

# Thousand Oaks Community Development District

## Engineer's Certificate for Trust Indenture

Prepared for:

**Thousand Oaks Community Development  
District**  
**Board of Supervisors**  
Riviera Beach, Florida

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## **THOUSAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

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## I Purpose and Scope

This report is being prepared at the request of the Thousand Oaks Community Development District (TOCDD) to comply with the requirements of Section 9.21 of the Trust Indenture for the Special Assessment Bonds, Series 2005A1 and 2005A2. It is the intention of this document to report on the yearly inspection of facilities owned by the TOCDD.

## II Introduction / Project Description

The Thousand Oaks Community Development District (TOCDD) provides stormwater management, wetland and upland preserve habitat, roadway buffers and entry features to the residents of the District. The TOCDD is comprised of the Thousand Oaks and Sierra Bay neighborhoods. Thousand Oaks is a 101.23 gross acre residential subdivision located in the Congress Avenue PUD and Sierra Bay is a 15.75 acre residential subdivision located on the east side of Congress Avenue opposite Thousand Oaks. See Site Plan for a graphical representation of the developments, attached hereto as Exhibit "A".

Each neighborhood's infrastructure includes networks of storm drainage, water and sanitary sewer systems that provides service respectively to Thousand Oaks (221 single-family dwellings, 231 manor homes and 244 townhomes) and Sierra Bay (201 manor homes). In addition, the TOCDD maintains two conservation areas.

The District is located in Section 30, Township 42S, Range 43E, in Palm Beach County, City of Riviera Beach, Florida. Thousand Oaks is bounded on the east by Congress Avenue; on the west by the SFWMD C-17 Canal; on the south by Timber Pine Plat No. 2 (a residential development); and on the north by unimproved Silver Beach Road and city canal R/W. Sierra Bay is bounded on the west by Congress Avenue, the north by the proposed Sonoma Bay residential development, the east by a City canal and elementary school, and the south by an existing apartment complex. Both developments may be accessed from Congress Avenue. A location map is shown on Exhibit "A".

## III Existing Public Facilities

### 1. Surface Water Management System.

- a. **Thousand Oaks** - The surface water management system serving the neighborhood consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake/wetland system for detention prior to discharge into the adjacent South Florida Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.
- b. **Sierra Bay** - The surface water management system serving Sierra Bay is completely separate from Thousand Oaks system and consists of valley gutters, inlets, manholes and storm pipes that direct runoff to the on-site lake for water quality and quantity detention. The Sierra Bay surface water management system is interconnected to the adjacent Sonoma Bay surface water management system. Discharge is through Sonoma Bay development and into a City canal along its north property line which flows west to the South Florida

Water Management District (SFWMD) C-17 Canal. The surface water management system is complete and fully operational with no excess capacity available.

## 2. Water Distribution

- a. **Thousand Oaks** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Thousand Oaks are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The onsite water distribution system is composed of 6" and 8" diameter mains for potable service and fire protection. All water mains within Sierra Bay are complete, certified, and have been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

## 3. Sanitary Collection and Transmission System

- a. **Thousand Oaks** - The sewage collection and transmission system consists of a lift station, 6" force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The lift station is centrally located within the recreation area and the 6" force main extends east on Canopy Lane and ties into an existing 6" force main within the Congress Avenue right-of-way. The 8" PVC gravity pipe extends throughout the project to serve all the units. The entire sewer system for Thousand Oaks is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.
- b. **Sierra Bay** - The sewage collection system consists of 8" polyvinyl chloride (PVC) gravity pipe, manholes and 6" service laterals. The entire sewer system for Sierra Bay is complete, certified and has been transferred by the TOCDD to the City of Riviera Beach Utilities Department for ownership, operation, and maintenance.

## 4. Conservation Area

- a. **Thousand Oaks** - The TOCDD owns and maintains two conservation areas; a wetland totaling 8.19 acres and consisting predominately of sawgrass marsh. The second area is a combination wetland and upland totaling 3.08 acres. In order to insure perpetual preservation, both areas are encumbered by conservation easements dedicated to the South Florida Water Management District.

The TOCDD continues to perform the tasks required by the Monitoring and Maintenance Plan approved by SFWMD, which began at the time-zero event and will continue for a period of five years. The wetland mitigation areas, associated buffers, and upland preservation are monitored annually for planting success (80% or greater survival rate), amount of desirable plant recruitment (at least 80% coverage by the second annual review and each subsequent monitoring

event), wildlife utilization, exotic and undesirable vegetation encroachment, and physio-chemical conditions. In addition, wetland mitigation area staff gauges are read on a bi-weekly basis for the five-year monitoring period with annual hydrographs produced.

## 5. Roadway Buffers and Entry Features

- a. **Thousand Oaks** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 50 feet in width north of Canopy Lane and 20 feet in width south of Canopy Lane. The improvements within the buffer include a berm, landscaping, irrigation, and an entry feature/sign wall.
- b. **Sierra Bay** - The TOCDD owns and maintains the land and improvements within the buffer along Congress Avenue, which is generally 20 feet in width. The improvements within the buffer include a berm, retaining wall, landscaping, irrigation, and an entry feature/sign wall.

## 6. Congress Avenue Median

The TOCDD maintains the landscaping and irrigation in the median.

## IV. Facilities Inspection

An inspection was performed on September 26<sup>th</sup>, 2013 of the facilities owned by the TOCDD. A visual inspection was conducted of all the roadway curb, lakes, lake banks, conservation areas, roadway buffers, entry features, and adjacent Congress Avenue median. All drainage catch basins, the discharge control structure, and the drainage pipe connections to the catch basins and lakes were inspected for cleanliness by probing with a PVC pipe. No inspection of the water and sewer system was conducted since these items are no longer owned by the TOCDD.

## V. Field Inspection Findings

### 1. Sierra Bay

#### a. Surface Water Management System

1. **Curb** - The curb was found to be in good condition except in the following areas where it was cracked and displaced:
  - i. In front of house 3209 Scarletta Drive.
  - ii. In front of house 3215 Scarletta Drive.
  - iii. Across the street from house 3205 Scarletta Drive by basin.
  - iv. In front of house 3230, 3234, 3200 & 3264 Mirella Drive.
  - v. Three sections (approximately 30') in front of Recreation Center.
  - vi. In front of house 1760 Carvelle Drive by basin.
  - vii. In front of house 1703 Terracotta Drive.

These areas should be removed and replaced. We can assist by spray painting the exact areas of replacement.

2. **Drainage** -The entire drainage system was observed to be clean and unobstructed except in the following locations:
  - i. Clean catch basin #'s 17, 36, 44 & 46
3. **Lakes**-All lake banks are properly sloped and stabilized with sod. The lake water level appeared to be approximately three inches above design.

**b. Conservation Area**

Not applicable to Sierra Bay.

**c. Roadway Buffers and Entry Features**

The roadway buffers are generally in good condition. Some small trees were noted missing on Congress Ave. The entry feature is missing a palm tree that died and has not been replaced. Many parking stalls have oil stains that are deteriorating the asphalt.

**d. Congress Avenue Median**

The median was landscaped with sod and trees and observed to be in good condition except for two dead cabbage palms.

**2. Thousand Oaks**

**a. Surface Water Management System**

1. **Curb** - The curb was found to be in good condition except in the following areas where it was cracked and displaced:
  - i. In front of house at 2339 Centerstone Lane.
  - ii. In front of house at 2333/2335 Centerstone Lane.
  - iii. In front of house at 2377 Centerstone Lane.
  - III. In front of house at 2317 & 2329 Centerstone Lane.
  - iv. In front of house at 2137 and 2134 Oakmont Drive.
  - v. In front of house at 2230 Oakmont Drive.
  - vi. In front of house 1065 and 1091 Centerstone Lane.
  - vii. The "D" curb in the island at Canopy Lane and Centerstone Drive.
  - viii. In front of house #'s 2160,2168, 2213 & 2230 Oakmont Drive
  - ix. In front of house at 1512 Sagewood Court.
  - x. In front of house at 1271 Rosegate Blvd.
  - xi. By catch basin #74 the valley gutter and "F" curb (By Clubhouse).

These areas should be removed and replaced. We can assist by spray painting the exact area of replacement.

2. **Drainage** – The drainage system was found to be clean and unobstructed except for the following areas which should be cleaned:
  - i. Catch Basin #111, 114,115, 61, 62, 55, 55a, 56, 57 58 17, 7, 4, 12, 13, 21, 47, 86, 90, 91, 92, 93, 96 & 131. Catch basin #124 needs to have the overgrown grass removed from grate. Catch basin #76 needs to be raised to match paver brick walk. Catch basin #77 needs to be raised to grade.

These basins should be cleaned. Please refer to the original design plans for the catch basin locations.

3. **Lakes** – All lake banks are properly sloped and stabilized with sod. Some erosion has occurred at the design edge of water likely due to wave action and water level variations. All lakes appear to be at the same water level and were approximately three inches above the design level.

**b. Conservation Area**

Some erosion has occurred in the wetland buffer (upland slope) areas due to the lack of ground cover and concentrated water runoff from the adjacent lots. The problem appears exacerbated by the overgrowth of existing foliage limiting sunlight. No opinion is provided as to the internal wetland conservation easement plantings since this is being monitored and maintained by Aquatic Vegetation Control, Inc. At the request of SFWMD, supplemental plantings were installed in the upland conservation area in January 2012 that included 100 trees and 300 shrubs. Fourteen oak trees and eleven cabbage palm trees appear to have died. Monitoring reports are being submitted in March of every year to SFWMD until 2017. Replacement of dead trees may be necessary.

**c. Roadway Buffers and Entry Features**

The roadway buffers and entry features are generally in good condition. Several small trees are missing on Congress Ave. Many speed humps have been added throughout the community. There are no advance warning signs and the Speed Hump signs are not always located at the speed hump.

**d. Congress Avenue Median**

The median was landscaped with sod and trees and found to be in good condition with the exception of four dead cabbage palm trees.

**e. Other Items**

Although not a CDD item, please note that the two Case II red reflector signs are missing at the south leg of the southwest corner of Laurel Ridge Circle and there is no other physical barrier between the end of the road and the lake.

**V. Insurance**

The District currently carries comprehensive general liability insurance (covering bodily injury and property damage) with a coverage limit of \$1,000,000 per occurrence and \$2,000,000 general aggregate limit. We believe these coverage limits to be reasonable. We recommend the annual premium be included in the CDD budget.