

# Meadow Pines Community Development District

Year 2014 Engineer's Report regarding the Status of ownership, Working order and Condition of the Public Infrastructure.



*Project:*

MEADOW PINES (AKA COBBLESTONE)  
PEMBROKE PINES, FL

*Prepared for:*

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PEMBROKE PINES, FL

*Prepared by:*



SUN-TECH ENGINEERING, INC.  
1600 WEST OAKLAND PARK BLVD.  
FORT LAUDERDALE, FL 33311.



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## **I. Purpose**

Sun-Tech Engineering, Inc. (STE), as District Engineer for Meadow Pines Community Development District (MPCDD) has been contracted by the Special District Services to prepare this annual report in order to comply with the requirements of Article IX, Section 9.20(b) of the Master Trust Indenture between the District and Wachovia Bank National Association dated December 1, 2003. This 2014 update reflects the current condition of public roads and sidewalks, storm water management system, water distribution system and sanitary sewer systems.

## **II. District Location**

The MPCDD is approximately 123 acres located in Section 15 and 22, Township 51S, Range 40E, in the City of Pembroke Pines, Florida. It is bounded by Interstate 75 on the east, Pines Boulevard on the north, unimproved Pembroke Road on the south and by SW 148 Avenue and the South Broward Drainage District (SBDD) Canal No. 4 on the West. See Exhibit “A” for Location Map.

## **III. Project Description**

The Meadow Pines project (AKA COBBLESTONE) consists of approximately 75 acres of residential development, 1.67 acres of water management area and 46.64 acres of conservation area/water management. The project has been divided into two phases as indicated in Exhibit “B” (Phasing and Areas) for developmental purposes. The District financed the public infrastructure to the extent of the proceeds generated by the Series 2004A Bonds. The District improvements include roadway, sidewalks, conservation/water management area, water and wastewater systems and drainage system.

Specifically, the improvements consist of the following:

### **1. Public Roads and Sidewalks:**

#### *Proposed:*

Entrance improvements included the roadway, sidewalks, median, landscape improvements, irrigation, signing and pavement markings from Pines Boulevard to the turn-around at the guardhouse. Public improvements also include modifications to (a) Pines Boulevard and southbound on/off ramps to I-75 consisting of eastbound right turn and westbound left turn lanes, (b) signalized intersection at entrance leading to the District at Pines Boulevard and SW 149<sup>th</sup> Ave (c) a signalized intersection at the southbound I-75 and Pines Boulevard intersection and (d) associated turn lanes and ramp modifications.

Status:

The entrance improvements from Pines Blvd. to the turn-around at the gatehouse entering phase I has been completed with the exception of the placement of the last lift of asphalt in the last 500 feet before the turn-around behind the guardhouse and all the roadways. The City owns the right of way and the improvements of the entrance road up to the limit of the plat of Meadow Pines. Refer to Exhibit "C" (Public Roads Improvements). From the limit of the plat to the guardhouse turn-around the improvements are managed by the HOA. The HOA is currently funding and managing the maintenance of the entrance improvements i.e., roadway, sidewalks, median, landscape improvements, irrigation and signage and pavement markings.

**2. Stormwater Management System:**

Proposed:

The stormwater management system consists of 1.67 acres of water management and 46.64 acres of conservation area which provides the storage requirements for the Development. Surface runoff from the site is routed to the stormwater management area via swales, catch basins and culverts and eventually to SBDD Canal No. 4. The conveyance system is owned and operated by the District. Refer to Exhibit "D" (Stormwater Management System).

Status:

The HOA is currently funding and managing the operation and maintenance of the stormwater management parcel and the conservation area. In perpetuity, the District will own and operate the storm water conveyance system once the system enters into its operation and maintenance phase and Phase II building construction is complete. The District is also in the process of providing an easement to the County over the conservation area as required as part of the SFWMD permit; however, operation and maintenance of the conservation area will remain the responsibility of the District.

Permits with the following agencies have certified and approved and the system is now in its operation phase:

- South Florida Water management District (SFWMD) application No. 031010-10
- South Florida Water management District (SFWMD) application No. 060224-15
- South Broward Drainage District (SBDD)

Refer to Exhibit "F" (Project Acceptance letters).

**3. Water Distribution System:**

Proposed:

The potable water system involves a 16 inch transmission main and distribution system consisting of 8 inch and 6 inch interior lines, together with fire hydrants and appurtenances. The Development plans call for three points of connection with existing City mains. The water distribution system is completed and will be dedicated to the City for operation and maintenance.



Status:

The water distribution system for Phase I and Phase II is complete and certified for use; however, not accepted by the City of Pembroke Pines for operation and maintenance until final lift of asphalt is installed. Per Standard Pacific Homes (Developer), final lift of asphalt is scheduled for the end of 2014 after Phase II building construction is completed. See Exhibit “E” for Water and Sanitary Sewer System.

The system has been certified to Broward County Health Department (BCHD) and is currently functioning in its operating phase.

**4. Sanitary Sewer System:**

Proposed:

The proposed sanitary sewer system improvements include 8 inch collection system and 6 inch lateral lines, two lift stations and associated force main.

Status:

The Phase I and Phase II sanitary sewer systems have been constructed and certified for use; however, it cannot be dedicated to the City until final lift of asphalt is installed which is scheduled for completion at the end of 2014. See Exhibit “E” for Water and Sanitary Sewer System.

**IV Insurance Carried by the District (Exhibit “G”)**

**General Liability Coverage**

Bodily Injury, Property Damage	\$1,000,000	Per Occurrence
Personal Injury & Advertising Injury	Included	Per Person or Organization
Products/Completed Operation	Included	
Aggregate Limit		
General Aggregate Limit	\$2,000,000	
Medical Payments	\$2,500	
Employee Benefits Liability	\$1,000,000	Per Occurrence
	\$2,000,000	Aggregate Limit
Fire Damage Limit	\$50,000	Any One Fire
No Fault Sewer Backup	\$1,000	Per Claimant
	\$5,000	Aggregate Limit
Pesticide/Herbicide Limit	\$1,000,000	Per Occurrence and Aggregate Limit

### **Public Officials Liability Coverage**

Public Officials Liability	\$1,000,000	Per Claim
	\$1,000,000	Aggregate Limit

### **Employment Practices Liability**

Employment Practices Liability	\$1,000,000	Per Claim
	\$1,000,000	Aggregate Limit

**TOTAL ANNUAL PREMIUM:        \$5,665**

## **VI     Pictures**

### **1.   Public Roads**



Phase I (Entrance Median)



Phase I (Access Rd)

### **2.   Stormwater Management System**



Phase I (Lake)



Phase I (Lake)



Phase I (Outfall to Lake)



Phase II (Catch Basin)



Phase II-B (Outfall to Conservation Area)



Phase II-C (Conservation Area Interconnection)



### 3. Water Distribution System



Phase I (Fire Hydrant and FDC)



Phase II (Fire Hydrant, DDCV and FDC)



Phase II-A (Fire Hydrant, DDCV and FDC)



Phase II-B (Fire Hydrant and DDCV)

### 4. Sanitary Sewer System:



Phase I (Lift Station)



Phase I (Lift Station)



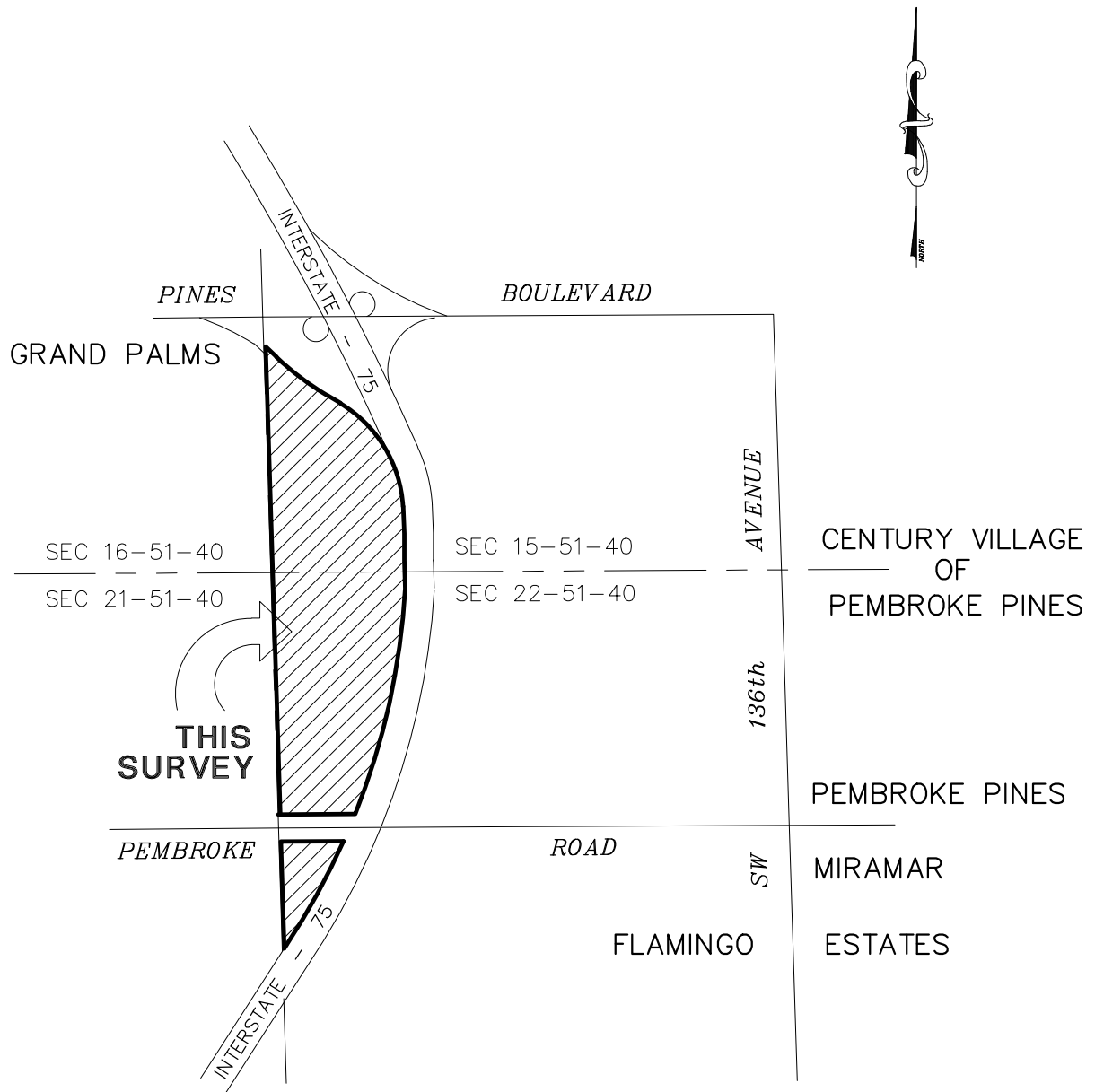
Phase II (Lift Station)



Phase II (Lift Station)

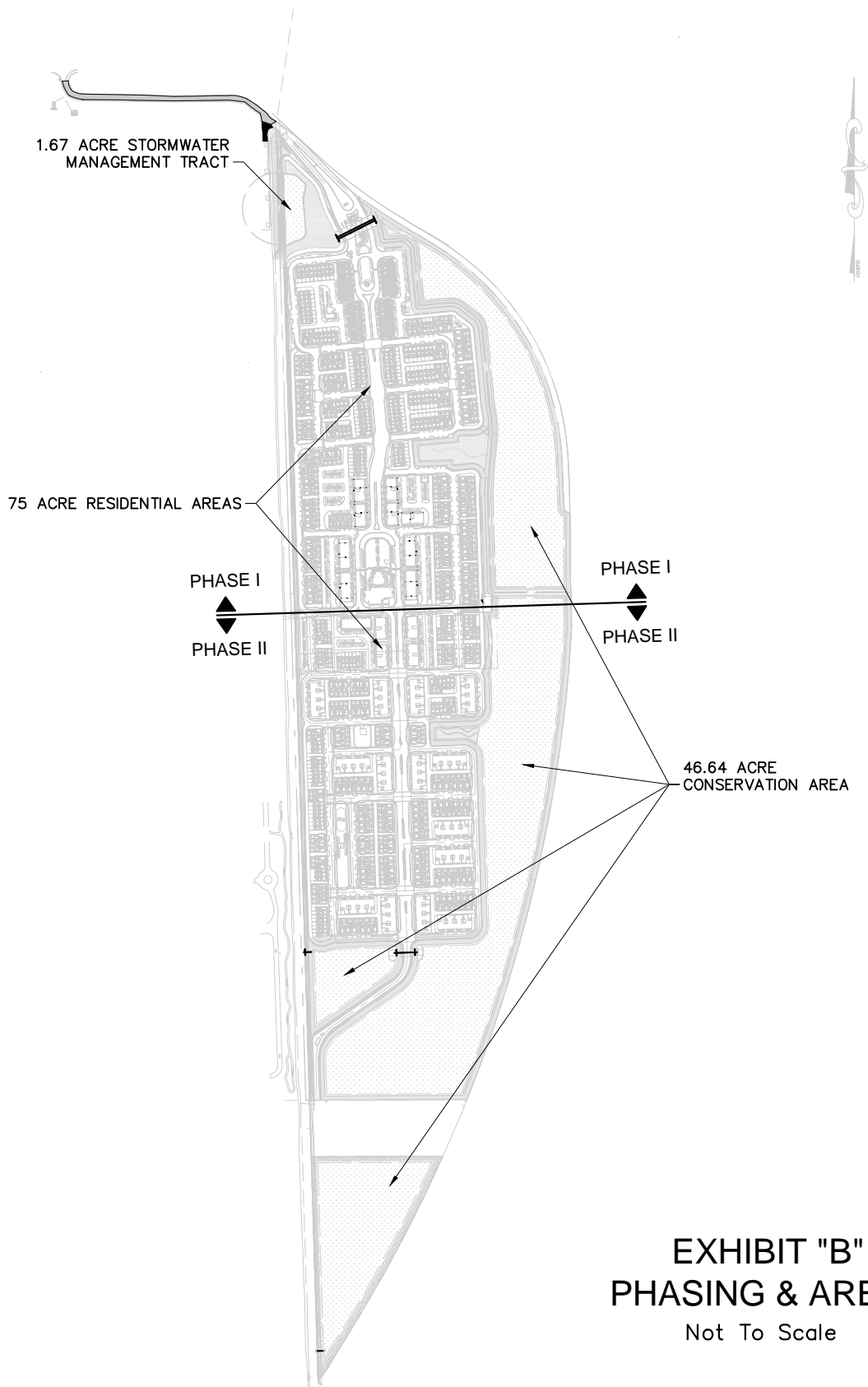


## Exhibit “A” – Location Map



**EXHIBIT "A"**  
**LOCATION MAP**  
 Not To Scale

## Exhibit “B” – Phasing & Areas



Sun-Tech Engineering, Inc.  
Engineers - Planners - Surveyors

1600 West Oakland Park Boulevard  
Ft. Lauderdale, FL 33311  
E-Mail: suntech@suntechengineering.com

Phone (954)777-3123  
Fax (954)777-3114

MEADOW PINES COMMUNITY DEVELOPMENT  
DISTRICT PEMBROKE PINES, FL

STE PROJECT No. 10-3343

DATE: 09-10-2014

PHASING AREAS

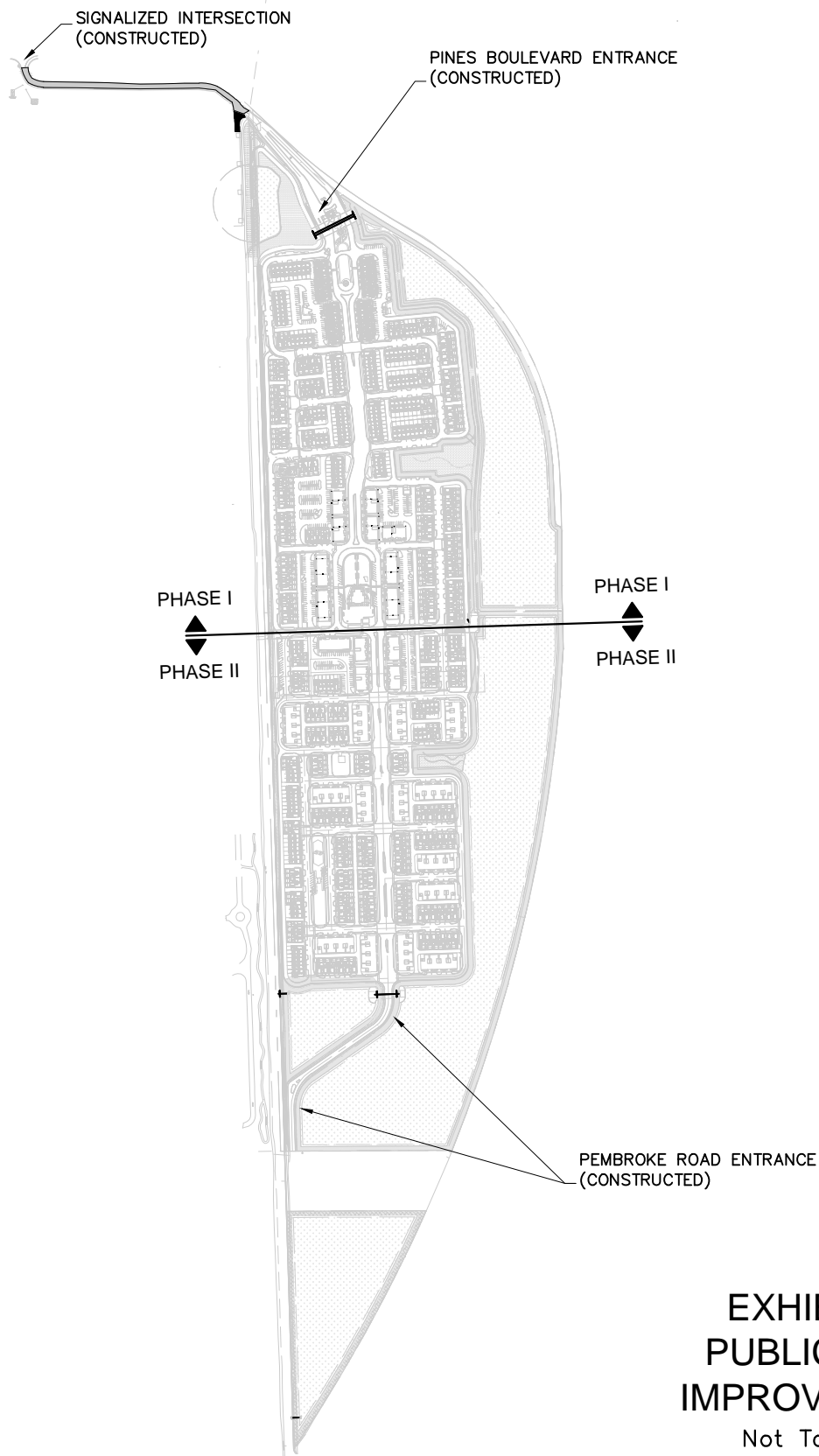
EXHIBIT B

BY: A.E.M

REV: C.L

## Exhibit “C” – Public Road Improvements





**EXHIBIT "C"**  
**PUBLIC ROAD**  
**IMPROVEMENTS**  
 Not To Scale

## Exhibit “D” – Stormwater Management System

PHASE I  
DRAINAGE COMPLETE

PHASE I  
▲▼  
PHASE II

PHASE I  
▲▼  
PHASE II

PHASE II  
DRAINAGE COMPLETE

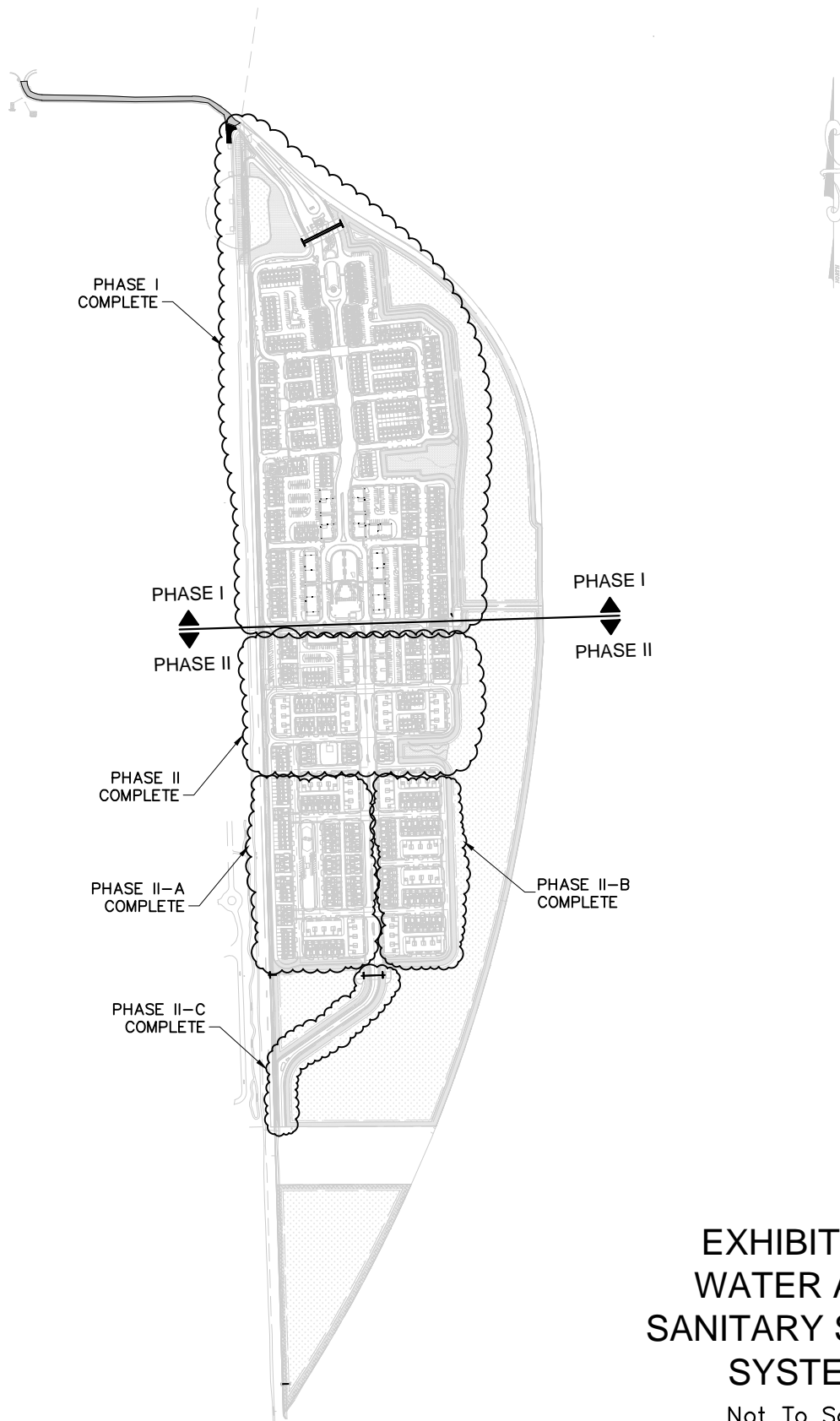
PHASE II-A  
DRAINAGE COMPLETE

PHASE II-B  
DRAINAGE COMPLETE

PHASE II-C  
DRAINAGE COMPLETE

# EXHIBIT "D" STORMWATER MANAGEMENT SYSTEM Not To Scale

## Exhibit “E” – Sanitary Sewer System



# EXHIBIT "E" WATER AND SANITARY SEWER SYSTEM

Not To Scale



## Exhibit “F” – Project Acceptance Letters



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

District Headquarters: 3301 GunClub Road, West Palm Beach, Florida 33406 (561) 686-8800 [www.sfwmd.gov](http://www.sfwmd.gov)

February 28, 2012

STANDARD PACIFIC OF S. FLORIDA  
2000 NW 150TH AVE.  
STE 1110  
PEMBROKE PINES, FL 33028

Dear Permittee :

**Subject : Acceptance of Construction Completion Certification  
Initiate Permit Transfer & Conversion to Operation Phase  
MEADOW PINES  
Permit No. 06-00095-S-38, Application No. 031010-10  
Broward County, S15,22/T51S/R40E**

This letter is to acknowledge receipt of your consulting engineer's construction completion certification pertaining to the subject parcel's surface water management system. The submitted information has been accepted and incorporated into the permit file.

By accepting the engineer's certification, District staff considers the surface water management system permitted under the above listed application number(s) to be constructed in substantial conformance with the plans and specifications approved by the District. This satisfies your permit conditions regarding submittal of an engineer's certification for construction completion of the permitted drainage facilities and the above referenced permit is hereby converted from the construction phase to the operation phase.

Please submit compliance and related forms electronically at [www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting). The required District forms are available for download at [www.sfwmd.gov](http://www.sfwmd.gov). Select the "Library and Multimedia" link and enter the form number in the search engine.

Should you have any questions, please contact the undersigned at the West Palm Beach Service Center at (954) 452-4814 ext. 4841.

SCANNED 02 28 2012 LDJ

STANDARD PACIFIC OF S. FLORIDA

February 28, 2012

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Sincerely,



Jose Marquez, Engineering Specialist 3  
Environmental Resource Compliance  
West Palm Beach Service Center  
South Florida Water Management District

jm

Enclosure(s)

Form 0920

Affidavit

c: Clifford R. Loutan, P.E., Sun-Tech Engineering, Inc.



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

District Headquarters: 3301 Gun Club Road, West Palm Beach, Florida 33406 (561) 686-8800 [www.sfwmd.gov](http://www.sfwmd.gov)

December 21, 2012

MICHAEL DEBOCK  
WESTBROOKE COMPANIES, INC.  
1860 OLD OKEECHOBEE ROAD, SUITE 503  
WEST PALM BEACH, FL 33409

Dear Mr. Debock :

**Subject : Acceptance of Construction Completion Certification  
Initiate Permit Transfer & Conversion to Operation Phase  
MEADOW PINES PHASE II  
Permit No. 06-00095-S-38, Application No. 060224-15  
Broward County, S15, 22/T51S/R40E**

This letter is to acknowledge receipt of your consulting engineer's construction completion certification pertaining to the subject parcel's surface water management system. The submitted information has been accepted and incorporated into the permit file.

By accepting the engineer's certification, the District staff considers the surface water management system permitted under the above listed application number(s) to be constructed in substantial conformance with the plans and specifications approved by the District. This satisfies your permit's conditions regarding submittal of an engineer's certification for construction completion of the permitted stormwater management facilities.

Although the certification has been accepted, further action by you, as permittee, is required. In accordance with Rule 40E-1 and 40E-4, Florida Administrative Code (FAC) - upon construction completion and acceptance of the engineer's certification of the surface water management system, the permittee shall initiate the permit transfer to the responsible operating entity and the permit conversion to the operation phase.

Please submit compliance and related forms electronically at [www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting). Log in or create a new account, and select the eCompliance - Environmental Resource module. Help documents and links to required compliance forms are available for download within the eCompliance module or by visiting the District's homepage at [www.sfwmd.gov](http://www.sfwmd.gov) and searching for the required form number using the "Library & Multimedia" link.

The permit conversion / transfer Form #0920 should be completed by an officer of the association (operating entity) and submitted (if not previously furnished), along with a copy each of:

WESTBROOKE COMPANIES, INC.

December 21, 2012

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1. the ownership transfer or turnover document, i.e. warranty deed, turnover meeting minutes, etc.
2. the recorded declaration of covenants and restrictions or condominium, with amendments and associated exhibits
3. the filed articles of incorporation with certificate of incorporation
4. all recorded plats
5. the recorded public noticing of the SFWMD permit, if the permit is not attached as an exhibit to the declaration of covenants and restrictions or condominium
6. documentary evidence of satisfaction of permit conditions (other than long term monitoring)

Also available is an affidavit which attests that the items required by the Basis of Review are contained in the documents. If you do not choose to execute the affidavit, you may enter the requisite information in the boxes and return to us in lieu of a checklist. Submitting this completed affidavit or checklist will expedite the legal / institutional review of your request for permit conversion / transfer to the operational phase. In addition, as required by rule 40E-4.361, F.A.C., the permit file must contain documentation that applicable conditions to the permit have been satisfied.

Please be aware that rules 40E-1.6107 and 40E-4.351, F.A.C. also specify "Until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for any corrective actions that are required as a result of any violations of the permit which occurred prior to the transfer of the permit." As a consequence of noncompliance with these mandates you could be held responsible for adverse impacts to, or conditions of, the surface water management system. Please submit the above or notify District staff of your intentions within thirty (30) days of the date of this letter.

Should you have any questions, please contact Jennifer Krumlauf, Regulatory Specialist 2 at the West Palm Beach Service Center at (561)682-2712.



WESTBROOKE COMPANIES, INC.

December 21, 2012

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Sincerely,



Jose Marquez, Engineering Specialist 3  
Environmental Resource Compliance  
West Palm Beach Service Center  
South Florida Water Management District

jm

Enclosure(s)

Form 0920

Affidavit

c: Clifford R. Loutan, P.E., Sun-Tech Engineering, Inc.



## SOUTH BROWARD DRAINAGE DISTRICT

June 27, 2012

Mr. Clifford Loutan, P.E.  
Sun-Tech Engineering  
1600 W. Oakland Park Blvd. 1<sup>st</sup> Floor  
Ft. Lauderdale, FL 33311

**Re: Cobblestone Phase 2A**

Dear Clifford:

Final drainage inspections have been completed and paving and drainage as-builts reviewed for Phase 2A at Cobblestone. The stormwater system has been constructed in substantial conformance with the approved design.

Should you have any questions, please call.

Sincerely,

Kevin Hart, P.E.  
District Director

KH/pw

## Exhibit “G” – Insurance Carried by the District



**PUBLIC ENTITY  
COMMON AGREEMENT DECLARATIONS**

**Agreement Number: 100113048**

**NAMED COVERED PARTY AND MAILING ADDRESS:**

Meadow Pines Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**AGREEMENT PERIOD:** From: October 1, 2013 To: October 1, 2014  
At 12:01 a.m. Standard Time at your mailing address shown above

In return for the payment of the premium, and subject to all the terms and conditions of this agreement, we agree with you to provide the coverage as stated in this agreement.

This agreement consists of the following coverage parts for which a premium is indicated. This premium may be subject to adjustment.

COVERAGE PART	PREMIUM
General Liability	Included
Automobile Liability	Not Included
Employment Practices Liability	Included
Public Officials Liability	Included
School Leaders Liability	Not Included
Total	\$5,665

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Schedule of forms and Endorsements – FIA 002

THESE DECLARATIONS TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PARTS, SUPPLEMENTAL DECLARATIONS, FORMS AND ENDORSEMENTS, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED AGREEMENT.

Countersigned: \_\_\_\_\_  
10/10/2013  
Date

By:  \_\_\_\_\_  
Authorized Representative



**PUBLIC ENTITY  
GENERAL LIABILITY DECLARATIONS**

COVERED PARTY: Meadow Pines Community Development District

AGREEMENT NO: 100113048

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

Coverage is only provided for the coverages indicated by an X.

<b><u>Deductibles</u></b>			
	Bodily Injury, Property Damage	None	
	Employees Benefits Liability	None	
<b><u>Coverage</u></b>			
<input checked="" type="checkbox"/>	Bodily Injury and Property Damage	\$1,000,000	Per Occurrence
	Personal Injury and Advertising Injury	Included	Per Person or Organization
	Products / Completed Operation	Included	
	Aggregate Limit		
	General Aggregate Limit	\$2,000,000	
	Medical Payments	\$2,500	
<input checked="" type="checkbox"/>	Employees Benefits Liability	\$1,000,000 \$2,000,000	Per Occurrence Aggregate Limit
<input checked="" type="checkbox"/>	Fire Damage Limit	\$50,000	Any One Fire
<input checked="" type="checkbox"/>	No Fault Sewer Backup	\$1,000 \$5,000	Per Claimant Aggregate Limit
<input checked="" type="checkbox"/>	Pesticide/Herbicide Limit	\$1,000,000	Per Occurrence and Aggregate Limit

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Schedule of forms and Endorsements – FIA 002

Total Premium for General Liability Coverage Parts

\$3,347



**PUBLIC ENTITY  
PUBLIC OFFICIALS & EMPLOYMENT PRACTICES LIABILITY  
COVERAGE PART DECLARATIONS**

COVERED PARTY: Meadow Pines Community Development District  
AGREEMENT NO: 100113048

**SCHEDULE OF COVERAGE AND LIMITS OF LIABILITY**

Coverage is only provided for the coverages indicated by an X.

<b><u>Deductibles</u></b>			
	Employment Practice Liability	\$2,500	
	Public Officials Liability	\$2,500	
<b><u>Coverage</u></b>			
<div style="border: 1px solid black; width: 30px; height: 20px; line-height: 20px; margin: 0 auto;">X</div>	Public Officials Liability	\$1,000,000	Per Claim
		\$1,000,000	Aggregate Limit
	Retroactive Date	10/01/2013	
<div style="border: 1px solid black; width: 30px; height: 20px; line-height: 20px; margin: 0 auto;">X</div>	Employment Practices Liability	\$1,000,000	Per Claim
		\$1,000,000	Aggregate Limit
	Retroactive Date	10/01/2013	
<b>Note: If no Retroactive Date is shown above, claims will not be excluded based on the date the act was committed</b>			

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Schedule of forms and Endorsements – FIA 002

Total Premium for Public Officials Liability and Employment Practices Liability			\$2,318
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