

**SOUTH BROWARD DRAINAGE DISTRICT  
GOVERNING BOARD MEETING MINUTES**

**MARCH 31, 2016**

**Present:**

Scott Hodges, Chairperson  
James Ryan, Vice Chairperson  
Vicki Minnaugh, Treasurer  
Robert E. Goggin, IV, Secretary  
Alanna Mersinger, Commissioner  
Thomas Good, Commissioner  
Mercedes Santana-Woodall, Commissioner

Kevin M. Hart, District Director  
Douglas R. Bell, Legal Counsel  
Reina Muniz, Recording Secretary  
General Public: See Attached List

**Absent:**

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**01. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**

Chair Hodges called SBDD Board Meeting to order at 8:00 A.M.; with Vice Chair Ryan, Commissioner Minnaugh, Commissioner Mersinger, and Commissioner Santana-Woodall present; followed by the Pledge of Allegiance.

**02. PUBLIC COMMENT**

None.

**03. APPROVAL OF MINUTES**

Commissioner Mersinger moved for approval of the minutes of the February 25, 2016, South Broward Drainage District Board meeting. Motion was seconded by Commissioner Minnaugh and it was carried unanimously.

At this time, Commissioner Good and Commissioner Goggin joined the meeting.

**04. DIRECTOR'S REPORT**

**A. CONTRACT AWARD:**

**SBDD TREE REMOVAL & TRIMMING PROJECT AT VARIOUS LOCATIONS IN MIRAMAR & SOUTHWEST RANCHES**

District Director Hart stated that SBDD advertised for bids for the Tree Removal/Trimming Project at sixteen locations in the City of Miramar and Town of Southwest Ranches. The District received a total of four (4) bids. The bid amounts ranged in price from \$27,832.00 to \$98,745.00 for all sixteen locations.

The bid documents allow the District the option of awarding the contract on a split basis.

The lowest bid for each of the 16 sites varies among the bids. SBDD has consulted with each bidder to determine their interest and agreement to contract for the work on a split basis. Both Milborne LLC and EDJ Service, Inc. have agreed to contract and perform the work on a split basis. Therefore, it is recommended that the bid be awarded on a split basis as follows:

1. EDJ Service, Inc. (EDJ) in the amount of \$17,787.00 as the lowest responsive, responsible bidder for Site Nos. 1, 2, 3, 5, 6, 9, 10, 11, 13, and 16.
2. Milborne LLC (Milborne) in the amount of \$7,152.65 as the lowest responsive, responsible bidder for Site Nos. 4, 7, 8, 12, 14 and 15.

SBDD has reviewed the bids submitted by EDJ, and Milborne, and has determined that each Contractor is qualified to perform the work and both bids meet all requirements. SBDD is familiar with both Contractors has been satisfied with their past work on similar type projects.

The work covered under this project is included as part of the District's 2015-2016 budget; and funding for the project will come from SBDD General Operating account.

Commissioner Minnaugh moved for approval to award SBDD Tree Removal/Trimming Project on a split basis as recommended by the District Director to EDJ Services Inc., and to Milborne LLC, in the total amount of \$24,939.65. Motion was seconded by Commissioner Mersinger.

Commissioner Mersinger asked District Director Hart if all the property owners had been contacted. District Director Hart replied yes, they have all been contacted and will be signing a release letter for permission to access the property.

The question was called and it was carried unanimously.

## **B. PROCLAMATION FOR APRIL AS WATER CONSERVATION MONTH**

Chair Hodges read a Proclamation from SBDD, declaring the month of April as "Water Conservation Month".

## **C. RELEASE AND VACATION REQUEST OF SURFACE WATER MANAGEMENT AREA (SWMA) DESIGNATION FOR LAAROUSI RESIDENCE; SUBJECT TO THE DEDICATION OF A NEW SWMA**

District Director Hart said that the owner of the property located at 19000 S.W. 56<sup>th</sup> Street, Southwest Ranches, FL 33332 is requesting that SBDD vacate the Surface Water Management Area (SWMA) that was previously designated and recorded under OR Book 43333, Pages 627-630, Broward County Records. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owners, Imadeddine and Raquel Laaroussi, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement. District Director Hart said that SBDD staff has reviewed the request and has no objections. There are no financial impacts to this Agenda item, other than SBDD administrative costs; all other costs will be incurred by the property owner.

The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 19000 S.W. 56<sup>th</sup> Street, Southwest Ranches, FL 33332; subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria.

Commissioner Minnaugh moved for approval for the Release and Vacation of the SWMA Designation for the Laaroussi property located at 19000 S.W. 56<sup>th</sup> Street, Southwest Ranches, FL; subject to the dedication of a new SWMA in accordance with SBDD Criteria. Motion was seconded by Commissioner Goggin.

Commissioner Goggin asked District Director Hart what the difference was between the previous SWMA and the new SWMA, he said it looks pretty much the same. District Director Hart said that the previous area was basically around the perimeter of the property, and the property owner wants to do something within that area. It is usually some sort of an improvement that would require them to fill in a portion of the previously dedicated area; and the one restriction with the surface water management areas is that they cannot be filled. District Director Hart said this is very typical.

Chair Hodges asked District Director Hart how the perimeter interacts with the neighboring properties; and if the low areas are consistent with the adjacent low areas. District Director Hart replied yes. He explained that this is what the District tries to promote (contiguous drainage areas); however, the District is receiving more and more requests for berms and blockages to isolate properties. He said that SBDD continues to try to discourage this, but the District does get concerns raised by residents that they are taking on more than their share of water from their neighbors. He said that the course of action taken by SBDD is for staff to meet with the residents at the property. Many times SBDD may not agree with property owner, and the lay of the land may show something different. SBDD does try to explain this, but sometimes the homeowners are convinced of certain conditions on their properties; and as hard as SBDD tries to promote this contiguous/shared drainage concept, it is not always accepted. SBDD will continue to work in that regard.

The question was called and it was carried unanimously.

#### **D. SALE OF SURPLUS EQUIPMENT & MATERIALS (TANGIBLE PROPERTY) -**

District Director Hart stated that Pursuant to Chapter 274, Florida Statutes, SBDD has identified certain properties (equipment) as surplus equipment. This surplus equipment is considered obsolete; and its continued use is inefficient and serves no useful function to the District.

District Director Hart recommended that SBDD's surplus equipment be sold to the highest responsible bidder in accordance with Sections 274.06 and 274.07, Florida Statutes. It is further recommended that the surplus equipment be sold "as is" in individual lots as shown on the attachment to the Directors memo to the highest responsible bidder for each lot. Any lots for which the District does not receive an acceptable bid will be lawfully disposed of in accordance with state, county and local laws and Chapter 274, Florida Statutes.

Approval of this agenda item will allow SBDD to sell its surplus equipment, to the highest responsible bidder, with any generated revenue being placed back into the General Operating

Fund. It is estimated that the sale of the District's surplus equipment will generate between \$5,000 and \$8,000.

This request is for approval to allow SBDD to sell its surplus equipment in accordance with Chapter 274, Florida Statutes.

Commissioner Goggin moved for approval to allow SBDD to sell its surplus equipment as submitted. Motion was seconded by Santana-Woodall.

Commissioner Mersinger asked District Director Hart what the venue is for selling these items. District Director Hart explained that there is an online auction site that specializes in government auctions; which is actually a nation-wide service. He said the District has used this auction site in the past, and there are certain rules that the District needs to follow. When the District does their advertisement they will reference the webpage that the bidders need to go to in order to place their bids, and the bids get placed online.

The question was called and it was carried unanimously.

#### **E. SALE OF SBDD SURPLUS PROPERTY- DISCUSSION AND/OR ACTION**

SBDD recently received an inquiry regarding the potential use of a 30-foot wide strip of land along the west side of Flamingo Road which is owned by SBDD. The 30-foot strip is located on the west side of the Flamingo Road Canal, south of Pines Boulevard. In 2002, SBDD granted approval to Washington Mutual Bank, FA to use a portion of this 30-foot strip for parking, landscaping and other ancillary uses associated with the development of a bank site, which is now serving as a Chase Bank branch office.

District Director Hart said that after researching this inquiry further, SBDD staff has determined that the 30-strip of land in question could be considered as surplus property for the following reasons:

- The property is not used or needed by SBDD for its day-day operations or maintenance activities.
- There is adequate land on the west side of the Flamingo Road Canal for SBDD to properly maintain the canal and to provide its residents with the required level of service for the affected drainage basin, without considering this 30-foot strip.
- The 30-strip of land does not extend south of this location or north of Pines Blvd.
- There are no future improvements listed in SBDD's Facilities Report or Water Control Plan that would necessitate the continued ownership of this land.
- The sale and release of this land would not adversely impact the District or its residents.
- The continued ownership of this land may impose future responsibilities and liabilities on SBDD that could be avoided.

He said that SBDD Attorney Bell has determined that SBDD, may, if desired by the Board, sell all, or a portion of this 30-foot strip to the adjacent property owner. However, Attorney Bell is recommending that SBDD first develop a policy for selling surplus lands.

District Director Hart requested direction from the Board on its interest in selling surplus lands and in developing a policy for selling surplus lands in the future, if so desired.

SBDD Attorney Bell shared his perspective on how this could be done. He said that historically, the District has sold 4 to 5 parcels of properties which were considered to be surplus land that SBDD had acquired through foreclosures; but that the District never had a formal policy. The Resolutions that were used to approve those previous sales, were the formal policy that laid out the procedure. He said this 30-foot parcel in question is a bit different than most of the previous sales.

In 1996 South Florida Water Management District (SFWMD) dedicated a strip of land 130 feet west of the section line to the District, which included this particular area, and they gave SBDD all the rights, title and interest to it. The property owner, which owned the adjacent shopping center, dedicated the West 30 feet of this strip by quit claim deed to SBDD, because they thought that the 30-foot strip of land was accidentally left off the plat; and that is how SBDD ended up getting this piece of property. In many parcels, SBDD has dedicated the adjacent parcel back to that original property owner, and so far, have not had any problem with doing that.

He said that looking at some of the Statutes and Attorney General's opinions, he's not 100% sure that what was done previously was exactly authorized by the District Charter, or by the Statute; so the District can always ask for the Attorney General's opinion, or continue with that policy. He said that either way, the District could have a procedure in place to declare property not required by SBDD as surplus property, and return it back to the adjacent property owner when they can trace the chain of title back to a prior property owner. In this particular case, that would be the situation; where the current owner of the shopping center was the prior owner of those parcels, and the people that dedicated it to SBDD.

Attorney Bell recommended that SBDD follow the policy that SFWMD has for selling surplus lands, which has a procedure of getting an appraisal, which would be paid for by the person asking SBDD to declare the land as surplus, and has fairly hefty permit fees; which he said would be within the Board's discretion to determine if the fees should be reduced or raised. Attorney Bell said that would be his recommendation on what to do, but it is the Board's decision whether they want to put a policy in place by Resolution, or make a determination that the property, seeing how it came from the prior property owner that is adjacent to it, would be dedicated back to them upon request. He said the problem with this parcel is that the only one who could get any beneficial use from it would be the adjacent property owner; or if someone else purchased it; and he did not investigate what issues that may or may not raise.

Discussion ensued.

Commissioner Mersinger asked Attorney Bell if SBDD has a dedication over this parcel, or do they own it, and if this strip of land has been utilized. Attorney Bell replied yes, SBDD owns it, and that there are no taxes on it; and this strip of land has not been utilized. He said that there is an Agreement in place for what was Washington Mutual Bank and is now Chase Bank, and the part that has been used is for a parking area. Chair Hodges asked Attorney Bell if the District sells this strip of property, would that Agreement with the bank become null and void. He wanted to know how that would interact with the purchaser. Attorney Bell replied, that whoever SBDD sells that strip of property to would have to honor that Agreement.

District Director Hart commented that SBDD would not have to sell the entire strip, that they can sell a portion of it. He said it could complicate things. He opined that there would be no reason for the representative who approached SBDD to purchase the 30-foot strip adjacent to

the bank. He said there are different property owners down that entire stretch, and that it would serve no purpose for them to bid on that area; the only party that would be interested in purchasing that, would be the bank. He said he would look into selling them the piece of the 30-strip that benefits them, rather than the District preparing an Agreement with them. His thought would be to sell the property back to them because the District has no use for it.

Chair Hodges commented that he feels it's just a liability that SBDD is taking on (to own the property). Vice Chair Ryan commented that before SBDD does anything, why not do as Attorney Bell suggested and get a proper procedure in place.

Commissioner Goggin wanted to hear Commissioner Minnaugh's opinion on this since she has real estate knowledge. Commissioner Minnaugh asked Attorney Bell if the Agreement the District has with Chase Bank has any language where the District can cancel at any time. She suggested that Attorney Bell review the Agreement to see if there is any way the District can get out of it, and sell the 30-foot strip in its entirety, rather than piece meal it. She gave an example of a piece of property that was sold to the Town of SWR for about \$25,000. She said that the next thing you know, a huge cell phone tower was installed on it, and they were getting \$100,000 per year for people to lease that tower. She said that the District did not place it out for bid. It was already well established by someone, and it was brought to the District for approval. She said that the Town is reaping the benefits at \$100,000 a year. Commissioner Minnaugh asked if it this was going to be placed out to bid; and that the District should try to get as much as possible; and hopefully the appraiser will appraise it as a commercial property.

Commissioner Goggin agreed with Vice Chair Ryan and Commissioner Minnaugh; that the District should follow the Criteria that SFWMD is using, and that the District develop a policy; and get an appraisal for this strip of land so that the District can get the value and place it out for sale.

Chair Hodges directed Attorney Bell to formulate some language based on the recommendations; and to bring it back to the Board for adoption; and to research that property to see if the District can exit the Agreement, because it is of general consensus among the Board that the District sell the entire piece. District Director Hart commented that based on the direction from the Board, they will prepare recommendation for a policy to sell surplus property, and then separately research the Agreement to see if there is a clause for terminating the Agreement.

Commissioner Good commented that Commissioner Minnaugh had an interesting point about what had happened with a piece of property in the past; and he suggested that the District market that parcel and see if there is any interest in that kind of installation; like a telecommunication tower, because he thinks that it is a really good location for that; and it could turn that piece into a \$100,000 a year piece of property. Commissioner Minnaugh replied that the City of Pembroke Pines will only install and approve telecommunication towers on properties that they own. Commissioner Good commented that is only because there is a tier preference. However, if a company can prove that the coverage they need is at that location, in the code you will find that the City will have to release the rights to let that happen. He said that all the District would have to do is reach out to those companies and they will do all the footwork. Commissioner Goggin agreed and commented that he likes that idea. District Director Hart said that with the direction from the Board, the District can still establish a policy for selling the surplus property, and research the Agreement with Chase Bank, and also research the interest in a telecommunications company using part of the strip for a communications tower.

Attorney Bell asked the Board do they want to include in the policy, “that this applies to all property no matter how the District acquired it . . .” so that even if someone has a lot or a subdivision, and the District doesn’t need a 10’ or 20’ strip, that they would have to go through that same procedure. Chair Hodges said yes, he thinks there should be a right of first refusal; that there should be some kind of language where if you are the adjacent property owner, you should have first rights to it. Commissioner Minnaugh added to give that right of first refusal a reasonable time frame.

**F. RESOLUTION NO. 2016-02 – APPROVAL OF AGREEMENT BETWEEN SBDD, CITY OF PEMBROKE PINES, STANDARD PACIFIC OF FLORIDA, AND RAINTREE AT MAYFAIR HOMEOWNER’S ASSOCIATION, INC., REGARDING A SUBAQUEOUS WATER MAIN CROSSING AT THE RAINTREE PHASE 3 WEST RESIDENTIAL DEVELOPMENT –**

District Director Hart presented Resolution No. 2016-02 for the Board’s review and approval for the Approval of an Agreement between SBDD, City of Pembroke Pines, Standard Pacific of Florida, and Raintree at Mayfair Homeowner’s Association, Inc., regarding a subaqueous water main crossing at the Raintree Phase 3 West residential development.

He said that approval of Resolution No. 2016-02 will authorize SBDD to enter into an Agreement with the parties mentioned above to issue a permit for the installation of the subaqueous water main crossing and provides indemnification and hold harmless language for the City, Developer and HOA. In addition, the Agreement specifies that the Developer and HOA will be responsible for all costs associated with the water main crossing and shall be responsible to pay SBDD a user fee for the use of the District’s easement areas in accordance with Section 3.8.2.4 of SBDD’s Criteria Manual.

The installation of the water main crossing will not interfere with the intended use of the easement areas or with SBDD’s ability to access and maintain the easement areas. District staff has no objections to the proposed water main crossing.

There will be no financial impacts to this Agenda Item; the proposed Agreement includes a user fee, bonding requirements, and reimbursement of all costs associated with the preparation of the Agreement which have all been paid to date.

District Director Hart requested approval of SBDD Resolution 2016-02 – Approval of Agreement between SBDD, City of Pembroke Pines, Standard Pacific of Florida, and Raintree at Mayfair Homeowner’s Association, Inc., regarding a subaqueous water main crossing at the Raintree Phase 3 west residential development

Commissioner Minnaugh made a motion for the Approval of Agreement between SBDD, City of Pembroke Pines, Standard Pacific of Florida, and Raintree at Mayfair Homeowner’s Association, Inc., regarding a subaqueous water main crossing at the Raintree Phase 3 West residential development as submitted. Commissioner Goggin seconded the motion.

Chair Hodges said that his only concern is that at some point in the future, when there is maintenance to be done, and it’s under the ground, and the repair involves sheet piling, redirection of the canal, etc., it seems that there would have to be a really good reason not to place it over the canal for better, easier maintenance.

District Director Hart commented that the City has no objections; and as far as future maintenance, like with any existing utility, they will have to deal with it. They will have to design any improvement that they are looking at doing, around that existing water main. It would be more difficult for whoever is dealing with that at the time, but he believes that the probability of that is low; the District has approved these in the past. He said that this is not a major, primary canal for the District. The property owner and the HOA will be responsible for the maintenance of that waterbody, the City will be responsible for maintaining the water main, and the District's liability is covered through the Agreement saying that they are not responsible for anything related to that water main; and if, for whatever reason, that water main got exposed the District would not be responsible. Staff has no objections as far as the proposal to go subaqueous.

Chair Hodges asked District Director Hart if there is any language that, if in the future, for whatever reason, the District decides that they had to pipe that canal and their pipe is in the way, do they have to move it. District Director Hart replied that if that were the case, he does not see a need to relocate the water main, because there is plenty of clearance.

Commissioner Minnaugh had concerns that if the City needed to make repairs that the cost would be spread out to every resident that lives in the City. District Director Hart replied that it would be up to the City as to how to distribute those costs. He said that he would imagine that it would be under their utility fees. Commissioner Minnaugh commented that she would think it should be under Mayfair HOA because it is benefitting them. Commissioner Mersinger replied that we cannot dictate how the City of Pembroke Pines makes that decision. Commissioner Minnaugh said that she feels that the District Director can certainly raise the question with them. She commented that why should everyone else pay for it when this is an unusual way to do this, and it makes the repairs almost triple the amount of work and cost; this is not a simple process.

District Director Hart stated that the City Attorney for Pembroke Pines has reviewed the Agreement in detail, and had made comments on the Agreement. They have incorporated the City's comments into the Agreement; there is language that the developer and HOA is responsible for all cost associated with the installation. District Director Hart stated that he did not look at the City's interest as much as the District's interest. He said that as far as the costs associated with maintenance, they left that up to the City. SBDD's concern was more of liability and cost to the District. Any cost that the District would incur is covered as far as liability and reimbursement. Commissioner Minnaugh said that as a resident of the City of Pembroke Pines, even though it is out of the realm of the District, she has concerns. Commissioner Mersinger commented that would be a concern through the City and it is not a vendor's responsibility to ask how they are going to pay.

Commissioner Minnaugh asked what if there is a repair down the road, will there be SBDD staff supervising and checking on it. She also wanted to know if the City would reimburse the District for having staff there; if the staff were to go out for two or three days. District Director Hart replied yes, that under the Agreement, the District could get reimbursed.

Commissioner Goggin asked District Director Hart if this subaqueous crossing is an out-of-sight, out-of-mind thing. District Director Hart replied yes. He said that it would be well below the bottom of the waterbody. He said that it is still under the rules and criteria of the



City of Pembroke Pines for the installation of a water main; it is a pressure pipe, which means it will be pressure tested, etc.

Commissioner Goggin had concerns that these things deteriorate after a while, and even though it is designed to last longer than other materials, to place it underneath a lake and then have a leak; how do you drain a lake to repair that problem. He said that would be costly and not to mention the extreme amount of time it would take to repair; he does not know how common this is, but if the residents knew, they would probably wonder why didn't someone tell them not to do this to begin with.

District Director Hart explained that this will be a solid piece of pipe; this is not new technology, and has been done for years and years; and there are different approaches that can be performed. He said there are subaqueous crossings throughout the District; from an engineering and construction standpoint, it is very sound; and this is not a risky installation. If there are issues with the water main, there will be valves on both sides that could isolate this pipe. And as with anything, you cannot say expressively that there will never be an issue with it, but the probability is very low. He said that the District's concern is if something were to happen in the District's day-to-day maintenance, or if something would impact the pipe, that the District is covered. In his opinion, it is just going to be another water main throughout the City. Commissioner Goggin asked District Director Hart who this water main will benefit. District Director Hart said that it will benefit this community. In his experience, because of the code and fire protection, they need two sources of water for a community, so that if one source gets compromised, you will always have a source of water in that community. This would be their secondary source. He said that knowing that the City is also in agreement, gives him another level of assurance.

Commissioner Goggin said that by entering into this Agreement is there any way for the District to add language that the HOA is responsible because this is their community. District Director Hart said that what he can do, if the Board so desires.....he said that this has to go to back to the City of Pembroke Pines; the City Commission has not approved it. The City Attorney has reviewed it, and that once it goes through SBDD Board, it will go through the City of Pembroke Pines Commission; and at that time, he will go to the Attorney and make him aware of the comments that were made by the Board this morning; that there was a concern that the City make sure that they are covered for any future costs associated with this water main crossing in the Agreement. He would leave it up to the City of Pembroke Pines. Commissioner Goggin said he knows it's an important benefit to that community, but he would greatly appreciate that.

Chair Hodges said that if it were sleeved he might feel more comfortable, but that would probably be an added expense.

Commissioner Mersinger said that she does not think that the discussion of payment is under SBDD's purview on this Agreement; that is an internal thing for the City of Pembroke Pines. Chair Hodges said that his concern is if down the road something happens, etc. Commissioner Mersinger said she does not care who pays the District as long as they get paid. Vice Chair Ryan commented that if you see a problem and there is a way to correct it and you bring it forward to the people who can make the decision, it is their obligation as elected officials to do something about it. Commissioner Goggin reiterated that the body of water is not our main way of distributing and moving water in and out of our District. District Director Hart said

that it is not a primary canal for the District. It is an important waterbody, but it is not a primary drainage canal.

District Director Hart noted that the City has vetted this Agreement, reviewed it, commented on it, and added language that the District had in their Agreement; and just as an example, they added the words “and City” in almost every clause where the District was being protected. He assured the Board that this was approximately two months of a back and forth process with the City, and they have reviewed it. Vice Chair Ryan commented that in his experience the developer comes in and builds all these homes and the next thing you know, three years later, they are gone, and now it falls upon the residents if there is a problem. District Director Hart said that this Agreement also includes the Master HOA.

Commissioner Good wanted to know what the difference is in hazards of an aerial crossing breach and a subaqueous crossing breach. What is the worst thing that can happen to the District of it being subaqueous vs. an aerial crossing. District Director Hart replied that if, for some reason, the pipe got severed underwater, this is potable water; it is not contaminated and has the highest treatment one can have. Now, you are talking about turbidity and turbulence that would be created by this gushing water in our waterways; and that would be the extent. It would create all kinds of havoc along the bottom of the canal until someone could go in and shut the valves down. On an aerial crossing, if there were a breach, the water could be spewing, etc. The good thing about it is that there is much more potential for damage and concern if the water main was lying under a roadway; for example, it could create a sinkhole. The likelihood of that is far less on the subaqueous crossing; and there would have to be a serious breach. Even a small puncture would not create a whole lot of issues; at some point they would have to go in and seal the hole. Commissioner Mersinger asked couldn't the lake contaminate the water main. District Director Hart said yes, but that would be a Utility issue, and they would assess those risks.

Commissioner Good said that it sounds as if there is not much difference between an aerial crossing and subaqueous crossing in terms of a breach; there are very similar types of risks. He asked District Director Hart how many aerial crossings does the District have over the canal waterways right now. District Director Hart estimated between 10 and 20. Commissioner Good asked what is the difference between this Agreement and other Agreements on aerial crossings. District Director Hart said this Agreement includes a user fee, whereas, in the past, the District did not have the user fee; and other than that, it is very similar, as far as the indemnification and other language in the Agreement. Commissioner Good commented that the District is not doing anything different than what they've already done.

Commissioner Minnaugh had concerns about the wording on page 6 where it talks about maintenance and follow-up, and discusses the HOA's responsibility, etc.; and if there is a problem with the water main, and the District has to supervise and needs to be present and assist in any way, shape or manner. This is where the District can send the Association a bill. She said it is not clear that the District will bill the Association; she said it should be clear that they have to be billed. She said that perhaps it needs to be spelled out for the Association to understand that they will be paying for the District's time and expertise.

Attorney Bell said that both the City and the HOA are responsible parties and it will depend on what the damage is as to who the bill might go to. Commissioner Minnaugh reiterated that if the District is getting involved in the repair and maintenance, that the District's manpower time would get reimbursed. Someone has to get billed. District Director Hart said the District

would bill the HOA, and if they don't pay within 30-days, or however it is stated in the Agreement, then the District has a right to file a lien on the property. Commissioner Minnaugh said that her concern is that it does not even say that the District is going to bill them. It only provides language for if they don't pay. District Director Hart deferred to Attorney Bell. He opined that the Agreement provides for that process and is very clear as to who is responsible for costs and what happens if those costs are not paid. If the District has a cost, they will want to get reimbursed, and if the District does not get paid, then the final course of action would be to lien them through their tax bill.

The question was called and it was carried unanimously.

## G. OTHER

- **Water Matters Day** – Water Matter's Day was held on March 12, 2016 at Tree Tops Park and it was another successful event. The District was well represented. Prior to the event, the Broward County Board of Commissioners presented a proclamation acknowledging South Broward Drainage District as a sponsor for Water Matter's Day. District Director Hart thanked Attorney Bell for attending the Commission Meeting and accepting the proclamation on behalf of SBDD.
- **Workshop on Maintenance for Commercial Properties** – On May 11, 2016 SBDD will participate in a seminar with Allstate Resource Management here at SBDD Conference Room. It will be the third such workshop for Property Managers. It is primarily focused for commercial/industrial properties; and to demonstrate the impacts of poorly maintained drainage systems.
- **Reimbursement for Safety Initiatives** - District Director Hart shared information on a program that the District has been involved in through the District's insurance company. He said the insurance company has a program where they reimburse up to \$5,000 in shared costs on safety related improvements that the District performs during the fiscal year. He said that last year the District received the full reimbursement for safety improvements that were incorporated throughout the District. This year, the District received a \$4,991.05 reimbursement. It is a great program. He recognized Susan Iratzoqui for her help in submitting the application and itemizing all the costs. He also recognized the Safety Committee Members which consists of the following staff:
  1. Kevin Hart
  2. Joseph Certain
  3. Robert Franklin
  4. Curtis Gervin
  5. Ronnie Thompson

He said the Committee meets on a quarterly basis. This is a valuable committee; they discuss safety and what can be done to make working conditions better, and the process that the District goes through to identify things that they believe will help improve safety; and to be able to get some of those costs reimbursed is just a bonus. He said that all the Safety related improvements that are done are documented in the District's Safety Manual.

- **Update on Maintenance Building Expansion** – District Director Hart said that he sent out an e-mail to let everyone know about some of the permitting hoops that the District has to go through; and in that process, the District made all their submittals. He said that this week he found out that the District no longer needs a variance, which is really good news. He said that the District has two hearings with the Town of SWR on re-zoning and site plan. The first hearing will be held on April 14<sup>th</sup> and the second and final hearing will be on April 28<sup>th</sup>. With Broward County, the hearing will be on April 26<sup>th</sup> with the Broward County Commission; and that will be on the Plat Note Amendment to allow the District to construct the additional square footage.

**05. ATTORNEY'S REPORT:**

Attorney Bell updated the Board on the legislation; he said that the bill filed by Senator Ring died. The main thing is that there were a number of requirements that have been added for the District's website and we have added most of them already, but the major, onerous ones did not go through. Attorney Terry Lewis from FASD also put together a memorandum for the Association of Special Districts. However, his memorandum did not have anything on bill 416 which Commissioner Good was concerned about, because it had to do with utilities within rights-of-way; that bill did pass, but it did not have any significant effect on the District.

**06. APPROVAL OF LEGAL FEES**

Commissioner Goggin moved for approval of the legal bills. Motion was seconded by Commissioner Santana-Woodall. Commissioner Minnaugh had a few questions on the legal bills of which were clarified by District Director Hart and Attorney Bell.

The question was called and it was carried unanimously.

**07. BOARD MEMBER'S QUESTIONS/COMMENTS**

Vice Chair Ryan said that in 2016 the District will have five CD's due for a total of \$1.25 million and at a rate anywhere from 0.30 to 0.105. He wanted to know if that is the only rate that the District can invest in, CDs. Commissioner Minnaugh clarified that not too many banks will take an entity other than an individual. She said that as a government agency or as a corporation or anything that is not individual, it is hard to find banks that would even give you any interest rates. It also has to be FDIC insured, etc.

Commissioner Good had concerns that Broward County is requesting support to do a County Flood Map Update, and they want to tie it to the fact that there might be some flood elevations that are not being reported because those properties are not in a flood zone; and they are also trying to deal with sea level rise. He spoke about the CRS, which is the Community Rating System associated with Flood Insurance Maps. He said that it seems like it's only in the South Broward area. He said that the County is trying to obtain about one million dollars to perform this study. Commissioner Good said that they are asking for support, and one of the things that was referred to, is that the District was supporting this. District Director Hart clarified that he was at the Water Resources Task Force meeting, and no commitment from SBDD for financial support, other than consideration, was made. He said that prior to that meeting, the County did speak to him regarding supporting the cost for the modeling, and that would be with a number of other agencies. At the Task Force meeting this issue was presented by Dr. Jurado; and it was just to indicate agencies that the County had reached out to and had coordinated with. District Director Hart said that if it was stated that SBDD had made a

commitment to support that financially, it was stated incorrectly. He said that his plan was that during the budget process, he would bring this forward to the Board for approval; and that's the only commitment he made to Broward County. He said that the real beneficiary will be local communities because of the Community Rating System and the credits that these communities can receive on flood insurance. There is a huge benefit for every municipality to participate. It's not just South Broward, it is County-wide and it will benefit the entire County. He said that he thinks it would be important for the District to be a participant; but as to what level, that will be up to the Board, but he certainly plans on bringing a recommendation forward during that budgeting process; but it is not going to be significant in comparison to the District's other needs. He said that the number that they gave is far higher than the number he would be recommending. He will clarify that further with Broward County.

Commissioner Good said that the value for SBDD to participate in this is not quite clear to him. He felt that this request should be brought forward in advance of the budget in order to give the Board enough time to properly evaluate the request.

Commissioner Good said it is probably better to define flood elevations so that the County may be able to use it in their CRS, and maybe the cities can use it in their CRS; but SBDD has nothing to do with the CRS, and SBDD is not going to give a discount to people on their flood insurance. Commissioner Good also noted that most all of Miramar and Pembroke Pines are not in a flood zone; and are not subject to the CRS. If they do decide to get flood insurance, knowing that they don't need it, they can probably get it at a very small discount; and it's capped at one of the worst ratings. He said that he just wants to know the value that SBDD has in participating in this, because the County will ask for a lot of money. He said he is not opposed to participating in things like this with the County, but whenever something like this is done, he wants it to be clear as to what the return in the value is for SBDD, and most importantly, what the value is for the people that SBDD is serving. District Director Hart agreed.

District Director Hart expanded by saying that there are a number of different flood maps that are available; the County develops flood maps, FEMA develops flood maps, and SBDD develops flood elevations; and there is some overlap between the different flood maps.

He said that Broward County has their own flood maps, for the 10-year and 100-year floods; and these maps are over 20 years old and are in need of an update.

The other factor is sea level rise, and the County wants tools to be able to assess sea level rise; and the impacts are going to be far greater east than they are out west. From his discussions with the County, they want to establish a model that can help them better assess the impacts of sea level rise, and start making decisions, whether it's adaptation, ordinances, etc., in addressing sea level rise. He will give more thought to what the District's benefits are and what might be appropriate.

Commissioner Mersinger shared information regarding modeling on sea level rise that are available on-line. She said that FIU has models on sea level rise for 5-years, 10-years, 50-years, 100-years, etc.

Vice Chair Ryan commented that if all of these Drainage Districts have their own models for flooding in their particular cities, then why can't Broward County merge this information. District Director Hart said that was a good point, and stated that he has advocated this idea in the past. He said he brought up the concept of trying to consolidate all the different models and data that's available; and create a County-wide modeling protocol, because almost every property that gets

developed has a stormwater model just for that property. He said that there is not a uniform system, or a place to house it, and bring it all together; and if somehow, a mechanism could be created where everyone can data-share it would be a great asset for the County. It will take a lot of coordination and work and time (years). Commissioner Good said that is a very good point.

**08. MEETING DATE(S)**

A. The Next **Regular Board Meeting** will be held on **Thursday, April 28, 2016 at 8:00 a.m.**

Adjournment at 10:10 A.M.

Respectfully submitted,

---

Robert E. Goggin IV, Secretary  
South Broward Drainage District

/rim

DRAFT

\*\*\*MEMORANDUM\*\*\*

DATE: April 21, 2016  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: Request to Vacate the Surface Water Management Area Previously Designated on the Property Owned by Karyn F. Rivera

Comments:

The owner of the property located at 5821 SW 162<sup>nd</sup> Avenue, Southwest Ranches, FL 33331 is requesting that SBDD vacate the Surface Water Management Area (SWMA) that was previously designated and recorded under Instrument # 108003837 (OR Book 45513, Pages 1843-1845), Broward County Records. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owner, Karyn F. Rivera, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement (see attached sketch).

SBDD staff has reviewed the request and has no objections.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

**The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 5821 SW 162<sup>nd</sup> Avenue, Southwest Ranches, FL 33331, as described in the attached "Release and Vacation of Surface Water Management Area Designation" and recorded under Instrument # 108003837 (OR Book 45513, Pages 1843-1845), B.C.R. This request is subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria.**

**KH**  
**Attachments**





Dykes Rd

SW 156th St

Temple

Shiva Vishnu Temple of South Florida

SW 163rd Ave

SW 164th Terrace

SW 164th Terrace

Huntbridge Rd

Surrey Cir E

Huntbridge Rd

Surrey Cir

SW 160th Ave

Hawkes Bluff Elementary

Doyers Ct

Derby Ct

5821 SW 162nd Ave

SW 162nd Ave

SW 163rd Ave



Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504032040161

---

**RELEASE AND VACATION OF  
SURFACE-WATER MANAGEMENT AREA DESIGNATION**

THIS RELEASE AND VACATION OF SURFACE-WATER MANAGEMENT AREA DESIGNATION executed this \_\_\_\_ day of \_\_\_\_\_, 2016, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 Southwest 160 Avenue, Southwest Ranches, Florida, 33331, first party, to **KARYN F. RIVERA**, whose post office address is 5821 S.W. 162<sup>nd</sup> Avenue, Southwest Ranches, Florida 33331, their successors and assigns as their interest may appear of record, second party:

(Wherever used herein, the term "first party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first said party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the SURFACE-WATER MANAGEMENT AREA DESIGNATION located on the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

THE WEST 30 FEET; TOGETHER WITH THE NORTH 10 FEET; TOGETHER WITH THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 165 FEET OF THE NORTH 495 FEET OF TRACT 24, OF CHAMBERS LAND CO. SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5-A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE EAST 30 FEET THEREOF, FOR ROAD AND RIGHT-OF-WAY.

(This is intended to vacate the surface-water management area dedication recorded on July, 10, 2008, in the Broward County Public Records OR Book 45513, Pages 1843-1845.)

The purpose of this Release and Vacation of SURFACE-WATER MANAGEMENT DESIGNATED AREA is to release and vacate the first parties interest in and to the SURFACE-WATER MANAGEMENT DESIGNATED AREA located on second parties property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

SOUTH BROWARD DRAINAGE DISTRICT

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT E. GOGGIN, IV, Secretary

\_\_\_\_\_  
Witness Printed Name †

District Seal:

STATE OF FLORIDA     )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_ of \_\_\_\_\_, 2016 Scott Hodges and Robert E. Goggin, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party. They are personally known to me.

WITNESS my hand and official seal in the County and State lat aforesaid this \_\_\_ day of \_\_\_\_\_, 2016.

(NOTARY SEAL & STAMP)

\_\_\_\_\_  
NOTARY PUBLIC: STATE OF FLORIDA AT LARGE

SOUTH BROWARD DRAINAGE DISTRICT

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504032040161

SURFACE-WATER MANAGEMENT AREA DESIGNATION

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this 1<sup>st</sup> day of April 2016, by **KARYN F. RIVERA**, whose address is 5821 S.W. 162<sup>nd</sup> Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "Grantors", to SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, do hereby grant and convey to District, its successors and assigns, a perpetual and exclusive SURFACE-WATER MANAGEMENT AREA for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantors further acknowledge that the SURFACE-WATER MANAGEMENT AREA shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"GRANTORS"

Susan Tratzogui  
Witness Signature

Kary F Rivera  
Grantor Signature

Susan Tratzogui  
Witness Printed Name †

KARYN F. RIVERA  
Grantor Printed Name †

Reina I. Muniz  
Witness Signature

Reina I Muniz  
Witness Printed Name †

SOUTH BROWARD DRAINAGE DISTRICT

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED  
BEFORE ME THIS 1<sup>st</sup> DAY OF April, 2016, BY KARYN F. RIVERA  
AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED Driver's License  
\_\_\_\_\_ (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS  
1<sup>st</sup> DAY OF April, 2016.

NOTARY SEAL AND STAMP



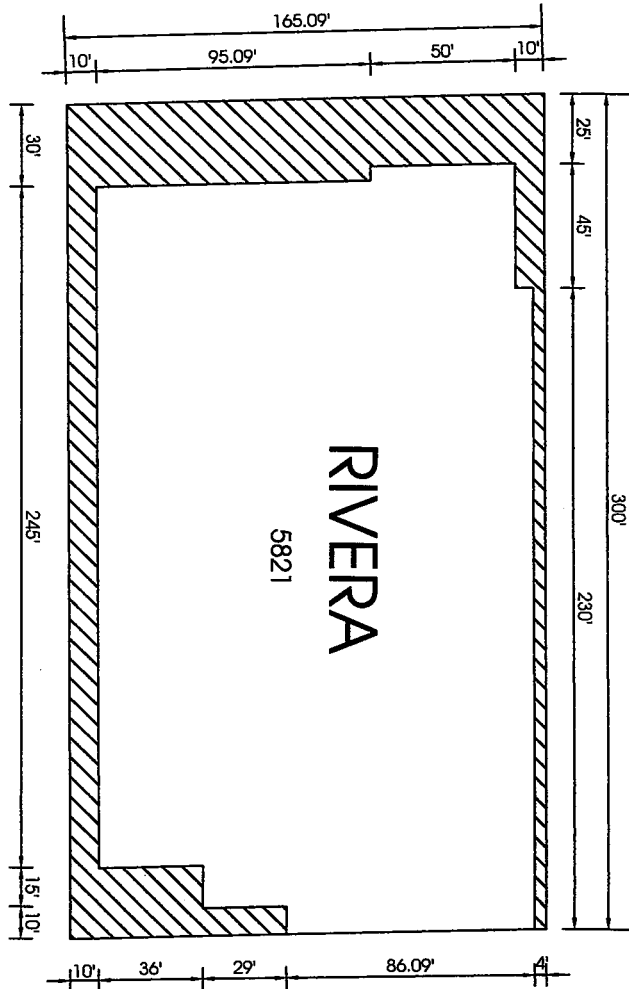
Reina I. Muniz  
NOTARY PUBLIC  
Reina I. Muniz  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

EXHIBIT "A" TO  
SURFACE-WATER MANAGEMENT AREA DESIGNATION

THE NORTH 4 FEET OF THE EAST 230 FEET; TOGETHER WITH THE NORTH 10 FEET OF THE WEST 70 FEET; TOGETHER WITH THE WEST 25 FEET OF THE SOUTH 50 FEET OF THE NORTH 60 FEET; TOGETHER WITH THE WEST 30 FEET OF THE SOUTH 105.09 FEET; TOGETHER WITH SOUTH 10 FEET OF THE EAST 270 FEET; TOGETHER WITH THE EAST 10 FEET OF THE NORTH 65 FEET OF THE SOUTH 75 FEET; TOGETHER WITH THE WEST 15 FEET OF THE EAST 25 FEET OF THE NORTH 36 FEET OF THE SOUTH 46 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 165 FEET OF THE NORTH 495 FEET OF TRACT 24, OF CHAMBERS LAND CO. SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5-A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE EAST 30 FEET THEREOF, FOR ROAD AND RIGHT-OF-WAY.

SAID LANDS SITUATE. LYING AND BEING IN BROWARD COUNTY, FLORIDA



S.W. 162 AVENUE

[Hatched Box] SURFACE-WATER MANAGEMENT AREA TO BE  
 MAINTAINED AT ELEVATION 5.00' N.G. V.D. OR LOWER  
 (9,910 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL  
 PURPOSES ONLY. THIS IS NEITHER A  
 SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
 KAREN RIVERA  
 5821 S.W. 162ND AVENUE  
 PROP. ID # 5040 3204 0161



EXHIBIT B

Previously Recorded SWMA  
TO BE VACATED

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 5040 3204 0161

INSTR # 108003837  
OR BK 45513 Pages 1843 - 1845  
RECORDED 07/10/08 11:28:43  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1008  
#9, 3 Pages

**SURFACE-WATER MANAGEMENT AREA DESIGNATION**

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this 12 day of Dec., 2007 by **KARYN F. RIVERA** whose address is 5821 Southwest 162 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "Grantor", to SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, does hereby grant and convey to District, its successors and assigns, a perpetual and exclusive surface-water management area for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantor:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantor further acknowledges that the surface-water management area shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of


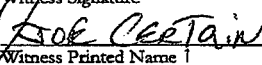
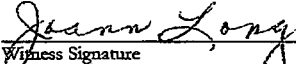
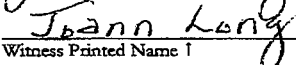
"GRANTOR"

  
KARYN F. RIVERA

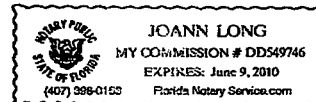
STATE OF: Florida COUNTY OF: Broward

The foregoing Surface-Water Management Area Designation was acknowledged before me this 12 day of Dec., 2007, by **KARYN F. RIVERA**, as Grantor who produced H. Rivers License as identification. Witness my hand and official seal in the County and State last aforesaid this 12 day of Dec., 2007.

  
NOTARY PUBLIC

  
Witness Signature  
  
Witness Printed Name |  
  
Witness Signature  
  
Witness Printed Name |

SOUTH BROWARD DRAINAGE DISTRICT



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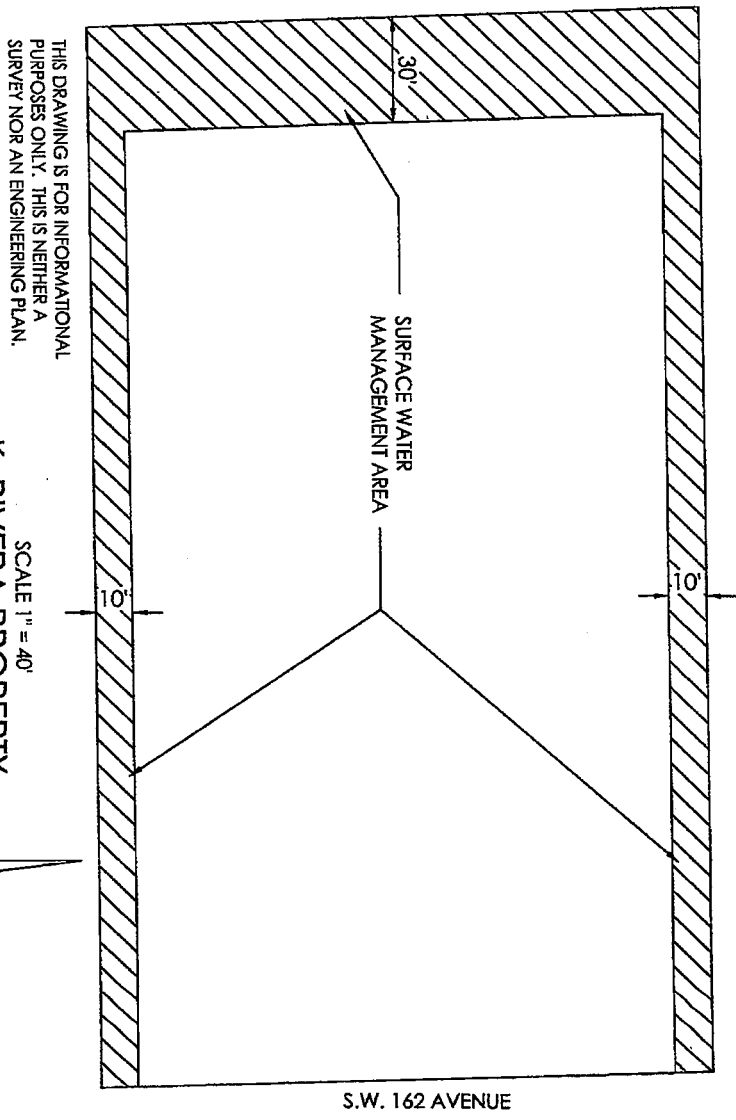
EXHIBIT "A" TO  
SURFACE-WATER MANAGEMENT AREA DESIGNATION

THE WEST 30 FEET, AND THE NORTH 10 FEET, AND THE SOUTH 10 FEET  
OF THE FOLLOWING-DESCRIBED PROPERTY:

THE SOUTH 165 FEET OF THE NORTH 495 FEET OF TRACT 24, OF CHAM-  
BERS LAND CO. SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 32,  
TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5-A, OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 30 FEET  
THEREOF FOR ROAD AND RIGHT-OF-WAY.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA





THIS DRAWING IS FOR INFORMATIONAL  
PURPOSES ONLY. THIS IS NEITHER A  
SURVEY NOR AN ENGINEERING PLAN.

SCALE 1" = 40'  
**K. RIVERA PROPERTY**  
 5821 S.W. 162 AVENUE  
 32-50-40

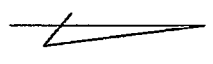


EXHIBIT "B"

\*\*\*\*MEMORANDUM\*\*\*\*

DATE: April 21, 2016

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Request to Vacate the Surface Water Management Area Previously Designated on the Property Owned by Andres M. Amortegui, Terance Leo Harvey and Claudia Stella Amortegui

Comments:

The owners of the property located at 5531 SW 160<sup>th</sup> Avenue, Southwest Ranches, FL 33331 are requesting that SBDD vacate the Surface Water Management Area (SWMA) that was previously designated and recorded under OR Book 28229, Pages 286-289, Broward County Records. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owners, Andres M. Amortegui, Terance Leo Harvey and Claudia Stella Amortegui, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement (see attached sketch).

SBDD staff has reviewed the request and has no objections.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

**The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 5531 SW 160<sup>th</sup> Avenue, Southwest Ranches, FL 33331, as described in the attached "Release and Vacation of Surface Water Management Area Designation" and recorded under OR Book 28229, Pages 286-289, B.C.R. This request is subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria.**

**KH**  
**Attachments**







Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504032040031

**RELEASE AND VACATION OF  
SURFACE-WATER MANAGEMENT AREA DESIGNATION**

THIS RELEASE AND VACATION OF SURFACE-WATER MANAGEMENT AREA DESIGNATION executed this \_\_\_\_ day of \_\_\_\_\_, 2016, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 Southwest 160 Avenue, Southwest Ranches, Florida, 33331, first party, to ANDRES M. AMORTEGUI, a single man and TERANCE LEO HARVEY and CLAUDIA STELLA AMORTEGUI, husband and wife, whose post office address is 5531 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, their successors and assigns as their interest may appear of record, second party:

(Wherever used herein, the term "first party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first said party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the SURFACE-WATER MANAGEMENT AREA DESIGNATION located on the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

THE NORTH 20 FEET, THE SOUTH 20 FEET AND THE WEST 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 266.60 FEET OF THE EAST 319.60 FEET OF THE SOUTH ½ OF TRACT 2 IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5-A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

LESS

THAT PORTION OF THE SOUTH ONE-HALF (S ½) OF TRACT 2 OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF CHAMBERS LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 5-A AND 5-B, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN THE WEST 2.00 FEET OF THE EAST 55.00 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 32, AS DESCRIBED IN WARRANTY DEED FILED IN OFFICIAL RECORDS BOOK 28025, PAGE 843.

(This is intended to vacate the surface-water management area dedication recorded on May 15, 1998, in the Broward County Public Records OR Book 28229, Page 286.)

The purpose of this Release and Vacation of SURFACE-WATER MANAGEMENT DESIGNATED AREA is to release and vacate the first parties interest in and to the SURFACE-WATER MANAGEMENT DESIGNATED AREA located on second parties property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

SOUTH BROWARD DRAINAGE DISTRICT

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name 1

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT E. GOGGIN, IV, Secretary

\_\_\_\_\_  
Witness Printed Name 1

District Seal:

STATE OF FLORIDA     )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_ of \_\_\_\_\_, 2016 Scott Hodges and Robert E. Goggin, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party. They are personally known to me.

WITNESS my hand and official seal in the County and State lat aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2016.

(NOTARY SEAL & STAMP)

\_\_\_\_\_  
NOTARY PUBLIC: STATE OF FLORIDA AT LARGE

SOUTH BROWARD DRAINAGE DISTRICT

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504032040031

New SWMA

SURFACE-WATER MANAGEMENT AREA DESIGNATION

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this \_\_\_ day of \_\_\_\_\_, 2016, by **ANDRES M. AMORTEGUI**, a single man and **TERANCE LEO HARVEY** and **CLAUDIA STELLA AMORTEGUI**, husband and wife, whose address is 5531 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "Grantors", to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, do hereby grant and convey to District, its successors and assigns, a perpetual and exclusive SURFACE-WATER MANAGEMENT AREA for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantors further acknowledge that the SURFACE-WATER MANAGEMENT AREA shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"GRANTORS"

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Grantor Signature

\_\_\_\_\_  
Witness Printed Name †

ANDRES M. AMORTEGUI  
\_\_\_\_\_  
Grantor Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Grantor Signature

\_\_\_\_\_  
Witness Printed Name †

TERANCE LEO HARVEY  
Grantor Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Grantor Signature

\_\_\_\_\_  
Witness Printed Name †

CLAUDIA STELLA AMORTEGUI  
Grantor Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name †

STATE OF FLORIDA    )  
                          ) §  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_  
AS GRANTOR, WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED \_\_\_\_\_  
\_\_\_\_\_ (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY SEAL AND STAMP  
↓

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

STATE OF FLORIDA    )  
                          ) §  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_  
AS GRANTOR, WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED \_\_\_\_\_  
\_\_\_\_\_ (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY SEAL AND STAMP  
↓

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

STATE OF FLORIDA )  
                          )§  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_  
AS GRANTOR, WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED \_\_\_\_\_  
\_\_\_\_\_ (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY SEAL AND STAMP  
↓

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC



EXHIBIT "A" TO  
SURFACE-WATER MANAGEMENT AREA DESIGNATION

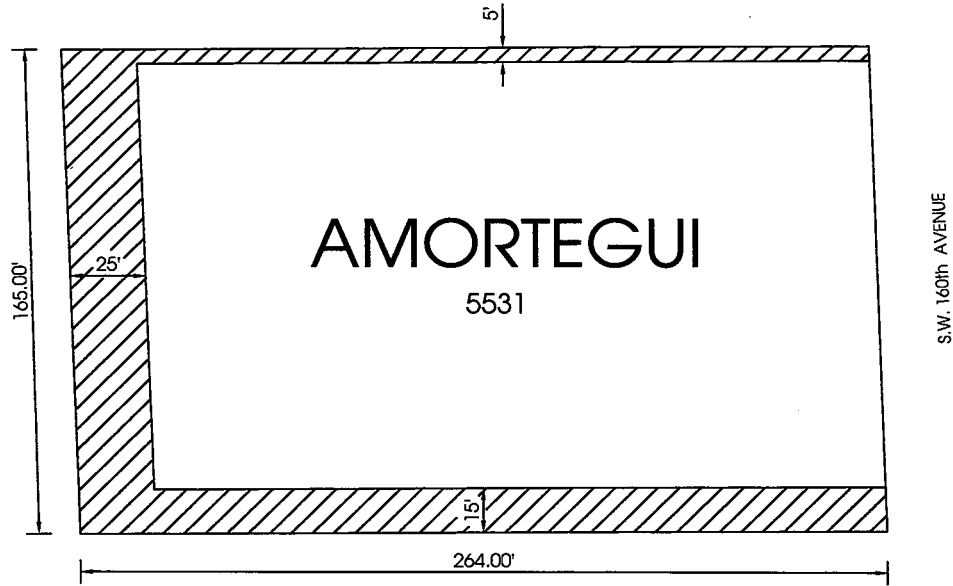
THE SOUTH 15 FEET; TOGETHER WITH THE WEST 25 FEET; TOGETHER WITH THE NORTH 5 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:


THE WEST 266.60 FEET OF THE EAST 319.60 FEET OF THE SOUTH ½ OF TRACT 2 IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5-A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

LESS

THAT PORTION OF THE SOUTH ONE-HALF (S ½) OF TRACT 2 OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF CHAMBERS LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 5-A AND 5-B, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN THE WEST 2.00 FEET OF THE EAST 55.00 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 32, AS DESCRIBED IN WARRANTY DEED FILED IN OFFICIAL RECORDS BOOK 28025, PAGE 843.

SAID LANDS SITUATE AND BEING IN BROWARD COUNTY, FLORIDA



 SURFACE-WATER MANAGEMENT AREA TO BE MAINTAINED AT ELEVATION 5.00' N.G.V.D. OR LOWER (8,905 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THIS IS NEITHER A SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.

ANDRES & CLAUDIA AMORTEGUI

5531 S.W. 160TH AVENUE  
PROP. ID # 5040 3204 0031



EXHIBIT B

August 6, 1996  
SBDD N° 2157

Previously Recorded SWMA  
To Be Vacated

Prepared by: DOUGLAS R. BELL, ESQUIRE  
RETURN TO: CUMBERLAND BUILDING, SUITE 601  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

98-287877 T#004  
05-15-98 02:09PM

Folio N°: 0032040031

L0032-13

**SURFACE WATER MANAGEMENT DESIGNATION  
AND  
DECLARATION OF RESTRICTIVE COVENANTS**

THIS Surface Water Management Designation and Declaration of Restrictive Covenants made this 17 day of February, 1998 by Donato Medina and Mildred Medina, whose address is 5531 SW 160th Avenue, Ft Lauderdale, FL 33331 hereinafter referred to as "Property Owners".

**WITNESSETH:**

WHEREAS, the Property Owners are the fee title owners of certain lands lying and being in Broward County, Florida, as described in Exhibit "A", attached hereto and made a part hereof, hereinafter referred to as the "Property" and which is also known by Broward County Property Appraiser's Folio N° 0032040031; and

WHEREAS, the Property Owners seek to place certain restrictions on the proposed development which will conform to the level of service for drainage as required by the Broward County Land Development Code, Chapter 5, Article IX, Broward County Code of Ordinances; and

WHEREAS, Broward County is relying upon this designation and covenant in issuing a development order for the property and the South Broward Drainage District ("District") is relying upon this designation and covenant in representing to Broward County that the proposed development meets Broward County's level of service for drainage; NOW, THEREFORE,

The Property Owners hereby declare that the Property shall hereafter be held, maintained, transferred, sold, conveyed, and owned subject to the following designation and restrictive covenants:

**1. RESTRICTIONS.**

A. A surface water management area for the storage and flow age of surface water to meet Broward County's level of service standards is hereby established, over, across, and through the portion of the Property described in Exhibit "B" ("Water Management Area").

B. Property Owners acknowledge that the Property Owners are responsible for maintenance of the entire surface water management area designated by this document and that this area shall be designed, developed, and maintained in accordance with the requirements of the District to ensure that the water management area provides for the retention of surface water to meet the applicable level of service standards.

**2. COVENANT RUNNING WITH THE LAND.** This Restriction and Declaration shall run with the land described in Exhibits "A" and "B" and shall be binding on all parties and all persons acquiring title to the Property.

**3. ENFORCEMENT.** Broward County, through its Board of County Commissioners, its successors and assigns, and the South Broward Drainage District are the beneficiaries of this Declaration and Restriction, and as such, either the District or the County, or both, may enforce the terms of this Declaration by an action at law or in equity against any person or persons, entity or entities, violating or attempting to violate said terms. Furthermore, violations of this Designation and Restriction shall be contrary to the development permit issued for the development of the Property, and as such, shall constitute a violation of Chapter 5, Article IX, the Broward County Land Development Code, Broward County Code of Ordinances, and may be enforced in any manner that a violation of a county ordinance may be enforced.

**4. AMENDMENT.** This Designation and Restriction shall be released in part or in whole by the Board of County Commissioners and the District upon a determination that the applicable level of service has been reduced or that the construction of additional drainage facilities reduces the need for on-site surface water management areas.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Marie T. Smith  
Witness Signature |

MARIE T. SMITH  
Witness Printed Name |

George Wong  
Witness Signature |

GEORGE WONG  
Witness Printed Name |

"PROPERTY OWNERS"

Donato Medina

DONATO MEDINA

BK 28229PG 0286

Marie T. Smith  
Witness Signature 1  
MARIE T. SMITH  
Witness Printed Name 1

Mildred Medina  
Mildred Medina

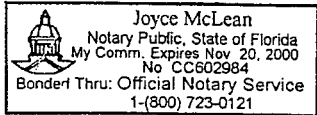
George Wong  
Witness Signature 1  
GEORGE WONG  
Witness Printed Name 1

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )§

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county last aforesaid to administer oaths and take acknowledgments, personally appeared Donato & Mildred Medina to me known to be the person described herein and who executed the foregoing instrument as Property Owner and swore to and before me that the facts alleged in the above instrument are true.

WITNESS my hand and official seal in the county and state last aforesaid this 17 day of February, 19 98.

[NOTARY SEAL OR STAMP AFFIXED HERE]



Joyce McLean  
Notary Public:  
Joyce McLean  
Typed, printed or stamped name of Notary Public

( ) is personally known to me )  
( ) has produced \_\_\_\_\_ as identification).

BK 28229PG0287

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )§

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county last aforesaid to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ to me known to be the person described herein and who executed the foregoing instrument as Property Owner and swore to and before me that the facts alleged in the above instrument are true.

WITNESS my hand and official seal in the county and state last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

[NOTARY SEAL OR STAMP AFFIXED HERE]

Notary Public: \_\_\_\_\_

Typed, printed or stamped name of Notary Public

( ) is personally known to me )  
( ) has produced \_\_\_\_\_ as identification).

---

**EXHIBIT "A"**

**[LEGAL DESCRIPTION OF PROPERTY BEING DEVELOPED]**

THE WEST 266.6 FEET OF THE EAST 319.6 FEET OF THE SOUTH ½ OF TRACT 2 IN THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 5A OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

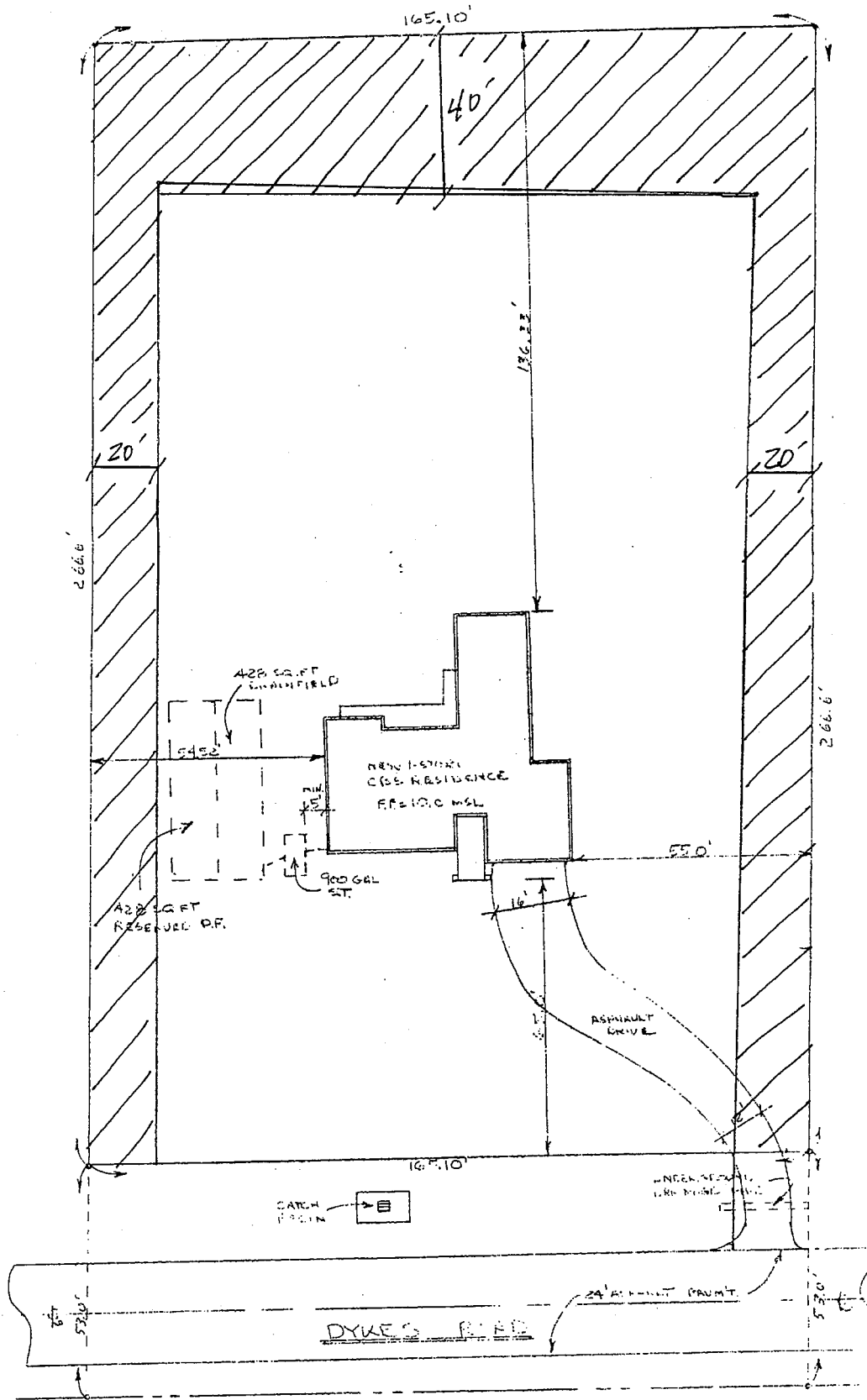
SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA

**EXHIBIT "B"**


**[LEGAL DESCRIPTION OF SURFACE WATER MANAGEMENT AREA]**

AS SHOWN ON ATTACHED SKETCH, THE NORTH 20 FEET, THE SOUTH 20 FEET AND THE WEST 40 FEET OF THE ABOVE DESCRIBED PROPERTY.

BK 28229PG0288

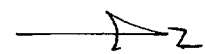


BK 28229PG 0289

 Denotes Water Mgt. Area

SITE PLAN 1"=20' OF BROWARD COUNTY, FLORIDA  
RECORDED IN THE OFFICIAL RECORDS 8908  
COUNTY ADMINISTRATOR

EXHIBIT "B"  
WATER MANAGEMENT AREA



\*\*\*\*MEMORANDUM\*\*\*\*

DATE: April 21, 2016

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Request to Transfer Funds from the SBDD CIP Committed Account to the SBDD General Operating Account

Comments:

To date, SBDD has completed five (5) CIP projects in the current fiscal year as follows:

- Motors and Telemetry for the S-3 Pump Station Sluice Gates (\$31,441)
- Upgrade 1 Pump to Water Cooled, Rebuild 1 Pump; and Rebuild 1 Gear Drive (\$57,234)
- Rebuild 2 Motors (\$66,776)
- Upgrade Control Panels at S-4/S-5 Pump Station (\$177,235)
- Install New Roof at Office Building (\$63,065)

SBDD is currently working on the expansion to the maintenance building, which has a \$400,000 budget.

The upgrades to the SBDD Board room in currently on hold. SBDD staff hopes to have that project completed within the next 8-12 months.

Total expenditures for CIP projects completed in Fiscal Year 2015-2016 totals \$395,751, which have been paid through the SBDD General Operating account.

These projects were previously approved by the Board with funding through the Capital Improvement Committed Account. A final accounting of each project is shown below.

Upgrade 1 Pump to Water Cooled and Rebuild 1 Gear Drive @ S-2 PS

Approved NTE Contract Amount (Creel) =	\$55,100.00
Final Contract Amount =	<u>\$51,317.00</u>
Difference =	(\$3,783.00)

Rebuild 1 Gear Drive @ S-4/S-5 PS

Approved Contract Amount (Creel) =	\$ 5,916.90
Final Project Cost =	<u>\$ 5,916.90</u>
Difference =	\$ 0.00

Total Project Cost =	\$57,233.90
----------------------	-------------

Rebuild 2 Motors (S-1 PS & S-7 PS)

Approved NTE Contract Amount =	\$67,800.00
Final Contract Amount =	<u>\$66,776.04</u>
Difference =	(\$ 1,023.96)

Upgrade Control Panels at S-4/S-5 Pump Station

Approved Contract Amount for TAW =	\$160,297.00
Final Contract Amount for TAW =	<u>\$160,297.00</u>
Difference =	\$ 0.00

Purchase Order Amount for Data Flow Systems =	\$16,938.00
Final Amount Paid to Data Flow Systems =	<u>\$16,938.00</u>
Difference =	\$ 0.00

Total Project Cost = \$177,235.00

Install New Roof at Office Building

Approved Contract Amount =	\$63,065.00
Final Contract Amount =	<u>\$63,065.00</u>
Difference =	\$ 0.00

Motors and Telemetry for the S-3 Pump Station Sluice Gates\*

CIP Budget Amount =	\$60,000.00
Final Project Cost =	\$31,440.70

\*Work was performed through several different contracts administered by SBDD.

Total Amount to be Transferred = \$395,750.64

This is to request approval to transfer \$395,750.64 from the SBDD CIP Committed Account to the SBDD General Operating Account to reimburse that account for the cost of these CIP projects.

Financial impacts to this agenda item: approval of this agenda item will approve the transfer of funds from the SBDD CIP Committed Account to the SBDD General Operating Account to reimburse previously expended funds for CIP projects.

**KH**  
**Attachment**



2:01 PM

04/18/16

Accrual Basis

# South Broward Drainage District

## Account QuickReport

October 1, 2015 through April 18, 2016

Type	Date	Num	Name	Memo	Split	Amount
<b>1795.30 · Upgrade Pmp &amp; Rebuild Grhd S4/5</b>						
Bill	02/10/2016	Invoic...	Creel Pump Inc.	CIP Project-R...	1200 · Account...	5,916.90
Bill	03/02/2016	Invoic...	Creel Pump Inc.	CIP Project- ...	1200 · Account...	51,317.00
Total 1795.30 · Upgrade Pmp & Rebuild Grhd S4/5						57,233.90
<b>TOTAL</b>						<b>57,233.90</b>

2:00 PM

04/18/16

Accrual Basis

# South Broward Drainage District

## Account QuickReport

October 1, 2015 through April 18, 2016

Type	Date	Num	Name	Memo	Split	Amount
1795.31 · Rebuild Motors @ S1 & S7 Bill	03/21/2016	Invoic...	Ring Power Corpora...	Partial payme...	1200 · Account...	33,880.92
Total 1795.31 · Rebuild Motors @ S1 & S7						33,880.92
TOTAL						33,880.92

\*

*\$ 32,895.12 PAYMENT IS PENDING*

*TOTAL PROJECT COST = \$ 66,776.04*

2:01 PM

04/18/16

Accrual Basis

# South Broward Drainage District

## Account QuickReport

October 1, 2015 through April 18, 2016

Type	Date	Num	Name	Memo	Split	Amount
<b>1795.29 · Upgrade Control Panels @ S-4/5P</b>						
Bill	01/15/2016	Invoic...	Data Flow Systems,...	partial payme...	1200 · Account...	4,234.50
Bill	01/29/2016	Invoic...	Data Flow Systems,...	Partial payme...	1200 · Account...	9,315.90
Bill	02/12/2016	Invoic...	Data Flow Systems,...	partial payment	1200 · Account...	1,693.80
Bill	02/16/2016	Invoic...	TAW	CIP Project ...	1200 · Account...	70,605.00
Bill	02/16/2016	Invoic...	TAW	CIP Project ...	1200 · Account...	89,692.00
Bill	03/30/2016	Invoic...	Data Flow Systems,...	Final payment...	1200 · Account...	1,693.80
Total 1795.29 · Upgrade Control Panels @ S-4/5P						177,235.00
<b>TOTAL</b>						<b>177,235.00</b>

2:00 PM

04/18/16

Accrual Basis

# South Broward Drainage District

## Account QuickReport

October 1, 2015 through April 18, 2016

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Type	Date	Num	Name	Memo	Split	Amount
1795.33 · New Roof for Office Bldg Bill	01/20/2016	Invoic...	Munsie Enterprises I...	CIP Project-N...	1200 · Account...	63,065.00
Total 1795.33 · New Roof for Office Bldg						63,065.00
<b>TOTAL</b>						<b>63,065.00</b>

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2:01 PM  
 04/18/16  
 Accrual Basis

**South Broward Drainage District  
 Account QuickReport  
 October 1, 2015 through April 18, 2016**

Type	Date	Num	Name	Memo	Split	Amount
<b>1795.28 · CIP-Motors &amp; Telemetry S3 Gates</b>						
Bill	10/20/2015	Invoic...	Leslie Engineering ...		1200 · Account...	210.00
Bill	10/28/2015	Invoic...	Tirone Electric Inc	Final payment...	1200 · Account...	937.50
Bill	10/30/2015	Invoic...	Southeast Industrial ...	PO# 102015-15	1200 · Account...	421.16
Bill	11/02/2015	UPS ...	Visa - Bank of Ameri...	shipping part t...	1200 · Account...	9.15
Bill	11/17/2015	Invoic...	Data Flow Systems,...	CIP-S-3 Sluic...	1200 · Account...	1,392.40
Total 1795.28 · CIP-Motors & Telemetry S3 Gates						<u>2,970.21</u>
<b>TOTAL</b>						<u><u>2,970.21</u></u>

2:01 PM  
 04/18/16  
 Accrual Basis

**South Broward Drainage District  
 Account QuickReport  
 October 2014 through September 2015**

Type	Date	Num	Name	Memo	Split	Amount
<b>1795.28 · CIP-Motors &amp; Telemetry S3 Gates</b>						
Bill	07/13/2015	Invoic...	Southeast Industrial ...	partial payme...	1200 · Account...	415.33
Bill	08/13/2015	Invoic...	Data Flow Systems,...	Partial payme...	1200 · Account...	3,481.00
Bill	08/28/2015	Invoic...	Data Flow Systems,...	second partial...	1200 · Account...	7,687.85
Bill	09/01/2015	Invoic...	Southeast Industrial ...	motors for S-...	1200 · Account...	10,981.41
Bill	09/18/2015	Invoic...	Tirone Electric Inc	CIP- Motors &...	1200 · Account...	2,812.50
Bill	09/30/2015	Invoic...	Southeast Industrial ...	PO# 062015-26	1200 · Account...	1,700.00
Bill	09/30/2015	Invoic...	Data Flow Systems,...	PO#062015-25	1200 · Account...	1,392.40
Total 1795.28 · CIP-Motors & Telemetry S3 Gates						<u>28,470.49</u>
<b>TOTAL</b>						<u><u>28,470.49</u></u>

\*  
 TOTAL PROJECT COST = \$ 31,440.70

## \*\*\*MEMORANDUM\*\*\*

DATE: April 21, 2016

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Update to SBDD 5-Year Capital Improvement Plan and Request for Funding for Fiscal Year 2016-2017

## Comments:

Attached for the Board's review and approval is a proposed update to SBDD's 5-Year Capital Improvement Plan (CIP). The CIP includes priorities for capital expenditures for the current fiscal year (FY) and through FY 2019/2020. Also attached is the previous CIP, which was approved by the Board on August 27, 2015.

The total budget for the updated 5-year CIP is \$3,134,310.

The list of CIP projects for fiscal year 2016-2017 includes three cost-share projects as follows:

- Financial support and cost-share for a Broward County initiative to prepare updated County-wide flood maps (total of \$30,000 over two years).
- Cost-share with the Town of SW Ranches for a South Florida Water Management District (SFWMD) Co-operative grant application for "Dykes Road Water Quality and Drainage Improvements" (25% cost share up to \$100,000).
- Cost-share with the Town of SW Ranches for SW 61<sup>st</sup> Court Drainage Improvements (25% cost share up to \$25,000).

The following is a detailed description of the three cost-share projects, including the potential benefits to SBDD and its residents:

County-wide Flood Mapping Project - this is a Broward County initiative to develop a groundwater/surface water model (stormwater model) and prepare updated flood maps for Broward County. The modeling effort will incorporate Sea Level Rise Scenarios, and will allow Broward County, local municipalities and drainage districts the ability to evaluate potential impacts from Sea Level Rise and Climate Change and to incorporate Adaption Strategies and Resiliency Standards to guard against these impacts.

The stormwater modeling will utilize the MIKE SHE/11 integrated surface water/groundwater model. This is an advanced hydrological stormwater model that has the capacity to simulate overland flow and surface water flow and will provide Broward County communities with important data and tools for Flood Risk Analysis and Stormwater Management. The project is a proposed 50/50 cost share between Broward County and local municipalities/drainage districts with an estimated cost of \$400,000 over a 2 year period.

The benefits to SBDD and its residents for participating in this initiative are:

- Project will provide flood elevations based on projected Sea Level Rise which is currently not available on the FEMA flood maps.
- Project will provide 100-year flood elevations for properties that are outside of the current flood plain as depicted on the FEMA flood maps.
- Project will have the potential to assist local communities with improving their rating under the Community Rating System (CRS) (or maintaining their current CRS rating) through the National Flood Insurance Program which will result in lower flood insurance rates for residents throughout Broward County.
- Project will allow Broward County to update its 10-year and 100-year flood maps, which are used by many communities as one of the criterion in establishing minimum road and finished floor elevations. The County's current 100-year flood map is based on the 1997 FEMA Flood Data.

- Project will provide Broward County and local agencies with valuable information on the potential impacts of Sea Level Rise on local water management systems.
- Project will allow Broward County and local communities to evaluate the potential benefits of incorporating adaptation measures in dealing with the impacts of Sea Level Rise.
- Project will provide comparative flood elevation data for SBDD's drainage basins in which to compare against the District's existing flood elevation data.
- Project will provide tail water elevations for the C-9 Canal along the District's southern boundary (boundary conditions) based on different scenarios of Sea Level Rise, which help SBDD in accessing any potential impacts to its operations and stormwater management systems. Same for the C-11 Canal along the District's northern border.
- SBDD's participation in this initiative will continue a long-standing commitment and involvement by the District in County-wide and regional water resources issues.
- SBDD and Broward County have partnered on other water quality and drainage-related initiatives in the past; the most recent being Broward County's partnership with SBDD on evaluating nursery properties for water usage and Best Management Practices (BMPs).

Dykes Road Water Quality and Drainage Improvements – this is a joint project between the Town SW Ranches and SBDD to improve drainage and water quality for Dykes Road and to provide a basin inter-connect between the Ivanhoe Neighborhood drainage system to the District's S-8 stormwater pump station. This project will be submitted to SFWMD for funding under SFWMD's cooperative grant program with the expected cost share to be: SFWMD (50%), SWR (25%) and SBDD (25%). The estimated cost of the project is \$400,000, which would require a \$100,000 cost share from SBDD.

The project is expected to provide the following measurable outcomes:

- Provide three acres of wetlands in the Town's Calusa Corners Park for water retention and purification aimed at reducing the levels of nutrient loads (both Total Phosphorus and Nitrogen) from adjacent urban stormwater runoff.
- Decrease the S-8 Secondary Drainage Canal's duration of peak stages following major storms in the Ivanhoe and Green Meadow's Neighborhoods.
- Increase the storage capacity in the S-8 Basin & increase water quality.
- Incorporate Best Management Practices (BMPs) for the pretreatment of stormwater runoff, including filtering through grass swales, the use of dry detention areas and additional treatment through a filter marsh / wetland within the Town's Calusa Corners Park prior to discharge into SBDD's secondary canal which eventually flows into the C-11 Canal.
- Reduce flood stages and durations of flooding along Dykes Road (SW 160<sup>th</sup> Avenue), a highly travelled arterial roadway and an emergency access route.

SW 61<sup>st</sup> Court Drainage Improvements - this is a joint project between the Town SW Ranches and SBDD to improve drainage on SW 61<sup>st</sup> Court, east of Dykes Road. The project will include a series of drainage inlets and piping, and an outfall into the District's facilities, west of SW 61<sup>st</sup> Court. Funding for this project would also be provided by the Sikh Society of Florida as part of a proposal to add a parking lot on the south side of their property. The expected cost share to be: Sikh Society (50%), SWR (25%) and SBDD (25%). The estimated cost of the project is \$100,000, which would require a \$25,000 cost share from SBDD.

This is to request approval of the updated CIP, which includes funding for cost share projects with the Broward County for a County-wide stormwater model and the Town of Southwest Ranches for two drainage improvement projects.

Financial impacts to this agenda item: approval of this agenda item will approve the update to the SBDD Capital Improvement Plan, which establishes funding and priorities for capital projects over the next 5 years. .

**KH**  
**Attachment**

**SOUTH BROWARD DRAINAGE DISTRICT  
CAPITAL IMPROVEMENT PROJECTS - UPDATED**

April 21, 2016

2015/2016	1	Upgrades to SBDD Board Room	\$30,000	On Hold - Carry Forward
	2	Upgrade 1 Pump to Water Cooled; Rebuild 1 Pump; & and Rebuild 1 Gear Drive	\$57,234	Complete - S-4/S-5 PS and S-2 PS
	3	Rebuild 2 Motors (S-1 and S-7 Pump Stations)	\$66,776	Complete - S-1 PS and S-7 PS
	4	Upgrade Control Panels at S-4/S-5 Pump Station	\$177,235	Complete - S-4/S-5 PS
	5	Expand Garage Area at Maintenance Building (2,250 sf)	\$400,000	Awaiting Site Plan Approval - District-wide
	6	Install New Roof at Office Building	\$63,065	Complete - District-wide
			<b>Total</b>	<b>\$794,310</b>
2016/2017	1	Rebuild 2 Motors (S-2 and S-7 Pump Stations)	\$65,000	S-2 PS & Completes S-7 PS Motor Overhauls
	2	Rebuild 2 Pumps	\$55,000	# 3 at S-1 PS and #3 at S-7 PS
	3	Replace Generator at S-1 and S-7 Pump Stations	\$50,000	S-1 and S-7 Pump Stations
	4	Install Motors and Telemetry System for Basin S-8 Sluice Gates	\$180,000	3 Locations - Basin 8
	5	Upgrade B-1 Pump Station	\$150,000	New Motor, Add Telemetry & Rebuild Pump - Basin 1
	6	Basin 8 Drainage Improvements (Dykes Road / Basin 8 Inter-Connect)	\$100,000	SFWMD Co-Op Grant Request (Cost Share @ 25%)
	7	Install CIPP for S-3 Pump Tubes	\$80,000	S-3 Pump Station
	8	County-Wide Flood Mapping Project	\$15,000	District-wide (Cost Share)
	9	SW 61st Court Drainage Improvements	\$25,000	Cost Share @ 25% - Basin 8
		<b>Total</b>	<b>\$720,000</b>	
2017/2018	1	Replace 2 Gear Drives at the S-8 Pump Station	\$70,000	S-8 Pump Station
	2	Rebuild 2 Pumps	\$65,000	# 3 at the S-2 PS and #3 at the S-8 PS
	3	Rebuild 1 Motor at the S-1 PS	\$30,000	S-1 Pump Station
	4	Purchase New Grapple Truck	\$250,000	District-wide
	5	Upgrade B-2 Pump Station	\$100,000	Recondition Pump and Add Telemetry - Basin 1
	6	County-Wide Flood Mapping Project	\$15,000	District-wide (Cost Share)
	7	S-8 Emergency By-Pass Culvert & Sluice Gate	\$90,000	SFWMD Co-Op Grant Request (Cost Share @ 50%)
	8	Culvert Replacements in Basin 8 - SW 54th Place/SW 164th Terr	\$50,000	SFWMD Co-Op Grant Request (Cost Share @ 50%)
		<b>Total</b>	<b>\$670,000</b>	
2018/2019	1	Rebuild 2 Motors at S-2 Pump Station	\$65,000	S-2 Pump Station
	2	Rebuild 2 Pumps	\$65,000	#1 at the S-1 PS and #1 at the S-2 PS
	3	Install New Roof at Maintenance Bldg	\$80,000	District-wide
	4	Install Sluice Gates in Basin 5 (4 Locations)	\$160,000	Basin S-5
	5	Excavate Primary/Secondary Canals in Basins 1 and 8	\$50,000	Basins S-1 and S-8
	6	Modify University Park Pump Station Structure	\$60,000	Basin S-1
	7	Basin Inter-Connect Between Basin 3 & Basin 7 (Century Village)	\$120,000	Basin 3 and Basin 7
		<b>Total</b>	<b>\$600,000</b>	
2019/2020	1	Rebuild 2 Motors	\$65,000	Locations TBD
	2	Rebuild 2 Pumps	\$65,000	Locations TBD
	3	Install Motors and Telemerty System for Basin Interconnects	\$120,000	2 Locations
	4	Excavate Primary/Secondary Canals in Basins 1 and 8	\$50,000	Basins S-1 and S-8
	5	Install Additional Fencing Along the C-1 Canal	\$50,000	Basin S- 1
		<b>Total</b>	<b>\$350,000</b>	
		<b>Grand Total</b>	<b>\$3,134,310</b>	



## \*\*\*MEMORANDUM\*\*\*

DATE: April 21, 2016  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: Update on the Expansion of SBDD's Maintenance Building

## Comments:

Status update on the proposed expansion of SBDD's maintenance building:

2/25/16 - SBDD submitted a request to Broward County to amend the note on the face of the "South Broward Drainage District" plat to allow the District to construct additional building square footage on the property. The hearing for approval of this request will take place on April 26<sup>th</sup> at 10 AM at the Broward County Commission chambers.

2/29/16 - SBDD submitted a rezoning application to the Town of Southwest Ranches to rezone the property from Rural Ranch (RR) to Community Facility District (CF). The CF zoning is the proper zoning designation for the current use of the property for governmental purposes as SBDD's headquarters and maintenance facility. The first hearing for the rezoning was held on April 7<sup>th</sup> and was approved by the SW Ranches Council by a unanimous vote. The final hearing is scheduled for Thursday, April 28<sup>th</sup> at 7 PM at the SW Ranches Town Hall. The Ordinance for the rezoning will stipulate that the property will be rezoned from Rural Ranch (RR) to Community Facility (CF); and that "SBDD has stipulated and agreed that the property will only be utilized for governmental purposes".

3/14/16 – SBDD submitted the site plan package to the Town of Southwest Ranches, which included the following details and components:

- 2,858 square foot (sf) garage building expansion for storage and maintenance activities.
- 1,050 sf covered parking area with permanent roof structure for storage and protection of SBDD equipment.
- Expanded building depth to accommodate the parking/storage of assembled trucks and boats (on trailers) to facilitate SBDD maintenance operations and improve efficiencies.
- Expanded building height to accommodate SBDD heavy equipment for required maintenance work and emergency storage.
- Utility floor sink and outdoor hose bib.
- Six (6) new parking spaces plus new striping on existing asphalt area to replace lost parking due to the new building footprint.
- New 20' x 20' enclosed dumpster pad.
- Relocation or replacement of three (3) existing shade trees.

- Relocation of existing water service line to serve both the existing garage building and expansion area.
- Additional outdoor lighting.

In addition, the new garage building will include:

- Building and structural design to accommodate 180 mph wind speeds.
- Concrete roof structure.
- Hurricane resistant garage doors and windows.
- Overhead steel beam (continuous) to accommodate a pulley and lifting system for District operations and maintenance activities.
- Solar panels to be placed on the roof top for alternate electrical service.
- Capability to install overhead lofts for additional storage areas.
- Additional camera for safety and security.

The site plan will be considered at the April 28<sup>th</sup> Town Council meeting.

Upon approval of the rezoning and site plan by the Town of Southwest Ranches, SBDD will move forward with preparing the construction plans for the building expansion and associated site work.

The updated project schedule is as follows:

- First Hearing on the rezoning – 4/14/16 – COMPLETE
- Approval of the Plat Note Amendment by Broward County – 4/26/16
- Second and Final Hearing on the rezoning – 4/28/16
- Site plan approval by SWR – 4/28/16
- Prepare final building plans – 5/1/16 – 7/31/16
- Bidding and contract award – 8/1/16 – 10/31/16
- Permitting – 11/1/16 – 11/30/16
- Notice to Proceed – 12/1/16
- Construction - 12/1/16 – 7/30/17

Financial impacts to this Agenda Item: The proposed garage expansion is included in the District's Capital Improvement Plan for fiscal year 2015-2016 with an estimated cost of \$400,000.

**KH**