

South Bay Community Development District

Board of Supervisors

Kelly Evans, Chairperson
Scott Campbell, Vice Chairperson
Ian Brown, Assistant Secretary
Mary Madden, Assistant Secretary
Stephen Herrera, Assistant Secretary

Mark Vega, District Manager
David Smith, District Counsel
Rick Brylanski, District Engineer

Regular Meeting Agenda

Wednesday, August 16, 2023 – 1:00 p.m.

Call in (Audio Only) +1 646-838-1601, 90777154#

Phone Conference ID: 907 771 54#

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- 1. Call to Order and Roll Call**
 - 2. Audience Comments (Limit of 3 Minutes)**
 - 3. Engineer's Report**
 - A. Presentation of Seawall Report (*page 2-38*)
 - 4. Little Harbor POA Report (*page 39-40*)**
 - 5. Public Hearing to Adopt Fiscal Year 2024 Budget (*page 41-59*)**
 - A. Consideration of Resolution 2023-06, Adoption of the FY2024 Budget (*page 59-63*)
 - B. Consideration of Resolution 2023-07, Levying Assessments (*page 64-65*)
 - 6. District Manager's Report**
 - A. Consideration of Fiscal Year 2024 Meeting Schedule (*66-67*)
 - 7. Supervisor Requests and Comments**
 - 8. Audience Comments (limit of 3 minutes)**
 - 9. Adjournment**

**The Next Meeting is scheduled to be held on
Friday, September 8, 2023 at 1:00 p.m.**

District Office:

Inframark
210 North University Drive, Suite 702
Coral Springs, Florida, 33071
954-603-0033

Meeting Location:

Sunset Grill & Beach Bar
602 Bahia del Sol Drive
Ruskin, Florida 33570



MEMORANDUM

TO: South Bay CDD Board
FROM: Richard Brylanski, PE
DATE: August 2, 2023
SUBJECT: Clarson Seawall Inspection Report Executive Summary

Our firm contracted with Reuben Clarson Consulting to conduct inspections for the South Bay CDD over the past several years due to visual observations of concerns of seawall defects and possible failures. Clarson completed three (3) reports and they are each attached dated January 15, 2020, October 20, 2022, and the most recent composite report July 12, 2023. The latest report is very detailed and provides an inspection for approximately 15,405 linear feet of seawall embankments within the South Bay CDD boundary divided into five (5) sectioned report areas. A previous report dated October 20, 2022, inspected another section area labeled East Marina – south side.

The report recommends improvements to repair the various defects or failures to be conducted within year 1, and then future years as well as conducting monitoring inspections and maintenance. Below is a tabulation of the recommendations, and timeframes for those expenditures:

Seawall Section	Seawall Length (LF)	RECOMMENDED EXPENDITURES FOR IMPROVEMENTS PER CLARSON INSPECTION REPORT			
		Year 1	Year 2-3	Year 15	Years 20-35
1	5889	\$ 120,000.00	\$ 50,900.00	\$ 12,000.00	\$ 3,100,000.00
2	1400	\$ 41,500.00	\$ 31,200.00	\$ 4,150.00	\$ 980,000.00
3	1672	\$ 6,000.00	\$ 1,500.00	\$ 600.00	\$ 830,000.00
4	1139	\$ 226,000.00	\$ 25,000.00	\$ 22,600.00	\$ 911,000.00
5	5304	\$ 202,000.00	\$ 4,500.00	\$ 20,200.00	\$ 2,650,000.00
East Marina South Side	1204	\$ 179,000.00	\$ 309,000.00	\$ 17,900.00	\$ 750,000.00
Subtotal		\$ 774,500.00	\$ 422,100.00	\$ 77,450.00	\$ 9,221,000.00
15% Contingency		\$ 116,175.00	\$ 63,315.00	\$ 11,617.50	\$ 1,383,150.00
Total	16608	\$ 890,675.00	\$ 485,415.00	\$ 89,067.50	\$ 10,604,150.00

July 12, 2023

Richard E. Brylanski, P.E.
Hole Montes, Inc.
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Email: rickbrylanski@hmeng.com

**Re: Seawall Inspection for Little Harbor Marina/South Bay CDD
606 Seagrape Dr, Ruskin, FL 33570**

Dear Mr. Brylanski,

This letter provides a summary of the field inspection performed on various dates throughout 2023 of the seawalls maintained by the South Bay Community Development District. The Little Harbor Marina basin was recently inspected in October 2022 with conclusions and recommendations for maintenance and repairs provided (Reuben Clarson Consulting, October 20, 2022). This previous seawall section of the Little Harbor Marina basin has been excluded from this report. The following is a summary of findings and recommendations.

Existing Conditions/Construction for All Sections of Seawall (1-5)

- 15,405 LF +/- of Seawall
- Cast-In-Place Concrete Caps (Various Sizes Documented in Observation Tables)
- Vinyl Sheet Piles
- Seawall Exposed Height = 12 to 168 inches

Approximately 15,405 linear feet (LF) of reinforced concrete seawall consisting of 8 to 22 ± ft long sheets with various sized concrete caps. The exposed height from the top of the cap to the berm (mudline) ranges 1.0 to 14.0 ft with the highest exposed height within the marina basin and the lowest by the mangrove areas of Section 1.

The seawall inspection started at the west side of the property, moving to the east side of the property. Structural defects (longitudinal cracking) were observed in the top and the face of the seawall cap indicating rebar in the concrete are rusting from salt intrusion. The rusting causes the rebars to expand and thus crack the concrete. Transverse and stress cracking was observed in the cap. Stress crack is indicative of long-term pressures and stress on the wall. Spalling/chipping was evident in the cap. Spalling in the cap occurs as a byproduct of longitudinal cracking where the concrete in the cap has fallen off the rebar inside of the cap. Exposed rebar was evident in the cap in some of the spalled areas.

Wellpoint drains were observed in some areas to effectively relieve hydrostatic pressure or aid in removing water from behind the wall. Many areas had no drains or defective drains that were misaligned, broken, or barnacle clogged. The annular area around many wellpoint drains was not

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sealed properly. Sediment is being lost through open drain annular areas, and open form holes. The sediment loss has created void pockets behind the seawall in some areas. Many of the wellpoint drains were observed to have vegetation or mangroves growing through them.

Movement since original construction and slight leaning were evident in the seawall cap and some of the sheets. This is due to long-term pressures and stress on the wall. Holes in the vinyl sheeting were evident along with mangroves/vegetation growing through them.

The seawall inspection reporting has been divided into five (5) sections based on site conditions with observations summarized for each section. Section 1 contains 5,889 linear feet of seawall including the western marina basin and adjacent shorelines. Section 2 includes approximately 1,400 linear ft of seawall on the south side of Cabbage Creek. Section 3 incorporates approximately 1,672 linear ft of seawall along the west side of the entrance/exit channel to the Little Harbor Marina (eastern marina basin). Section 4 includes 1,139 linear ft of seawall on the north side of the Little Harbor Marina Basin. Section 5 comprises 5,304 linear ft the shorelines along the east, west and north shorelines along Christopher Water Lane; and the west and north shorelines along Seagrape Drive.

Seawall Section 1 Inspection Area

Section 1 contains 5,889 linear feet of seawall including the western marina basin and adjacent shorelines. The following is a summary of observations at measured stations starting at Station 0 ft which is the west side of the seawall on the property. Recommendations have been provided in red text where applicable. Please find below a highlighted aerial of Section 1.

Figure 1: Seawall Section 1 Inspection Area



Table 1: Seawall Section 1 Inspection Observations

From Sta.	To Sta.	Exposed Ht.	Cap Size (H x W)	Vertical Wall	Observations
0'	26'	54"	18"x24"	Concrete	<ul style="list-style-type: none"> Riprap at the toe of the vinyl wall. Longitudinal cracking (8') in the cap. (Seal) The barnacle line was located down 36" from the top of the cap. Sediment loss was evident throughout approximately 6" to 17" deep. May not have been filled behind or compacted after construction. It is not necessary to fill sediment loss holes at this time due to lack of pedestrian traffic, however if this area is to be traversed in the future, we recommend filling in the holes with crushed shell for safety. Missing wellpoint drain. (Replace) Wellpoint drains spaced approximately every 6'. Transverse cracking in the cap in every section until mentioned further. (Sealant throughout the cap in all sections until mentioned)
26'	76.5'		18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location. No expansion joint material. (Seal) Most of the wellpoint drain annular areas were open or poorly sealed. (Seal) Start of drain annular areas observed to be opened in all sections (Station 26-462 ft). 5 chips in the cap. (Sealant) 4" deep sediment loss on average.
76.5'	127'	70"	18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location. 5 chips in the cap. (Sealant) Chipping in the cap was visible throughout most sections until mentioned further. 4" deep sediment loss on average.
127'	177'		18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
177'	228'		18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location. No expansion joint material. 2 open form bracket holes. (Seal) 8" deep sediment loss on average. Wall appears straight in all sections.
228'	279'		18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location. 10" deep sediment loss in one area. Face of cap has general concrete deterioration in all sections until mentioned further. (Sealant)
279'	328'		18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Material deteriorated.
328'	412'		18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location.

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					<ul style="list-style-type: none"> • Longitudinal cracking in the face of the cap (2'). (Seal) • Wall turns left (north). • 3" of sediment loss on average. • Drains slightly tilted up starting from the corner of the wall. (Monitor). • Start of drains clogged with barnacles in all sections going forward. (Clean)
412'	462'	72"	18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. • Vinyl sheet depth was 8" and peak to peak was 36". • 8" deep sediment loss on average. • Drains observed to be extending out 0" to 3" from the vinyl. (Monitor – Will need to be replaced if they fall behind the wall or become missing. • 8" deep sediment loss on average.
462'	512'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • The cap was observed to be slightly tilting landward. (Add riprap 2' x 4' along Station 462-665 ft) • 12" average sediment loss. • Vinyl sheets appear deformed and leaning. • 6 drains missing. (Replace)
512'	563'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • 4" average sediment loss. • All wellpoint drains are dislodged behind the vinyl sheeting. (Replace drains)
563'	615'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • All drains are dislodged behind the vinyl sheeting. (Replace) • Stress crack in the cap. (Seal) • 3" average of sediment loss.
615'	665'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Drains are dislodged behind the vinyl sheeting. (Replace) • 8" average of sediment loss.
665'	715'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • 10" average of sediment loss. • Start where drains revert to having an open annular area (Stations 665-2,417 ft) (Seal) • Open form bracket hole. (Seal)
715'	766'	70"	18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Stress crack in the cap. (Seal) • One area of sediment loss is 8" deep.
766'	817'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.

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					<ul style="list-style-type: none"> • 10" average of sediment loss. • Many of the drains are angled or turned down/up slightly. (Monitor)
817'	870'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • 6" average of sediment loss. • Many of the drains are angled or turned down/up slightly. (Monitor)
870'	919'	96"	18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • 2" average of sediment loss.
919'	970'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. • 2" average of sediment loss.
970'	1024'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1024'	1070.5'	88"	24"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Form holes open throughout this area. (Seal) • 1 hole of sediment loss 16" deep x 2' long x 4' wide. • Culvert encountered that was 3' wide.
1070.5'	1116'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Transitions to a 24" cap face. • Longitudinal cracking in the face of the cap for approximately 20'. (Sealant only)
1116'	1156'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Cap transitions back to 18" face. • Concrete deterioration in cap. (Sealant)
1156'	1209.5'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Sediment loss 8" deep x 2' wide x 2' long in one area.
1209.5'	1260'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Sediment loss 36" deep in one area. • Drains are not clogged with barnacles; however, annular area still open. (Seal)
1260'	1310'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Most sections have open form holes. (Seal)
1310'	1362'	88"	18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1362'	1411'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1411'	1460'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1460'	1511'		18"x24"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Vinyl sheets observed to change to 24" peak to peak and 8" depth.
1511'	1577'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Concrete cap transitions to a 12" x 19.5". • Drains were observed to be located within the barnacle line. (Clean)

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					<ul style="list-style-type: none"> • Sediment loss 2” deep on average.
1577’	1637’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1637’	1698.5’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wall angles left. • Chipping in cap observed to be end. (End sealant)
1698.5’	1757’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1757’	1817’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1817’	1875’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1875’	1936’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Curve starts along the northwest side of the wall.
1936’	1997’	73”	12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Culvert location. • Longitudinal cracking in the top of the cap (1’) (Seal).
1997’	2057’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Longitudinal cracking in the cap (1’). (Seal)
2057’	2117’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
2117’	2177’	92”	12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • The barnacle line was located down approximately 50” in this area.
2177’	2237’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Culvert location.
2237’	2297’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
2297’	2356’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Curve begins along the northeast side of the section.
2356’	2417’	76”	12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Curve ends along this section of wall.
2417’	2476’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wellpoint drains end. (Add drains from this point going forward)
2476’	2537’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Vegetation growing through conduit. (Remove)
2537’	2597’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
2597’	2655’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill)
2655’	2716’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wall appears straight. • Expansion joint location. Deteriorated material. (Fill) • Concrete block is evident underneath the cap. • Open transverse crack. (Seal)
2716’	2775’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Sediment loss 8” deep x 3’ long x 1’ wide.

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2775'	2825'	88"	12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Storm drain located down 33". • Transverse cracking evident in the cap approximately every 1' until further mention. (Sealant)
2825'	2838'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. Expansion joint material deteriorating. (Fill)
2838'	2850'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Chip in the bottom of the cap. (Sealant) • Vegetation in conduit. (Remove)
2850'	2897'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. Material deteriorating. (Fill)
2897'	2958'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Large chip in back of cap. (Sealant)
2958'	3019'	102"	12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. Missing material. (Fill) • Approximately 1' of sediment loss (Fill) • Conduit has vegetation. (Remove) • Wall turns left.
3019'	3082'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Corner of wall (3037'). • Wellpoint drains begin again, and wall turns right (3057').
3082'	3142'	43"	12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Culvert location.
3142'	3202'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Chip in the cap. (Sealant). (End sealant at this point)
3202'	3263'	20"	12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wellpoint drains end.
3263'	3324'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
3324'	3382'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
3382'	3442'	41"	12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Sediment behind the seawall was observed to be approximately 3.5" down from the top of the cap. • Wellpoint drains begin again. • Chip in the back of the cap. (Seal)
3442'	3502'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Chip in the cap. (Seal)
3502'	3562'		12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Culvert location. • Ground behind the seawall flush with the cap. • Chip in the cap. (Seal)
3562'	3621'	34"	12"x19.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.

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					<ul style="list-style-type: none"> • Wall turns right (3595’). • Sediment behind the seawall was observed to be approximately 2” down from the top of the cap. • Chip in the cap. (Seal)
3621’	3681’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wall turns right (3625’). • Sediment behind the seawall was observed to be approximately 2” down from the top of the cap. • Wall turns right (3677’).
3681’	3740’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Sediment behind the seawall was observed to be approximately 2” down from the top of the cap. • Wall turns right (3726’).
3740’	3799’		12”x19.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wall turns right (3762’).
3799’	3840’	50”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Cap transitions to an 18” x 20.5”. • Add wellpoint drains in areas of 3’ or less of exposed height. • Spalling in the cap. (Epoxy reform cap)
3840’	3878’		18”x20.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wall ends at 3878’ with a 5.75’ return.
3878’	3986’		18”x20.5”	Concrete	<ul style="list-style-type: none"> • Failed vinyl wall. (Replace). • Calculation will be approximate going forward due to vegetation and rolling through the grass.
4010’		18”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • Exposed height measured. • Mangroves located in front of this area throughout till the end of the wall.
4192’		19”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • Exposed height measured.
4250’		12”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • Exposed height measured.
4570’		32”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • Exposed height measured. • No wellpoint drains evident throughout this area.
4688’		41”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • No wellpoint drains. (Add drains) • We recommend adding drains in areas with a 3’ exposed height or higher.
4730’		55”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • No wellpoint drains. (Add drains)
4826’		48”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • No wellpoint drains. (Add drains until exposed height drops under 3’)
4834’			18”x20.5”	Concrete	<ul style="list-style-type: none"> • Wall turns left.
4936’			18”x20.5”	Concrete	<ul style="list-style-type: none"> • Spalling in the cap. (Epoxy reform cap)
4981’			18”x20.5”	Concrete	<ul style="list-style-type: none"> • West end of the buildings.
5025’	5085’	13”	18”x20.5”	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Storm drain located down 22” from top of cap.

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					<ul style="list-style-type: none"> • Chip in the cap. (Seal)
5085'	5145'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill)
5145'	5205'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Chip in the back of the cap. (Seal)
5205'	5265'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill) • Approximately 1' of longitudinal cracking in the cap. (Seal)
5265'	5324'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
5324'	5386'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill) • Approximately 1' of longitudinal cracking in the cap. (Seal)
5386'	5447'	25"	18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
5447'	5507'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill) • Approximately 1' of longitudinal cracking in the cap. (Seal)
5507'	5567'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill) • Chip in the back of the cap. (Seal)
5567'	5607'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill) • Approximately 2' of longitudinal cracking in the cap. (Seal)
5607'	5687'	23"	18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. Deteriorated material. (Fill) • Approximately 2' of longitudinal cracking in the cap. (Seal)
5687'	5740'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Chip in the back of the cap. (Seal)
5725'			18"x20.5"	Concrete	<ul style="list-style-type: none"> • Building ends and is located 16' landward from the seawall.
5748'	5805'		18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wall turns right (5757'). • Wing wall located in front of vinyl wall.
5805'			18"x20.5"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. No material. (Fill) • Wing wall ends.
5840'		45"	18"x20.5"	Concrete	<ul style="list-style-type: none"> • Storm drain located down 10". • Add wellpoint drains in the area with more than a 3' exposed height.
5851'			18"x20.5"	Concrete	<ul style="list-style-type: none"> • Wall slopes down.
5889'			18"x20.5"	Concrete	<ul style="list-style-type: none"> • Wall ends.

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Seawall Section 2 Inspection Area

Section 2 includes approximately 1,400 linear ft of seawall on the south side of Cabbage Creek. The following is a summary of observations at measured stations starting at Station 0 ft which is the east side of the seawall of Section 2. Recommendations have been provided in red text where applicable. Please find below a highlighted aerial of Section 2.

Figure 2: Seawall Section 2 Inspection Area



Table 2: Seawall Section 2 Inspection Observations

From Sta.	To Sta.	Exposed Ht.	Cap Size (H x W)	Vertical Wall	Observations
0'	1400.5'	70"	10.5"x20"	Concrete	<ul style="list-style-type: none"> • Vinyl sheets had 8" depth and 24" peak to peak. • The barnacle line was located down 44" from the top of the cap. • Form holes observed to be open; however, filter fabric or white material behind/covering the holes. The white material feels like starboard. • The annular area of the drains was observed to be open throughout with previous signs of attempted sealing. (Reseal) • Approximately 75% to 80% of all drains were either clogged, misaligned, uplifted or crushed. (Clean and/or replace).

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					<ul style="list-style-type: none"> The wellpoint drains were located down 50" from the top of the cap and were in the barnacle line. (Clean) Sediment loss was evident throughout off and on. May not have been filled behind or compacted after construction. (Fill in sediment loss in areas that are to be traversed). Transverse and light longitudinal cracking in the cap in nearly every section. (Sealant)
0'	5.5'	70" to 87"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Wall slopes up approximately 17".
15'	116'	107"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Curve of wall. Throughout the curve of the wall, scouring was evident as the exposed height increases quickly. Sheets slightly kicking out. (Add riprap 2' high x4' wide)
63'	124'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. No Material. (Fill) Approximately 1' of spalling in the cap. (Epoxy reform) Approximately 50% of light longitudinal cracking in this section of cap. (Sealant)
124'	184'	99"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Approximately 20% of light longitudinal cracking in this section of cap. (Sealant)
184'	245'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Approximately 30% of longitudinal cracking in this section of cap. (Sealant)
245'	304'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Rusting rebar in the bottom of the cap for approximately 2'. (Epoxy coat) Approximately 20% of longitudinal cracking in this section of cap. (Sealant)
304'	365'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Approximately 20' long x 1.5' deep x 1.5' wide of sediment loss in this section.
307'	567'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Large sediment loss under the pilings laying along the seawall.
365'	425'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. No material. (Fill) Approximately 3' of spalling at the expansion joint (Epoxy reform) Approximately 3' long x 1.5' deep x 1.5' wide of sediment loss in this section.
425'	484'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.

					<ul style="list-style-type: none"> Approximately 1' of spalling in the cap. (Epoxy reform)
484'	545'	94"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Approximately 3' of longitudinal cracking in the top of the cap. (Sealant)
545'	606'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Mangroves are growing through the wellpoint drain. Curve of wall from 567' to 606'. Missing wellpoint drain. (Replace) Concrete backfill apparent below the drain but not apparent above the drain.
606'	651'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
651'	712'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Mangroves growing through 5 wellpoint drains.
712'	772'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Docks located in front of the seawall. Annular area of wellpoint drains sealed. Wellpoint drains appear to be in better condition in this section. (Monitor) Approximately 1' of spalling at the expansion joint. (Epoxy reform)
772'	833'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Drain located down 36" from the top of the cap. Mangrove growing through the drain. Wellpoint drains appear to be in better condition in this section. (Monitor)
833'	892'	99"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Material missing. (Fill) Mangroves growing through a wellpoint drain. Sealing of annular area of wellpoint drains appears to be deteriorating. (Reseal) Large crack/chip in the cap at the expansion joint. (Epoxy reform) Hole evident in sheet (6" x 6"). (Seal)
833'	1400.5'				<ul style="list-style-type: none"> Wellpoint drains need to be replaced.
892'	934'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Stress crack in the cap. (Sealant) Very slight kicking out of vinyl sheets. (Add riprap 2' x 4')
934'	954'	89"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Stress cracking and chipping in the cap. (Epoxy reform) Replaced section of cap.
954'	1013'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.

					<ul style="list-style-type: none"> Approximately 9 holes in the sheets where sediment is escaping. (Seal) Wall begins to curve. Sheets slightly kicking out. (Add riprap 2' x 4')
1013'	1073'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Holes in the sheets approximately every 6'. (Seal) Stress crack in the cap. (Sealant)
1073'	1134'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Expansion joint material deteriorating. (Fill) Mangrove growing through the drain. Chip in the vinyl sheet. (Seal)
1134'	1194'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Material deteriorating. (Fill) Vegetation and mangroves growing through 5 of the drains. Sediment loss hole 24" deep x 1' wide x 3' long. (Fill) Exposed rebar in top of cap. (Epoxy coat)
1194'	1254'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Material deteriorating. (Fill) Hole in vinyl sheet. (Seal)
1254'	1314'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Expansion joint material deteriorating. (Fill) Mangroves growing through 2 of the drains. Longitudinal cracking at the expansion joint. (Sealant)
1314'	1374'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Mangroves growing through 4 of the drains.
1374'	1400.5'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Wall return to the left (north) neighbor concrete slab wall. The left (north) neighbor wall was observed to be in poor condition.

Seawall Section 3 Inspection Area

Section 3 incorporates approximately 1,672 linear ft of seawall along the west side of the entrance/exit channel to the Little Harbor Marina (eastern marina basin). The following is a summary of observations at measured stations starting at Station 0 ft which is the north side of the seawall of Section 3 moving southward. Recommendations have been provided in red text where applicable. Please find below a highlighted aerial of Section 3.

Figure 3: Seawall Section 3 Inspection Area



Table 3: Seawall Inspection Area 3 Observations

From Sta.	To Sta.	Exposed Ht.	Cap Size (H x W)	Vertical Wall	Observations
2.5'		57"	12"x19"	Concrete	<ul style="list-style-type: none"> Expansion joint was observed to be disjoined. The barnacle line was located down 38" from the top of the cap. Open form holes in the vinyl sheeting. (Monitor for sediment loss in the future) The wall was observed to be straight. Mangroves are located in front of the wall. The sediment behind the seawall was approximately 3" on average throughout. Light layer of riprap in front of the wall. No wellpoint drains were evident. (Add drains until Station 34 ft)
31'	78.5'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Wall turns south (34.5').
78.5'	126'	33"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
126'	174'		10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
174'	234'	28"	10.5"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.

					<ul style="list-style-type: none"> • Buildings located behind the seawall. (198')
234'	282.5'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Wall angles southwest. • Chip in cap.
282.5'	330.5'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
330.5'	379'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
379'	428'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Approximately 1' of spalling in the cap. (Epoxy reform cap)
434'	475.5'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Chipping in the cap. (Epoxy reform cap)
475.5'	1238'	32"	10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint locations.
1238'	1285'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Approximately 1' of spalling in the cap. (Epoxy reform cap)
1285'	1333'	36"	10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Approximately 2' of spalling in the cap at the expansion joint. (Epoxy reform cap)
1333'	1381'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Mangroves growing through 5 wellpoint drains.
1381'	1429'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location.
1429'	1477'	33"	10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint location. • Chipping in the cap. (Epoxy reform cap)
1477'	1574'		10.5"x20"	Concrete	<ul style="list-style-type: none"> • Expansion joint locations.
1623'	1672'	59"	10.5"x20"	Concrete	<ul style="list-style-type: none"> • Approximately 2' of longitudinal cracking in the top of the cap. (Seal) • Wall angles twice. • Stress crack in the cap. (Seal) • End of wall.

Seawall Section 4 Inspection Area

Section 4 includes 1,139 linear ft of seawall on the north side of the Little Harbor Marina Basin. The following is a summary of observations at measured stations starting at Station 0 ft which is the east side of the seawall of Section 4 moving westward. Recommendations have been provided in red text where applicable. Please find below a highlighted aerial of Section 4.

Figure 4: Seawall Section 4 Inspection Area

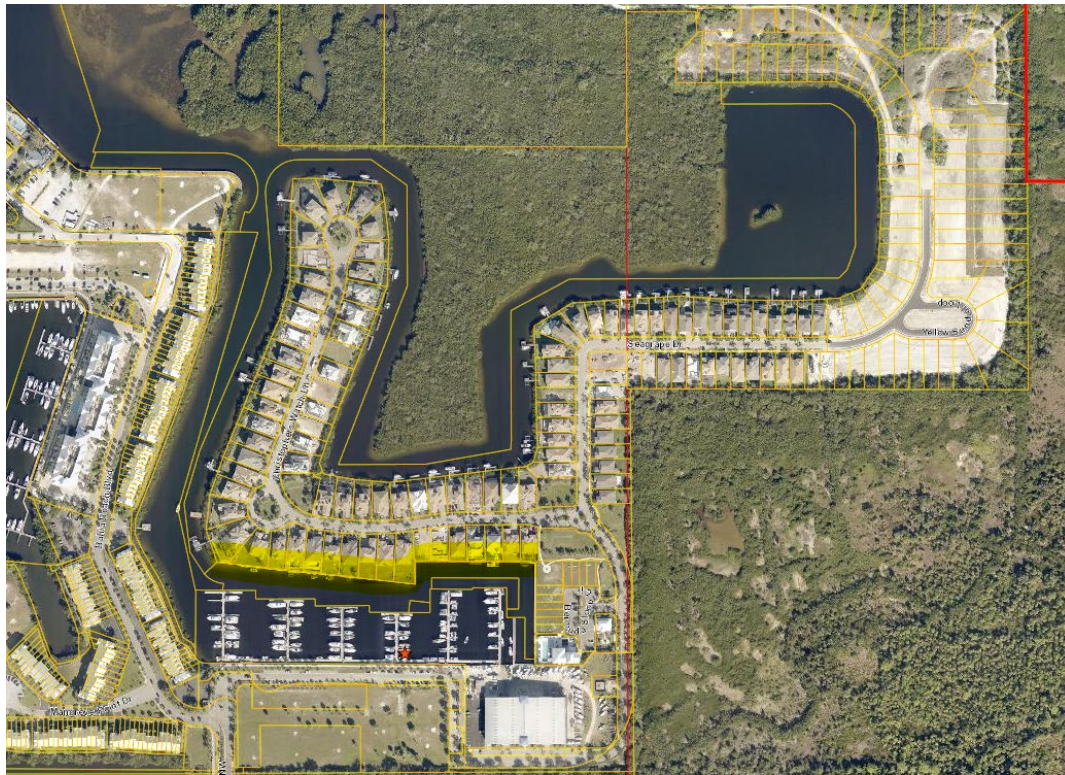


Table 4: Seawall Inspection Area 4 Observations

From Sta.	To Sta.	Exposed Ht.	Cap Size (H x W)	Vertical Wall	Observations
0'	294.5'		18"x24"	Concrete	<ul style="list-style-type: none"> Cap tilting landward slightly. Sheets observed to be kicking out. (Add Waler)
0'	408'				<ul style="list-style-type: none"> Wellpoint drains observed to be upturned and crushed. Replace wellpoint drains.
0'	1139'				<ul style="list-style-type: none"> Wellpoint drains are located in the barnacle line. (Clean all wellpoint drains wherever not being replaced) Apply concrete sealant throughout cap.
~58.5'			18"x24"	Concrete	<ul style="list-style-type: none"> Approximately 3' of spalling in the cap. (Epoxy reform cap)
~ 112.5'			18"x24"	Concrete	<ul style="list-style-type: none"> Stress cracking evident in the cap. (Seal) 2 joints/cracks in the cap evident. (Seal)
294.5'		120"	18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
307'			18"x24"	Concrete	<ul style="list-style-type: none"> Sediment loss evident. (Fill)
355.5'			18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Spalling and stress crack at the expansion joint. (Seal and reform)
401'	408'	108"	18"x24"	Concrete	<ul style="list-style-type: none"> Stress cracking throughout the cap. (Epoxy inject) Wall turns left at 408'.

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414.5'			18"x24"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Approximately 2' of spalling at the expansion joint. (Epoxy reform cap) Approximately 8' of sediment loss x 1.5' deep. (Fill)
408'	820'		18"x24"	Concrete	<ul style="list-style-type: none"> Annular area of wellpoint drains open. (Seal)
415.5'	475.5'		18"x24"	Concrete	<ul style="list-style-type: none"> Cap tilting landward slightly. (Add riprap 2' x 4')
475.5'		120"	12"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Approximately 2' of spalling at the expansion joint. (Epoxy reform cap)
484'			12"x20"	Concrete	<ul style="list-style-type: none"> Wall turns right. Very slight landward tilt in the cap. (Monitor) Approximately 3' of stress cracking in the cap. (Seal)
537'			12"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
552'		96"	12"x20"	Concrete	<ul style="list-style-type: none"> Sediment loss (1') (Fill)
547'	677'		12"x20"	Concrete	<ul style="list-style-type: none"> Wellpoint drains barely extending through the vinyl. (Replace) General sediment loss throughout this area. (Fill as needed)
598'			12"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
632'			12"x20"	Concrete	<ul style="list-style-type: none"> General stress cracking in the cap. (Sealant)
658'			12"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Spalling in the cap at the expansion joint. (Epoxy reform cap) Wellpoint drains missing. (Replace)
598'	772'		12"x20"	Concrete	<ul style="list-style-type: none"> Cap tilts landward. (Add waler)
706'			12"x20"	Concrete	<ul style="list-style-type: none"> Longitudinal cracking in the cap. (Seal)
717.5'			12"x20"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
726'	850'		12"x20"	Concrete	<ul style="list-style-type: none"> Higher up drains begin along with lower wellpoint drains. (2 sets)
771'			18"x25.5"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
788'		97"	18"x25.5"	Concrete	<ul style="list-style-type: none"> Chip in the cap. (Sealant)
820'	850'		18"x25.5"	Concrete	<ul style="list-style-type: none"> Missing wellpoint drains. (Replace lower)
830.5'			18"x25.5"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
883.5'			18"x25.5"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
927.5'		92"	18"x25.5"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
850'	1077.5'		18"x25.5"	Concrete	<ul style="list-style-type: none"> Annular area of wellpoint drains open. (Seal)
1024.5'			18"x25.5"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Sediment loss (1'). (Fill)
1077.5'		97"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Expansion joint location.
1077.5'	1139'		12"x20.5"	Concrete	<ul style="list-style-type: none"> Missing wellpoint drains. (Replace)
1137'		86"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Stress crack in the cap. (Seal)
1139'			12"x20.5"	Concrete	<ul style="list-style-type: none"> End of Section 4.

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Seawall Section 5 Inspection Area

Section 5 comprises 5,304 linear ft the shorelines along the east, west and north shorelines along Christopher Water Lane; and the west and north shorelines along Seagrape Drive. The following is a summary of observations at measured stations starting at Station 0 ft which is the south end of the seawall of Section 5 heading northeasterly. Recommendations have been provided in red text where applicable. Please find below a highlighted aerial of Section 5.

Figure 5: Seawall Section 5 Inspection Area

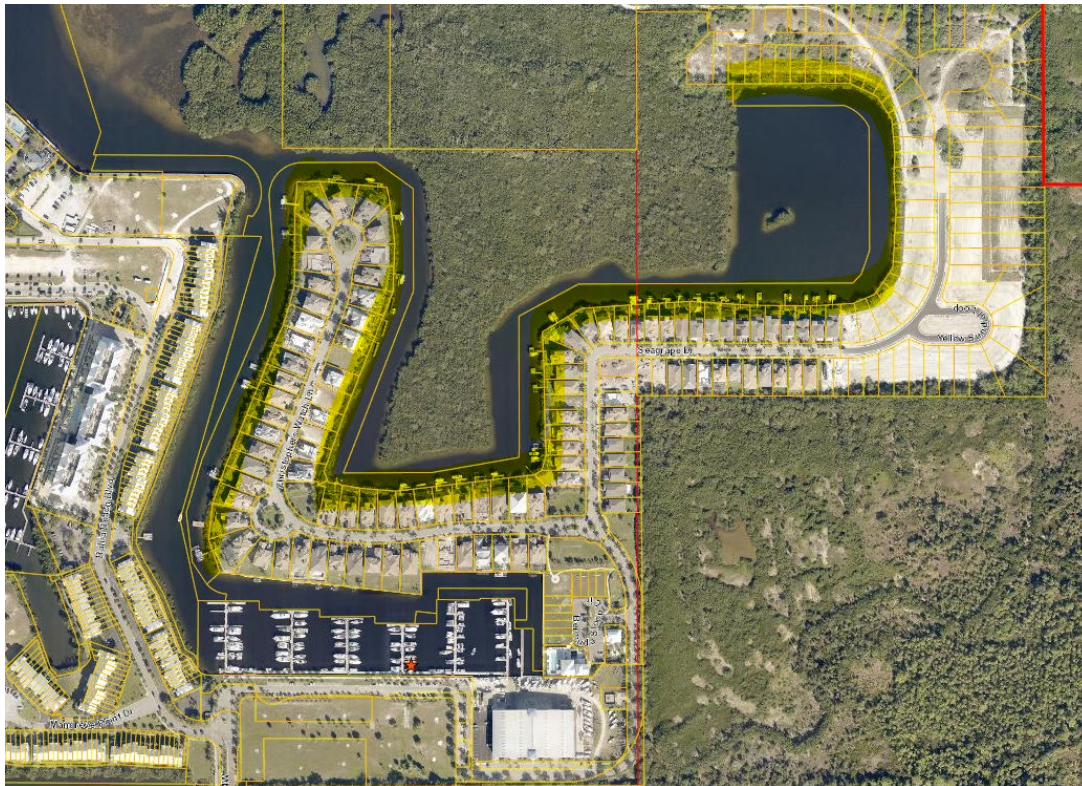


Table 5: Seawall Inspection Area 5 Observations

0'	5304'		12"x20.5"	Concrete	<ul style="list-style-type: none"> Mangroves are located in front of the wall throughout and in some areas they are flush against the cap. Expansion joint locations approximately every 30' to 70'. No wellpoint drains evident. (Install drains)
1300'		36"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Chipping in cap evident (Seal)
1588'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
1610'		48"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Sheet interlock.
1646'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Expansion joint location. Crack evident in the sheet. (Seal)

1798'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Palm trees are growing out from the wall. (Remove)
1883'	1971'		12"x20.5"	Concrete	<ul style="list-style-type: none"> Riprap in front of the wall extending 5' to 10' waterward.
2630'		36"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
2635'	2687'		12"x20.5"	Concrete	<ul style="list-style-type: none"> Riprap in front of the wall extending 2' to 3' waterward.
2744'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Storm drain location.
3002'		48"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Storm drain location.
3232'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
3250'		60"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Exposed height measurement.
3631'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Storm drain location.
3814'		48"	12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
3883'	3926'		12"x20.5"	Concrete	<ul style="list-style-type: none"> Shell fill in front of wall extending out 2' to 5'.
3992'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
4113'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
4390'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Storm drain location.
4641'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. It was previously patched but should be resealed. (Epoxy reform cap)
4642'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Chipping evident in the cap. (Epoxy reform cap)
4880'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
5058'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Spalling evident in the cap at the expansion joint. (Epoxy reform cap)
5304'			12"x20.5"	Concrete	<ul style="list-style-type: none"> Wall ends.

Seawall Recommendations

It should be noted that the useful life of a concrete seawall on saltwater is approximately 50± years.

All Sections 1-5:

Due to the age and condition of the existing seawall system we recommend the following maintenance, repair items and structural reinforcement of the existing seawall systems to be completed within the next 1+/- years.

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For additional structural support of the seawall, we recommend adding approximately 469 LF of a double box beam composite waler approximately 6” above the mean highwater (MHW) line to be anchored with new 1” diameter x 16’ long HDG tieback rods to Manta Ray (MR-SR) anchors at 6’ on center. The tieback rods should extend past both the existing vinyl wall and the original concrete wall.

All wellpoint drains installed through vinyl wall at 6’ on center and 5” above the barnacle line to relieve the hydrostatic pressure or aid in removing water from behind the wall. The annular area around the existing wellpoint drains and any holes should be filled with epoxy to limit sediment loss.

All voids behind the seawall should be filled with crushed shell or pea gravel as needed (perhaps more than once) to fill in the existing voids behind the seawall, allowing for drainage, but aid in trapping the sand particles. All cracking in the seawall cap areas should be chipped, cleaned, and filled with hydraulic cement or epoxy and reformed where specified. The maintenance and repair items are summarized below.

1. Clean and seal all cracking in the seawall concrete cap with hydraulic cement or trawable epoxy.
2. Install/replace wellpoint drains through every 6’ and 5” above the barnacle line to relieve the hydrostatic pressure from behind the wall.
3. All voids behind the seawall should be filled with crushed shell or pea gravel as needed (perhaps more than once) to fill in the existing voids behind the seawall, allowing for drainage, but aid in trapping the sand particles. (In areas indicated by the red notes in the table)
4. Clean wellpoint drains to ensure proper relief of hydrostatic pressure.
5. Epoxy reform spalling/chipping in the cap to protect rebar.
6. Apply a concrete sealant to the cap to protect the rebar and reduce further cracking.
7. Seal/block form holes and other holes in the vinyl sheets.
8. Fill expansion joints with material to reduce sediment loss.
9. Seal the annular area of wellpoint drains to reduce sediment loss.
10. Add riprap at a 2 to 1 slope at the base of the vinyl wall.
11. Install a box waler for additional structural support of the wall in Section 4 (Station 0-295 ft and Station 598-772 ft)

The above work could cost:

1. Seal Cracking - 59 LF x \$25.....	\$1,475
2. Install Wellpoint Drains – 1,269 x \$225.....	\$285,525
3. Fill Voids Behind Seawall -	\$8,500
4. Clean Wellpoint Drains – 485 Drains x \$10.....	\$4,850
5. Reform Spalling/Chipping – 62 LF x \$120.....	\$7,440
6. Concrete Sealant – 4,665 LF.....	\$95,632
7. Seal Holes -	\$5,564
8. Seal Annular Areas – 601 Drains x \$35.....	\$21,035
9. Riprap – 112 Tons x \$250.....	\$28,000

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10. <u>Waler – 469 LF x \$300-460.....</u>	\$140,700 to \$215,740
	\$598,721 to \$673,761

It should be noted that even with the above repairs we recommend planning to replace the existing seawall system within 25-35± years. We recommend monitoring the seawall for additional structural defects and movement with engineering inspection at least every 3 years. The estimated remaining useful life of the seawall can be revised as needed upon future inspection. We recommend removing vegetation growing through the wall and the drains.

Section 4 – Northern Side of Little Harbor Marina Basin

As far as repairs for the northern section of seawall in the Little Harbor Marina basin, where a pool structure or other structure is proposed within approximately 22 ft or less from the seawall, we recommend replacement of the seawall per the October 2020 inspection report. The cost per linear ft for seawall replacement in this area could range from \$650-\$850 (competitively bid). High density or composite sheet piles may be required from the northeast corner of the basin heading to approximately 350 linear ft west. At this location the exposed height of the seawall (height from the mudline to the top of the seawall cap) decreases and composite sheets would not be required. Composite sheeting was installed by Waterline Construction on the east side of the marina basin where the exposed height of the seawall is approximately 128”. The composite sheet piles are darker in color. Composite sheet pile seawalls would be on the upper end of the construction cost range of \$850/linear ft. The details of the construction of the eastern composite seawall were very similar to the replacement seawall plans that were recently designed for the 120 ft location on the south side of the marina basin. The only difference being in the sheet pile selection where the eastern seawall used composite sheeting and the proposed south wall replacement is using the highest density vinyl sheet piling.

For replacement of the seawall for the western end (500 lf) of the northern residential section we would recommend a similar plan to what is being proposed on the south side of the Little Harbor Marina Basin. For the eastern most 350 lf we would most likely recommend composite sheet piling instead of high density (HD) vinyl sheet piling.

Failed Area in Section 1 (Station 3,878 – 3,986 ft)

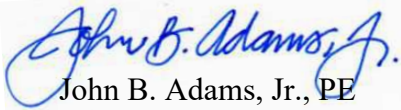
Due to the age and condition of the existing seawall system we recommend replacement of the seawall system within 1± years. Recommended specifications for a new seawall would include construction of a new vinyl corrugated seawall system with a new concrete cap and 1” diameter HDG PVC encased tieback rods to Manta Ray anchors or deadmen. Well point drains should be installed through both walls at 6’ on center and 5” above the barnacle line to relieve the hydrostatic pressure or aid in removing water from behind the wall. The existing wall may need to be removed. The ballpark cost for this portion of wall in today’s prices is approximately \$65,500± with a useful life expectancy of 50 ± years.

Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
RE: Seawall Inspection Report – 606 Seagrape Dr, Ruskin, FL 33570
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If you should have any questions or comments, please do not hesitate to contact me. We appreciate the opportunity to provide this report.

Sincerely,

REUBEN CLARSON CONSULTING, INC.



John B. Adams, Jr., PE
FL Professional Engineer No. 53963

Section 1 Photos

Photo #1- West End of Seawall. Beginning of Section 1.



Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
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Photo #2 – Spalling in the Cap and Sediment Loss



Spalling/
Chipping

Photo #3 – Sediment Loss.



Sediment Loss

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Photo #4 – Front View of the Seawall.



Photo #5 – Vegetation growing Through Conduit.



Vegetation
growing
Through
Conduit

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Photo #6 – Failed Section of Wall.



Photo #7 – Typical Spalling of Concrete Cap.



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Photo #8 – Top View of the Wall Near the End of Section 1.



Section 2 Photos

Photo #1- East End of Seawall. Beginning of Section 2.



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Photo #2 – Missing Drain



Photo #3 – Stress Cracking in the Cap.



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Photo #4 – Holes in the Vinyl Sheet.

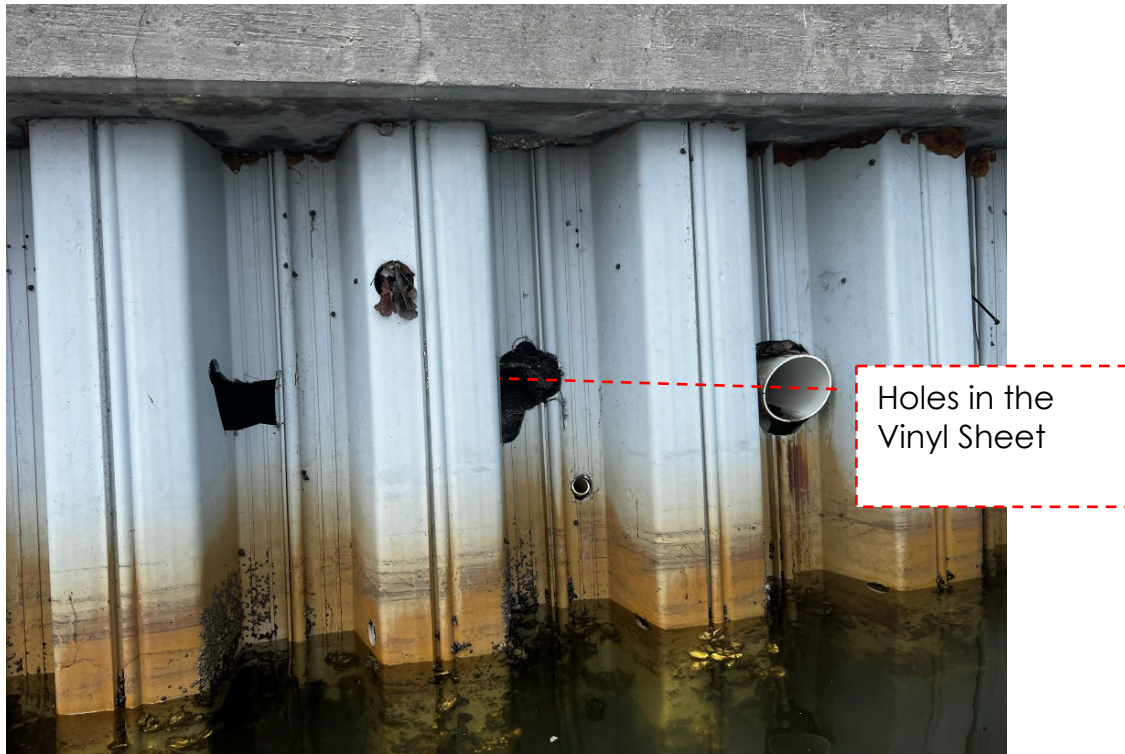


Photo #7 – End of Section 2.



Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
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Section 3 Photos

Photo #1- North End of Seawall. Beginning of Section 3.



Photo #2 – Front View.



Open
Form
Holes

Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
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Photo #3 – Top View.



Photo #4 – Spalling in the Cap.



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Photo #5 – Spalling in Cap. End of Section 3.



Section 4 Photos

Photo #1- East End of Seawall. Beginning of Section 4.



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Photo #2- Cap Tilting Landward.



Photo #3 – Cracking in the Cap.



Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
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Photo #4 – Stress Cracking in the Cap.



Stress Cracking in the Cap

Photo #5 – Missing Drain.



Missing Drain

Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
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Photo #6 – Spalling.

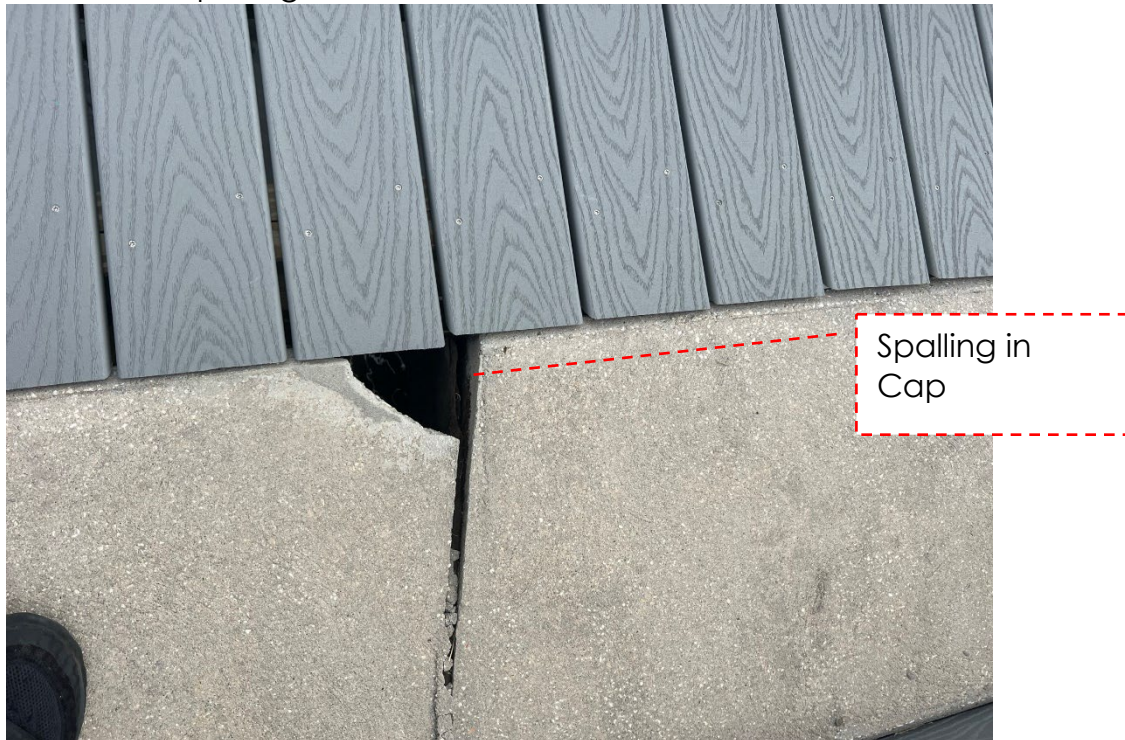


Photo #7 – Top View of the Wall Facing West.



Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
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Section 5 Photos

Photo #1- Section 5.



Photo #2 – Front View.



Mr. Richard E. Brylanski, PE, Little Harbor Marina/South Bay CDD
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Photo #3 – Front View.



South Bay CDD
2023 - 2024 Proposed Budget

	Approved Budget	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	YTD	Proposed Budget	Details and Notes
	Monthly 2022/2023	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	2023/2024	
Landscaping											
Landscaping Contract - CDD Total	\$6,585.00	\$6,879.00	\$6,879.00	\$6,879.00	\$6,945.00	\$6,945.00	\$6,945.00	\$7,153.00	\$48,625.00	\$7,293.75	Includes Mulch (\$630/mo), Antigua Cove (\$1,365/mo), Landscaping (\$4,950/mo). Combined items to match billing from Vendor. Proposed includes 5% increase. \$208 fuel chg as of April 2023 in addition to \$6945
Monthly Mulching	<i>See CDD Landscaping Total</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Included in landscaping contract total
Antigua Cove Contract	<i>See CDD Landscaping Total</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Included in landscaping contract total
<i>Subtotal</i>	\$6,585.00	\$6,879.00	\$6,879.00	\$6,879.00	\$6,945.00	\$6,945.00	\$6,945.00	\$7,153.00	\$48,625.00	\$7,293.75	
Utilities											
TECO - Street Lights	\$3,300.00	\$4,193.95	\$4,066.87	\$4,051.21	\$3,748.33	\$4,474.72	\$4,414.21	\$3,943.70	\$28,892.99	\$4,622.88	As billed by TECO - YTD actual averaged over 7 months plus 12% increase per TECO
TECO - Street Lights - Seagrape	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.50	Anticipated cost of \$750 spread over 12 month budget (not increased) Should be summer 2023
TECO - Guard House	\$250.00	\$296.32	\$786.15	\$1,244.51	\$231.88	\$1,020.72	\$293.53	\$255.90	\$4,129.01	\$660.64	As billed by TECO - YTD actual averaged over 7 months plus 12% increase per TECO
BOCC - Water	\$4,800.00	\$3,851.15	\$2,312.78	\$3,061.31	\$5,431.54	\$4,222.28	\$2,926.11	\$2,532.92	\$24,338.09	\$3,581.18	As billed by BOCC - YTD actual averaged over 7 months plus 3% anticipated increase
Spectrum - Guard House	\$0.00	\$157.96	\$157.96	\$137.07	\$157.96	\$157.96	\$157.96	\$157.96	\$1,084.83	\$157.96	As billed by Spectrum - reflects an increase in March
Republic Services - CDD Dumpster	\$0.00	\$1,292.28	\$1,506.62	\$1,515.90	\$1,507.45	\$1,458.60	\$1,460.12	\$1,569.05	\$10,310.02	\$1,217.05	As billed by Republic - actual plus 3% anticipated increase, less \$300/mo for POA usage.
<i>Subtotal</i>	\$8,350.00	\$9,791.66	\$8,830.38	\$10,010.00	\$11,077.16	\$11,334.28	\$9,251.93	\$8,459.53	\$68,754.94	\$10,302.20	
Management and Maintenance Staff											
CDD Property - Maintenance	\$2,175.00	\$6,272.00	\$6,272.00	\$6,272.00	\$6,272.00	\$6,272.00	\$6,272.00	\$6,272.00	\$43,904.00	\$6,460.16	70% of maintenance contract cost plus paid parking security cost. Cost billed by vendor includes to maintain bathrooms at Beach and Beach cleaning. Costs are as billed by Vendor - YTD actual plus 3% anticipated increase
Roadway/Common Area Cleaning	<i>See CDD Property Maintenance</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Item was merged to CDD Property Maintenance
Beach Cleaning/Maintenance	<i>See CDD Property Maintenance</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Item was merged to CDD Property Maintenance
CDD Property - Management	\$0.00	\$3,013.50	\$3,013.50	\$3,013.50	\$3,013.50	\$3,013.50	\$3,013.50	\$3,013.50	\$21,094.50	\$3,103.91	70% of management contract total for CDD Property plus 3% anticipated increase
CDD Property - Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00	\$833.33	Expensed \$700 in January for entrance. Additional \$7,950 at 4/20/22 POA Meeting. Per Maintenance team - to do sidewalks, curbing, gutters, parking stops throughout whole community anticipated cost of \$10,000 annually.
<i>Subtotal</i>	\$2,175.00	\$9,285.50	\$9,285.50	\$9,285.50	\$9,985.50	\$9,285.50	\$9,285.50	\$9,285.50	\$65,698.50	\$10,397.40	
Maintenance Equipment and Supplies											
Cleaning Supplies, Toiletries, Gas	\$1,000.00	\$1,767.01	\$451.74	\$983.54	\$1,009.31	\$1,780.93	\$658.21	\$1,680.59	\$8,331.33	\$1,225.90	Average of actual YTD expenses plus 3% anticipated increase
<i>Subtotal</i>	\$1,000.00								\$0.00	\$1,225.90	
Security											
Security Contract	\$2,000.00	\$8,599.37	\$15,026.21	\$4,871.38	\$18,021.09	\$11,880.69	\$11,445.73	\$11,676.04	\$81,520.51	\$12,017.50	Billing CDD for 85% of actual YTD costs. Proposed budget includes 3% increase per vendor's request. Calculated using the most recent 3 months
Security Liason	\$0.00	\$1,964.90	\$2,954.00	\$2,954.00	\$2,363.20	\$2,363.20	\$2,363.20	\$2,363.20	\$17,325.70	\$2,475.10	70% of actual cost billed by Vendor
Off Duty Deputy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cost of Deputy patrols entire island and primarily issues with beach and restaurant patrons for Holidays
<i>Subtotal</i>	\$2,000.00	\$10,564.27	\$17,980.21	\$7,825.38	\$20,384.29	\$14,243.89	\$13,808.93	\$14,039.24	\$98,846.21	\$14,492.60	
Current Year Misc. Projects											
Seagrape Street Lights Installation Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,931.32	\$8,931.32	\$744.33	One time cost of \$8931.32 speard over 12 month budget
Townhomes Cost Share Well Pump	\$0.00	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$2,041.69	\$291.67	One time cost of \$3,500 spread over 12 month budget

SOUTH BAY
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Modified Tentative Budget
(Printed 7-24-23, Version 4)

Prepared by:



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South Bay
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	JUL -	PROJECTED	BUDGET
	FY 2023	JUN - 2023	SEP-2023	FY 2023	FY 2024
REVENUES					
Interest - Investments	\$ 420	\$ 16,843	\$ 5,614	\$ 22,457	\$ 3,000
Interest - Tax Collector	-	379	-	379	-
Special Assmnts - CDD Collected	-	-	-	-	1,071,845
Special Assmnts - CDD Collected (Admin)	152,453	152,453	-	152,453	-
Special Assmnts - CDD Collected (Maint.)	255,503	255,503	-	255,503	-
Special Assmnts - Tax Collector	-	-	-	-	587,863
Special Assmnts - Tax Collector (Admin)	85,403	85,431	-	85,431	-
Special Assmnts - Tax Collector (Maint)	143,104	143,091	-	143,091	-
Special Assmnts- Discounts	(38,311)	(8,227)	-	(8,227)	(23,515)
Other Miscellaneous Revenues	-	72,946	-	72,946	-
Parking	-	-	-	-	127,000
TOTAL REVENUES	598,572	718,419	5,614	724,033	1,766,193
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	10,000	6,800	3,000	9,800	12,000
P/R Taxes	800	520	230	750	918
ProfServ- Arbitrage Rebate Fee	1,950	650	1,300	1,950	1,950
ProfServ-Engineering	15,000	21,937	3,000	24,937	15,000
ProfServ-Legal Services	70,000	47,210	22,790	70,000	70,000
ProfServ-Legal Litigation	45,000	930	44,070	45,000	45,000
ProfServ-Survey	1,000	-	1,000	1,000	1,000
Assessment Roll	6,000	-	6,000	6,000	-
Dissemination	5,000	5,000	-	5,000	5,000
ProfServ - Mgmt Consulting Svc.	35,208	23,162	12,249	35,411	44,996
ProfServ-Trustee Fees	9,000	-	9,000	9,000	9,000
Auditing Services	7,250	4,000	3,250	7,250	7,250
Travel Per Diem	1,250	797	-	797	-
Postage	750	330	420	750	750
Insurance - Risk Management	12,000	12,070	-	12,070	12,070
Legal Advertising	5,200	1,690	3,510	5,200	5,200
Property Taxes	390	389	-	389	389
Document Storage	1,200	597	603	1,200	1,200
Website Administration	2,000	4,065	-	4,065	1,538
Miscellaneous Expenses	2,500	541	1,959	2,500	4,500
Miscellaneous Collection Cost	19,155	4,403	-	4,403	11,757
Office Supplies	1,500	500	1,000	1,500	1,500
Annual District Filing Fee	175	175	-	175	175
Total Administrative	252,328	135,766	113,381	249,147	251,194
<i>Maintenance</i>					
Contracts - Landscape	-	-	-	-	43,904
R&M-Common Area	280,000	210,000	70,000	280,000	307,538
Miscellaneous Maintenance	10,000	-	10,000	10,000	10,000
Reserve - Maintenance Program	50,000	52,040	-	52,040	50,000
Seawall Reserve Contribution	50,000	8,340	-	8,340	300,000
R&M - Irrigation	-	-	6,646	6,646	15,000
R&M-Sidewalk	-	-	-	-	105,000
Reserve - Other	-	-	-	-	710,073
Total Maintenance	390,000	270,380	86,646	357,026	1,497,611

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN - 2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<i>Parking</i>					
Contracts - Parking	-	-	-	-	948
Contracts - Security Enforcement	-	-	-	-	5,129
Contracts - Park Restroom Maintenance	-	-	-	-	2,981
Contracts - Other Services	-	-	-	-	8,331
Total Parking					17,389
TOTAL EXPENDITURES	642,328	406,146	200,026	606,172	1,766,193
Excess (deficiency) of revenues					
Over (under) expenditures	(43,756)	312,273	(194,412)	117,861	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	(43,756)	312,273	(194,412)	117,861	-
FUND BALANCE, BEGINNING	477,656	477,656	-	477,656	595,517
FUND BALANCE, ENDING	\$ 433,900	\$ 789,929	\$ (194,412)	\$ 595,517	\$ 595,517

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 595,517
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	1,060,073
Total Funds Available (Estimated) - 9/30/2024	1,655,590

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		294,922 ⁽¹⁾
Reserves - Maintenance Program (FY 2023)	50,000 ⁽¹⁾	
Less Expenses - FY23	(52,040)	
Reserves - Maintenance Program (FY 2024)	50,000	47,960
Reserves -Seawall Contribution (FY 2023)	50,000	
Less Expenses - FY23	(8,340)	
Reserves - Seawall Contribution (FY 2024)	300,000	341,660
Reserves - Other (FY 2024)	710,073	710,073

Total Allocation of Available Funds	1,394,615
--	------------------

Total Unassigned (undesignated) Cash	\$ 260,975
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Notes

(1) Represents approximately 3 months of operating expenditures

SOUTH BAY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their money market accounts.

Special Assessments-CDD Collected

The District directly sends invoices to Harborside Suites, Lennar and Little Harbor for O&M Assessments for their portion of assessments to be paid.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Parking

The District may receive monies for the rental of parking spaces within the District.

EXPENDITURES**Administrative.****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all meetings. FICA Taxes are calculated at 7.65% of gross payroll.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District contracted with an independent professional firm to annually calculate the District's Arbitrage Rebate Liability on its bonds

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager.

Professional Services-Legal Litigation

The District's attorney provides additional litigation services to the District on a as needed basis,

SOUTH BAY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**EXPENDITURES****Administrative (cont'd)****Professional Services-Survey**

The District may incur expenses for survey services.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect. Services also include Dissemination and Assessment Roll.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2015 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Property Taxes

The District is required to pay property tax fees associated with the District property.

Document Storage

The District pays for the storage of documents either online or off premises.

Website Administration

The cost of web hosting and regular maintenance of the District's website by Campus Suites.

Miscellaneous Expenses

Additional expenses incurred by the District.

SOUTH BAY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**EXPENDITURES****Administrative (cont'd)****Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

The District will incur office supply expenses for the creation of the District agenda books.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Maintenance**Contracts Landscape**

The District has contracted with South County Land Care to provide landscape maintenance throughout the District.

R&M Common Area

The District pays the POA \$23,333.33 of shared expenses for the landscaping, irrigation and electricity within the District. This expense line is also for any additional repair and maintenance needed throughout the District.

Miscellaneous Maintenance

The District may incur additional maintenance expenses.

Reserve- Maintenance Program

The District will reserve additional funds for maintaining the premises in the future

Seawall Reserve Contribution

The District will incur expenses to repair and maintain the seawall.

R&M Sidwalk

The District may incur expenses for the repair and maintenance of the sidewalks throughout the District.

Reserve - Other

The District will reserve funds for roads and gatehouse.

Parking Facilities**Contracts Parking**

The District has contracted with personnel to oversee the parking area of the District.

SOUTH BAY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2024

Parking Facilities (cont'd)

Contracts Security Enforcement

The District has contracted with J Mac Property Services for the enforcement of parking regulations within the District.

Contracts Park Restroom Maintenance

The District has contracted with Chris' Plumbing to maintain the restroom in the Park.

Contracts – Other Services

This expense line is for other services not covered in the contracts for the parking facilities.

South Bay
Community Development District

Debt Service Budgets
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN - 2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ -	\$ 96	\$ -	\$ 96	\$ -
TOTAL REVENUES	-	96	-	96	-
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	-
Excess (deficiency) of revenues					
Over (under) expenditures	-	96	-	96	-
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	-	96	-	96	-
FUND BALANCE, BEGINNING	-	(1,262,996)	-	(1,262,996)	(1,262,900)
FUND BALANCE, ENDING	\$ -	\$ (1,262,900)	\$ -	\$ (1,262,900)	\$ (1,262,900)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN - 2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES					
Interest - Investments	\$ 200	\$ 43,206	\$ 10,802	\$ 54,008	-
Special Assmnts - CDD Collected	113,701	113,701	-	113,701	113,701
Special Assmnts- Debt Service (A-1)	729,255	729,243	-	729,243	729,255
Special Assmnts- Debt Service (A-2)	458,475	-	458,475	458,475	458,475
Special Assmnts- Debt Service (B-2)	275,530	-	275,530	275,530	275,530
Special Assmnts - Discounts	-	(26,327)	-	(26,327)	(29,170)
TOTAL REVENUES	1,577,161	859,823	744,807	1,604,630	1,547,791
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Legal Services	-	121,389	-	121,389	-
ProfServ-Trustee Fees	-	12,743	-	12,743	-
Misc-Assessment Collection Cost	-	14,061	-	14,061	14,585
Total Administrative	-	148,193	-	148,193	14,585
<i>Debt Service</i>					
Principal Debt Retirement A-1	360,190	360,000	-	360,000	375,000
Principal Debt Retirement A-2	175,000	-	175,000	175,000	372,024
Interest Expense Series A-1	439,110	449,820	-	449,820	428,400
Interest Expense Series A-2	283,555	-	322,905	322,905	616,770
Interest Expense Series B-2	275,550	-	137,775	137,775	275,550
Total Debt Service	1,533,405	809,820	635,680	1,445,500	2,067,744
TOTAL EXPENDITURES	1,533,405	958,013	635,680	1,593,693	2,082,329
Excess (deficiency) of revenues Over (under) expenditures	43,756	(98,190)	109,127	10,937	(534,538)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	43,756	-	-	-	(534,538)
TOTAL OTHER SOURCES (USES)	43,756	-	-	-	(534,538)
Net change in fund balance	43,756	(98,190)	109,127	10,937	(534,538)
FUND BALANCE, BEGINNING	(2,272,302)	(2,272,302)	-	(2,272,302)	(2,261,366)
FUND BALANCE, ENDING	<u>\$(2,228,546)</u>	<u>\$(2,370,492)</u>	<u>\$ 109,127</u>	<u>\$(2,261,366)</u>	<u>\$(2,795,903)</u>

NOTE: The Series 2015A-2 and 2015B-2 Bonds encumber property that is currently held for the beneficial interest of the Trustee and Series 215A2/B2 Bondholders. Capital assessments are held in abeyance until such time as the Trustee, in consultation with Bondholders, advises that assessments will recommence.

SOUTH BAY
Community Development District

Amort Schedule 2015A-1

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	214,200.00	214,200.00
05/01/2024	375,000.00	5.950%	214,200.00	589,200.00
11/01/2024	-	-	203,043.75	203,043.75
05/01/2025	400,000.00	5.950%	203,043.75	603,043.75
11/01/2025	-	-	191,143.75	191,143.75
05/01/2026	425,000.00	5.950%	191,143.75	616,143.75
11/01/2026	-	-	178,500.00	178,500.00
05/01/2027	450,000.00	5.950%	178,500.00	628,500.00
11/01/2027	-	-	165,112.50	165,112.50
05/01/2028	480,000.00	5.950%	165,112.50	645,112.50
11/01/2028	-	-	150,832.50	150,832.50
05/01/2029	510,000.00	5.950%	150,832.50	660,832.50
11/01/2029	-	-	135,660.00	135,660.00
05/01/2030	540,000.00	5.950%	135,660.00	675,660.00
11/01/2030	-	-	119,595.00	119,595.00
05/01/2031	575,000.00	5.950%	119,595.00	694,595.00
11/01/2031	-	-	102,488.75	102,488.75
05/01/2032	610,000.00	5.950%	102,488.75	712,488.75
11/01/2032	-	-	84,341.25	84,341.25
05/01/2033	645,000.00	5.950%	84,341.25	729,341.25
11/01/2033	-	-	65,152.50	65,152.50
05/01/2034	685,000.00	5.950%	65,152.50	750,152.50
11/01/2034	-	-	44,773.75	44,773.75
05/01/2035	730,000.00	5.950%	44,773.75	774,773.75
11/01/2035	-	-	23,056.25	23,056.25
05/01/2036	775,000.00	5.950%	23,056.25	798,056.25
Total	\$7,560,000.00	-	\$3,805,620.00	\$11,365,620.00

Community Development District

Convertible Capital Appreciation Bonds, Series 2015A-2

Date	Principal	Coupon	Interest	Compounded Interest	Total P+I
11/01/2023	-		308,385.00	-	308,385.00
5/01/2024	372,023.80	6.600%	308,385.00	97,976.20	778,385.00
11/01/2024	-		292,875.00	-	292,875.00
5/01/2025	395,770.00	6.600%	292,875.00	104,230.00	792,875.00
11/01/2025	-		276,375.00	-	276,375.00
5/01/2026	423,473.90	6.600%	276,375.00	111,526.10	811,375.00
11/01/2026	-		258,720.00	-	258,720.00
5/01/2027	451,177.80	6.600%	258,720.00	118,822.20	828,720.00
11/01/2027	-		239,910.00	-	239,910.00
5/01/2028	482,839.40	6.600%	239,910.00	127,160.60	849,910.00
11/01/2028	-		219,780.00	-	219,780.00
5/01/2029	518,458.70	6.600%	219,780.00	136,541.30	874,780.00
11/01/2029	-		198,165.00	-	198,165.00
5/01/2030	554,078.00	6.600%	198,165.00	145,922.00	898,165.00
11/01/2030	-		175,065.00	-	175,065.00
5/01/2031	589,697.30	6.600%	175,065.00	155,302.70	920,065.00
11/01/2031	-		150,480.00	-	150,480.00
5/01/2032	629,274.30	6.600%	150,480.00	165,725.70	945,480.00
11/01/2032	-		124,245.00	-	124,245.00
5/01/2033	672,809.00	6.600%	124,245.00	177,191.00	974,245.00
11/01/2033	-		96,195.00	-	96,195.00
5/01/2034	720,301.40	6.600%	96,195.00	189,698.60	1,006,195.00
11/01/2034	-		66,165.00	-	66,165.00
5/01/2035	767,793.80	6.600%	66,165.00	202,206.20	1,036,165.00
11/01/2035	-		34,155.00	-	34,155.00
5/01/2036	819,243.90	6.600%	34,155.00	215,756.10	1,069,155.00
Total	7,396,941.30	-	4,881,030.00	-	1,948,058.70 - 14,226,030.00

Bond Amount (\$11,280,000) Includes Compounded Interest (\$2,351,428.80)

Community Development District

Convertible Capital Appreciation Bonds, Series 2015B-2

Date	Principal	Coupon	Interest	Compounded Interest	Total P+I
11/01/2023	-		137,775.00	-	137,775.00
5/01/2024	-	-	137,775.00	-	137,775.00
11/01/2024	-		137,775.00	-	137,775.00
5/01/2025	3,304,679.50	6.60%	137,775.00	870,320.50	4,312,775.00
Total	3,304,679.50	-	551,100.00	870,320.50	4,726,100.00

Bond Amount (\$4,175,000) Includes Compounded Interest (\$870,320.50)

SOUTH BAY

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2024

REVENUES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-CDD Collected

The District directly sends invoices to Harborside Suites, Lennar and Little Harbor for O&M Assessments for their portion of assessments to be paid.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District makes semi-annual interest payments on the outstanding debt.

South Bay
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

		FISCAL YEAR 2023			FISCAL YEAR 2024			Total \$	Total %
				Total			Total		
	Total	O&M	Debt Service	Assessment	O&M	Debt Service	Assessment	Inc/(Dec)	Inc/(Dec)
Lot Type	Units	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Year/Year	Year/Year
ASSESSMENTS ON THE TAX ROLL									
Townhomes (Platted)	154	\$ 459.64	\$ 1,930.20	\$ 2,389.84	\$ 1,182.47	\$ 1,930.20	\$ 3,112.67	\$ 722.83	30.25%
Hotel/Con (Platted)	94	\$ 116.45	\$ 488.98	\$ 605.43	\$ 299.56	\$ 488.98	\$ 788.54	\$ 183.11	30.24%
One Bedroom Harborside (4 No Debt)	120	\$ 306.44	\$ -	\$ 306.44	\$ 788.32	\$ -	\$ 788.32	\$ 481.88	157.25%
Multi Bedroom Harborside (1 No Debt)	38	\$ 459.64	\$ -	\$ 459.64	\$ 1,182.47	\$ -	\$ 1,182.47	\$ 722.83	157.26%
Single Family Estates (Platted)	151	\$ 612.85	\$ 2,573.60	\$ 3,186.45	\$ 1,576.63	\$ 2,573.60	\$ 4,150.23	\$ 963.78	30.25%
ASSESSMENTS DIRECT-BILLED TO LANDOWNERS AND HOMEBUILDERS									
Serenity Bay Single Family (Not Platted)	47	\$ 612.85	\$ 2,573.60	\$ 3,186.45	\$ 1,576.63	\$ 2,573.60	\$ 4,150.23	\$ 963.78	30.25%
Hotel/Con (No Debt) (1 Bdr)	6	\$ 306.44	\$ -	\$ 306.44	\$ 788.32	\$ -	\$ 788.32	\$ 481.88	157.25%
Hotel/Con (No Debt) (2Bdr)	6	\$ 459.64	\$ -	\$ 459.64	\$ 1,182.47	\$ -	\$ 1,182.47	\$ 722.83	157.26%
Comm/Club Fac (A-B1)	21.979	\$ 919.29	\$ -	\$ 919.29	\$ 2,364.95	\$ -	\$ 2,364.95	\$ 1,445.66	157.26%
Comm/Club Fac (A-B1)	8.5	\$ 1,005.07	\$ -	\$ 1,005.07	\$ 2,585.68	\$ -	\$ 2,585.68	\$ 1,580.61	157.26%
Antigua Cove Marina (Slips) LHD	320	\$ 153.21	\$ -	\$ 153.21	\$ 394.16	\$ -	\$ 394.16	\$ 240.95	157.27%
Harborside Marina (Slips) PPH	99	\$ 153.21	\$ -	\$ 153.21	\$ 394.16	\$ -	\$ 394.16	\$ 240.95	157.27%
Townhomes (LG) (B2)	66	\$ 612.85	\$ -	\$ 612.85	\$ 1,576.63	\$ -	\$ 1,576.63	\$ 963.78	157.26%
Large Condominiums (B2)	316	\$ 612.85	\$ -	\$ 612.85	\$ 1,576.63	\$ -	\$ 1,576.63	\$ 963.78	157.26%
SPE-Townhomes (Parcel K)	28	\$ 612.85	\$ -	\$ 612.85	\$ 1,576.63	\$ -	\$ 1,576.63	\$ 963.78	157.26%
SPE - Condominiums (Parcel I)	20	\$ 612.85	\$ -	\$ 612.85	\$ 1,576.63	\$ -	\$ 1,576.63	\$ 963.78	157.26%
SPE-Townhomes (Parcel N & P)	72	\$ 612.85	\$ -	\$ 612.85	\$ 1,576.63	\$ -	\$ 1,576.63	\$ 963.78	157.26%
Total	1,567.48								

Notations:

This assessment table contains a seawall repair reserve in the amount of \$1.05M. Inframark makes no representations in terms of the Board's ability to levy seawall assessments across all parties under the existing Equivalent Unit Methodology, particularly for those areas that are undeveloped. A full methodology will need to be undertaken to ascertain the benefit derived from the improvements and related assessments. To the extent existing seawall repairs have been completed by any commercial or residential properties, those areas will require a carve-out. This will create a reduction in assessable units and a commensurate increase to all benefited properties.

RESOLUTION 2023-06**A RESOLUTION OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR.**

WHEREAS, the District Manager has, prior to June 15, 2023, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District (the "Proposed Budget"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least 60 days prior to the adoption of the annual budget, the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 16, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the Board by resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a budget on a cash flow budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Board may also adopt and levy Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the South Bay Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance and debt financing on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a

manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Hillsborough County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2023, so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the South Bay Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The provisions of the Whereas clauses are true and correct and are incorporated herein.

Section 2. Budget

- a. The Board of Supervisors has reviewed the budget, a copy of which is on file with the Office of the District Treasurer and the District’s Local Records Office, and is hereby attached to this Resolution as Exhibit A.
- b. The budget is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District’s Local Records Office and identified as "The Budget for the South Bay Community Development District for the Fiscal Year Ending September 30, 2024, as Adopted by the Board of Supervisors on August 16, 2023."

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the South Bay Community Development District, for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, the sum of _____(\$_____) to be raised by the applicable imposition and levy by the Board of

Supervisors of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
SPECIAL REVENUE FUND	\$ _____
DEBT SERVICE FUND	\$ _____
ENTERPRISE FUND	\$ _____
 Total All Funds	 \$ _____

Section 4. Supplemental Appropriations

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable Department Director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance and Benefit Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2024 Maintenance and Benefit Special Assessment Levy (the "Assessment Levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said Assessment Levy shall be distributed as follows:

General Fund O & M
Debt Service Fund

\$ [See Assessment Levy Resolution 2023-07]
\$ [See Assessment Levy Resolution 2023-07]

- b. The District Manager or the Treasurer are hereby designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Hillsborough County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Duly adopted by the Board of Supervisors of the South Bay Community Development District with a quorum present and voting this 16th of August, 2023.

South Bay Community Development District

Kelly Evans
Chairperson

Attest:

Mark Vega
Secretary

RESOLUTION 2023- 07

A RESOLUTION LEVYING AND IMPOSING NON-AD VALOREM MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS FOR THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2024

Preamble

WHEREAS, certain improvements exist within the South Bay Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the South Bay Community Development District find that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2024 will amount to \$_____ ; and

WHEREAS, the Board of Supervisors of the South Bay Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2024 will amount to \$_____ ; and

WHEREAS, the Board of Supervisors of the South Bay Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the South Bay Community Development District finds that the non-ad valorem special assessments it levies and imposes by this Resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT OF HILLSBOROUGH COUNTY, FLORIDA;

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. Special assessments for maintenance and benefit as provided for in Chapters 190.021, Florida Statutes, (hereinafter referred to as Assessment) are hereby levied on the parcels within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on parcels shall be by the Tax Collector serving as agent of the State of Florida in Hillsborough County (“Tax Collector”) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance and benefit special assessments on parcels included in the District shall be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each parcel of property.

Section 5. The proceeds therefrom shall be paid to the South Bay Community Development District.

Section 6. The Chair of the Board of the South Bay Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 16th day of August, 2023, by the Board of Supervisors of the South Bay Community Development District, Hillsborough County, Florida.

Mark Vega
Secretary

Kelly Evans
Chairperson

**NOTICE OF MEETINGS
SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of South Bay Community Development District will hold their meetings for Fiscal Year 2024 on the second Wednesday of every month as listed below at 1:00 p.m. at **Little Harbor POA Clubhouse** located at **611 Destiny Drive, Ruskin, Florida 33570**, on the following dates:

October 11, 2023
November 8, 2023
December 13, 2023
January 10, 2024
February 14, 2024
March 13, 2024
April 10, 2024
May 8, 2024 (Tentative Budget Approval)
June 12, 2024
July 10, 2024
August 14, 2024 (Budget Public Hearing)
September 11, 2024

There may be occasions when one or more Supervisors may participate via telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. Meetings may be continued to a date, time and location to be specified on the record at the meetings without additional publication of notice.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any action taken by the Board at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega
Manager

**NOTICE OF MEETINGS
SOUTH BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of South Bay Community Development District will hold their meetings for Fiscal Year 2024 on the third Wednesday of every month as listed below at 1:00 p.m. at **Little Harbor POA Clubhouse** located at **611 Destiny Drive, Ruskin, Florida 33570**, on the following dates:

October 18, 2023
November 15, 2023
December 20, 2023
January 17, 2024
February 21, 2024
March 20, 2024
April 17, 2024
May 15, 2024 (Tentative Budget Approval)
June 19, 2024
July 17, 2024
August 21, 2024 (Budget Public Hearing)
September 18, 2024

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Mark Vega
Manager