

**PLANTATION ACRES IMPROVEMENT DISTRICT
SOUTH ACRES SPECIAL MEETING**

February 13, 2018

Member Present: J. Gary McAlpin, Chairman
Edward N. Szerlip, Vice-Chairman
Jesse Varnell, Commissioner
James Davis, Commissioner
Angel Alvarez, District Manager
Louis Flanigan, Commissioner

Present: David Fradley, District Engineer
Joe Telles, District Administrator

Absent: Paul Gougelman, District Attorney

Chairman McAlpin: Called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed by the roll call indicated the above members were present. There was a quorum.

MINUTES - South Acres Special Meeting Minutes

PUBLIC COMMENTS-

Chairman McAlpin – Recognized Brett Butler/ Engineer/City of Plantation and Horace McHugh/Chief Administrative Officer/City of Plantation. We will be talking about paving and drainage and the fact that they go hand in hand together. This is a public meeting and being recorded, notes of the meeting will be on the P.A.I.D. website. We had two severe storm events in the past six months and received numerous complaints from the residents advising the problem with the drainage and roads flooded. The approach Plantation Acres has always used in the past is a pay as you go. If you look at your tax bill you will see an assessment and we get about 1M yearly and deal with the North, Central and South Acres, spend on actual construction about \$400,000 to 1M a year for drainage and pump station(s) improvement in the Acres. With these past storms we had a lot of issues in the areas South of SW of 3rd Street in the South Acres and NW 5th Street. This meeting is only for those residents in the South Acres, informed there is a meeting on February 15th for residents of 5th Street. Because we have had these issues before we don't want to just resurface the roads. Standard for Broward County and the City of Plantation is an elevation of 7'. One of the first streets paved in the Acres was 5th Street and are 1' lower except for the South Acres, South of 3rd Street at 6 ½' generally. If we repave the road(s) and deal with the drainage is that the correct thing to do. The next window of opportunity will be twenty to thirty years and if we don't do something now we will lose the opportunity to raise the roads. City of Plantation notified the Board a month ago on the resurfacing of the roads because of the bond issued a couple of years ago which we are paying through our taxes. P.A.I.D. can issue the permits for the drainage and the City must get a permit for the roadwork. We released the City to go ahead and resurface all the road(s) in Plantation Acres that are at an elevation of 7' or higher except for the roads on NW 5th Street and the roads south of SW 3rd Street. Want to take the opportunity and see if its right to raise or only resurface with your input and then make overall decisions. If you say pave the roads, it's a long way to being done because we must work with the City and to raise the roads in the South Acres is about 3M and not an insignificant amount of money. Need to borrow and repay the funds over a period and we're willing to do that. At the last Board meeting about ten residents in the South Acres concern about raising to 7' and the flooding of the homes which are older and originally built at a lower elevation. Raising the roads there would be less area for the water to settle into and more prone to flooding. At the next PAID we'll vote to either raise the roads or leave them as they are currently. Independently if we don't raise the roads, you will get the roads resurfaced road(s) with 1" of asphalt and the drainage improvement.

District Engineer Fradley: (Illustration shown on Exhibit 1) Project designed in the 60's and Broward County and other agencies set criterion for roads with ten-year probability of storm events, Elevation set at elevation at six, lowest point in the South Acres went up and down and not aggressively graded. They were not substandard however standard for this development, since major paving project of 1985 all roads are a minimum of seven triggering this change. (Illustration shown on Exhibit 2) Connected ponds and we are modernizing the 60's plan and not relying on surface swales, connecting with large culverts. Home(s) not built to today's criterion will have a probability of getting flooded, what residents do when they have a low home they protect property with insurance. Impact of raising the roads and there will be one minor perhaps of homes being flooded, engineers look at threshold probability. Raising the roads will be a hit and miss. If you raise this road (Illustration shown on Exhibit 2) you have pipes that connect them, and we'll have a big improvement there and it's a different dynamic. The entire system in the Acres when I modeled it I assumed it to current criterion for pipe sizes and pumping and storage based on home built to 50%. Laterals are not connecting any ponds, 60's homes in the South Acres which were one of the earlier developments built at eight then went to ten. Health Department dictates, and elevation went down to nine and made a change Couldn't build at nine because of the sewer, gave an overview of the National Data, we are putting in drainage that will decrease the probability of flooding. No two storms are the same.

Chairman McAlpin: All the numbers David has talked about are on the same datum, Road elevation at seven which is the standard and the roads at six and one half (generally the South Acres) most of the houses built between a finished floor elevation of eight to ten. The last storm we had no homes in the Acres that flooded except for maybe two instances, one a garage and another one that said they had some flooding not verifying that latter one. Generally, all houses in the South Acres, are at a higher elevation so that we didn't experience with the last two storms and they were significant. I want everyone to understand that and keep things in perspective.

District Engineer Fradley: Many things affecting your property if below current criterion, infrastructure that was put in years ago is now at a higher risk of flooding, many things contribute to that such as houses built one mile away from your house impacts and raising the road(s) by 1 1/2" will impact, storm on top of the water now must go somewhere else, we have 2000 acres, calculation is less than 1", risk that you have to weigh, probability to exit your property in a storm increases, any improvement such as a vacant lot. Our job is to minimize the impact.

Chairman McAlpin: (Recap) Elevating road will help during a major storm, access to your homes, safety, drainage improvement will help with moving the water out when we connect the rest of the system (ponds) that haven't been tied in, we can't guarantee there won't be any flooding and I don't want to do this, but everything we're discussing tonight is directionally solving the problem, small risk of increased flooding but we can't make any guarantees interior to homes.

Rick Glasgow – 11781 Hermitage Dr. - The discussion is very general about the impact to individuals. We are here as a community and everyone is concerned about our house. Can you give us a more refined expectation? You are asking us to decide and we clearly don't have information at this state to make an informed decision. I would like you to come back and give us a range of homes likely to feel the impact.

Chairman McAlpin: We believe there won't be many homes impacted, this is a general discussion so that we know if the residents want us to proceed with raising the roads.

Commissioner Varnell: By a show of hands how many of you know what your finished floor elevation is at your house? Your architect plans when your house was built show this information. Rick raised a good point. If your finished floor is at an elevation of 9.7 chances are slim you will get water. If it's 7.6, chances are greater that you will get water. First step is to know your finished elevation is.

John Lennon - 561 Gettysburg Terr. - Are all the roads being raised to seven?

District Engineer Fradley: The goal now for new projects is to raise it to seven.

Bill Beazley – 11701 Tara Dr. – As I understand it the reason you want to do this is to make it more convenient for those residents that couldn't get to their homes. Is that the primary reason for the 6"? This is rolling the dice and we don't know how this is going to impact and to allow the residents to get to their homes is more convenient, but that water is going to get into our homes. They might be able to drive to get to their homes but those of us that have low homes will be flooded and isn't that something you want to gamble because this type of situation for all us? None of you live in the South Acres, do you?

Chairman McAlpin: It's a health and safety issue, raising the roads to bring it up to standard and doing so will improve the drainage at the same time, this is our goal in discussing this tonight. To say we aren't concern is not fair.

Commissioner Flanigan: You're assuming we are going to do this. We don't know whether.

Richard Bernard - 11320 Tara Dr. – What is the timeline for the new drainage?

Chairman McAlpin: Most of the design is complete at about \$900,000, need to do the funding, put out for bid, and looking at the end of this year or early next year.

Karen Leung – 480 Hermitage Dr. – We are in the lowest part of the lake, before you act on anything you need to consider and take a vote to see if we can conclude to raise the road. Where does all the water at American Heritage go after they cover the water so that the school buses would drive through and park, we're we as homeowners informed that they would be doing this and now it creates this flooding to the residents. Would you want this to happen to you? Was there a problem we weren't aware of? I disagree to raise the road(s).

District Engineer Fradley: It was working and if lived in the South Acres I would move.

Michael Jatoft– 11861 Tara Dr. - It's like sea level because it changes. 1) I didn't see much pond dropping but see a lot of water rising could we kick them out a little earlier? 2) Since we have a large body of water to the south of us is there a way to tie and not have to depend on where ever the water goes in those canals?

District Engineer Fradley: Sea level changes however, the datum is set. Water elevation you're trying to main at the canal is at four, there is a 4' difference at ground level and a house at the Acres. When we turn our pumps on we can empty our canals, they turn on for about three to four hours shut off and turn back on, there is not much storage available. Our capacity is about 3 -3 ¼". This summer we've had more rain then we've had since 1979, 15 ½" over a couple of days, had more rain than ever, and the water didn't flood any of the houses.

Chairman McAlpin: To answer your question no, we tried to do that but its controlled by SFWMD, they tell us where we must discharge our pumps to C-42 out on Hiatus Rd, all the pumps pump into that canal. You also have to consider the amount of rain that we had and when we connect the rest of the canals it should be an improvement to what you have now.

Loretta Kenna – 11801 Hermitage Dr. - I live in one of the older houses, for the last two storms I had only 1" before my garage would be flooded. As David as said here clearly, taking away the storage area of the roadway at the current elevation with that and another storm my home will be flooded. That is unacceptable and neither do I have funds or intend to borrow the funds to raise the elevation of my home to continue living here as such I implore this Board not to destroy my home, and if you do then we'll be having a different discussion.

Ted Duay – 11901 Tara Dr. – If we raise the street 6” will it mean we’ll have a big step off from the street into our yards? Those pumps were not on all the time. It sounds like a drainage problem and we should improve the drainage before changing the street which will completely flood my house.

District Engineer Fradley: We would taper it off from the road, the swales for this improvement must be relatively low for me to drain the yards,

Ray/Diane Reiland – 331 SW 122nd Ave. - Since the retention pond was relocated at Flamingo Rd. will the flooding be corrected?

Donald Shetler – 11340 N Mt. Vernon Dr. – Is there a way that before you raise anything you could finish the drainage to see how that will work?

Chairman McAlpin: If we don’t do something with the City of Plantation’s timeline then they will have to resurface the roads. We walked into the schedule and if we’re doing anything this is the time, so we can do it with the drainage. We can’t put the drainage in wait for two years and then come back and resurface the roads. Doesn’t make economic sense from that perspective sir.

Yelena Chapman - 11940 Hermitage Dr. – I would like to see a model.

District Engineer Fradley: Most lots in the Acres are 154’ wide and compare the impact on that road to 2000 acres our ability to move water when you have such a poor drainage system and flat its not great we must be flooded to move water and when flooded I’m extremely efficient because I have a canal that’s a mile wide. If you take a typical lot put a wall and make it the center of the property take 25’ in the front raise it 1’ and even if you had no drainage the water will go up 2”. The modeling will be whatever you want it to be and what engineers do is ask what the threshold/criterion is. The 100-year flood won’t be affected but the individual homes. I look at the roadway not as a drainage component.

Lee/Judy Billingsley – 541 Gettysburg Terr. 1) If roads are raised 6”, will the cost be spread to all of the Acres residents or only those in the South Acres? 2) How will driveway connections be handled?

Chairman McAlpin: Funding would be in part by the entire community. Three groups in this issue P.A.I.D. (drainage) City of Plantation (roadway) and the residents (owners and property values). The residents would have to pay because P.A.I.D. doesn’t have the funds. We are looking at bonding the project depending on the total cost of the project, Contribution(s) as part of the tax structure, it’s a probability however we aren’t there yet. We haven’t started that yet because we want to first know how to approach this thing, this is a what do you want me to do. Driveways reworked in concrete at P.A.I.D.’s expense, some of the fancy driveways we’ll work with the owners realizing when roads are paved you must have access to the homes and that part of the project. City will pay for the resurfacing,

David Weisenberg – 521 E Mt Vernon Dr. – We are the ones on the orange section of the map, now we have neighbors draining at eight, building up their property and I’m going to have to retain their water since they’re not and how will you protect us from our neighbors that aren’t protecting us? Everyday we have the City of Plantation going around our neighborhood for three weeks building up their property and their swales.

District Engineer Fradley: Houses at an elevation of eight aren’t required to keep it at that elevation, you can knock it down or raise it, if your yard is low you can fill it, if your yard is substandard you don’t have to stay that way if your neighbor’s yard is substandard however they must follow our criterion, on the one you’re talking about we issued a violation, he didn’t have a permit and had to comply by having us issue the permit, if had to put the fill up against his

house if you noticed, the areas near your house theoretically would during a storm, the other has to show not exceeding the flood zone area, 30% of your lot has to stay at elevation of six/five. If its repair or maintenance its free work, we just must check it.

Chairman McAlpin: Sounds like it was legal and permitted after the fact and corrected.

Peter Gilmore/Victoria Bunten – 580 Gettysburg Terr. – Sounds to me like I will have better access to my flooded house.

District Engineer Fradley: (Illustration Exhibit 2) best place for a pump is here, you don't have any storage connected, to get anything to drain to it you must have a conveyance that matches the pump. In the South Acres everything is flat, there is no head difference in elevation from one street to another, so what happens you create a hole here and although dry in this area a 24" pipe will not feed a pump and unless you want to knock down some of these homes and build a canal. Modeling this system with our pumps the difference in elevation is about one-tenth of a foot. Nothing I do here changes that and if I put a pump here there is no change. It's a complete waste of money.

Jay/Janet Abandon – 450 SW 118th Ave. – Do meters need to be moved, phones cables, piping to the houses, electrical poles, water connections.

District Engineer Fradley: Generally, utilities will not go down deeper/further, we will raise the roads and driveways and anticipate most of the utilities will stay where they're at and there won't be an impact.

Donna Terry – 590 Gettysburg Terr. – 1) In reality will the projects be simultaneously? 2) How are the roads at the elevation? 3) Were not given enough information when are you making the final decision?

Chairman McAlpin: It is our anticipation that we'll work with the City to minimize the impact and we have not worked with their schedule yet however that makes sense and if we could do that we will and obviously we won't have new roads put in and there tear them up. Think of it as the roads at an elevation of seven, the finished floor elevation corresponds to that so if you're at 8 ½ your 1' higher. We're using your finished floor elevation and the elevation of the road(s). Probably at the next PAID meeting on February 24th.

Richard Fohr – 11439 Tara Dr. – We had two recent floods, major storms and the water two days later was not gone. What was the difference?

District Engineer Fradley: The duration of the storm was a factor, we had 15" of rain which is an extremely large amount of rainfall, we had no failures.

George – 461 – The entire 200 acres in the South we're talking about is only serviced by the one pump and what is the capacity of that pump? What is the elevation of Broward Blvd.? Probably about nine Flamingo about thirteen.

District Engineer Fradley: 20,000 gallons per minute and all six pumps are connected. The station is the closes one (Hiatus Rd.) but their all connected, six canals a mile long (Flamingo to Hiatus) connected by two canals. We have two pipes running on Broward Blvd. Plantation Acres in general a rural area, swales and roads are flat, roads are at seven and not higher, Hawks Landing at a minimum of seven and houses at 8 ½ and when they get a rainstorm the water goes away great. When you get a big one and everything is under water keep in mind that except for the homes built in the 90's here everyone else is at ten so when it floods there is no separation. They have less storage on their property than we do, and their lake banks are at seven. As we get flooded we have a lot of storage, so our houses are better protected in the Acres.

Rae Armstrong - 301 Tara Dr. – I was also a resident that had a significant amount of water for a significant period of time and did have a hospital emergency on that day when it was difficult to get out, certainly understand all the issues that have been raised but I want to start by saying thank you to you the Board for tackling the problem and trying to find the appropriate solution for all the residents. We want to believe that every problem has a solution and we only need to approach it appropriately. I'm confident that we're going to come out of this in a much better position than we found ourselves in today. To that end, the fact that you're looking into this the way that you are is very much appreciated I'm sure by all of those here. There are a lot of questions and think that they need to be answered. I hope that will be part of your commitment at this point as soon as possible. More importantly, the best thing for tonight was the fact that there is going to be funding made available under some source so that we get these drainage improvements by the end of this year. Is that what I heard?

District Administrator Telles: Several years ago, Phase I of the South Acres was done funded by a grant and funds that were available at that time the State has dried and funds are no longer available, improvements done now come from the resident's and Non-ad valorem assessment. Board has tried to get as much of the drainage done as possible without raising your taxes, this year was the most significant raise in your taxes. What the Board has realized is that it needs to accelerate the finishing of the drainage at the South Acres, it's a priority, I've been working with the financing trying to put look at ways to finance the funds together so that we can get it done. I am working with getting the bids out, the City has approved the resurfacing of the roads, for all of Plantation which includes the South Acres. If you decide to raise the roads the City of Plantation does not build roads (this is called road building) the responsibility will fall back on PAID. The cost is 3M. Drainage is 1M and Road(s) is 2M the cost to build the roads will be passed to only the residents of the South Acres. If you remember when the road(s) were originally built out in the South Acres, the City of Plantation assessed you per linear foot on a road that was paved. That is how it will be because it benefits you directly and the timeframe is yet to be determined. Too small of an amount to pass a bond, no one will give us one and it's cost prohibited. Our charter prohibits the District from borrowing the funds but if we can get a line of credit and do it and if you're looking at three years to pay this money back amounting to \$573.00 per acre. The City will allocate the cost to resurface, give the money to P.A.I.D, City of Plantation is on a very strict timeline with the resurfacing of the roads because the contractor they hired is seasonal as we mentioned earlier. The drainage issue moves forward. They have taken South of 3rd Street and 5th Street out of the schedule for resurfacing, have a letter asking Mr. Butler to put us back on the schedule or wait two to three more years to have the resurfacing done. I drove around the acres and the South Acres and I see how bad the roads are currently.

Name not provided: Will you be putting culverts in? Some of them have been covered by the residents.

District Engineer Fradley: No, The Acres has a different criterion than everywhere else because of the difference in the canals and the roads, most of the driveways have a pitch, we've abandoned the idea because and they don't work, the covers are deep. There will probably be a natural "V" depending on the elevation. It will be a case by case depending on how this project heads. Because the South Acres is so low, everything is flowing in that direction, everyone has different ideas about the impact but realize the entire Acres is connected through the North Acres, we have six canals going east and west, three-mile-long culvert.

Name/address not audible: Would you be able to use the park for additional storage by making it bigger?

District Engineer Fradley: This is a small area and the north river canal goes up and controlled by tide.

Chairman McAlpin: Something we can discuss with the City of Plantation because they own the property. We are retracting the statement that we are deciding at the next P.A.I.D. meeting so that we can work through these issues. We have the letter and we'll give it back to Brett advising that we want to be put back on the schedule for resurfacing (applause). We will take time to make a final decision and reconvene.

Brett Butler-Director of Engineer/City of Plantation – We go through a lot of pain stacking effort to put a contract together with other neighbor in the City and they were ready to go, PAID has asked us to work with them on some of their concerns however we have a constraint. Whenever this money would be applied to and can continue to interact with P.A.I.D. keeping in mind that the timeline is not a lengthy one. I only say that cautionary and if you want to discuss this further to get this going. As mentioned earlier our contractors are seasonal meaning we get them at certain time(s) of the

year so that's the timeline with this contractor understanding that we are into the middle of February and not much time left for this year and then we'll have an opportunity during the next cycle but we have other neighborhoods that we are committed to do and we cant continue to back up Plantation Acres indefinitely. We at some point will reach the point of no return. Very soon isn't three months.

Chairman McAlpin: We'll work it out so that we do get the South Acres done.

1. Justin/Emily Mackie – 401 N Mt Vernon Dr.
2. Mike/Rachel Lewis – 11741 Hermitage Dr.
3. Mike Mauer – 11780 Hermitage Dr.
4. Wayland Morrison – 450 Mill Springs Ln.
5. Danny/Patricia Etwiler – 11290 Tara Dr.
6. Grace Avila – 461 E Mt Vernon Dr.
7. MaryAnna Giordano – 460 Mills Spring Ln.
8. Kathleen Emberlin – 560 Gettysburg Terr.
9. Paul Alabaster – 401 E Mt Vernon Dr.
10. Rose Chang/James Ross – 520 E Mt Vernon Dr.
11. Pat Shtropa – 481 Petersburg Terr.
12. Leslie Thomas - 461 Mill Spring Ln.
13. Davidson/Geraldina Dearaujo - 411 Vicksburg Terr.
14. Linda Tucker – 11841 Hermitage Dr.
15. Gary Kaye - 481 Hermitage Dr.
16. Tony Garcia – 11981 Hermitage Dr.
17. Karina De Sedes – 501 E Mt Vernon Dr.
18. Jordan Veitch – 11321 N Mt Vernon Dr.
19. Aric Pogel - 460 Petersburg Terr.
20. Laura/Mike Coleman – 400 SW 119th Terr.

Horace McHugh-Chief Administrative Officer/City of Plantation – We as the City would be happy to work with the Board.

DISTRICT ADMINISTRATOR'S REPORT

LEGAL REPORT –

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ENGINEER'S REPORT -

There being no further comments, the meeting was adjourned at 8:50 p.m.

J. Gary McAlpin, Chairman Date

District Secretary Date