



### **Gateway Services Lake Bank Restoration Project FAQ's**

**1. Q: How many lakes does Gateway have?**

1A: The GSCDD is currently responsible for the operation and maintenance of 64 lakes and flow ways within Gateway. This excludes the lakes in Pelican Preserve and Hampton Park that are still controlled by the developer.

**2. Q: What is the Lake Bank Restoration Project?**

2A: It includes the reconstruction of lake banks throughout the Gateway Services Community Development District (GSCDD). A Facilities Plan was developed to evaluate the condition of the banks and create a priority list for repair based on that evaluation. Phase I includes 13 lakes; Phase 2 has 15 lakes and a total of 18 lakes in Phase 3.

**3. Q: Why Have a Lake Bank Restoration Project?**

3A: The lake banks have been degrading due to erosion caused by runoff and wave action during storm events, and from pool drains and irrigation lines. The erosion of the lake banks has reduced the usable back yards and created ledges in those yards. The lakes were permitted for construction by the South Florida Water Management District and are required be maintained at a 4:1 to 6:1 slope. The majority of the lakes do not meet this requirement and are out of compliance with the permit conditions.

**4. Q: Who will pay for the Lake Restoration Project?**

4A: All the residential and commercial units in Greater Gateway. The assessment for Phase 1, approximately \$67.00 per year, is included in your current assessment. This amount will increase to a total of approximately \$193.00 per year over the next 3 to 5 years, depending on the debt construction schedule, for a net increase of approximately \$126.00.

**5. Q: Has the Board approved the increased assessment?**

5A: No, only the assessment for Phase 1 has been approved. The Board will hold a public meeting on Thursday, June 8, beginning at 5:00 P.M., at the Gateway Trinity Lutheran Church, 11381 Gateway Boulevard. This is the opportunity to express your opinion on the assessment. We welcome your comments but please be considerate of your fellow residents and Board members.

**6. Q: Why is the Lake Restoration Project taking so long?**

6A: Weather, funding, annual budget appropriations, bidding, and scheduling. Construction is limited to the two times per year when water levels are at the lowest.

**7. Q: Why does the Lake Restoration Project cost so much?**

7A: The cost of engineering design, materials, labor, and difficult access and staging areas during construction. This work starts by bringing in fill to reestablish the slope of bank followed by the installation of a fabric cloth and ARMORMAX (Anchored Reinforced Vegetation System) to stabilize the bank. The material is covered in stone from low water line to high water line to protect the shore from erosion due to waves and wind.



8. Q. Where will the money come from?

8A: The State Revolving Loan Fund administered through the Florida Department of Environmental Protection has approved a loan at 2% interest for a 5-year period. The principal and interest will be paid by the CDD assessments. The bond validation process is required by law for the District to consider a 20-year amortization schedule on the debt associated with the project. The repairs to the lakes are intended to provide a long-term benefit and the financial burden on residents should be equitable to the benefit period.

9. Q: I don't live on a lake, why do I pay?

9A: The 64 lakes and flow ways make up the stormwater drainage system that protects all of Gateway from flooding.

10. Q: Why are there so many lakes that have eroded?

10A: Lack of preventative maintenance.

11. Q: What is the benefit of a storm drainage system?

11A: Flood protection (Additional stormwater information below)

12. Q: When will the Lake Restoration Project be complete?

12A: The project will be ongoing as long as funding is approved

13. Q: What lake do I live on?

13A: See the map for your number.

14. Q: What happens if we don't fix the lakes?

14A: The lake banks will continue to degrade and erode. This erosion devalues property, decreases effectiveness of the system, and can create a safety hazard in which the District is responsible for. Additionally, the District will continue to receive noncompliance notices from the SFWMD until such a time they issue a Permit Consent Order that would outline the requirements and deadlines for making the drainage system compliant. Funding for such deadlines may be unfavorable to residents and not complying with certain consent order deadlines may result in severe financial penalties.