



**LANDOWNERS'  
MEETING AGENDA**

**March 11, 2015**



March 4, 2015

Landowners  
Sunshine Water Control District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Landowners:

A Meeting of the Landowners of the Sunshine Water Control District will be held on **Wednesday, March 11, 2015, at 6:30 p.m., at Sartory Hall, located in Mullins Park, 10150 NW 29 St. (Ben Geiger Blvd), Coral Springs, Florida 33065.** The agenda is as follows:

1. Call to Order
2. Affidavit of Publication
3. Pledge of Allegiance
4. Election of Chair and Secretary for the Purpose of Conducting the Landowners' Meeting
5. Determination of a Quorum Present
6. Election of Supervisor
  - A. Nominations
  - B. Casting of Ballots (*in order of nominations*)
    - i. Determine Number of Voting Units Represented
    - ii. Determine Number of Voting Units Assigned by Proxy
  - C. Ballot Tabulation and Results
7. Annual Report to Landowners from District Engineer [Florida Statutes 298.14]
8. Landowners' Questions/Comments
9. Adjournment

Should you have any questions, please contact me directly at (561) 719-8675.

Sincerely,

Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO**  
**ATTEND BY TELEPHONE:**  
**Call-in number: 1-888-354-0094**  
**Conference ID: 2144145**

SUN-SENTINEL

SUN-SENTINEL  
Published Daily  
Fort Lauderdale, Broward County, Florida  
Boca Raton, Palm Beach County, Florida  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF: BROWARD/PALM BEACH/MIAMI-  
DADE

Before the undersigned authority personally appeared Sharon Kamman, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting

Sunshine Water Control District  
Monday  
February 16, 23, 2015  
Meeting

Was published in said newspaper in the issues of; Feb 16, 2015; Feb 23, 2015

3031957

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

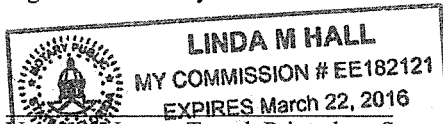
*Sharon Kamman*

Signature of Affiant

Sworn to and subscribed before me this: February 23, 2015.

*Linda M. Hall*

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
(407) 398-0133  
Personally Known (X) or Produced Identification ( )

**SUNSHINE WATER CONTROL DISTRICT  
NOTICE OF LANDOWNERS' MEETING**  
NOTICE IS HEREBY GIVEN that a Landowners' Meeting of the Sunshine Water Control District will be held at 6:30 p.m., on Wednesday, March 11, 2015, at Sartory Hall, located in Mullins Park, 10150 NW 29 St. (Ben Geiger Blvd), Coral Springs 33065. The primary purpose of the Landowners Meeting is to elect one (1) Supervisor of the Sunshine Water Control District. This meeting is open to the public and will be conducted in accordance with the provisions of Chapter 298, Florida Statutes. This meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone. A copy of the agenda for this meeting may be obtained by contacting the District Manager by telephone at (954) 426-2105 at least five (5) days prior to the date of the meeting. If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made at his/her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an Interpreter to participate at this meeting should contact the District Manager by telephone at (954) 426-2105 at least seven (7) days prior to the date of the particular meeting.  
District Manager  
Sunshine Water Control District  
February 16, 23, 2015

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE  
SUNSHINE WATER CONTROL DISTRICT  
FOR THE ELECTION OF ONE (1) SUPERVISOR**

**DATE OF LANDOWNERS' MEETING:** March 11, 2015

**TIME:** 6:30 P.M.

**LOCATION:** Sartory Hall  
10150 NW 29 St. (Ben Geiger Blvd)  
Coral Springs, Florida 33065

Pursuant to Chapter 298, Florida Statutes, after a Drainage and Water Control District ("District") has been established and the landowners have held their initial election, every year in the same month after the time of the initial election, there shall be a landowners' meeting for the purpose of electing members to the Board of Supervisors. The owners of land within the District shall meet at the stated time and place and elect one (1) Supervisor. The following instructions on how all landowners may participate in the election are intended to comply with Section 298.11 and Section 298.12, Florida Statutes.

At the Landowners' Meeting, the first step is to elect a Chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and/or second motions. Candidates must be nominated and then shall be elected by a vote of the landowners.

A landowner may vote in person at the Landowners' Meeting, or if the landowner is unable to attend the Landowners' Meeting, then that landowner may assign a proxy holder to vote at the Meeting in place of the absent landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District. At the election, each and every acre of assessable land in the District shall represent one (1) share, and each owner shall be entitled to one (1) vote in person or by proxy in writing duly signed, for every acre of assessable land owned by him or her within the District. Landowners owning less than one (1) assessable acre in the aggregate shall be entitled to one (1) vote. Landowners with more than one (1) assessable acre are entitled to one (1) additional vote for any fraction of an acre greater than one-half (1/2) acre, when all of the landowners' acreage has been aggregated for purposes of voting. Landowners whose assessments have not been paid for the previous year are not entitled to vote. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The term of office for each successful candidate shall commence upon election.

**Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.**

To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Proxy forms are available on the Sunshine Water Control District website at <http://www.sunshinewcd.net/> or landowners may call the District Manager's office at 954-426-2105 to request a copy of the proxy. Landowners may access the Broward County Property Appraiser website at <http://www.bcpa.net/> to print out the details relating to their property, including the street address, legal description of the property and tax parcel identification number. Landowners should have this information printed out and attached to proxy form prior to the commencement of the Landowners' Meeting. This information is necessary to validate the votes being cast. **Ballots will be provided at the meeting.**

**LANDOWNERS' PROXY  
SUNSHINE WATER CONTROL DISTRICT  
BROWARD COUNTY, FLORIDA  
LANDOWNERS' MEETING  
MARCH 11, 2015**

If a landowner is unable to attend the Landowners' Meeting, then that landowner may assign a proxy holder to vote at the Meeting in place of the absent landowner. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. Landowners voting via proxy may access the Broward County Property Appraiser website at <http://www.bcpa.net/> to print out and attach the details relating to their property. **This information is necessary to validate the vote being cast.**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

\_\_\_\_\_

And each of them, attorneys and agents, with power of substitution in each of them for and in behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Sunshine Water Control District to be held at Sartory Hall, located in Mullins Park, 10150 NW 29 St. (Ben Geiger Blvd), Coral Springs, Florida 33065 on **Wednesday, March 11, 2015 at 6:30 p.m.**, with said meeting published in a newspaper in Broward County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked.

This proxy is to continue in force from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Sunshine Water Control District.

\_\_\_\_\_  
Print or type name of Landowner

\_\_\_\_\_  
Signature of Landowner

\_\_\_\_\_  
Address of Landowner

Votes Entitled To:

Number of unplatted acres owned and entitled to vote: \_\_\_\_\_

Number of platted lots owned and entitled to vote: \_\_\_\_\_



**IBI GROUP (FLORIDA) INC.**  
2200 Park Central Boulevard North – Suite 100  
Pompano Beach FL 33064 USA  
tel 954 974 2200 fax 954 973 2686  
[ibigroup.com](http://ibigroup.com)

March 6, 2015

**Sunshine Water Control District**

6131 Lyons Road, Suite 100  
Coconut Creek, FL 33073

**Attn: Board of Supervisors**

**Re: LANDOWNER'S MEETING – MARCH 11, 2015  
DISTRICT ENGINEER'S ANNUAL REPORT  
SUNSHINE WATER CONTROL DISTRICT  
IBI Project No. 22761**

Dear Board of Supervisors and Landowners;

**IBI Group (Florida) Inc. (IBI)** is pleased to provide the Board of Supervisors and the Landowners with this District Engineer's Annual Report summarizing our activity as District Engineer from March 1, 2014 through February 28, 2015, pursuant to Ch. 298.14 F.S.

**Executive Summary** – IBI has worked closely with the SWCD Board of Supervisors, SWCD Staff, District Manager, District Legal Counsel, Consultants and Contractors to advance a number of major operational and capital improvement issues in the past year.

- Permit Application Reviews were completed or are in progress for 28 projects within SWCD and 16 inquiries and encroachment issues were addressed with letters of no objection or other action. Numerous other inquiries by property owners or their representatives were addressed.
- Assignments completed in the past year included finalizing the Fence Encroachment Policy, implementation of the Cost Recovery Fee Program to increase revenue for 7 projects currently under review, preparation of the Corporate Park Stormwater Study, updates to the Hydrologic Model with additional scenarios to show variable water control elevations, assisted in the selection and review of existing SWCD's field superintendent's computer and subsequent purchase of upgraded hardware and software for us in the District's GIS program.
- Major projects that are in progress or recently completed include all of these issues and are addressed in detail below.

## **PERMIT APPLICATION REVIEWS**

**Permit Application Review** – We have performed reviews of permit applications and prepared letters of review or addressed inquiries to the Board on the following projects:

### **Sawgrass Place – aka: R & D Park**

- Permit with Special Conditions was issued to applicant authorizing the installation of 3-inch irrigation suction line; bank re-grading and outfall connection for the Greater Coral Springs Research & Development Park addition.

### **Cornerstone Plaza – 3124 N. University – 1 acre development**

- Engineer completed review of drainage for stormwater run-off and issued a Letter of No Objection in February.

### **Teco Peoples Gas – Canal on Atlantic Blvd just west of Coral Springs Village (NW 104<sup>th</sup> Way) – Buried Gas Main Crossing**

- Engineer completed review of plans and supporting documentation and issued a recommendation for approval of the Right-of-Way Permit with Special Conditions in February.

### **Chabad Lubavitch Community Center, Inc/Dormitory – 3925 N. University Drive**

- Engineer completed review of site plan and surface water calculations and issued a Letter of No Objection with increased impervious area by the proposed building.
- Per previous agreement it was understood that the property owner will be required to remove the fence encroachment of the vegetation within the SWCD Canal right-of-way down to water's edge as directed by District's representatives.
- Per City Code, the property owner is responsible for maintenance of landscaping to the edge of water.

### **Request for Preliminary Review of Proposed Warehouse Project – 12140 NW 39<sup>th</sup> Street**

- Engineer responded to applicant's questions regarding SWCD permit procedures and confirmed that the project is located in the West SWCD Basin.

### **Coral Springs Aquatic Complex – Adding 28 Parking Spaces to Existing Parking Lot - 12441 Royal Palm Blvd.**

- Engineer responded to applicant's questions and confirmed that the project area does not abut the SWCD canal right of way.

### **Global Tech ROW Permit – Construction of Wells 4R and 7R at Well Site 7 and Removal of Raw Water Main – Along Coral Springs Drive and West Outfall Canal at Cypress Park**

- Engineer reviewed plans and recommended approval – ROW permit was issued with no special conditions. Review of easements was also done and recommendation of approval was sent to Board.

#### **Advanced Hood Systems – 12550 Wiles Road**

- Engineer completed review and recommended approval for the project with additional permit conditions. Review of Blackwater Land Plat was also completed and Letter of No Objection was sent to Pulice Land Surveyors, Inc.

#### **Review of Proposed Plat – Coral Hills – Sample – 9551 W. Sample Road – Plat for proposed Commercial Development on site**

- Surveyor reviewed proposed plat and as there were no improvements, drainage plans or site plan to review, a Letter of No Objection was sent to SWCD.

#### **Release of Reservation – Legal Description as Part of Deed Book – Glenwood Subdivision**

- Surveyor reviewed Deeds and Plat that were supplied by Title Company and made the determination that the subject lot does not lie within that certain portion of the Deed. A letter was sent to the title company.

#### **Comcast – University Drive – SR 817 Canal “L” – Install a 1-2” HDPE Conduit**

- Engineer reviewed permit application, plans and profile for installation of 1-2” HDPE Conduit and pull FOC within right-of-way at Bridge Crossing at University Drive/SR 817 – Canal “L”. A Letter of No Objection with Conditions was sent to SWCD.

#### **Comcast – University Drive – SR 817 Canal “U” – Install a 1-2” HDPE Conduit**

- Engineer reviewed permit application, plans and profile for installation of 1-2” HDPE Conduit and pull FOC within right-of-way at Bridge Crossing at University Drive/SR 817 – Canal “U”. A Letter of No Objection with Conditions was sent to SWCD.

#### **Site Improvements to Existing Gas Station – 7380 Wiles Road**

- Engineer reviewed plans and supporting documentation and issued a Letter of No Objection with conditions.

#### **Demolish Existing Building and Construct Family Dollar Store - 11530 W. Sample Road**

- Engineer reviewed plans, calculations and Plat and issued to the Board recommendations approval with special conditions.

### **COST RECOVERY PROJECTS – PERMIT REVIEWS**

#### **Coral Lago (aka: Broken Woods – North Section)**

- This is a residential housing project and the applicant has requested Surface Water Management & Right of Way Permit.
- Cost recovery letter was sent to applicant with an estimated fee of \$15,000.
- Engineer, Surveyor and Attorney have reviewed plans, calculations, land swap agreement, construction/access and utility easement and maintenance agreement and preliminary plat. Approval is pending.



### **The Reserve at Coral Springs (aka: Broken Woods – South Section)**

- This is a residential housing project with proposed construction of 168 multi-family units, 80 townhomes, an on-site recreation building and a 4.67 acre public park on the east extent of the project site.
- Applicant has requested Surface Water Management and Right of Way Permit.
- Cost recovery letter was sent to applicant with an estimated fee of \$5,000.00.
- Engineer has reviewed plans and calculations. Approval of the ROW permit, with Special Conditions, and Access/Maintenance Agreement is pending.

### **Country Club of Coral Springs (Residential Parcel)**

- This is a redevelopment of RM-30 Zoned Parcel with portion of North extent of adjacent golf course zoned parcel and the applicant has requested Surface Water Management & Right of Way Permit.
- Proposed 250 multi-family residential units with adjoining cart barn facility.
- Cost recovery letter was sent to applicant with an estimated fee of \$7,500.00.
- Engineer, Surveyor and Attorney have reviewed the plans and calculations. Approval is pending.
- City of Coral Springs Planning & Zoning Dept. requires a letter from utility companies stating that no additional easement are required on proposed Plat Exemption documents – Surveyor is reviewing (March 2015).

### **Country Club of Coral Springs (Golf Clubhouse Parcel)**

- This is a redevelopment project that includes realignment of the #1 and #10 tee boxes (golf) and the #18 green and construction of a new golf clubhouse together with associated parking and amenities. Applicant has requested Surface Water Management and Right of Way Permit.
- Cost recovery letter was sent to applicant with an estimated fee of \$2,500.00.
- Engineer has reviewed the plans and calculations. Approval is pending.

### **CVS Pharmacy – NE Corner of Coral Springs Drive and West Sample Road**

- Developer is proposing to construct a CVS Store and has requested Surface Water Management and Right of Way Permit.
- Cost recovery letter was sent to applicant with an estimated fee of \$6,300.00.
- Attorney prepared Access Agreement; Kimley-Horn provided exhibits and IBI Engineer and Surveyor reviewed and commented.
- Engineer, Surveyor and Attorney have completed their review of plans and calculations and have sent a letter to District Manager recommending Board approval of this project. (March 11 Board meeting)

### **Canal U – Culvert and Fill – North of Sample**

- Applicant was issued a Permit in November 2013; construction phase began August 2014.
- Cost recovery letter was sent to applicant with an estimated fee of \$3,500.00.
- Construction is substantially complete.
- A letter of No Objection was sent to City of Coral Springs to allow the construction permit to be closed out, but the contractor was informed that the SWCD permit will remain active until the top of banks above and north of the culvert are sodded/re-sodded since they are showing signs of erosion.

### **Art Walk - Canal J/K Culvert**

- IBI began permit review July 1<sup>st</sup> and in view of the size of the project, requested that this project be designated as a Cost Recovery Project, but at the August Board meeting, SWCD Board decided to waive the Cost Recovery fee and not charge the City.
- In October, Permit 2014-06, made out to the City was issued for the Art Walk project.
- Construction of the 8' x 7' concrete box culvert is progressing. As January 13, ±300 LF of box culverts have been installed and area is being backfilled. MOT permit has been approved to close NW 94th Ave in order to proceed with installation of culverts.

### **FENCE INQUIRIES AND VIOLATIONS**

- Fence Inquiry – Coral Reef Apartments, LLC - 10301 NW 35 Street – Issued a Letter of No Objection with conditions.
- Fence Inquiry – Edward & Kim Metzgar – 8262 NW 43 Street - Letter was sent to homeowner outlining procedures to construct fence in the 40-foot maintenance easement.
- Fence Inquiry – Charlene Garcia – Lot 12 Block J Westchester – Letter of No Objection was sent for installation of fence.
- Fence Inquiry – Brian and Stephanie Wilpon – 10543 NW 3 Manor – Letter was sent outlining permit procedures to allow fence in right of way. Letter stated that based on Engineer's review and SWCD policy it would be unlikely that a permit would be issued.
- Fence Encroachment Agreement – Conchita Lundy – 3691 NW 108 Drive – Email was sent by Doug Paton outlining procedures to allow fence, if homeowner signs Fence Encroachment Agreement.
- Fence Encroachment Agreement – Robert and Linda Kaye – 3971 NW 101 Drive – Applicant was issued a permit for construction of a fence within the SWCD Maintenance Easement boundary. Applicant complied with the SWCD procedures and signed a Fence Encroachment Agreement.
- Fence Encroachment Agreement – Sonia Pomalaza – 2166 NW 114 Terrace – Applicant was issued a permit for fence that was constructed on her property that was encroaching on ROW easement. Applicant complied with the SWCD procedures and signed a Fence Encroachment Agreement.
- Fence Application – Dave Marks – 8582 NW 27 Drive – Letter of No Objection was sent.
- Fence Permit – Frank and Anitra Babinec – 10797 NW 21 Street – Permit was issued for the construction of 4' black chain link fence within the SWCD Maintenance Easement. Applicant complied with the SWCD procedures and signed a Fence Encroachment Agreement.

- Fence Inquiry – Request for Fence Easement – Lowe's Store – 9890 W. Sample Road – Coral Springs City Center – Letter of No Objection was sent and applicant was further advised that as the fence would be in a Utility Easement, proper approvals through the City of Coral Springs and the utility company would be required before the installation of the fence.
- Fence Encroachment – Christopher Bonawitz – 697 NW 105 Drive – Letter was sent and encroachment was removed.
- Fence Encroachment – Jamie Uttariello – 715 NW 105 Drive – Letter was sent and encroachment was removed.
- Fence Encroachment – Louis and Nancy Rizzo – 12026 NW 30 Street – Letter was sent and encroachment was removed.
- Fence and Vegetation Encroachment – Mr. and Mrs. Jacques Leotaud – 12000 NW 25 Street – After a series of warning letters the encroachment was removed. The homeowner was contesting the removal of the encroachment as he stated that the City of Coral Springs approved his fence permit that extended onto SWCD's property. After some due diligence inquiries to the City it was determined that the permit that was approved did not include any portions outside the property line. The matter was finally settled and the encroachments were removed late December.
- Request to Plant Trees in Buffer Space – Mr. and Mrs. Philip Medico – 11977 Classic Drive – Letter was sent to homeowners outlining procedures for permitting and approved plant list if they decide to proceed.
- Request for Fence Right of Way Encroachment Determination - 9405 NW 38<sup>th</sup> Street - Engineer issued a Letter of No Objection to the installation of the fence.

## MAJOR PROJECTS

**City Entryway, Royal Palm Boulevard at Pump Station 1** – The City has commenced the construction of their entryway project along Royal Palm Boulevard from Pump Station 1 to Riverside Drive. This office and Cory Selchan met with City DPW staff on-site to coordinate the City's construction of the protective wall and landscaping in front of Pump Station 1 as permitted by SWCD. This office is monitoring the construction of the wall and its impacts on the Pump Station 1 site and SWCD right-of-way.

**Pump Stations 1 & 2** – Both Pump Stations are operational and are being monitored. Operational adjustments were addressed.

**Canal/Culvert Program** – SWCD continues with an ongoing Culvert Replacement/Repair and Canal Restoration program to improve the SWCD canals and culverts. Projects have been prioritized to identify the projects that most effectively contribute to improving the District systems within present available funding.

**Canal Right-of-Way Clearing** – SWCD continues to work on the advancement of the Canal Right-of-Way Clearing program.

**Canal Z Right-of-Way Vegetation Removal** – All clearing work and vegetation relocation has been completed.

**Canal Z Restoration and W-67 Headwall** – At its October 9, 2013 meeting, the SWCD Board approved award of the contract for the Canal Z Restoration project to Lanzo Construction, Inc. .

- The Contractor began work in January and was substantially complete in August.
- The W-67 Headwall was installed in June and Lanzo operated and hydraulically tested the four slide gates installed as part of the subject project. This demonstration was witnessed by representatives of both the Sunshine Water Control District and IBI Group.
- November site meeting to identify the work which remains to be completed which included: complete installation of bank sod, removal of temporary construction fencing, grading of Maintenance road and off-site repairs (broken sidewalks, etc.) Repairs of residential concerns (per WHA punchlist) are required prior to final close-out.
- December and early January site visits were conducted
  - Final grading and sodding were being completed.
  - Additional work included restoration of irrigation supply lines and minor repairs of residential concerns per WHA punch list.
  - As of January 13th, all canal banks were sodded up to the park. Approximately +400 LF of access road remains to be sodded.
- A walk-through in late January was conducted with IBI staff, Doug Paton, John McKune, Cory Selchan and Michael Green. A punch list of items to be addressed by Lanzo Construction was prepared.
- Project close-out is pending a final walk-through.

### **Pump Station 3 - Phase I Demolition and Site Modifications**

- The contract was awarded to Trio Development Corp.
- The scope of work included:
  - Propane tank removed
  - Hydraulic lines removed
  - Building demolished
  - Building slab removal removed
  - Existing fence removed
  - Installation of wall panels
  - Installation of decorative gates
  - Installation of new chain link fences to secure control structure area
  - As of February 20<sup>th</sup> the project was inspected and approved as complete

**Pump Station 3 Phase 2 – Control Structure and Pump** – Proposed improvements include removal of the existing pump and control structure, restoration and re-installation of existing metal platform (with a second railing added), installation of new control structure and pump, cleaning out lake of debris and trash, remove existing flap gate at canal outfall and replace with check valve. Plans and bid package for the replacement of the control structure and pump were prepared and are pending release for bid.

### **Canal A**

- A field inspection was made and a summary of Hardscape and Vegetation encroachments was prepared and a summary of encroachments was presented at the August Board meeting.

### **West Outfall Canal**

- As approved by the SWCD Board at October 9, 2013 meeting, David & Gerchar completed a survey of the West Outfall Canal including cross sections, canal bottom profiles, and rock probe profiles. That survey was received in January, 2014 and was reviewed for assessment and recommendations.
- A Tree Inventory and mitigation estimate for proposed vegetation removal along the West Outfall was submitted to City of Coral Springs in November for a mitigation fee estimate.

### **Coral Springs Drive Bridge over West Outfall Canal**

- Letters from the District Engineer and the Board of Supervisors were sent to Andre Slintak of Broward County Highway & Bridge Maintenance Division (BCH&BMD) supporting the need for the restoration of the West Outfall Canal at the Coral Springs Drive Bridge. We have also updated Mr. Slintak on the scheduling of the dewatering of the Canal Z Restoration project that will create better conditions for BCH&BMD to complete the work at the Coral Springs Bridge more efficiently. The scheduling of the project is subject to ongoing funding review and he will update us when further information is available.
- A meeting was held in June to discuss options for dewatering the canal so that the County could perform their West Outfall Canal work.

### **Coral Springs Municipal Project – aka Downtown CRA**

- On March 27, Cory Selchan, John McKune, Doug Paton and IBI met with staff of City Engineer for an update on future plans and permitting of the Downtown CRA area.
- Engineer conducted a preliminary review of 'Conceptual Canal Realignment' exhibits submitted by Miller Legg and issued comments. Miller Legg has requested final clarification/confirmation from City Attorney as to whether the northwest corner of the property is canal right-of-way (as shown on the latest recorded Plat) or canal easement area.

## **FUTURE PROJECTS**

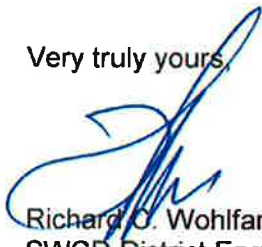
### **Corporate Park of Coral Springs – Canal RR – Westchester**

- SWCD participated in a Joint Workshop at the City on October 22, 2014. There was discussion on potential Corporate Park improvements. Discussion included consideration of SWCD 1-time clearing of Canal RR ROW subject to:
  - Board approval
  - Source of construction fund identified
  - Tree Mitigation alternatives
  - Future maintenance responsibility of ROW to be established and enforced

- Discussion continued regarding the future Corporate Park canal ROW's clean up and it was agreed that it would be mutually beneficial for the City and SWCD to collaborate on an improvement plan. A meeting has been scheduled for November 5 at the Chen-Moore Ft. Lauderdale office with IBI Engineering staff and the Chen-Moore design staff to discuss a procedure for identifying improvements within the Corporate Park.
- A SWCD Corporate Park Stormwater Study was created to inventory the District's facilities, depict the current conditions, recommended improvements and pictures. The draft of the study was discussed at the November 25 meeting at the Chen-Moore office. Cost estimates will be developed for the proposed improvements and incorporated into the final report.
- IBI prepared ICPR modeling as a tool for comparing possible solutions to the Westchester flooding concerns. The modeling results show that the incoming flow from Corporate Park has a slight effect to the stage storage in Westchester. IBI Engineer recommends additional on-site storage to alleviate the flooding concerns in the Westchester residential area.

We sincerely appreciated the opportunity of working with SWCD and the Landowners. If you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,



Richard O. Wohlfarth, P.E.  
SWCD District Engineer  
IBI Group (Florida) Inc.