

September 21, 2018

Ken Cassel

**Coral Springs Improvement District**

10300 NW 11<sup>th</sup> Manor

Coral Springs, FL

RE: Storm Water Management Recertification Requirements - updated  
Evaluation and recommendations on schedule and requirements

Ken:

Please find attached recommendations updated to reflect staff input, relating to the recertification of storm water management systems. The changes include updated groupings of parcels for recertification and minor changes to the improvements/requirements to be implemented with each recertification cycle.

Substantial acceleration of required improvements was discussed, however the nature of improvements slated for round 2 and later are such that substantial planning, design, and permitting is likely to be required. It is this engineer's opinion and recommendation that property owners be advised and have time to plan or accommodate the corrective action. This will also allow the District to resolve hiccups in the process before major improvements are due. Some smaller adjustments to the schedule of improvements included:

1. Moving requirement to provide cross drainage easement over systems storing or conveying runoff from other properties from round 2 to round 1.
2. Adding a requirement to the 2<sup>nd</sup> round, requiring computation of the required storage and water quality treatment for the site and certifying the amount provided.

Please review and provide this office with your feedback.

Regards,

Glen A. Hanks, P.E.

Property Groupings for Storm Water Management Recertifications

Group	Covered Systems <sup>1</sup>	Recertification required by:
A	<ul style="list-style-type: none"> <li>Non-residential properties with even addresses on (N-S) streets</li> <li>All state and county maintained / owned roads</li> <li>City owned or maintained roads functionally classified as collectors or arterials.</li> </ul>	Round 1: 12/31/18* Round 2: 12/31/22* Round 3: 12/31/27 Round 4: 12/31/32 Round 5: 12/31/37
B	<ul style="list-style-type: none"> <li>Non-residential properties with odd addresses on (N-S) streets.</li> <li>Local Roads east of University Drive</li> </ul>	Round 1: 06/31/19* Round 2: 12/31/23* Round 3: 12/31/28 Round 4: 12/31/33 Round 5: 12/31/38
C	<ul style="list-style-type: none"> <li>Non-residential properties with even addresses on (E-W) streets</li> <li>Local roads west of Coral Ridge Drive</li> </ul>	Round 1: 12/31/19 Round 2: 12/31/24 Round 3: 12/31/29 Round 4: 12/31/34 Round 5: 12/31/39
D	<ul style="list-style-type: none"> <li>Non-residential properties with odd addresses on (E-W) streets.</li> <li>Local roads between Coral Ridge Drive and Coral Springs Drive</li> </ul>	Round 1: 12/31/20 Round 2: 12/31/25 Round 3: 12/31/30 Round 4: 12/31/35 Round 5: 12/31/40
E	<ul style="list-style-type: none"> <li>POA, HOA, private roads, multi-family residential.</li> <li>Local Roads between Coral Springs Drive and University Drive</li> </ul>	Round 1: 12/31/21 Round 2: 12/31/26 Round 3: 12/31/31 Round 4: 12/31/36 Round 5: 12/31/41

\* These dates are slightly compressed to achieve the first two rounds of recertification within the dates specified to the board.

<sup>1</sup> Covered systems refer to all properties within the general categories listed, regardless of permit history. Final determination of property category and recertification schedule is at the discretion of the Coral Springs Improvement District.

Schedule of required storm water management components.

Round 1

1. Demonstrate compliance with permit (if issued) conditions
2. Provide PRB consistent with District Standards prior to off-site discharge (all locations)<sup>2</sup>
3. Provide record drawing of storm water management system
4. Identify extent of storage or treatment utilized or provided by other systems
5. Identify flows from or to other properties
6. Provide cross drainage easements. [moved from round 2]

Round 2

1. Items required in first cycle
2. Quantify amounts of water quality treatment, 10-year and 100-year storage provided by the site and that which is required to meet requirements of the District as set forth in the Permit Criteria Manual.
3. Provide water quality treatment (design, permit and construct if necessary)
4. Provide required surface storage for 10-year storm.
5. Increase surface storage for 100-year storm by at least 0.1 AF (up to basin requirements)
6. Demonstrate functioning operating entity (per Broward County Code Chapter 27)

Round 3

1. Items required above plus
2. Remove trees from within adjacent district canal right of way
3. Provide cross drainage easements if necessary.
4. Increase surface storage for (100-year storm) by 0.2 AF/AC (up to basin requirements)

Round 4

1. Items required above
2. Increase surface storage by 0.4 AF/AC (for a total of 0.6 AF/AC)

Round 5

1. Full compliance with storm water management criteria.

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<sup>2</sup> Installation of Pollution Retardant Baffles / structures is subject to staff review. However, all physical changes to the site involving the addition of water quality treatment areas, installation of additional pipes, structures, chambers, changes to grading, or amount of storage will need to follow standard permitting procedures through the District. Storm water management improvements associated with meeting the incremental requirements of the recertification program, but not meeting the overall storm water management requirements will not be required to obtain a variance.