199, 3299 & 3253 laurel Ridge Circle.
  - viii. The "D" curb in the island at Canopy Lane and Centerstone Drive.
  - ix. In front of house at 1221,1222,1233,1237,1255,1257,1263,1279, 1244,1253, 1270, 1252, 1271,1285 & 1289 Rosegate Blvd.
  - x. In front of house at 1511,1513,1505,1504,1508, 1510, 1512, 1509 & 1505 Sagewood Ct. Also, east side of catch basin #35 on Sagewood Ct.
  - xi. Across the street from house at 1301, 1303 & 1305 Alcante Ct.
  - xii. In front of house at 1409 Tiburon Ct.
- 2. Sidewalks-** Although not a CDD item, the sidewalks were found to be in good condition.
- 3. Drainage** – The drainage system was found to be clean and unobstructed except for the following areas which should be cleaned:
- i. Catch Basin #103,104,111,113,114,115,61,62,65,66,55,55a,56,57,58 17,18,19,7,8,10,4,5,6,12,13,21,22,24,25,26,29,37,38,42,43,45,44,47, 48,52,68,70,80,81,83,86,87,88,90,91,92,96,59,58,57,56,26,25,116,11 0,107,108,52,26,3,2,1,31,32,33,35,36,37,38,40,87,106,131, 132, 65, 66, 69 & 71.
  - ii. Catch basin #124 is completely blocked with overgrown grass that should be removed from grate. The top of the nutrient berm is washed out in this area and needs to be reestablished.
  - iii. Catch basin #77 needs to be raised to grade.
  - iv. Catch basin #24 needs mulch removed from the top and stabilize flower bed to keep mulch away from grate.
  - v. Add sod around catch basin #10 & 96.
  - vi. Locate manhole #14.
  - vii. Clean catch basins & line between #55 & 55a, #6 & #7, #16 & #17, #90 & #91, #102 & #103 and #104 & #105.
  - viii. Block 26,27 & 28 Laurel Ridge Cir. - New paver brick patios have been installed into the drainage easement filling swale & possibly beyond the property line
  - ix. Catch basin #6 needs sod/grass removed from grate, regrade slope from berm and sod.
  - x. Catch basin #96 in the conservation needs to be cleaned.
- 4. Lakes** – All lake banks are properly sloped and stabilized with sod. Some erosion has occurred at the design edge of water likely due to wave action and

water level variations. All lakes appear to be at the same water level and were approximately 6" below the design water level on May 11 and 6" above design water level on June 8, 2022

**b. Conservation Area**

Some minor erosion has occurred in the wetland buffer at the bubble up structures and upland slope. The stone that was placed by the small bubble up basins from the gutters have kept erosion around the basins to a minimum. Major trimming was observed. The nutrient berm was missing in most areas.

**c. Roadway Buffers and Entry Features**

The roadway buffers and entry features are generally in good condition. Although the roadways are not owned by the CDD, we observed the following: There is a small area of settlement around sanitary manhole at 3017 Laurel Ridge Circle. Many additional speed humps have been added throughout the community. There are advance warning signs, and the Speed Hump signs are not always located at the speed hump. Stop sign is too low at Sagewood Ct & Rosegate Blvd as well as Laurel Ridge Circle & Laurel Ridge Circle. Stop signs are too low at the intersection of Oakmont Dr & Oakhurst Way, Canopy Lane & Rosegate Blvd. These should be raised to legal height of 7' above pavement. There are small shrubs and two signs partially blocking the emergency fire access gate in the NE corner of the property. Sealcoat has been applied to one lane in front of lot # 22 & 23. We don't recommend sealcoat on roadways. Many wheel stops were dislocated in parking stalls. Additional STOP signs, stop bars and double yellow striping have been added throughout the community.

**d. Congress Avenue Median**

The median was landscaped with sod and trees and found to be in good condition. Several small trees & shrubs are missing on Congress Ave.

**e. Other Items**

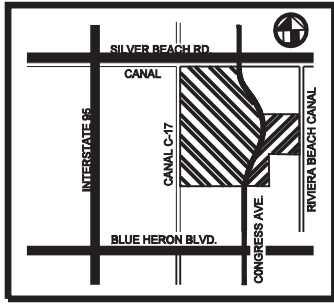
Although not a CDD item, please note that the two Case II red reflector signs are missing at the south leg of the southwest corner of Laurel Ridge Circle.

**V. Insurance**

The District currently carries comprehensive general liability insurance (covering bodily injury and property damage) with a coverage limit of \$1,000,000 per occurrence and \$2,000,000 general aggregate limit. We believe these coverage limits to be reasonable. We recommend the annual premium be included in the CDD budget.

# THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT SITE PLAN

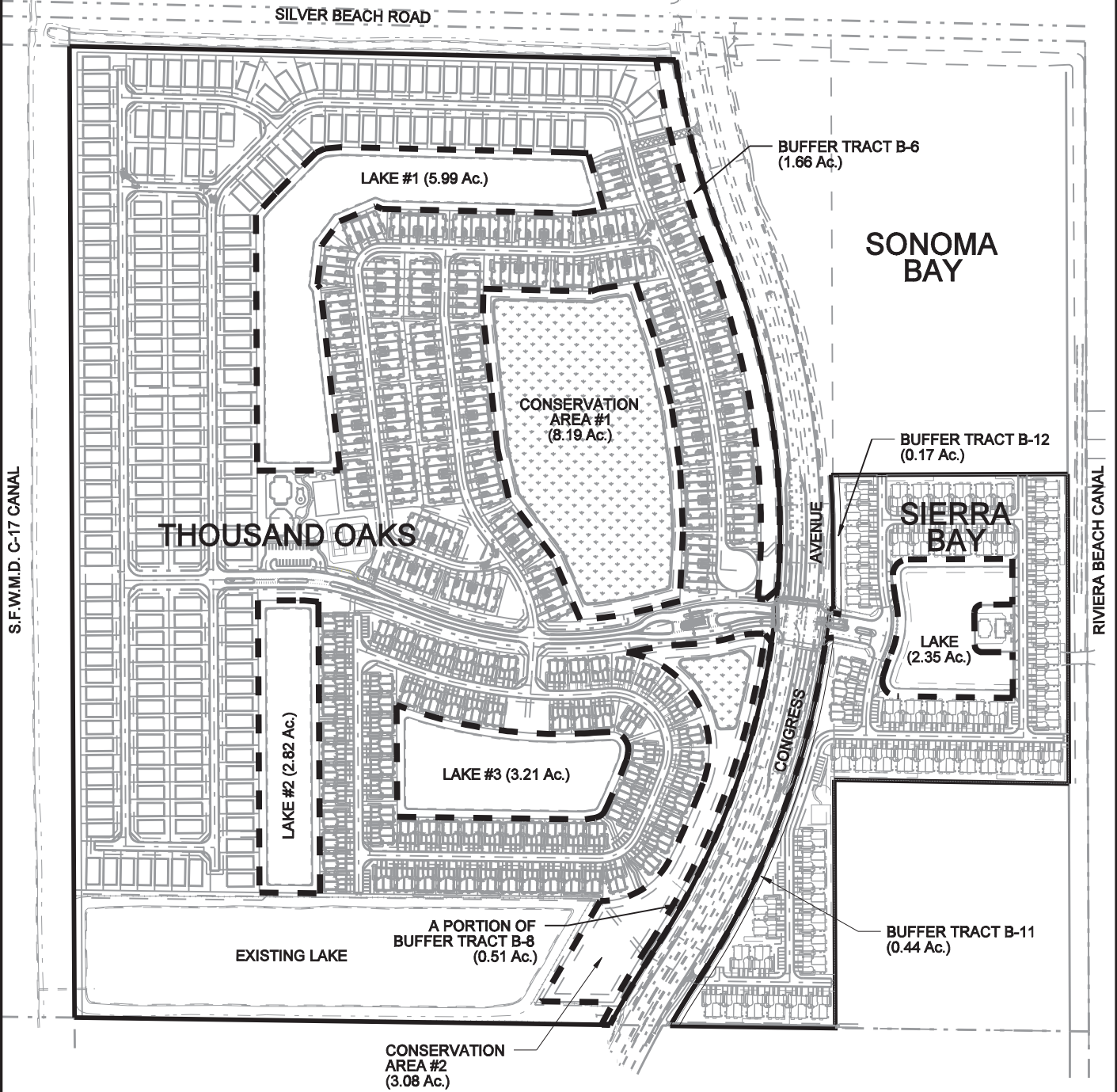
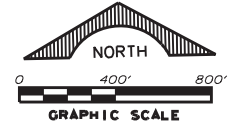
## EXHIBIT 'A'



**LOCATION MAP**  
N.T.S.

### LEGEND

- |                      |   |
|----------------------|---|
| <b>THOUSAND OAKS</b> |   |
|                      | LIMITS OF C.D.D. (101.23 ACRES)           |
|                      | LIMITS OF C.D.D. OWNED LAND (25.46 ACRES) |
| <b>SIERRA BAY</b>    |   |
|                      | LIMITS OF C.D.D. (15.75 ACRES)            |
|                      | LIMITS OF C.D.D. OWNED LAND (2.96 ACRES)  |



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

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

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

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

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

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

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

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

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

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

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

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

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

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

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

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

## Background Information

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

Name of Local Government:	Thousand Oaks Community Development District
Name of stormwater utility, if applicable:	Not applicable
Contact Person	
Name:	Sylvia Bethel
Position/Title:	District Manager
Email Address:	sbethel@sdsinc.org
Phone Number:	561-630-4922

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

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/>            | Suwannee River Water Management District (SRWMD)     |
| <input type="checkbox"/>            | St. Johns River Water Management District (SJRWMD)   |
| <input type="checkbox"/>            | Southwest Florida Water Management District (SWFWMD) |
| <input checked="" type="checkbox"/> | South Florida Water Management District (SFWMD)      |

Indicate the type of local government:

- |                                     |                              |
|-------------------------------------|------------------------------|
| <input type="checkbox"/>            | Municipality                 |
| <input type="checkbox"/>            | County                       |
| <input checked="" type="checkbox"/> | Independent Special District |

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

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

**Part 1.1 Narrative Description:**

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

None

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

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

**Part 1.2 Current Stormwater Program Activities:**

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

- |  |          |
|--|----------|
| ● Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? | No       |
| If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:     | Phase II |
- |   |    |
|---|----|
| ● Does your jurisdiction have a dedicated stormwater utility? | No |
| If no, do you have another funding mechanism?                 | No |
| If yes, please describe your funding mechanism.               |    |
|   |    |
- |   |    |
|---|----|
| ● Does your jurisdiction have a Stormwater Master Plan or Plans?  | No |
| If Yes:   |    |
| How many years does the plan(s) cover?  |    |
| Are there any unique features or limitations that are necessary to understand what the plan does or does not address? |    |
|   |    |
| Please provide a link to the most recently adopted version of the document (if it is published online):               |    |
|   |    |
- |  |    |
|--|----|
| ● Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?                       | No |
| If Yes, does it include 100% of your facilities?   |    |
| If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included? |    |



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

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

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

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

Notes or Comments on the above:

Not applicable

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

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

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

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

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

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	13,408.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):	5	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):	2	
Number of stormwater treatment wetland systems:	1	
Other:		
	0.00	

Notes or Comments on any of the above:

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

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

Other Best Management Practices:

None		

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

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

Other(s):

Design plans and asbuilts. Site visit.

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

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

Independent Special Districts:

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

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

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

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

None or N/A

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

Not applicable

[Proceed to Part 5](#)

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

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

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

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

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

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

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

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

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

**Part 5.1 Routine Operation and Maintenance**

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

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

**Routine Operation and Maintenance**

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	28	30	33	37	41
Brief description of growth greater than 15% over any 5-year period:					

**Part 5.2 Future Expansion (Committed Funding Source)**

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

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

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

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

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

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

**Part 5.3 Future Expansion with No Identified Funding Source**

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

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

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

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

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					



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

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

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

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

**Resiliency Projects with a Committed Funding Source** Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

**Resiliency Projects with No Identified Funding Source** Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NONE					

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

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

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

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

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

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
DRAINAGE			15		15

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

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

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

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

Note that for this table:

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

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

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

**Routine O&M**

Total		Funding Sources for Actual Expenditures						
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account	
2016-17	Aquatic / Stormwater	28						
2017-18	Aquatic / Stormwater	25						
2018-19	Aquatic / Stormwater	24						
2019-20	Aquatic / Stormwater	23						
2020-21	Aquatic / Stormwater	28						

**Expansion**

Total		Funding Sources for Actual Expenditures						
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account	
2016-17	NONE							
2017-18								
2018-19								
2019-20								
2020-21								

**Resiliency**

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

**Replacement of Aging Infrastructure**

Total		Funding Sources for Actual Expenditures						
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account	
2016-17	NONE							
2017-18								
2018-19								
2019-20								
2020-21								

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

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

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	30	33	37	41
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	15	0	15
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>30</b>	<b>48</b>	<b>37</b>	<b>56</b>

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

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

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Additional Table Rows**

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.  
 Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.  
[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	No Identified Funding Source	N/A	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	N/A	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	N/A	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	N/A	0	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42









Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>