

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 15, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Two Rivers North Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Thomas Spence, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Zook, Assistant Secretary

District Staff

Brian Lamb, District Manager
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meetings Agenda

October 15, 2024, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **October 15, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 265 929 210 623

Passcode: w2x7JJ

Call in (audio only) +1 646-838-1601

Phone Conference ID: 529 222 244#

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. BUSINESS ITEMS

A. Consideration of Resolution 2025-01; Approving Parking and Towing Policies -Ver 2

B. General Matters of the District

4. CONSENT AGENDA

A. Approval of Minutes of September 17, 2024; Regular Meeting

B. Consideration of Operation and Maintenance Expenditures September 2024 – Under Separate Cover

C. Acceptance of the Financials and Approval of the Check Register for September 2024- Under Separate Cover

5. BUILDER REQUESTS AND COMMENTS

A. Lennar

B. DR Horton

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspection Reports

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

9. ADJOURNMENT

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICIES REGARDING DISTRICT ROAD PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida;

WHEREAS, the District owns and maintains the District-owned roads (the “**District Roads**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Roads if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Roads may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Pasco County, Florida, to tow unauthorized vehicles from District Roads;

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Road Parking and Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Road Parking and Towing Policies.** The Board hereby adopts the District Road Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Pasco County regulations, and the Road Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Roads in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 15th day of October 2024

Attest:

**Two Rivers North
Community Development District**

Name: _____
Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit “A”

Two Rivers North Community Development District Road Parking and Towing Policy

The Two Rivers North Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District roads throughout the District boundary (the “**District Roads**”).

The term District Roads includes all District-owned roads located within the District’s boundary. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There should be no parking of vessels on any District Roads.
2. There shall be no parking of vehicles on District Roads except during permitted hours in accordance with this Policy. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park on District Roads. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
3. The District does not provide any security or monitoring for the District Roads and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
4. No overnight (between 12:00 am and 6:00 am) parking is permitted.
5. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
6. Unauthorized parking may result in being towed or reported to the local authorities for trespassing
7. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District Roads in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District’s parking restrictions.

3. The District shall maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District Roads.
4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Parking Areas in accordance with said agreement.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel.
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

These policies were adopted by Resolution No. 2025 - 01 on October 15, 2024.

**MINUTES OF MEETING
TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, September 17, 2024, and called to order at 11:10 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carlos De La Ossa	Chairperson
Nicholas Dister	Vice Chairperson (<i>via phone</i>)
Thomas Spence	Assistant Secretary
Kelly Evans	Assistant Secretary
Ryan Zook	Assistant Secretary (<i>via phone</i>)

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Gary Schwartz	Field Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Acceptance of Fiscal Year 2023 Audit

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Fiscal Year 2023 Audit was accepted. 5-0
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B. Consideration of Landscaping Enhancements Proposal

- Discussion of landscape enhancement proposals ensued.
- The Board requested clarification, no action taken.

C. Consideration of Meeting Room Usage Agreement and Reservation Policy

- Meeting room usage agreement and reservation policy was discussed.
- The Board agreed to table the policy until onsite staff has been hired.

D. Consideration of Resolution 2024-12, Assessments on the School Site

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-12, Assessments on the School Site was adopted. 5-0

E. Consideration of Resolution 2024-13, Special Districts Performance Measures & Standards

i. 2025 Goals & Objectives

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-13, Special Districts Performance Measures & Standards - 2025 Goals & Objectives was adopted. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the August 20, 2024, Public Hering & Regular Meeting**
- B. Approval of Minutes of the September 04, 2024, Continued Public Hering & Regular Meeting**
- C. Consideration of Operation and Maintenance Expenditures August 2024**
- D. Acceptance of the Financials and Approval of the Check Register for August 2024**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Builder Requests and Comments.

- A. Lennar**
- B. DR Horton**

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being none, the next item followed.

i. Community Inspection Reports

The Community Inspection Reports was presented, a copy of which is included in the agenda package.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being no reports, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:36 am. 5-0
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Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH INSPECTION REPORT. 10/3/24, 9:43 PM

Northwater.

Thursday, October 3, 2024

Prepared For Board of supervisors.

43 Issue Identified

Gary Schwartz





Pond # 25.

Assigned To Sitex.

The pond looks good.



Pond # 7.

Assigned To Sitex.

The pond looks good.



SR 56.

Assigned To DTE.

Replace the turf.



SR 56.

Assigned To DTE.

Heading West on the frontage looks good.

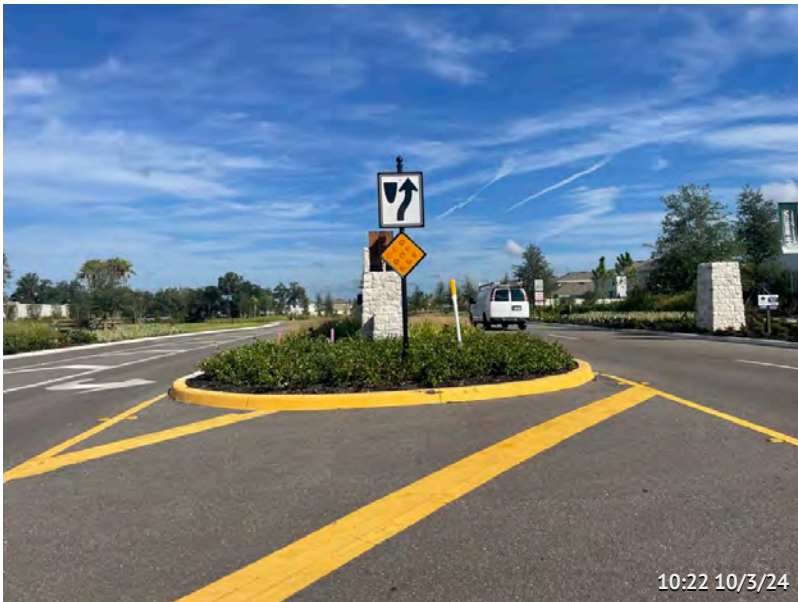


SR 56.

Assigned To DTE.

Evaluate the fertility of the tree.

Remove the tree if it is dead



Widewater Way.

Assigned To DTE.

The community entrance is clean and looks good.



Widewater Way.

Assigned To DTE.

The East and West sides of the entrance façade is clean and looks good.



SR 56.

Assigned To LMP.

Heading West on the frontage looks good.



Widewater Way.

Assigned To DTE.

Heading North on the sidewalk looks good.



Widewater Way.

Assigned To DTE.

Scuff the dead weeds and replace the mulch.



Widewater Way.

Assigned To DTE.

Needs mulch.



Widewater Way.

Assigned To DTE.

Trim the ornamental grass off the curbing.



Sr 56.

Assigned To DTE.

Heading East on the frontage looks good.



Widewater Way.

Assigned To DTE.

Heading North on the sidewalk looks good.



Widewater Way.

Assigned To DTE.

Remove the dead palm tree.



Widewater Way.

Assigned To DTE.

Remove the dead palm tree.



Pond # 4.

Assigned To DTE.

The pond looks good.



Widewater Way.

Assigned To DTE.

Trim the ornamental grass off the sidewalk.



Widewater Way.

Assigned To DTE.

The utility station looks good.



Widewater Way.

Assigned To District manager.

The clubhouse is clean and looks good.



Widewater Way.

Assigned To District manager.

Table and chairs are clean and look good.



Widewater Way.

Assigned To Alchemy.

The pool looks good overall.



Widewater Way.

Assigned To District manager.

The playground is clean and looks good.



Widewater Way.

Assigned To District manager.

The pergola is clean and looks good.



Widewater Way.

Assigned To DTE.

Border edging is needed to keep the pebbles from falling on the pavers.



Widewater Way.

Assigned To DTE.

Remove the pebbles from the pavers.



Widewater Way.

Assigned To DTE.

The shell path is well maintained.



Widewater Way.

Assigned To District manager.

The mailboxes are clean and look good.



Widewater Way.

Assigned To DTE.
Remove the weed.



Pond #

Assigned To DTE / District manager.
This area will need to be maintained.
So replacement will be necessary.



Pond # 8.

Assigned To Sitex.

The pond looks good.



Pond # 8.

Assigned To District manager.

Pond wash-out.



Pond # 8.

Assigned To DTE.

Clean the shell path.



Pond # 10.

Assigned To Sitex.

The pond looks good.



Pond # 21.

Assigned To Sitex.

The pond looks good.



Pond # 22.

Assigned To Sitex.

The pond looks good.



Lockman.

Assigned To District manager.
The utility station looks good.



Pond # 23.

Assigned To Sitex.
There is turbidity in the pond, but
the pond looks good overall.



Gardener.

Assigned To District.

This overgrowth will need to be addressed.



Pond # 5.

Assigned To Sitex.

The pond looks good.



Pond # 20.

Assigned To Sitex.

The pond looks good.



Pond # 6.

Assigned To Sitex.

The pond looks good.



Ackley.

Assigned To DTE.

The plants, turf, and trees in the pocket park are healthy and look good.

TWO RIVERS NORTH INSPECTION REPORT. 10/3/24, 9:45 PM

Childers.

Thursday, October 3, 2024

Prepared For Board of supervisors.

52 Issue Identified

Gary Schwartz

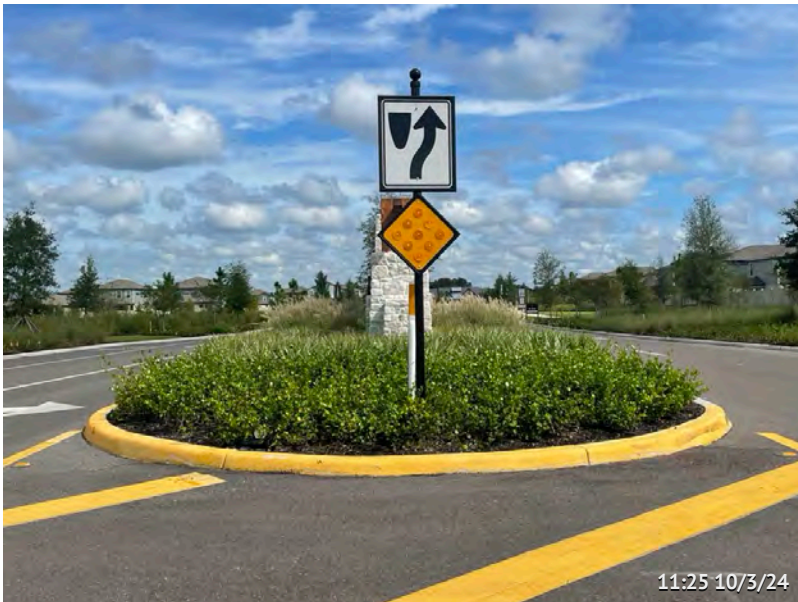




SR 56.

Assigned To DTE.

The turf fertility conditions are good.



Childers Way.

Assigned To DTE.

The community entrance is clean and looks good.



Childers Way.

Assigned To DTE.

The East & West sides of the entrance façade is clean and looks good.



Childers Way.

Assigned To DTE.

Trim the plant material off the curbing.



SR 56.

Assigned To DTE.

Heading West on the frontage looks good.



Childers Way

Assigned To DTE.

The builder sign needs to be repaired.



Childers Way

Assigned To DTE.

Needs mulch.



SR 56.

Assigned To DTE.

Heading East on the frontage looks good.



SR 56.

Assigned To DTE.
Replace the turf.



Childers Way.

Assigned To DTE.
Replace the turf.



Childers Way.

Assigned To DTE.

Trim the ornamental grass off the sidewalk.



Childers Way.

Assigned To DTE.

Remove the weed in the ornamental grass.



Pond # 1.

Assigned To Sitex.

The filamentous algae in the pond is dying.



Childers Way.

Assigned To LMP.

Trim the palm hanger.



Pond # 2.

Assigned To Sitex.

There is a marginal amount of filamentous algae in the ponds.



Pond 13.

Assigned To Sitex.

The pond looks good.



Pond # 14.

Assigned To Sitex.

The pond looks good.



Pond # 15.

Assigned To Sitex.

There is a marginal amount of filamentous in algae in the pond, but the pond looks good overall.



Pond # 16.

Assigned To Sitex.

There is turbidity in the pond, but the pond looks good overall.



Pond # 19.

Assigned To Sitex.

There is turbidity in the pond, but the pond looks good overall.



Pond # 17.

Assigned To Sitex.

The pond looks good.



Pond # 17.

Assigned To District manager.

Overgrowth behind the property line.



Pond # 18.

Assigned To Sitex.

There is filamentous algae and trash in the pond. The Lennar project manager will schedule the pond trash removal.



Lanier.

Assigned To DTE.

The picnic table is clean and looks good.



Lanier.

Assigned To DTE.

Tire ruts in the turf.



Lanier.

Assigned To DTE.

The utility station looks good.



Pond # 12.

Assigned To Sitex.

The pond looks good.



Pond # 12.

Assigned To LMP / District manager.

The overgrowth is on both the CDD property and the resident property.

The silt fence separates the two areas.



Pond # 20.

Assigned To Sitex.

The pond looks good.



Pond # 20.

Assigned To DTE.

The pond is not being serviced?

Why? Please send your response back to Inframark within 5 days of this report.



Lanier.

Assigned To DTE.

The amenity center parking lot is clean and looks good.



Lanier.

Assigned To DTE.

Trim the ornamental grass off the sidewalk.



Lanier.

Assigned To DTE.

Trim off the sidewalk.



Lanier.

Assigned To DTE.

The mailboxes are clean and look good.



Lanier.

Assigned To DTE.

The amenity center is clean and looks good. All bathrooms are clean and fully functional.



Lanier.

Assigned To DTE.

The playground is clean and looks good. The playground canopy needs to be reinstalled.



Lanier.

Assigned To DTE.

Submit an estimate to remove the shells, and replace the turf.



Lanier.

Assigned To DTE.

The shell path is well maintained.



Lanier.

Assigned To DTE.

Blow off the mulch.



Lanier.

Assigned To DTE.

The shells are getting discolored.



Lanier.

Assigned To DTE.

Blow off or rake the thatch.



Pond # 2.

Assigned To Sitex.

There is filamentous algae and various invasives in the pond.



Lanier.

Assigned To District manager.
The concrete is stained.



Lanier.

Assigned To DTE.
Straightening the tree brace.



Lanier.

Assigned To DTE.

The table and chairs are clean and look good.



Lanier.

Assigned To Alchemy.

The pool is clear and blue.



Lanier.

Assigned To DTE.

Looks good.



Lanier.

Assigned To DTE.

The fire pit and artificial turf look good.



Lanier.

Assigned To DTE.

The clubhouse is clean and looks good.



Ackley.

Assigned To DTE.

The pocket park looks good.



Pond # 9.

Assigned To Sitex.

There is filamentous algae in the pond.



Pond # 11.

Assigned To Sitex.

The pond looks good.