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This Instrument Prepared by  
and return to:

Lakeside Plantation Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
13574 Village Park Drive, Suite 265  
Orlando, Florida 32837



**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>  
Lakeside Plantation Community Development District**

**Patricia Durham**  
Chairman

**Jane Gallo**  
Assistant Secretary

**Sharon Greisz**  
Vice Chairman

**Camille Stephens**  
Assistant Secretary

**Joe Szewczyk**  
Assistant Secretary

Governmental Management Services – Central Florida, LLC  
District Manager  
13574 Village Park Drive, Suite 265  
Orlando, Florida 32837  
Ph: (407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC and are available for public inspection upon request during normal business hours. Certain District records are maintained at the Lakeside Plantation Clubhouse located at 2200 Plantation Boulevard, North Port, Florida 34289 and are available for public inspection upon request.

<sup>1</sup> This list reflects the composition of the Board of Supervisors as of June 1, 2013. For a current list of Board Members, please contact the District Manager.

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# **LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

## **INTRODUCTION**

The Lakeside Plantation Community Development District (“District”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, operation and maintenance of the surface water management improvements, roadway improvements, water and sewer improvements, landscaping, street lighting and recreation facilities.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District, its services and facilities, and the assessments that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

The District is here to serve the needs of the community and we encourage your participation in District activities.

### **What is the District and how is it governed?**

The District is an independent unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 306.07 acres of land located entirely within the jurisdictional boundaries of the City of North Port, Sarasota County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for the County. Elections occur every two years and are conducted by the Supervisor of Elections for Sarasota County.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. All members of the Board are similarly bound by the State’s open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The public infrastructure necessary to support the District's development program includes, but is not limited to: surface water management system, collector roadway and intersection improvements, water and sewer system, off-site roadway improvements, landscaping and street lighting, recreational facilities, and other related public infrastructure. Each of these infrastructure improvements is more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report dated July 10, 2000 (the "Engineer's Report"), which details all of the improvements included in the District's Improvement Plan. The Engineer's Report is available for review in the District's public records.

These public infrastructure improvements were funded in part by the District's sale of bonds. On May 26, 1999, the Circuit Court of the Twelfth Judicial Circuit of the State of Florida, in and for Sarasota County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$17,500,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District. On or around October 1, 1999, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure improvements. On that date, the District issued its Lakeside Plantation Community Development District, Capital Improvement Revenue Bonds, Series 1999A, in the amount of \$3,360,000 (the "Series 1999A Bonds") and Lakeside Plantation Community Development District, Capital Improvement Revenue Bonds, Series 1999B, in the amount of \$4,640,000 (the "Series 1999B Bonds", and together with the Series 1999A Bonds, the "Series 1999 Bonds"). Proceeds of the Series 1999 Bonds were used to finance the cost of the acquisition, construction, installation and/or equipping of the infrastructure improvements.

On or around August 1, 2000, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure improvements. On that date, the District issued its Lakeside Plantation Community Development District, Capital Improvement Revenue Bonds, Series 2000, in the amount of \$8,895,000 (the "Series 2000 Bonds"). Proceeds of the Series 2000 Bonds were used to finance the cost of the acquisition, construction, installation and/or equipping of the infrastructure improvements.

**Surface Water Management System**

The District has provided for a series of lakes, interconnecting culverts and discharge control structures which will constitute the master surface water management facilities for the District. The District's surface water management facilities are designed to conform the City of North Port and Southwest Florida Water Management District criteria for pre-development versus post-development runoff attenuation and water quality treatment. The District owns, operates and maintains the surface water management system.

## **Collector Roadway and Intersection Improvements**

The District has provided for the collector roadway network as indicated on the Master Development Plan attached to the Engineer's Report. The construction of the roadways is to be in conformance with the City of North Port specifications and includes clearing of the roadway right-of-way, earthwork and grading, installation of the required underground utilities and storm drainage and construction of the roadway sub-base, base, asphalt, curbing and pedestrian walkways.

The following improvements were constructed on Toledo Blade Boulevard, where it intersects the Lakeside Plantation entrance: a left-turn storage lane and acceleration and deceleration lanes. Plantation Boulevard, the collector roadway, will be a single lane divided roadway, with a landscaped median. Plantation Boulevard was dedicated to the City of North Port. All other streets and improvements in such rights of way are to be owned and maintained by the District.

A sidewalk is also planned to be constructed along one side of Plantation Boulevard, on both sides of local roadways, and along one side of Toledo Blade Boulevard.

## **Off-Site Roadway Improvements**

Based upon the conditions of the City of North Port's Development Concept Plan Approval, modification of Toledo Blade Boulevard from I-75 to Price Boulevard, from a 2-lane roadway to a 4-lane divided highway was required and completed. The off-site roadway improvements are owned, operated and maintained by the City of North Port.

## **Water and Sewer System**

The District has provided for a master utility system designed to provide central wastewater collection and potable water distribution for each residential unit within the District. The construction of off-site utilities will also be required to make connections to the City of North Port utility facilities. The City of North Port will provide utility service to the District. Work to be completed with the central wastewater system includes the construction of three on-site lift stations and force main, along with the gravity sewer collection system.

The construction of the potable water distribution system is to include the various size water mains along with fire hydrants, as required to provide adequate fire flow protection in accordance with the City of North Port standards. Off-site improvements include 3,000 feet of 12-inch water main.

All of the utility systems will be designed in accordance with current City of North Port, Sarasota County HRS and the Florida Department of Environmental Protection regulations. The water and sewer system is owned, operated and maintained by the City of North Port.

## **Landscaping and Street Lighting**

The District provides landscaping, irrigation and street lighting in the District. The landscaping and irrigation are owned, operated and maintained by the District. The street lighting is owned, operated and maintained by the District.

## **Recreational Facilities**

The District has constructed and/or acquired and owns, operates and maintains, recreational facilities including a Clubhouse, tennis courts and swimming pool.

## **Assessments, Fees and Charges**

A portion of the costs of acquisition or construction of these infrastructure improvements has been financed by the District through the sale of its Series 1999 Bonds. The annual debt service payments, including interest due thereon, for each Series of Bonds are payable solely from and secured by the levy of non-ad valorem special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The amount of the annual debt assessment on each parcel of property is fixed, and the amount of that fixed assessment depends upon the type and size of that particular parcel. The annual debt assessment levels related to the Series 1999A Bonds are provided in the table below. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessment for the Series 1999A Bonds are as follows:

<b>Product Type</b>	<b>Annual Assessment Per Unit/Acre</b>
Multi Family	\$225
Villas	\$328
Single Family	\$410
Commercial	\$3,287

Note: The annual assessments level amounts have been grossed up to include 2% for collection costs from Sarasota County and a 4% maximum discount for early payment as authorized by law.

The Series 1999B Bonds have matured and been satisfied. Consequently, there are no longer any assessments securing the Series 1999B Bonds.

The Series 2000 Bonds have matured and been satisfied. Consequently, there are no longer any assessments securing the Series 2000 Bonds.

The amounts described above exclude any operations and maintenance assessments ("O&M Assessments") which are determined and calculated annually by the District's Board of

Supervisors and are levied against all benefitted lands in the District. Interested parties should check with the District Manager to determine the current level of O&M Assessments.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes.

#### **Method of Collection**

The District's debt and maintenance assessments will appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

#### **Conclusion**

This description of the Lakeside Plantation Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Lakeside Plantation Community Development District, 13574 Village Park Drive, Suite 265, Orlando, Florida 32837 or call (407) 841-5524.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 19<sup>th</sup> day of July, 2013, and recorded in the Official Records of Sarasota County, Florida.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

By: *Patricia Durham*  
Patricia Durham, Chairperson

*Katherine E. Brown*  
Witness

*Claire Sheffield*  
Witness

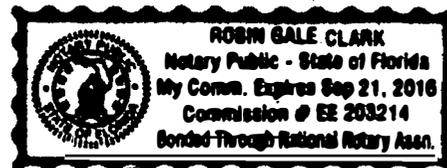
Katherine E. Brown  
Print Name

Claire Sheffield  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of JULY, 2013, by Patricia Durham, Chairperson of the Lakeside Plantation Community Development District, who is personally known to me or who has produced PERSONALLY KNOWN as identification, and did [ ] or did not [ ] take the oath.

*Robin Gale Clark*  
Notary Public, State of Florida  
Print Name: ROBIN GALE CLARK  
Commission No.: EE 203214  
My Commission Expires: 9-21-2016



# EXHIBIT A

## LAKESIDE PLANTATION

### A Community Development District

A parcel of land lying in Section 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:

Commence at a 4" x 4" concrete monument (D.O.T.) at the Southwest corner of said Section 18, thence, South 89°42'41" East, along the South Line of said Section 18, a distance of 100.00 feet to a 5/8" iron rod and cap (D.O.T.) on the monumented East Right-of-Way Line of Toledo Blade Boulevard and the POINT OF BEGINNING; thence, North 00°31'54" East, along said Right-of-Way Line, a distance of 2,302.50 feet; thence, South 89°28'06" East, a distance of 1,484.70 feet; thence, South 08°31'51" West, a distance of 142.59 feet; thence, South 89°42'41" East, a distance of 2,581.30 feet; thence, South 75°28'32" East, a distance of 2,441.83 feet; thence, South 00°17'19" West, a distance of 1,554.58 feet to the South Line of said Section 17; thence, North 89°42'41" West, along the South Line of said Sections 17 and 18, a distance of 6,422.15 feet to the Point of Beginning.

Said lands containing 306.0720 Acres, more or less.

Said lands situate, lying and being in Sarasota County, Florida.