



September 27, 2024

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

**RE: 2023-2024 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 on 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 \$2,650,000 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 warrantee 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. The District has budgeted \$10,000 in reserve for lake slope soil maintenance and \$10,000 for lake and preserve maintenance.

- 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. The District has budgeted \$10,000 in reserve for headwall stabilization repair.
- 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. The District has budgeted \$74,800 in reserve for stormwater and pipe replacement.



- 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. The District has budgeted \$60,000 in reserve for waterfall maintenance.
- 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 20<sup>th</sup> Street to address security issues.
- Future projects scheduled for 2024 includes the restoration of the culvert and canal bank of the Central Broward Water Control District's S-8 Canal at the southwest corner of Sheridan Street and N. 72<sup>nd</sup> Avenue. Temporary fencing has been installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72<sup>nd</sup> Avenue).

The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. The canal bank/culvert pipe/canal sedimentation buildup has been identified since the 2019-2020 Engineer's report and has yet to be addressed. The sediment within the Sheridan Street culvert pipe, the point of discharge for the entire WCCDD's stormwater, is approximately 50% of the capacity of the pipe. Approximately 100-feet of the northern cross section of the N. 72<sup>nd</sup> Avenue Canal is within 6-inches of the current water table.

The excessive amount of sediment within the canal and the culvert pipe has greatly reduced the off-site flow capacity. Until the canal restoration work occurs and the cross section is restored to its original design, a major storm/rainfall event would cause the district's internal water bodies to backup and, depending on the severity of the storm, rise above the top of bank. The state of the N. 72<sup>nd</sup> Avenue has deteriorated and requires immediate action.

The District has previously budgeted \$285,290 for the design and construction improvements for the restoration of approximately 485 linear feet of eroded canal bank. WCCDD is currently soliciting cost estimates and alternative designs of construction of the from Allstate Resource Management, Inc.

- The sealcoating, striping and signage of all existing roadways within the District and its developed parcels was completed in 2022 (By the Homeowners Associations). Construction permits for the project were obtained from the City of Pembroke Pines.
- On behalf of the District, Craig A. Smith & Associates prepared a stormwater 20-year Needs analysis to the Office of Economic & Demographic Research. As a development district the WCCDD is required, under statutory requirements, to submit to the state a comprehensive plan



of its stormwater management services under Sections 403.9301 and 403.9302 in the Florida Statutes.

The analysis report includes the district's current and future stormwater management program including inventory, operation and maintenance, illicit discharge prevention, public outreach, future anticipated resiliency projects and yearly expenditures. The report was submitted in June of 2022.

- A City of Pembroke Pines building permit has been issued for waterfall electrical and repair improvements at the Taft Street entrance. The permit was issued on June, 2022 and the work was performed by Tirone Electric Inc. The District has also acquired a permit for the installation of a security fence along the canal perimeter of the District.
- In March, 2023 repairs of the fabric material along the lake banks was performed by American Shoreline due to floating or loose material used during the installation of the geo-tubes under the contract warrantee. The fabric material serves to protect the permanent geo-tubes. The fabric was pinned in place and secured to prevent further movement.  
CAS visually inspects, on a yearly basis during the dry season, all perimeter ponds to determine the status of the geo-tubes and pinned fabric material. An August, 2024 inspection observed two areas of concern. In Lake 5 there is a section of fabric separating from the lake bank. Approximately 290-feet of fabric material has been found in Lake 10 that requires repair. American Shoreline has been contacted and made aware of the needs for repair.
- In October of 2022 CAS prepared a sample pool of drainage structures in all of the nine developed parcels to determine the amount of sediment buildup in preparation of the recertification with the Central Broward Drainage District. It was determined that all of the structures exceeded the five percent standard of silt buildup within the structure's sump area. At least thirty percent of the sample structures contained sediment that was greater than the invert of the drainage pipe.  
In March of 2023, on behalf of the District, CAS performed outfall pipe field inspections. Due to a lack of scheduled maintenance the report indicated silt build up and loss of flow capacity. A cleaning cycle would also reduce the amount of sediment from entering the ponds and would increase storage volume. It was also discovered that the steel and galvanized outfall pipes were corroded. The severe outfall pipes require replacement, the pipes with moderate corrosion can be lined to prevent future collapse.

Some of the outfall pipe extensions, designed to prevent silt build up at the outfall, have detached and likely fallen off to the deepest part of the ponds. The pipes will require new extensions that are anchored in place to avoid separation during severe storms. Eighteen outfalls, or forty percent of the total number, could not be detected and require further investigation to their current condition. These outfalls could not be visually inspected due to depth issues or have been buried under sediment.

In June, 2023 the WCCDD contracted with Ameri Clean Pumping, Inc. to provide jet cleaning services of the district's drainage inlets, manholes, control structures and outfalls. The stormwater infrastructure cleaning was required to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system.



The stormwater management system, including the ten on-site lakes and swales, was certified to CBWCD in March of 2024. Closed circuit televising of the stormwater pipe network was not performed during the cleaning exercise.

After reviewing the stormwater cleaning reports from Ameri Clean Pumping, Inc./Allstate Resource Management, CAS has narrowed the number of outfall repairs to twelve. Cost estimates were revised for each of the twelve outfalls for a total amount of \$ 271,022.

- CAS prepared a report in February of 2023 regarding lake bank erosion at the Walnut Creek Club House (7500 NW 20<sup>th</sup> Street). After a site inspection it was determined that the washout is being caused by runoff from the pool patio area. The lake bank area has recently been repaired by the HOA.



### District funded Infrastructure and Current Condition

<u>Improvements</u>	<u>Ownership</u>	<u>Maintenance Responsibility</u>	<u>Status</u>
On-Site Road System	HOA	HOA	Good Working Condition Sealcoating Project completed in 2022
Off-Site Road System • NW 72 <sup>nd</sup> Avenue,	City of Hollywood	City of Hollywood	Good Working Condition The District is soliciting proposals for the design and construction of the canal bank adjacent to the west side of NW 72 <sup>nd</sup> Avenue.
• 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 <sup>th</sup> 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 is in Good Working Condition. <b>Allstate Resource Mgmt. recently completed</b> stormwater structure cleaning services to remain in compliance with the CBWCD's 5-year recertification of the stormwater system <b>completed in March 2024.</b>
Detention Ponds & canals • 10 ponds, 40.1 acres & 2 canals (north & east)	CDD	CDD	Detention pond bank restoration completed in 2018. Repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. Outfall pipe repairs, inspections on



			deeper outfalls and sediment removal will be incorporated in the CBWCD 5-year recertification project. Repairs of fourteen pond headwalls, using structural chemical grouting repair, has been completed. Ponds in Good Working Condition.
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 \$173,117.00 and \$1,421,600.00 for Administrative and Maintenance expenditures, respectively, for the Fiscal Year 2023-2024. The maintenance expenditures include lake and preserve maintenance, headwall stabilization repairs, S-8 canal reconstruction (engineering and construction) and reserves for future stormwater maintenance and pipe replacement projects. 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 2023-2024 fiscal year budget, please refer to the District’s website at [www.walnutcreekcdd.org/financials](http://www.walnutcreekcdd.org/financials).

### District’s Public Liability and Property Damage Insurance

The District Administrative Expenditures budget for the Fiscal Year 2023-2024 includes \$17,500.00 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**

Stephen C. Smith, P.E.  
President

Attachment: Exhibit A  
Exhibit B

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954.782.8222.



1425 E. Newport Center Drive  
Deerfield Beach, FL 33442



[www.craigasmith.com](http://www.craigasmith.com)



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EXHIBIT A

WALNUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT MAINTENANCE



**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 1: Canal bank erosion and capacity reduction at Sheridan Street and N 72 Avenue.**



**Photo 2: Canal bank erosion at Sheridan Street and N 72 Avenue, looking south.**

**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 3: Depth of canal indicated as less than one foot due to bank erosion.**



**Photo 4: Sealcoating and restriping of internal WCCDD roads performed in 2022.**

**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 5: Sealcoating and restriping of internal WCCDD roads performed in 2022.**



**Photo 6: Sealcoating and restriping of internal WCCDD roads performed in 2022.**

**EXHIBIT B  
WCCDD Project Photos**



**Photo 7: Anchoring of fabric material at lake banks by American Shoreline in March, 2023.**



**Photo 8: Completed re-installation of lake bank fabric material.**

**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 9: Corroded outfall pipe at Lake 4 (near NW 19 Court) during inspection in March, 2023.**



**Photo 10: Sediment buildup at outfall pipe at NW 74 Ave in Lake 4 during inspection in March, 2023.**

**EXHIBIT B**  
**WCCDD Project Photos**



**Photo 11: Corroded outfall pipe at Lake 4 during inspection in March, 2023.**



**Photo 12: Disconnected outfall pipe extension at Lake 2 in June of 2024.**

**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 was completed in 2022 (By the HOA's chosen contractor). On-site roadway system complete and in good working order.
- ❖ **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 72<sup>nd</sup> AVENUE**



- ❖ **Improvements:** Existing sidewalk along the west side of the CDD and traffic signal modification at intersection with Sheridan Street.
- ❖ **Right-of-Way Owner:** City of Hollywood
- ❖ **Road Improvements Owner:** City of Hollywood
- ❖ **Status:** Temporary fencing is to be installed along the property line that will prevent pedestrian access to the culvert and canal bank of the Central Broward Water Control District's S-8 Canal (located at the southwest corner of Sheridan Street and N. 72<sup>nd</sup> Avenue). The Walnut Creek CDD is responsible for maintaining the canal banks above the water table. Canal bank/ culvert improvements has been identified since the 2019-2020 Engineer's report and has yet to be addressed. The state of the canal banks has deteriorated and requires immediate action.
  
- ❖ **NW 72 Avenue roadway system is complete and in good working order and condition.**
- ❖ **Maintenance responsibility:** City of Hollywood

**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:** Florida Department of Transportation (FDOT)
- ❖ **Road Improvements Owner:** FDOT
- ❖ **Status:** University Drive roadway system is complete and in good working order and condition.
- ❖ **Maintenance responsibility:** FDOT

**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 76<sup>th</sup> Avenue, east bound right turn lane at NW 72<sup>nd</sup> Avenue and sidewalk along the north side of the CDD.
- ❖ **Right-of-Way Owner:** Broward County (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 76<sup>th</sup> Avenue. Also includes east bound right/left turn lanes at the Municipal Park Facility.
- ❖ **Right-of-Way Owner:** City of Pembroke Pines (CPP)
- ❖ **Road Improvements Owner:** CPP
- ❖ **Status:** Taft Street roadway system is complete and 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.**

**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:** In June of 2023 the WCCDD contracted with Ameri Clean Pumping Inc. for cleaning services of the drainage inlets, manholes, control structures and outfalls. The stormwater infrastructure cleaning was required to remain in compliance with the Central Broward Water Control District's 5-year recertification of the stormwater system. The stormwater management system was certified to CBWCD in March of 2024. Closed circuit televising of the stormwater pipe network was not performed during the cleaning exercise. According to Ameri Clean the on-site drainage system is 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: In March, 2023 repairs of the fabric material along the lake banks was performed by American Shoreline under the contract warrantee. During the dry season CAS will visually inspect all perimeter ponds and determine the status of the geotubes and pinned fabric material. CAS has performed yearly inspections to evaluate the status of the lake bank fabric material. After reviewing the stormwater outfall reports from Allstate Resource Management, CAS modified its March, 2023 report, regarding the condition of the outfall pipes, and reduced the number of repairs to twelve outfalls at a cost of \$ 271,022. CAS prepared a report in February of 2023 regarding lake bank erosion at the Walnut Creek Club House. The washout area has since been repaired.**
- ❖ **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:** A City of Pembroke Pines building permit was issued for waterfall electrical and repair improvements at the Taft Street entrance. The work was completed in 2022 and the common areas are in good working order and condition.
- ❖ **Maintenance responsibility:** WCCDD