

# 2014 Engineer's Annual Report

*Prepared For:*

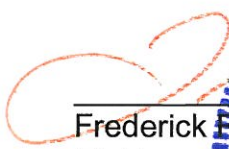
**Monterey / Congress  
Community Development District**

December 2014



*Prepared By:*

**Michael B. Schorah and Associates, Inc.  
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West Palm Beach, Florida 33406  
EB#2438 / LB#2438**

  
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FL License #18991  
For: Michael B. Schorah and Associates, Inc.  
EB #2438



## **I. INTRODUCTION**

The Monterey / Congress Community Development District (M/C CDD) was established as a local unit of Special-Purpose Government by the City of Boynton Beach City Commissioners. The M/C CDD includes approximately 31.473 acres of land which contains a planned residential development, roads, open space, recreation areas, water management tracts (a.k.a. lake areas) and preserve area. The subject site was originally replatted in Plat Book 104, pages 82 through 87 (Public Records of Palm Beach County) and Parcel 'C' was subsequently replatted in Plat Book 113, pages 15 and 16 (Public Records of Palm Beach County). Included herewith are a project location map and a site aerial showing the approximate location and boundary of the M/C CDD.

The District issued bonds to fund portions of a master infrastructure system which serves this development. Included in those funds were the drainage/stormwater management system, potable water distribution facilities, sanitary sewer collection and transmission facilities, perimeter wall and landscaping, lake excavation, and mitigation area.

The scope of the District funded elements of the site improvement are generally outlined in The Engineer's Report prepared for the M/C CDD by Calvin, Giordano and Associates, Inc. (dated September, 2005). On October 17, 2014 a field review was done to assess the condition of the District's improvements. The purpose of this report is to provide a summary of the status of those facilities.

## **II. DRAINAGE / STORMWATER MANAGEMENT SYSTEM**

The facilities included in this item are the elements that form the basis of the drainage conveyance systems (gutters, inlets, pipes, storm manholes, control structures, etc.). This is the system that collects the stormwater runoff within the District's boundaries then connects to the lake management tract (detention lake areas with maintenance berms). The system also accounted for an offsite drainage area as identified in the master drainage system design/permits. Legal positive outfall

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from the site is provided through a weir controlled connection to the Lake Worth Drainage District Canal L-30. All of the required permits for construction of these facilities were obtained. Construction of these systems have been completed and are in operation. Certification of the storm water system to the permitting agencies was completed by the Engineer of Record. With the replatting of Parcel 'C' (as noted previously) some internal drainage improvements were proposed. These modifications are not part of the District's system but did connect to that system. The required permits for that work were obtained. The construction is completed and the modification was certified by the Engineer of Record to the applicable agencies.

The field review of the District's funded facilities indicated that they appear to be functioning properly. No visual sign of damage was noted.

### **III. POTABLE WATER DISTRIBUTION SYSTEM**

This item includes distribution mains, fire hydrants, services to units and the associated fittings, testing and appurtenances required to complete this system. All of the required permits necessary for the construction of these facilities were obtained. The construction of this system has been completed. As part of the replatting project the water facilities that serve the units located in Parcel 'C' were modified. This modification was required as part of the conversion of those units from condominium to fee simple townhouse use. Water main / service construction related to that change has been completed. Construction of these changes and the previously completed facilities were reviewed by the regulatory authorities (City of Boynton Beach Utilities Department and Palm Beach County Health Department) and the system was certified and put into operation.

The entire water distribution system is fully operational and the individual units constructed within this project are connected to the system. The completed facilities have been turned over to The City of Boynton Beach Utilities Department for their operation and maintenance. A general review of the condition of these facilities was noted during the site field review and appeared to be in good condition.

#### **IV. SANITARY SEWER COLLECTION AND TRANSMISSION SYSTEM**

Facilities included in this item include the sewage collection system (services, manholes and gravity sewer lines) and the transmission system (sewage pump station, force main, and appurtenances). All of the required permits necessary for the construction of these facilities were obtained. The construction of this system has been completed. Sewage collection facilities (gravity sewer line, manholes, and services) that serve the units located in Parcel 'C' were modified as part of the conversion of those units from condominium to fee simple townhouse use. Sewage collection system construction related to those changes has been completed. Construction of the Parcel 'C' modifications along with the previously completed facilities were reviewed by the regulatory authorities (City of Boynton Beach Utilities Department and Palm Beach County Health Department) and the entire sanitary sewer system was certified and put into operation.

The sanitary sewer system is fully operational and the individual units constructed within the project are connected to the system. The completed facilities have been turned over to The City of Boynton Beach Utilities Department for operation and maintenance. A general review of the conditions of these facilities was noted during the site field review and appeared to be in good condition.

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## **V. EARTHWORK / LAKE AREAS / MITIGATION AREA**

This item included lake excavation and grading of the lake maintenance berm areas. The mitigation area which is within the district boundary, as well as some offsite roadway areas, are linked to the lake system. Permits required for this work were obtained and all work was completed. Certification of the lake construction by the Engineer of Record was completed as part of the Final Construction Completion Certification for the overall water management system. Currently the lake slopes appear in good condition with no major erosion being observed. As reported in the previous year's report it was noted that some "shelving" along the water edge was observed. This is a common condition noted in stormwater retention ponds. No additional erosion was observed, however further monitoring of this condition will be required to evaluate any additional damage to the lake banks. Lake levels, at the time of this review, were at the control elevation based on the level observed at the control structure (bleeder elevation). Littoral shelf areas were observed and appear to be functioning as expected.

## **VI. PERIMETER WALL AND LANDSCAPING**

This item includes a perimeter wall and landscaping in the public right-of-way (entrance area and along Congress Avenue). All permits required for construction of these features were obtained. The wall construction is complete. Installation of landscape materials was completed and is currently in place. Maintenance of the wall and landscape areas is being provided by the Monterey Community Association. During the field review of the District's facilities it was noted that these items are in good condition. It was observed that the necessary maintenance has been done.

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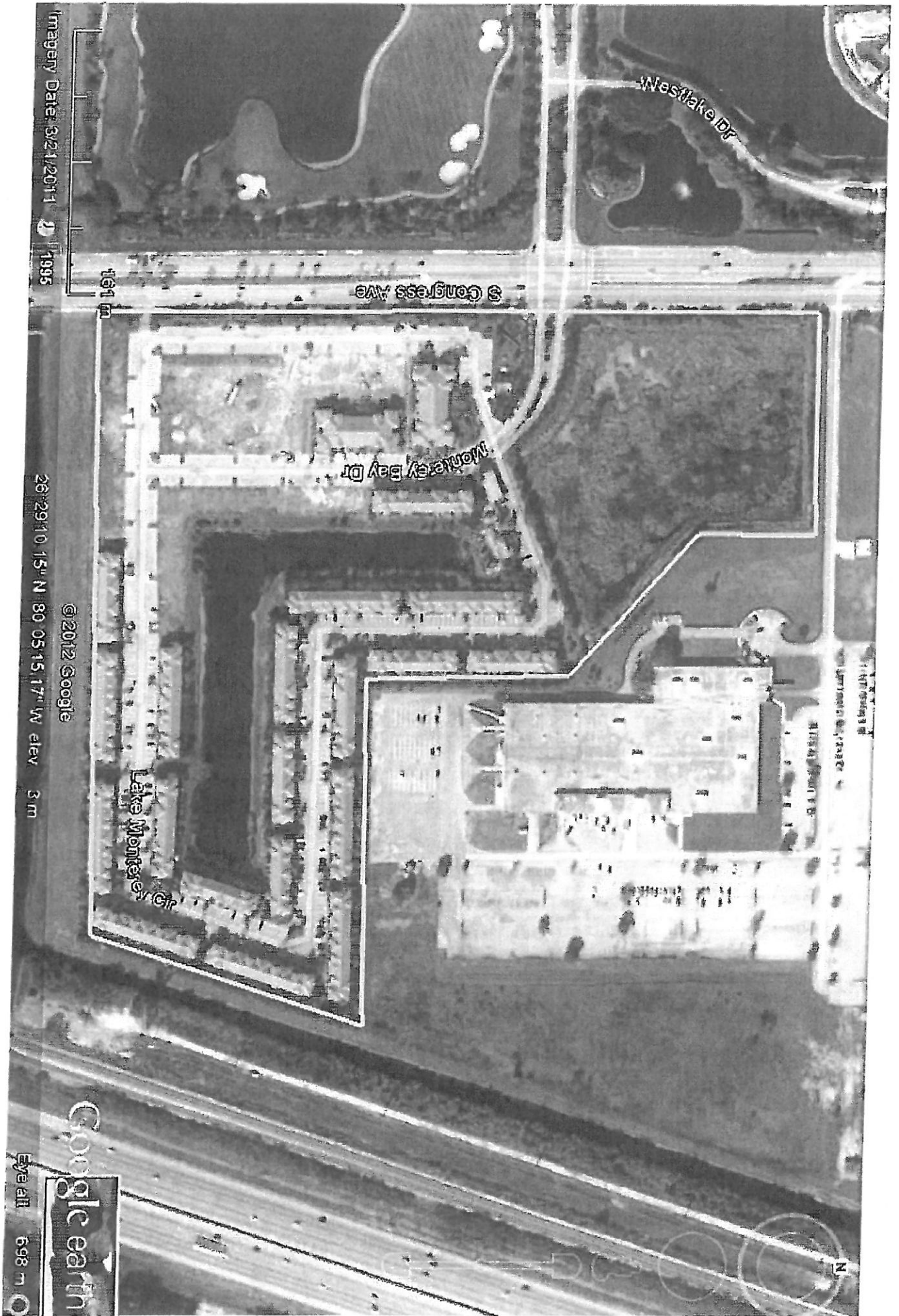
## **VII. FIELD REVIEW**

A site review was conducted on October 17, 2014. Attached herewith is a copy of the field observation report and several photographs of the site showing a portion of the District improvements. Those improvements, as outlined in the Engineer's Report and as noted herein, appear to be in proper working condition with no indications of corrective maintenance needed. At this time maintenance of the landscape, drainage and lake improvements being performed by the Homeowner's Association. In future years as the systems age it may be necessary for funds to be set aside for repair and replacements.

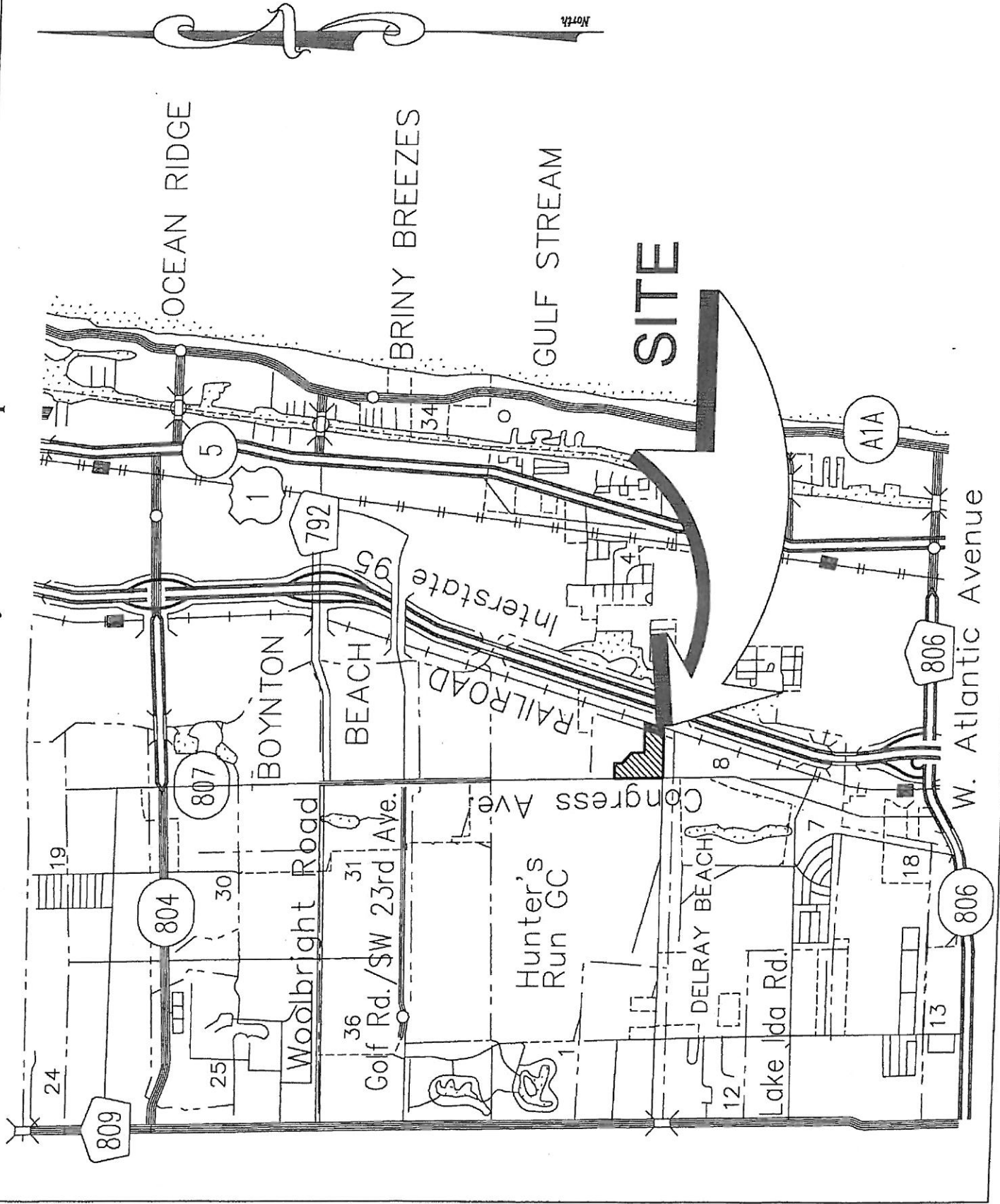
Ownership, operation and maintenance of the water and sewer systems, along with any future repair or replacement is the responsibility of the City of Boynton Beach Utilities Department.

Attachment

# Aerial View of District Boundary



District Boundary Site Location Map





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## INSPECTOR'S DAILY REPORT

<b>JOB NAME:</b> Monterey/Congress CDD	<b>JOB NO.:</b> 1416
<b>CLIENT:</b>	<b>DATE:</b> October 17, 2014
<b>INSPECTOR:</b> Ken Bates	<b>TIME:</b> 10:30 AM
<b>CONTRACTOR:</b>	<b>WEATHER:</b> Dry 82°

I visited the development and observed that the drainage system appears to be functioning properly. The street inlets are clear of debris and the lake banks are stable.. Pictures taken at that time are included with this report. All facilities appear to be in good condition and are being maintained.

**Attachments:**

Yes

No

Inspector's Signature *Ken Bates*



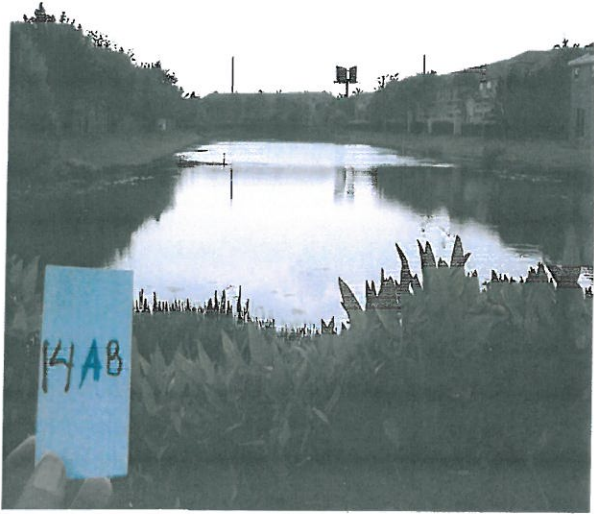
1. N.E. Corner of the conservation area looking NW.



2. East property line, looking South.



3. S.W. corner of the lake, looking North.



4. S.W. corner of the lake looking East.



5. East property line looking South.