



August 27, 2021

Ms. Gloria Perez, District Manager
Walnut Creek Community Development District
Special District Services, Inc.
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**RE: 2020-2021 DISTRICT ANNUAL REPORT
WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
CAS PROJECT NO. 17-1974**

Dear Ms. Perez,

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Walnut Creek Community Development District (the "District" or "CDD"); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure; and 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums. This report aims to comply with the requirements of Article VIII, Section 8.21 of the Master Trust Indenture between Walnut Creek Community Development District and First Union National Bank dated November 1, 2000 (Bond Series 2000A and 2000B) and with the requirements of Article IX, Section 9.21 of the Trust Indenture between the District and Hancock Bank dated January 1, 2010 (bond Series 2010). The Series 2000 Bonds were refunded in 2008.

District Location

The District is located in Section 10, Township 51S, Range 41E, in the City of Pembroke Pines, Broward County, State of Florida. It is generally bounded by Sheridan Street on the north, Taft Street on the south, NW 72 Avenue on the east and University Drive on the west.

General

In November of 2000 the District issued Special Assessment Bonds in the amounts of \$4,575,000 (Series 2000A) and \$8,320,000 (Series 2000B) to finance a portion of the following district improvements:

1. On-site roadway improvements including: stabilized subgrade and limerock base, roadway drainage, curbs and gutters. The improvements excluded asphalt pavement on the roadway surface.
2. Off-site roadway improvements in the perimeter streets including: turn lanes, sidewalks, striping, signage, traffic signalization and land acquisition.
3. Stormwater management facilities including: lakes, open common areas, storm sewers, inlets and manholes for the collection and transmission of the storm water runoff from streets and lots to the onsite lakes plus the discharge structure to the Central Broward Water Control District canal.
4. Water distribution system including: water mains, fittings, valves and fire hydrants.

5. Wastewater collection and transmission systems including: collection sewers and manholes.

In January of 2010 the District issued \$2,650.00 in Special Assessment Bonds (Series 2010) to conduct repairs and install lining in the storm sewer systems of Parcels B (Park North) and G (Park South) of the development. The repairs were deemed necessary to correct certain failures exhibited by the pipes. In September of 2010, the Board of Supervisors, with consent of Bond Counsel, decided to allocate \$237,000 of Series 2010 Bond proceeds towards the repair and enhancement of CDD owned infrastructure at the entrance of Taft Street, namely the guardhouse, pavilion and three water features. In September of 2011 the Board, with consent of Bond Counsel, decided to increase the allocated funds to \$255,000 for additional enhancements to the water features. In November of 2011, the Board increased the allocated funds to \$275,000 to include repairs to an existing 15-inch diameter drainage pipe located adjacent to the west water entrance feature at the Taft Street entrance.

The District completed a Stormwater Ponds Bank Repair Project within the District's 10 ponds in accordance with the engineering plans prepared by Johnson Engineering in 2018. The project was awarded to American Shoreline Restoration, Inc. for a cost of \$594,600.00. Approximately 16,825 linear feet of non-compliant pond bank was restored to SFWMD compliance by means of geo fabric tubes.

A change order was issued for the project on February 28, 2018 reducing the project by \$84,950.00. The change order eliminated the littoral plantings and coconut mat from the project and increased the warranty period from 10 years to 15 years. A final inspection was performed by CAS representatives and a construction certification was issued by CAS on July 6, 2018.

Erosion control inspections and analysis were performed in June of 2019. Lake banks above the geotubes are experiencing some continued erosion. District engineers and management staff are formulating plans for corrective actions and an ongoing maintenance plan to address the issues. An analysis of the depressions at the lake banks was performed in May of 2019.

In May of 2019 CAS prepared a Headwall Inspection Report analyzing the headwalls at six lakes where washouts and erosion has created voids and separations between the soil and the headwall. Work on repairing existing concrete headwalls at six of the CDD's lakes was performed in June of 2021. Polyurethane foam resin was injected around thirteen headwalls to provide stabilization at the lake banks. The work was performed by Shenandoah General Construction, LLC and required the injection of 2,285 pounds of resin foam at a cost of \$23,192.00.

A 30-foot segment of 42" outfall pipe into lake 4 (Mahogany Bend), which was scheduled for replacement in the 2018/2019 budget, was completed by Persant Construction Company in October of 2019 for \$22,500.00.

A landscape maintenance agreement was executed on June 26, 2018 between WCCDD and WCHOA, Inc., which clarified responsibilities as indicated on the attached exhibit. The agreement took effect October 1, 2018 for a period of 5 years.

In June 2020, the WCCDD entered into a Small Project Agreement with Florida Pool Remodeling, LLC to repair, renovate and refinish the eastern entrance waterfall. The work also included sealing the main drain basins, catch basins, and skimmers, prepare waterfall for resurfacing, and

apply an Aqua Guard epoxy in a white finish. The initial contract was for \$58,720.00 with two change orders totaling \$1,175.00. The work was completed in July 2020.

WCCDD entered a contract with Artemisa Fence and Ornamental, Inc. who installed chain link fencing and Turf Management Services, Inc. who provided hedge trimming at key locations around Taft Street and NW 20th Street to address security issues.

Projects scheduled for 2021 includes the restoration of the culvert and canal bank of the Broward County Water Control District's S-8 Canal at the southwest corner of Sheridan Street and N. 72nd Avenue. Temporary fencing is to be installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Broward County Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72nd Avenue). The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. Work to address the canal bank/ culvert will be performed in 2021-2022.

The sealcoating, striping and signage of all existing roadways within the District and its developed parcels is scheduled for completion in 2021 (By the Homeowners Associations). Construction permits for the project have been obtained from the City of Pembroke Pines and the work will be performed by Atlantic Southern Contractors.

District funded Infrastructure and Current Condition

Improvements	Ownership	Maintenance Responsibility	Status
On-Site Road System	HOA	HOA	Good Working Condition Scheduled for Resurface in 2021
Off-Site Road System • NW 72 nd Avenue,	City of Hollywood	City of Hollywood	Good Working Condition
• Sidewalk along north side of CDD and signal modifications at intersection with Sheridan Street	Broward County	Broward County	Good Working Condition
• University Drive, westbound right turn lane from Taft Street	FDOT	FDOT	Good Working Condition
• Sheridan Street, eastbound right turn lane and westbound left turn lane on the north entrance at NW 76 th Street	Broward County	Broward County	Good Working Condition
• Taft Street, westbound right turn lane	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
On-Site Drainage System • Drainage pipes and structures on the roads	CDD	CDD	Drainage in Good Working Condition
Detention Ponds & canals • 10 ponds, 40.1 acres & 2 canals (north & east)	CDD	CDD	Detention pond bank restoration completed in 2018. Ponds in Good Working Condition. Voids behind fourteen headwalls require structural chemical grouting repair.
Water Distribution System • Pipe network, future hydrants and water services	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Wastewater Collection System • Network of pipes, manholes, services and 2 lift stations	City of Pembroke Pines	City of Pembroke Pines	Good Working Condition
Common Areas • Open space, recreation area, lake parcels, perimeter berms, landscape buffer and FPL easement • Taft Street entrance guardhouse, pavilion and water features	CDD	CDD/HOA	Continuous Yearly Maintenance of Lighting/Landscaping. Common Areas in Good Working Condition. Responsibility of landscaping and guardhouse facility within CDD owned lands transferred to HOA

District's Maintenance Budget

The District has budgeted \$154,389.00 and \$1,049,390.00 for Administrative and Maintenance expenditures, respectively, for the Fiscal Year 2020-2021. Craig A. Smith & Associates, Inc. finds it sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

For more detailed information on the 2020-2021 fiscal year budget, please refer to the District's website at www.walnutcreekcdd.org/financials.

District's Public Liability and Property Damage Insurance

The District Administrative Expenditures budget for the Fiscal Year 2020-2021 includes \$14,000.00 for insurance. A copy of the insurance policy is available from the District Manager's office.

This report has been prepared by Craig A. Smith & Associates, Inc. based on its observations and sometimes utilizing and relying on information prepared and provided by others.

Sincerely,

CRAIG A. SMITH & ASSOCIATES



James R. Orth, P.E.
District Engineer

Attachment: Exhibit A
Exhibit B

P:\Districts\Walnut Creek Community Dev\17-1974-16P-General\WPCS\Plans\17-1974-16P-Walnut Creek Community Development District Maintenance.dwg, 7/15/2016 2:42:24 PM, mchastler, 12



LEGEND:

- WATER (W.C.C.D.D.)
- LANDSCAPE/ OPEN AREAS (W.C.C.D.D.)
- H.O.A.
- OTHERS PROPERTY
- W.C.C.D.D. EASEMENT

EXHIBIT A

WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT MAINTENANCE



EXHIBIT B
WCCDD Project Photos



Photo 1: Predrilling for foam resin injection to stabilize headwalls.



Photo 2: Installation of polyurethane foam resin behind existing lake headwall.

EXHIBIT B
WCCDD Project Photos



Photo 3: Removal of excessive stabilizing foam resin.



Photo 4: Culvert and canal bank erosion at Sheridan Street and N 72 Avenue.

EXHIBIT B
WCCDD Project Photos



Photo 5: Culvert and canal bank erosion at Sheridan Street and N 72 Avenue.



Photo 6: : Culvert and canal bank erosion at Sheridan Street and N 72 Avenue.

EXHIBIT B
WCCDD Project Photos



Photo 7: Sealcoating and restriping of internal WCCDD roads is scheduled for FY 2021.



Photo 8: Sealcoating and restriping of internal WCCDD roads is scheduled for FY 2021.

EXHIBIT B
WCCDD Project Photos



Photo 9: Sealcoating and restriping of internal WCCDD roads is scheduled for FY 2021.

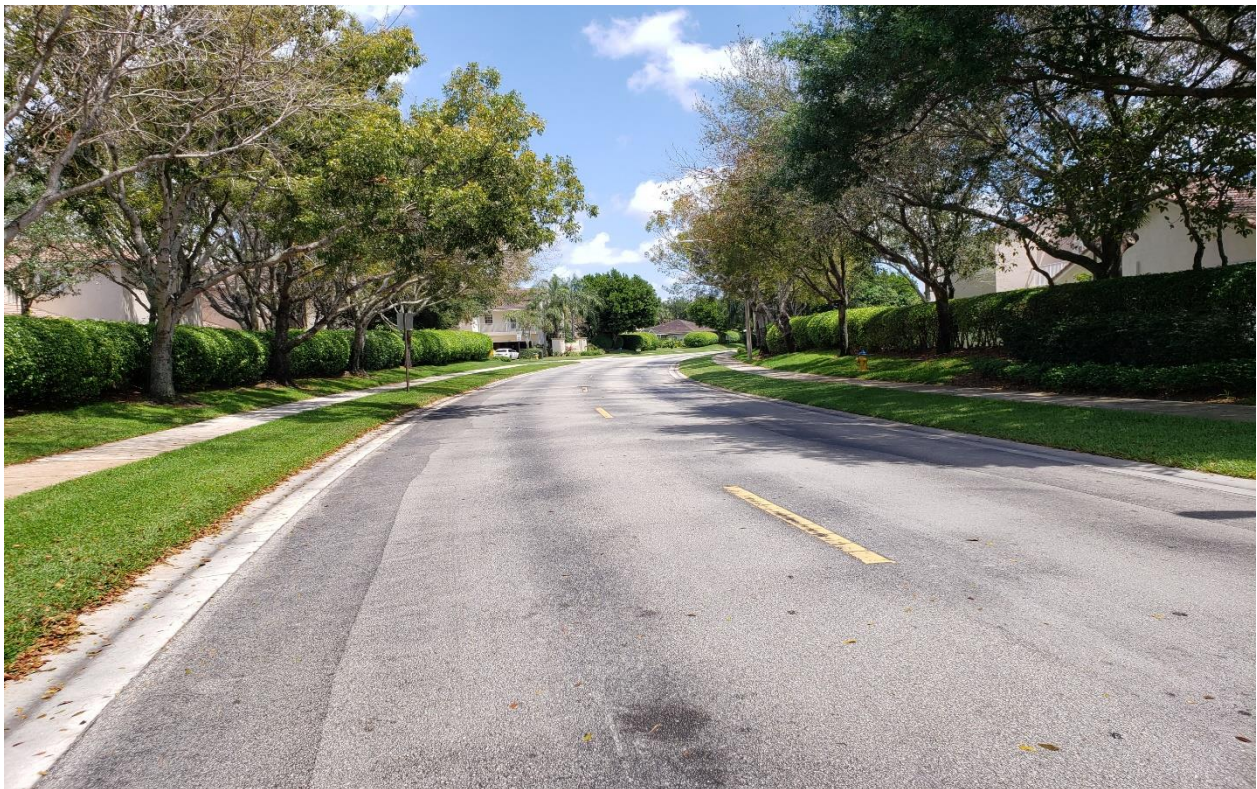


Photo 10: Sealcoating and restriping of internal WCCDD roads is scheduled for FY 2021.

EXHIBIT B
WCCDD Project Photos



Photo 11: Sealcoating and restriping of internal WCCDD roads is scheduled for FY 2021.



Photo 12: Sheridan Street exit at NW 76th Avenue is scheduled for sealcoating in FY 2021 .

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

ON-SITE ROADWAY IMPROVEMENTS



- ❖ **Improvements:** All surface roadway improvements including on-site asphalt roads, curbing, striping, signage, and sidewalks.
- ❖ **Road Improvements Owner:** WCCDD (except for the asphalt layers).
- ❖ **Status:** The sealcoating, striping and signage of all existing roadways within the District is scheduled for completion in 2021 (By the HOA's). Work to be performed by Atlantic Southern Contractors. On-site roadway system complete and in good working order and condition.
- ❖ **Maintenance responsibility:** HOA

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

OFF-SITE ROADWAY SYSTEM: NW 72nd AVENUE



- ❖ **Improvements:** Existing sidewalk along the west side of the CDD and traffic signal modification at intersection with Sheridan Street.
- ❖ **Right-of-Way Owner:** Broward County (BC)
- ❖ **Road Improvements Owner:** BC
- ❖ **Status:** Temporary fencing is to be installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Broward County Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72nd Avenue). The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. Work to address the canal bank/ culvert will be performed in 2021-2022.
- ❖ **NW 72 Avenue roadway system is complete and in good working order and condition.**
- ❖ **Maintenance responsibility:** BC

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

OFF-SITE ROADWAY SYSTEM: UNIVERSITY DRIVE



- ❖ **Improvements:** All road surfaces, stormwater, striping, landscaping, signage, and signalization including west bound right turn lane from Taft Street.
- ❖ **Right-of-Way Owner:** BC
- ❖ **Road Improvements Owner:** BC
- ❖ **Status:** University Drive roadway system is complete and in good working order and condition.
- ❖ **Maintenance responsibility:** BC

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

OFF-SITE ROADWAY SYSTEM: SHERIDAN STREET



- ❖ **Improvements:** All road surfaces, stormwater, striping, landscaping, signage, and signalization including east bound right turn lane and west bound left turn lane on the north entrance at NW 76th Avenue, east bound right turn lane at NW 72nd Avenue and sidewalk along the north side of the CDD.
- ❖ **Right-of-Way Owner:** BC
- ❖ **Road Improvements Owner:** BC
- ❖ **Status:** Sheridan Street roadway system is complete and in good working order and condition.
- ❖ **Maintenance responsibility:** BC

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

OFF-SITE ROADWAY SYSTEM: TAFT STREET



- ❖ **Improvements:** All road surfaces, stormwater, striping, landscaping, signage, and signalization including west bound right turn lane and east/west bound left turn lanes on the south entrance at NW 76th Avenue. Also includes east bound right/left turn lanes at the Municipal Park Facility.
- ❖ **Right-of-Way Owner:** BC
- ❖ **Road Improvements Owner:** BC
- ❖ **Status:** Taft Street roadway system is complete and in good working order and condition.
- ❖ **Maintenance responsibility:** BC

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

ON-SITE DRAINAGE COLLECTION SYSTEM FOR ROADS



- ❖ **Improvements:** Drainage pipes, drainage structures and outfalls to lakes for on-site road stormwater collection.
- ❖ **Improvements Owner:** WCCDD
- ❖ **Status:** On-site drainage system in good working order and condition.
- ❖ **Maintenance responsibility:** WCCDD

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

STORMWATER DETENTION LAKES



- ❖ **Improvements: Ten Lakes (40.1 Acres)**
- ❖ **Improvements Owner: WCCDD**
- ❖ **Status: A 30-foot segment of 42" outfall pipe into lake 4 (Mahogany Bend), which was scheduled for replacement in the 2018/2019 budget, was completed by Persant Construction Company in October of 2019 for \$22,500.00. Work on repairing existing concrete headwalls at six of the CDD's lakes was performed in June of 2021. Polyurethane foam resin was injected around thirteen headwalls to provide stabilization at the lake banks. The work was performed by Shenandoah General Construction, LLC and required the injection of 2,285 pounds of resin foam at a cost of \$23,192.00.**
- ❖ **Lakes are in good working order and condition.**
- ❖ **Maintenance responsibility: WCCDD**

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

WATER MAIN DISTRIBUTION SYSTEM



- ❖ **Improvements:** A water distribution system that includes water main pipes, gate valves, fire hydrants, water services and water meters.
- ❖ **Owner:** City of Pembroke Pines (CPP)
- ❖ **Status:** Complete and conveyed to the CPP. Water system is in good working order and condition.
- ❖ **Maintenance responsibility:** CPP

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

SANITARY SEWER COLLECTION SYSTEM



- ❖ **Improvements:** A sanitary sewer collection system including all sanitary manholes, sewer mains, sewer services, cleanouts, sanitary force main and two lift stations.
- ❖ **Owner:** CPP
- ❖ **Status:** Complete and conveyed to the CPP. The sanitary system is in good working order and condition.
- ❖ **Maintenance responsibility:** CPP

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

COMMON AREAS



- ❖ **Improvements: Open Space/Recreation Area, Lake Parcels, Perimeter Berms, Landscape Buffer and Florida Power and Light Easement. Common Area enhanced with landscaping and irrigation systems.**
- ❖ **Owner: WCCDD**
- ❖ **Status: Complete and in good working order and condition.**
- ❖ **Maintenance responsibility: WCCDD**

**INFRASTRUCTURE FINANCED AND/OR CONSTRUCTED BY THE DISTRICT/ COUNTY/ STATE WITH
CURRENT OWNERSHIP, WORKING ORDER AND CONDITION.**

COMMON AREAS



- ❖ **Improvements:** Taft Street entrance guardhouse, pavilion, and entrance water features.
- ❖ **Improvements Owner:** WCCDD
- ❖ **Status:** Repairs and enhancements to the entrance buildings and water features were financed with Series 2010 Bond proceeds are complete. In June 2020, the WCCDD entered into a Small Project Agreement with Florida Pool Remodeling, LLC to repair, renovate and refinish the eastern entrance waterfall. The work also included sealing the main drain basins, catch basins, and skimmers, prepare waterfall for resurfacing, and apply an Aqua Guard epoxy in a white finish. The initial contract was for \$58,720.00 with two change orders totaling \$1,175.00. The work was completed in July 2020.
- ❖ **Maintenance responsibility:** HOA