1855 Indian Road, Suite 202 West Palm Beach, FL33409 stormj@fdn.com (561) 242-0028 Fax 242-0109

April 28, 2014

Jason Pierman Special District Services, Inc. The Oaks Center 2501A Burns Road Palm Beach Gardens, FL 33410 -5204

RE: Wyndam Park Community Development District - 2014 SJE Project #07018

Dear Mr. Pierman;

This annual letter report was prepared to meet the requirements of the Trust Indenture. This report focuses on the facilities under the responsibility of the Wyndam Park CDD. The vast majority of focus is regarding the surface water management and drainage system. There are numerous notations but there are no eminent health, safety, or welfare issues noted. See attachments for aerials and drainage schematics, overall map, drainage structure photographs and permitted drainage plans.

I. Introduction

Wyndam Park CDD is located in Section 11, Township 44S, Range 42E in Palm Beach County, Florida. The District is comprised of two platted areas in Victoria Woods: plat III-B and plat 4, see attached overall map.

Plat 4as it is currently developed was replatted to subdivide the land into more parcels than originally permitted. This replat is available from Palm Beach County as recorded on July 22, 2003 in plat book 99, pages 117-123. There are 158 single-family homes in plat 4. The surface water management and drainage plans were designed and approved based on the original plat. The drainage system was built and with some modifications adapted to the replat. The drainage structure numbers referred to herein are as designated on the original design as these structures are identified as "existing" on the revised plans and do not have another descriptor. In addition, the east west storm run on the south is not directly through the valley gutter inlets, this run is through an adjacent manhole system south of the inlets. Drainage schematics are attached for clarity, see sheets 1 and 2.

Plat III-B is comprised of a 70 unit single-family residential section, a 9 unit single-family residential section (for a total of 79 single family lots), and a 104 unit townhome section. The plat is available from Palm Beach County as recorded on February 25, 2004 in plat

book 101, pages 78-88. The drainage system is also presented on 2009 aerials for consistency, see sheets 3 and 4.

Incorporated in both plats drainage plans are lakes and preserves. These areas were not replated for plat 4, only the lots were replated.

This is a gated community with a single access entrance off of Summit Boulevard. The District is on the south side of Summit Boulevard about 0.5 miles west of Haverhill Road and about 0.5 miles east of Jog Road. There are separate drainage systems for plat 4 and Plat III-B. Plat 4 stormwater is collected via a storm inlet system along the roads and backs of lots and directed to a lake in the southeast corner of Victoria Woods. Victoria Woods is the overall development with plats 4 and III-B being parts of the overall development. Plat III-B stormwater is collected via a storm inlet system along the roads, from preserves, and a small portion of land north of the townhomes and south of Summit Boulevard.

The field observations are divided into 3 sections below for purposes of this report. Followed by the observation section are two other sections: other issues and a summary section with recommendations.

II. Observations

The general procedure consisted in locating every visible structure and recording the external physical conditions of the drainage structure. At least two digital photographs were taken at every drainage structure. These photographs implement Global Positing System (GPS) coordinates and are available upon request. All inlets were visually observed by looking through the grates. No inlet grates were removed and no manhole covers were removed, therefore internal condition of the manhole drainage pipe and water level could not be verified. Most pipes in the inlets were below water level therefore not visible. The general condition of the inlets, lakes, and to a lesser extent preserves were observed.

A. Plat 4

Two hundred photos were taken of the plat 4 drainage system including lake, lake slopes and control structure, see attached. The structure numbering system is as per the original design plans by Canterbury Engineering, Inc. as retrieved from SFWMD files. A schematic of this revised drainage system on a 2009 aerial is attached to assist the reader, see sheets 1 and 2. The following is a table that summarizes the observations for Plat 4 Drainage System. Unless noted below all structures were in good condition, they were free of debris or obstructions, and needed no immediate attention.

Table 1: Observation Summary for Plat IV Victoria Woods Drainage System.

Inlet #	Picture ID	Observation				
D0S2	DSCN0667.JPG	Vegetation around inlet contributes to but is not in plat				
D1	DSCN0678.JPG	Some Floating Debris				
D2	DSCN0672.JPG	Inside inlet shows signs of turbidity				
D4	DSCN0679.JPG	Grass growing along inlet				
D5	DSCN0689.JPG	Inlet covered by dried leaves, turbid water, inlet needs clearing				
D6	DSCN0696.JPG	Minor Debris Around Inlet				
D47	DSCN0699.JPG	Not Visible and/or Obstructed				
D40	DSCN0709.JPG	Inlet covered by dried leaves, inlet needs clearing				
D46	DSCN0722.JPG	Outfall Headwall Located, some litter				
D29	DSCN0741.JPG	Turbid Water, Floating Debris				
D25	DSCN0764.JPG	Inlet has Turbid Water, debris				
D26	DSCN0766.JPG	Inlet has Turbid Water, debris				
Α	DSCN0768.JPG	Inlet covered by dried leaves, turbid water, inlet needs clearing				
D27	DSCN0000.JPG	Not Visible and/or Obstructed				
С	DSCN0750.JPG	Turbid water, inlet needs clearing				
D24	DSCN0777.JPG	Floating debris, needs clearing				
D23	DSCN0780.JPG	Some debris				
D45	DSCN0816.JPG	Inlet covered by dried leaves, turbid water, inlet needs clearing				
D19	DSCN0815.JPG	Some debris				
D10	DSCN0801.JPG	Minor debris				
D8	DSCN0805.JPG	Some debris				
D12	DSCN0797.JPG	Inlet grate shows signs of wear/ rust				
D11	DSCN0809.JPG	Inlet covered by dried leaves, turbid water and debris, inlet needs clearing				
D15	DSCN0792.JPG	Grass growing along inlet				
D20	DSCN0859.JPG	Not Visible and/or Obstructed				

Note: Most inlets were marked with a blue paint dot.

B. Plat 3-B Rambler Rose Way and Winding Rose Way

Twenty-seven photos were taken of this section of the plat 3-B drainage system and control structure, see attached. The structure numbering system is as per the design plans by Schnars Engineering Corporation as retrieved from SFWMD files. A schematic of this drainage system is attached to assist the reader, see sheet 3. Unless noted below all structures were in good condition, they were free of debris or obstructions, and needed no immediate attention. Lake and above water slope is in good condition and well maintained. The following is a table that summarizes the observations for Plat 3-B Rambler Rose Way and Winding Rose Way Drainage System.

Table 1: Observation Summary for Plat 3-B Rambler Rose Way and Winding Rose Way Drainage System.

Inlet #	Picture ID	Observation
D46	DSCN0649.JPG	Headwall Located
D47CS	DSCN0647.JPG	Some floating debris in Control Structure, seems ok
D45	DSCN0654.JPG	Not Visible and/or Obstructed
D40	DSCN0659.JPG	Minor Debris
D41	DSCN0660.JPG	Minor Debris

Note: Many inlets were marked with a blue paint dot.

C. Plat 3-B Townhomes and Cul-de-Sac.

Eighty-one photos were taken of this section of the plat 3-B drainage system and lake, see attached. The structure numbering system is as per the design plans by Schnars Engineering Corporation as retrieved from SFWMD files. A schematic of this drainage system is attached to assist the reader see sheets 3 and 4. Unless noted below all structures were in good condition, they were free of debris or obstructions, and needed no immediate attention. The littoral areas are in good condition and the lake maintenance area above the control elevation is in good condition. The following is a table that summarizes the observations for Plat 3-B Townhomes and Cul-de-Sac Drainage System.

Table 3: Observation Summary for IIIB Townhomes and Cul-de-Sac Drainage System.

Inlet #	Picture ID	Observation
D18	DSCN0570.JPG	Not Visible and/or Obstructed
D6	DSCN0574.JPG	Inlet blocked by vegetation, needs to be cleared out
D9	DSCN0578.JPG	Not Visible and/or Obstructed
D13	DSCN0590.JPG	Not Visible and/or Obstructed
D24	DSCN0595.JPG	Not Visible and/or Obstructed
D27	DSCN0605.JPG	Minor Mulch around inlet, needs to be cleared out
D30	DSCN0601.JPG	Not Visible and/or Obstructed
D32	DSCN0612.JPG	Not Visible and/or Obstructed
D36	DSCN0620.JPG	Not Visible and/or Obstructed
D37	DSCN0628.JPG	Minor Signs of debris, needs to be cleared out
D39	DSCN0632.JPG	Not Visible and/or Obstructed

Note: inlets were marked with a blue paint dot.

III. Other Issues

There are some areas in valley gutters that have localized low spots along with some normal cracking. The roadways are showing normal wear with age.

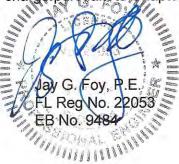
IV. Summary and Recommendations

The drainage and surface water management systems of Wyndam Park Community Development District are generally in very good condition. There are no eminent health, safety or welfare issues noted herein. There may be areas below the water where slopes exceed criteria but this cannot be verified without a survey or until waiting for water levels to recede. Recommendations are as follows:

Table 4: Summary of Recommendation for Plat 4 & III-B

Inlet #	Picture ID	Recommendations
D2	DSCN0672.JPG	Educate public about illegal dumping in inlets
D4	DSCN0679.JPG	Landscaping Maintenance
D5	DSCN0689.JPG	This inlet requires maintenance service as grate is obstructed by dry leaves and it is exposed to debris dumping
D40	DSCN0709.JPG	Landscaping Maintenance
D46	DSCN0722.JPG	Educate public about illegal dumping in lakes, requires maintenance
D29	DSCN0741.JPG	Educate public about illegal dumping in inlets
D25	DSCN0764.JPG	Educate public about illegal dumping in inlets
D26	DSCN0766.JPG	This inlet contains a plastic rod and other floatables, needs to cleaned
А	DSCN0768.JPG	This inlet requires maintenance service as grate is obstructed by dry leaves and it is exposed to debris dumping
С	DSCN0750.JPG	This inlet needs to be cleaned. Educate public about illegal dumping in inlets
D45	DSCN0816.JPG	This inlet requires maintenance service as grate is obstructed by dry leaves and it is exposed to debris dumping
D12	DSCN0797.JPG	This inlet contains a plastic and/or other floatables, needs to cleaned
D11	DSCN0809.JPG	This inlet requires maintenance service as grate is obstructed by dry leaves and it is exposed to debris dumping
D15	DSCN0792.JPG	Landscaping Maintenance
D47CS	DSCN0647.JPG	Structure requires maintenance as walls need to be cleaned (III-B)
D6	DSCN0574.JPG	Minor Maintenance / Cleaning (III-B)
D27	DSCN0605.JPG	Landscaping Maintenance (III-B)
D37	DSCN0628.JPG	Minor Maintenance / Cleaning (III-B)

The undersigned, as a Professional Engineer in the State of Florida, hereby certifies this report was prepared under my direct responsible charge pursuant to Chapter 61G51-29.



JGF/grm Enclosures

ATTACHMENTS

- 1. Wyndam Park Community Development District Overall Map.
- 2. StormwaterJ Engineering Surface Water Management System Schematics Sheets 1 through 4 on 2009 Aerials.
- 3. Photos of Plat 4 Drainage System.
- 4. Photos of Plat III-B Drainage System Rose Ways.
- 5. Photos of Plat III-B Drainage System Townhomes.
- Drainage Plans Plat 4.
- 7. Drainage Plans Rose Ways.
- Drainage Plans Townhomes.

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT SUMMIT BOULEVARD LWDD L-6 VICTORIA WOODS PLAT III-B WYNDHAM PARK CDD BOUNDARIES ◍ **③** WOODS CIRCLE WAY VYNDHAM PARK CDD BOUNDARIES PLAT TWO OF VICTORIA WOODS SITE PURDY AZELA CIRCLE 🕒 😥 AZELA CIRCLE (PA) (PA) SECTION 23 TOWNSHIP 44 S RANGE 42 E **LOCATION MAP** (B) AZELA CIRCLE AZELA CIRCLE VICTORIA WOODS PLAT 4 WYNDHAM PARK CDD BOUNDARIES

STORMWATERJ

ENGINEERING, INC.
ivil, Hydrologic & Hydraulic Engineers
ivil, Hydrologic & Hydraulic Engineers
N Milliory Trol. Suite 217. West Palm Beach, F. 33409
Ph. (56);242-0028.5.0x. (56);242-0109

water J. Engineering, Inc.
rawing Is Provided For
actional Purposes
Signed And Sealed By
istered Professional
re Representing

WYNDAM PARK CDD OVERALL MAP

DATE 5/6/12

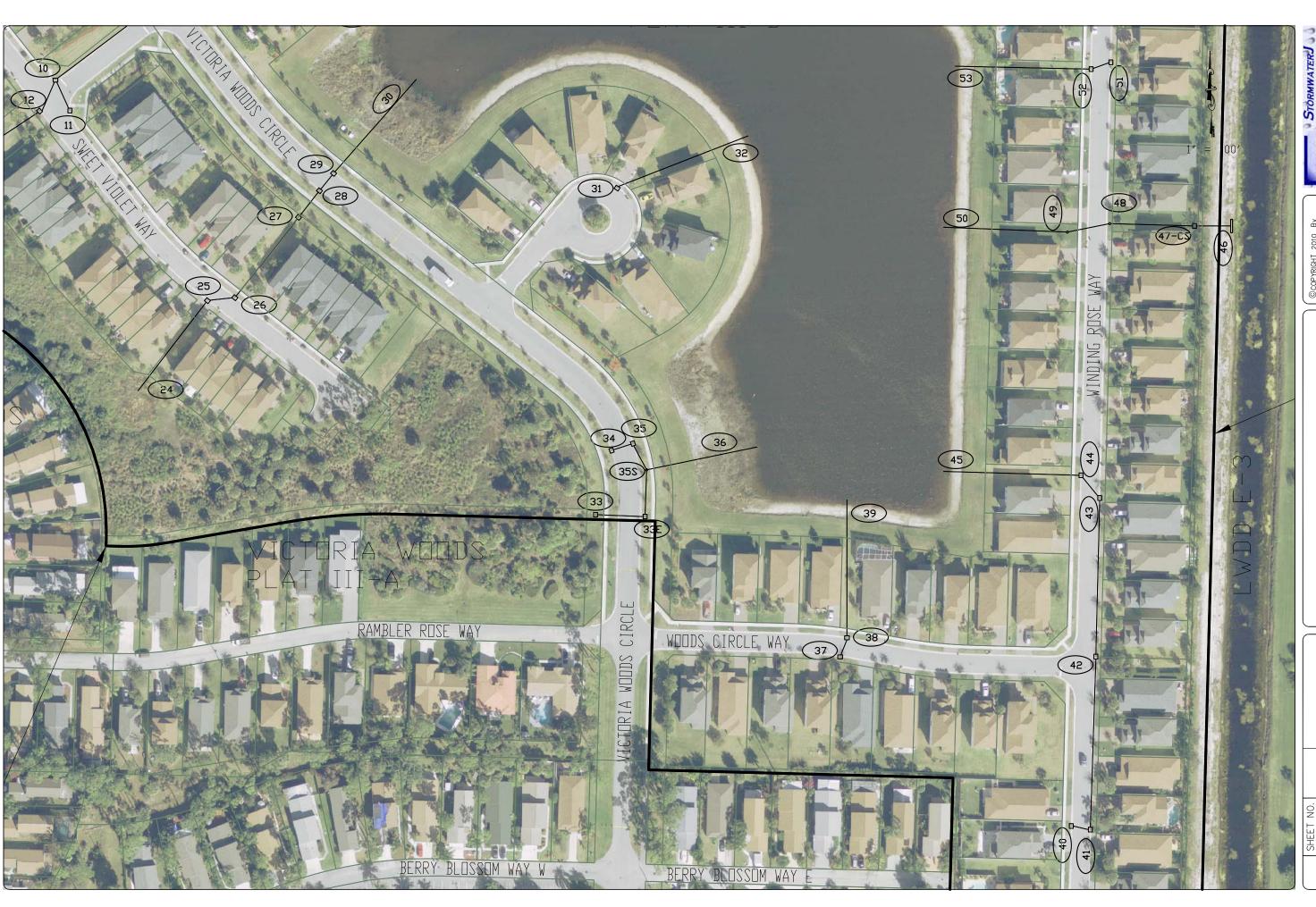
DRAWN JGF

CHECKED JGF

07018







WYNDAM PARK CDD

PLAT III-B: South & East Areas

JOB NO. **07018**

















DSCN0676











DSCN0678

DSCN0679

DSCN0680

DSCN0681











DSCN0682

DSCN0683

DSCN0684

DSCN0685

DSCN0686











DSCN0687

DSCN0688

DSCN0689

DSCN0690

DSCN0691











DSCN0692

DSCN0693

DSCN0694

DSCN0695

DSCN0696











DSCN0697

DSCN0698

DSCN0699

DSCN0700

DSCN0701









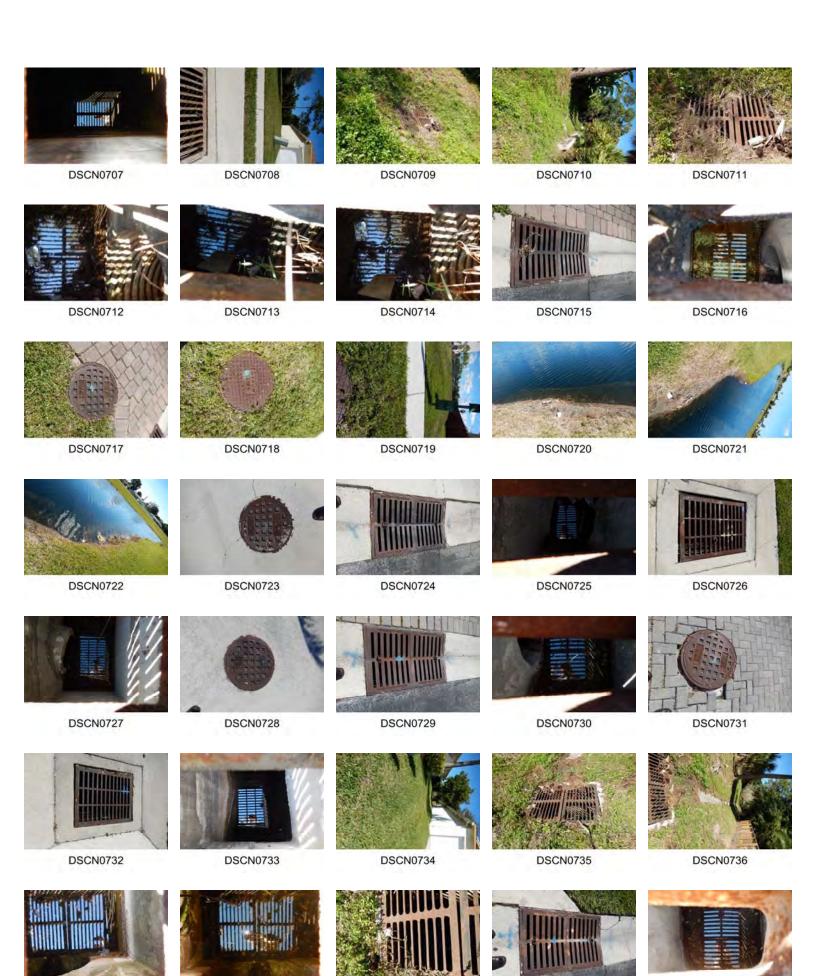


DSCN0702

DSCN0703

DSCN0704

DSCN0705 DSCN0706



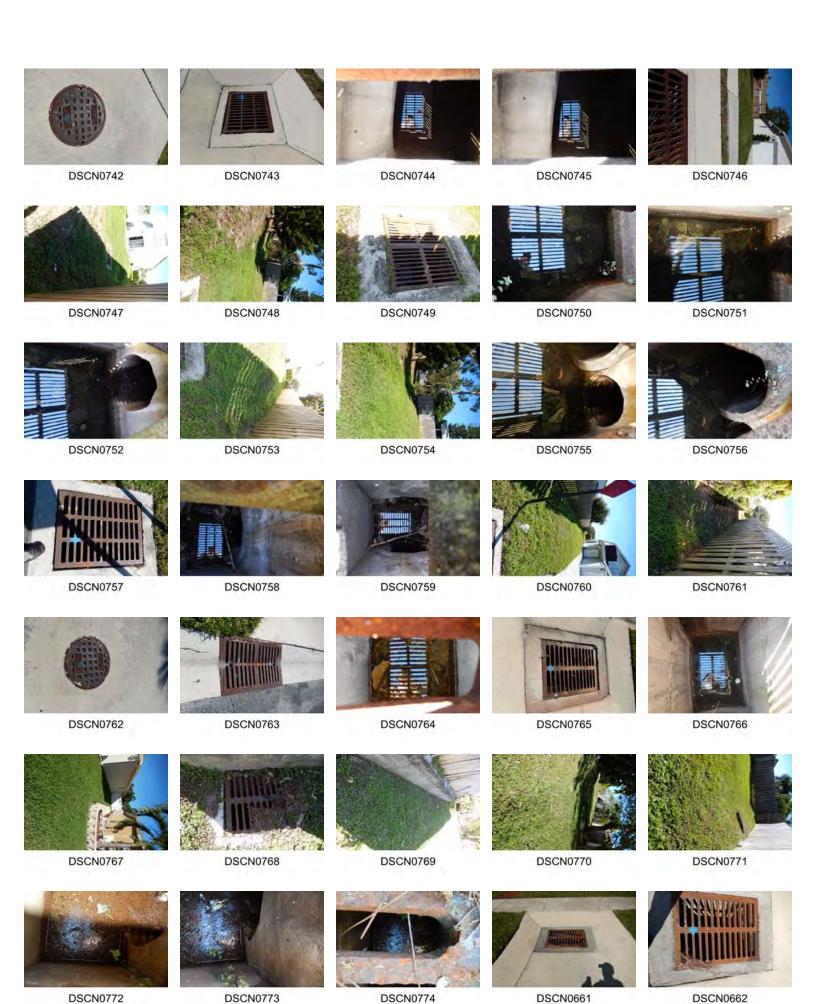
DSCN0739

DSCN0737

DSCN0738

DSCN0740

DSCN0741









DSCN0664



DSCN0665



DSCN0666



DSCN0667



DSCN0668



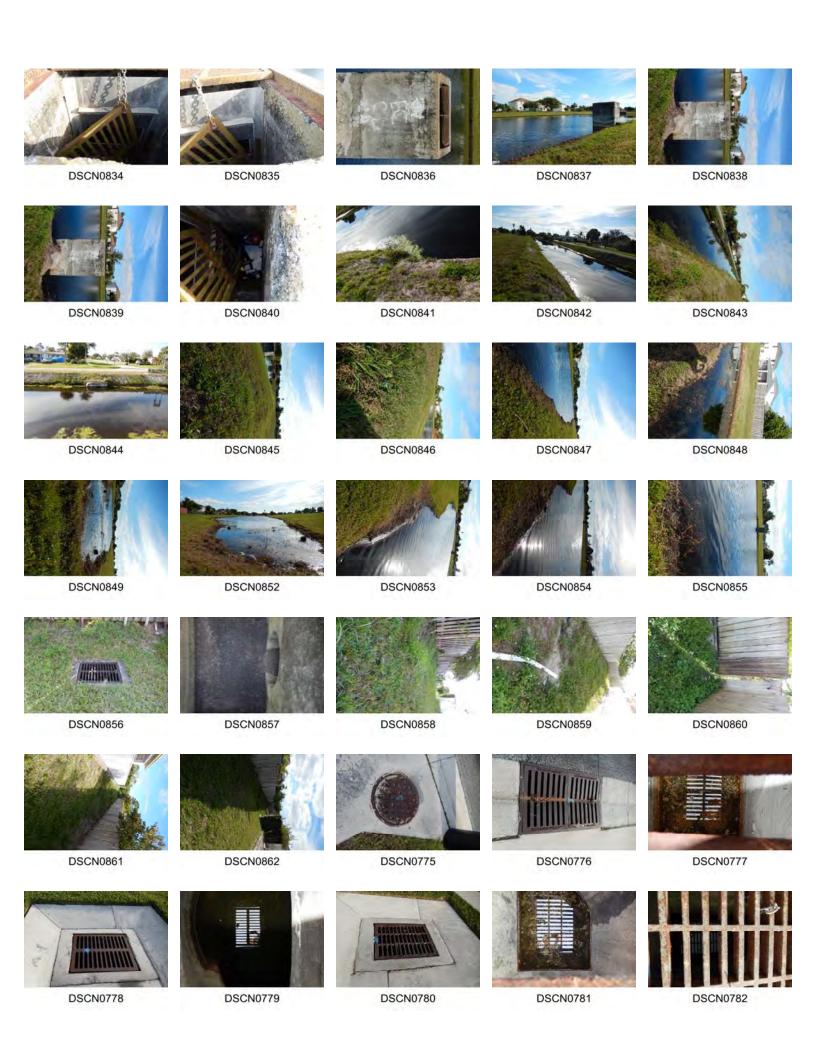
DSCN0669

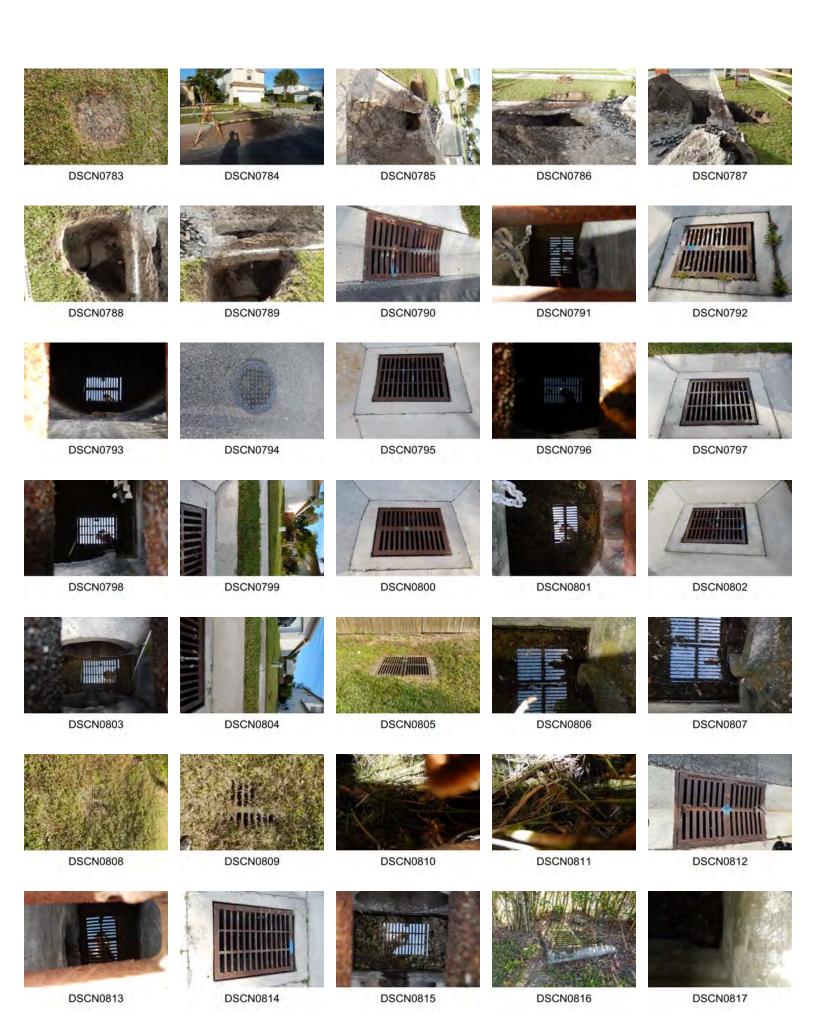


DSCN0670



DSCN0671

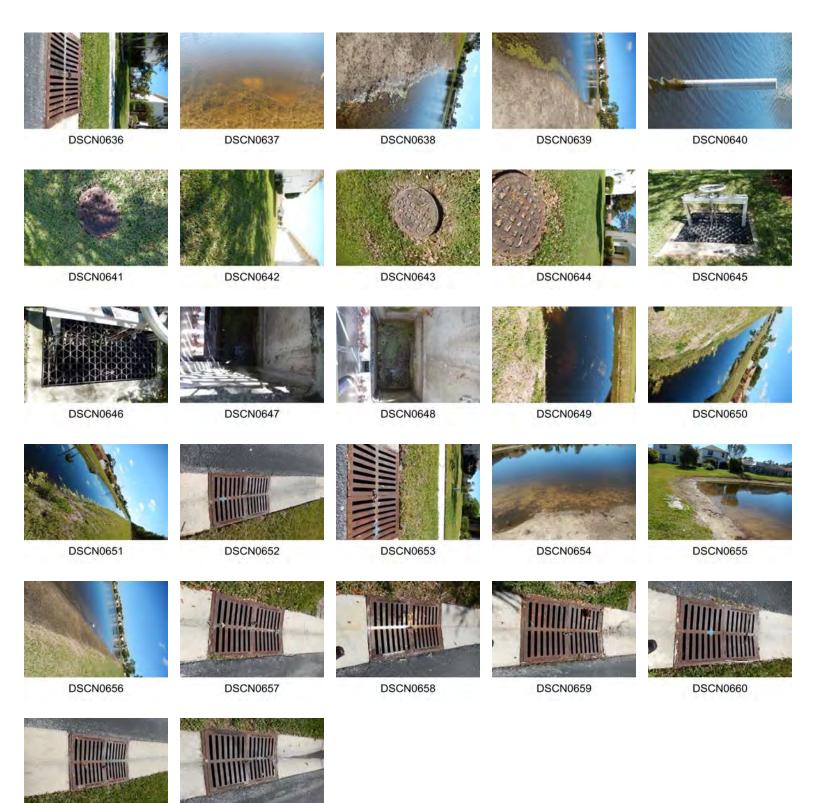






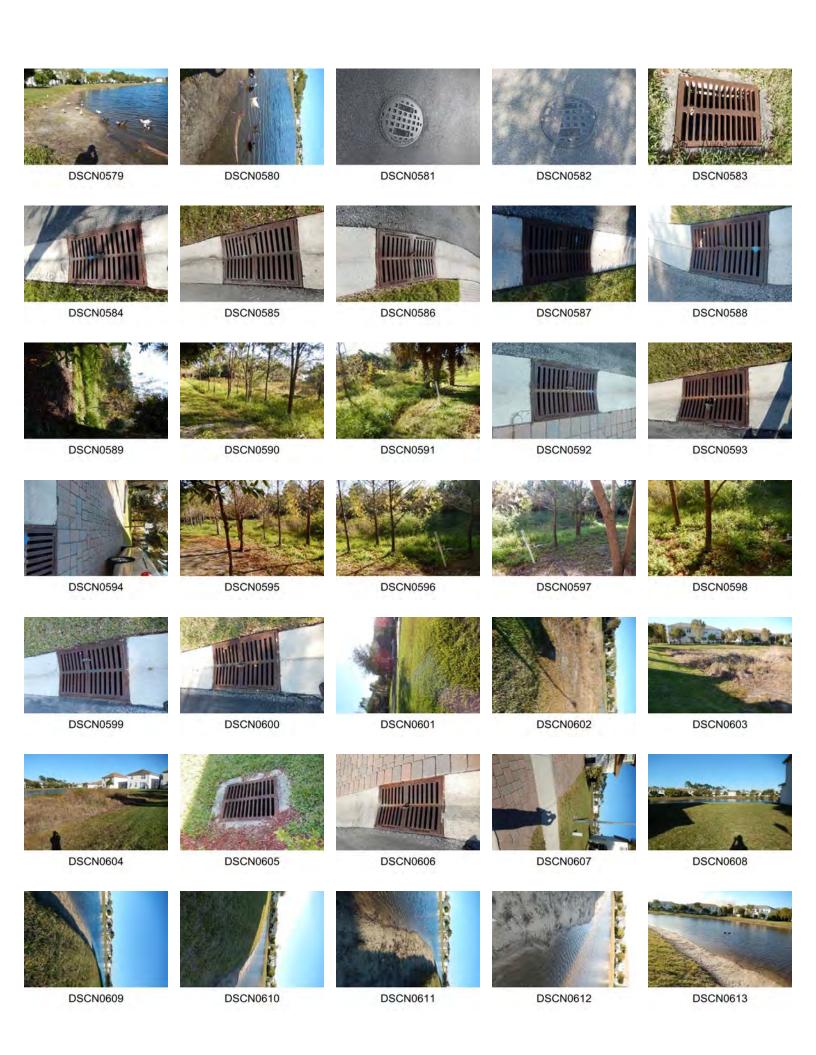


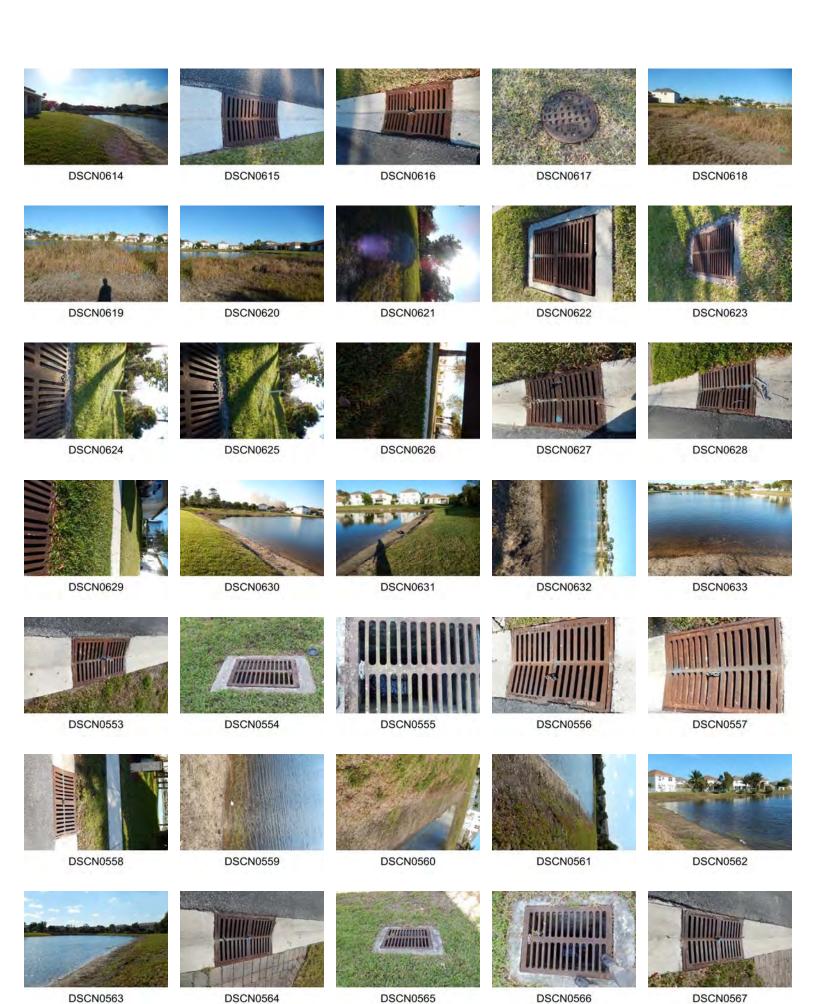
DSCN0833



DSCN0634

DSCN0635

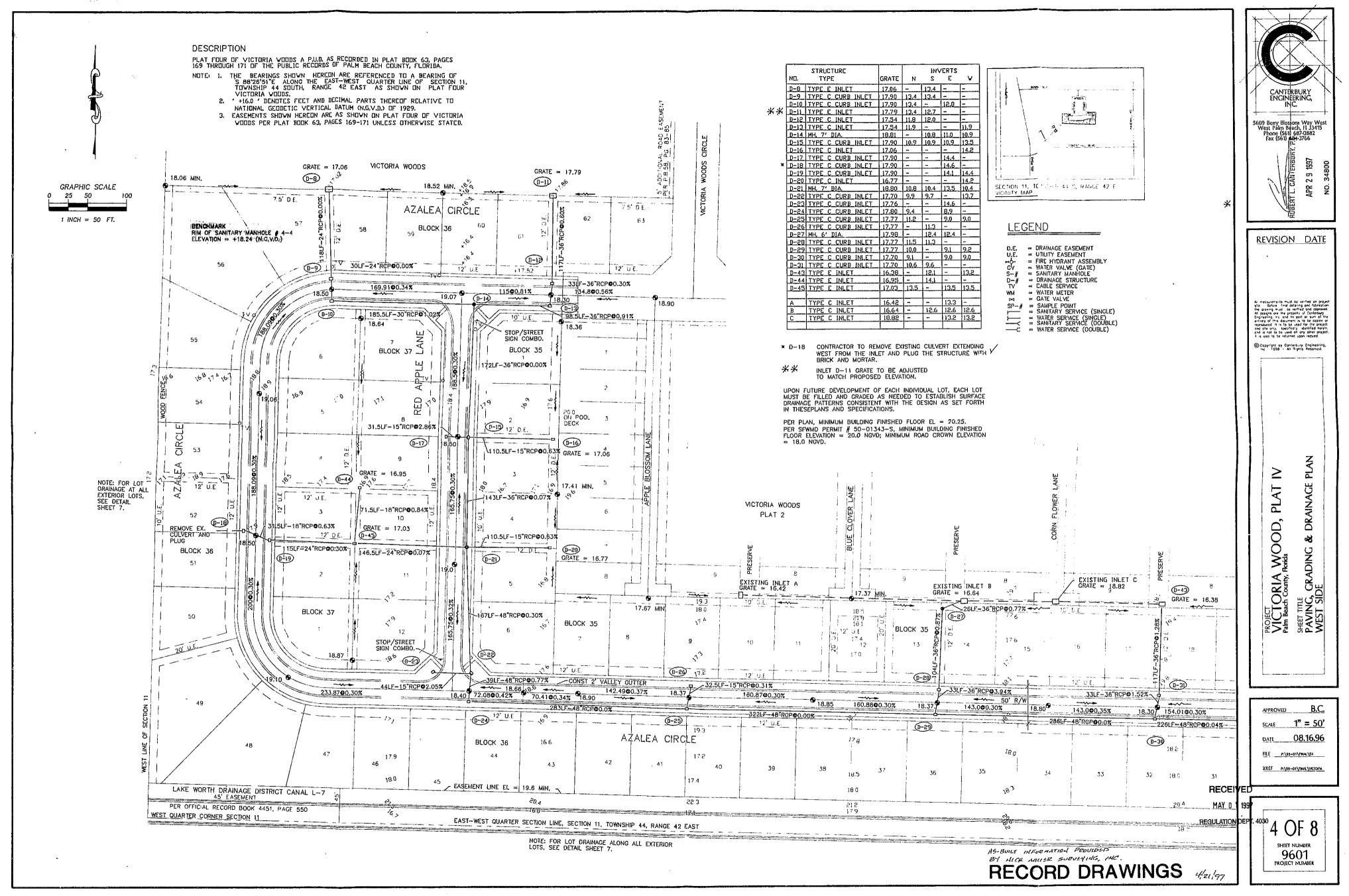


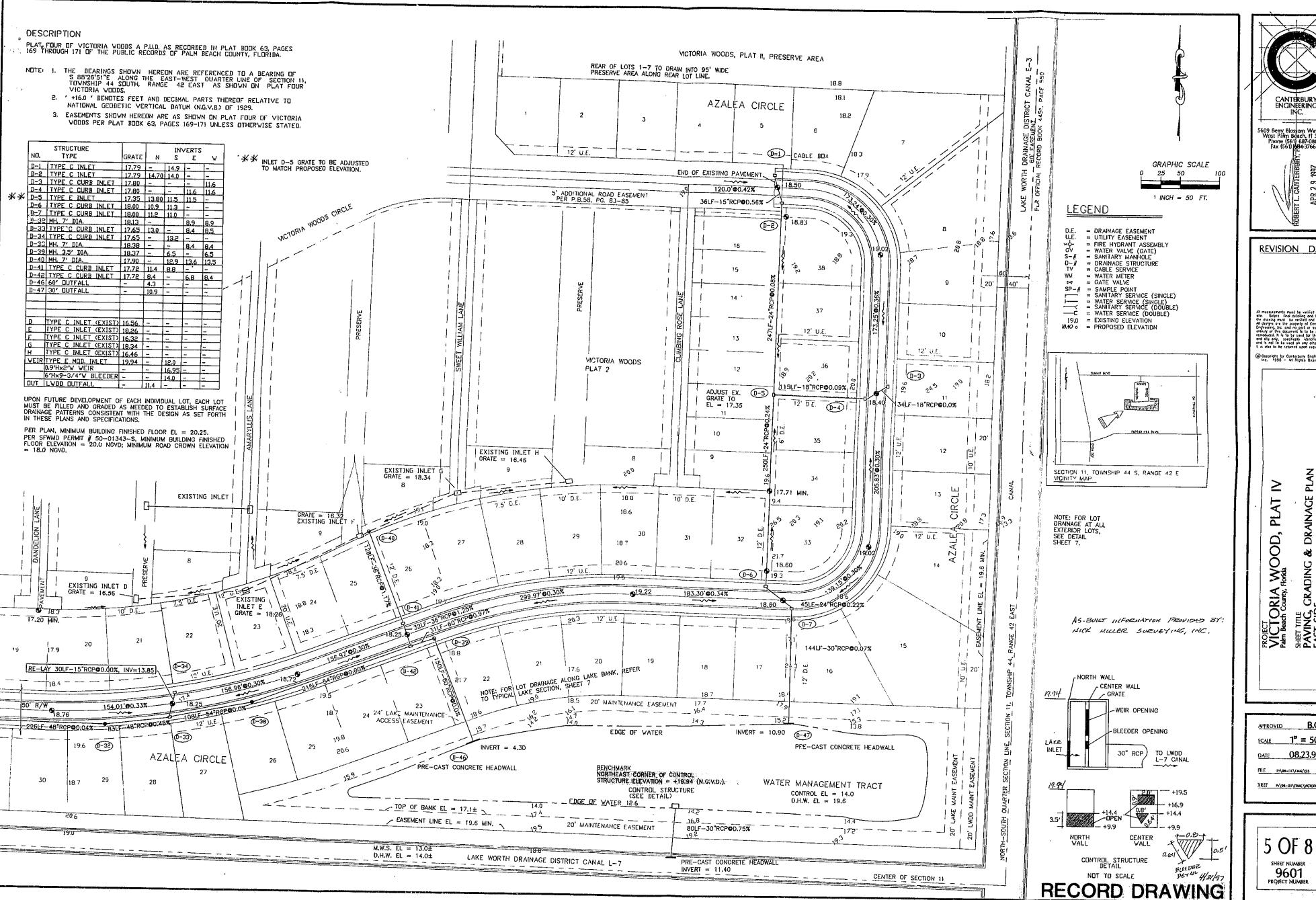


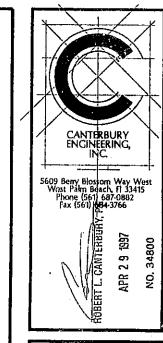




DSCN0578







REVISION DATE

see the service of th

Copyright by Contenbury Engineering inc. 1996 - 41 Rights Reserved.

PLAN

DRAINAGE

8

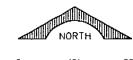
SHEET TITLE
PAVING, GRADING &
EAST SIDE

<u>B.C.</u>

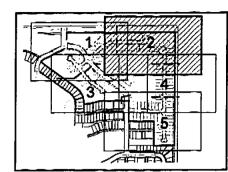
1" = 50'

08.23.96

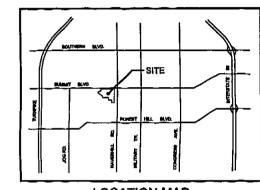
9601 PROJECT NUMBER







KEY MAP



LOCATION MAP NJS. SEC. II, TWP. 41 \$, RGE. 42 E

PAVING AND DRAINAGE LEGEND

	•
RE.	RIM ELEVATION
GE.	GRATE ELEVATION
IE.	INVERT ELEVATION
~~ ~	DIRECTION OF OVERLAND FLOW
150° e 0,5%	PAVENENT SLOPE
FF:22J5	FINISHED FLOOR ELEVATION
O <u>CATCH BASI</u> N IE.	STRUCTURE DESIGNATION
<u>⊫100 ∟F-15</u> *	LENGTH, SIZE OF STORM DRAW
17.3	EXISTING ELEVATION
/(5.5 0)	PROPOSED GRADE
7777	OUCTILE IRON PIPE
	PLAT LIMITS
	PROPOSED INFORMATION
	PROPOSED SIDEWALK-(CONSTRUCTED UNDER INDIVIDUAL LOT PERMITS)
	PROPOSED SIDEWALK-(CONSTRUCTED WITH STREETS)
	EXISTING CONCRETE SIDEWALK

EXISTING CONCRETE

PROPOSED DECORA

PROPOSED FENCE

EDGE OF WATER

WITTORAL ZONE PLANTING AREA

₩₩ u

OTE: FIEVATIONS

I. ELEVATIONS SMOWN HEREON ARE BASED UPON A BENCH MARK DESIGNATED "543", HAVING AN ELEVATION OF 1658 (1657),1929 AS PUBLISHED BY THE PALM BACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

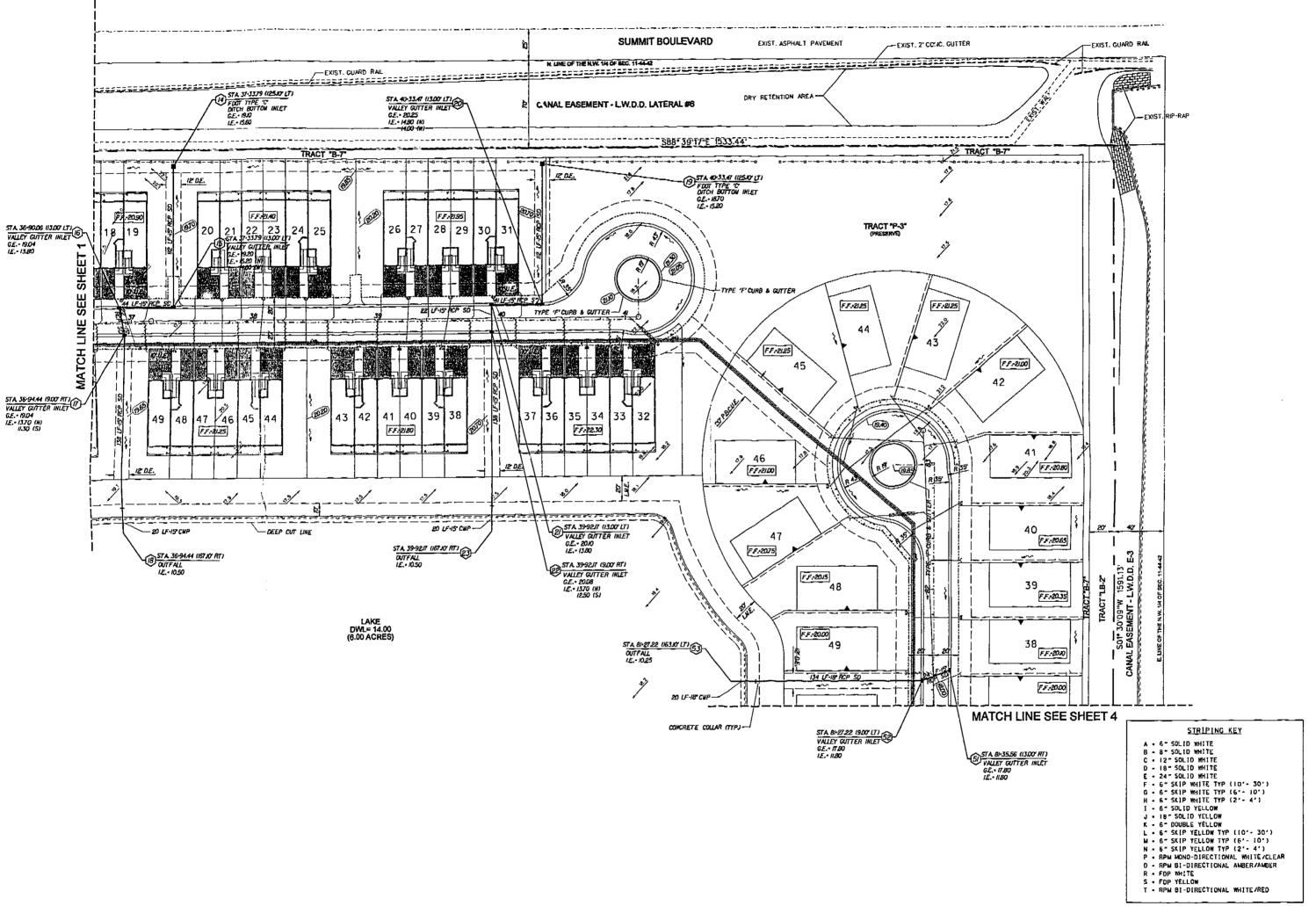
> 02130 FM

JTS

DRAWN _

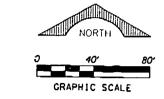
DESIGNED JWM
CHECKED JWM

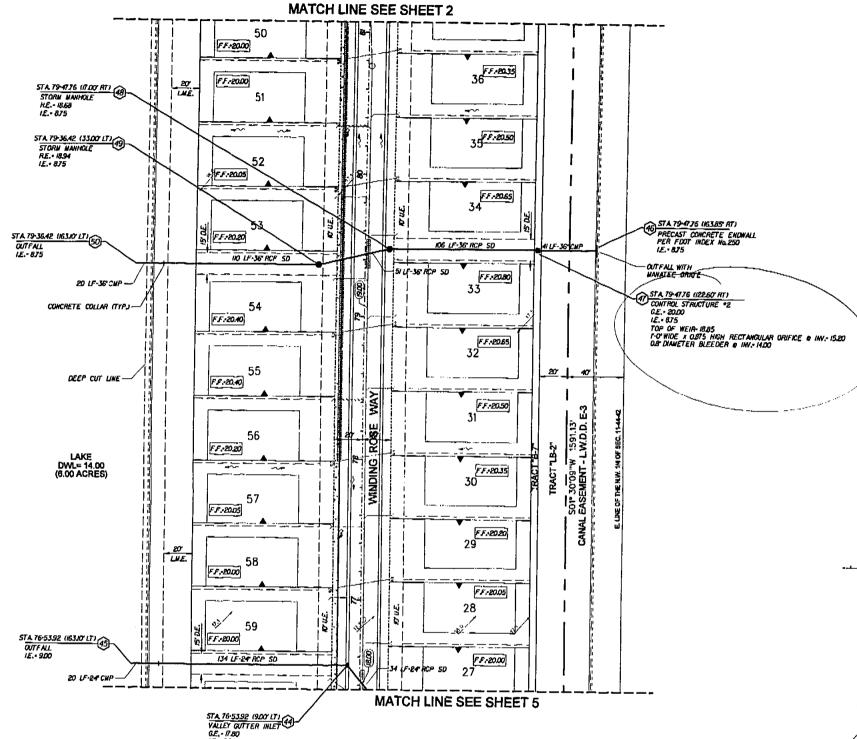
SHEET 2 of 9

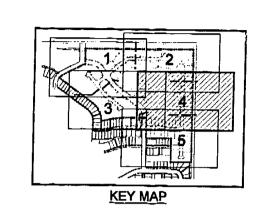


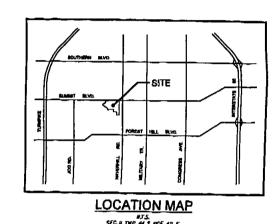


	PROJECT:		TASK:	ORIGINAL: MARCH, 2003	6	
				REVISIONS:	7	
EH BUILDING GROUP, LLC	VICTORIA WOODS		PAVING & DRAINAGE PLAN	1	8	
4227 NORTH LAKE BLVD.	PLAT III-B			3	10	N
WEST PALM BEACH, FLORIDA 33416	PALM BEACH COUNTY	FLORIDA		5	12	rior









PAVING AND DRAINAGE LEGEND

GRATE ELEVATION FF.-22J5 CATCH BASIN 100 LF: 15 EXISTING ELEVATION **(5.50**) 277 DUCTILE IRON PIPE PROPOSED SIDEWALK-(CONSTRUCTED UNDER INDIVIDUAL LOT PERMITS)

PROPOSED FENCE

ORIGINAL: MARCH, 2003

8/19/03 REV. PER SFWMD

LITTORAL ZONE PLANTING AREA

REVISIONS:

STRIPING KEY

STRIPING KEY

A · 6" SOLID WHITE
B · 8" SOLID WHITE
C · 12" SOLID WHITE
O · 18" SOLID WHITE
F · 6" SKIP WHITE TYP (10' - 30')
G · 6" SKIP WHITE TYP (6' - 10')
H · 6" SKIP WHITE TYP (2' - 4')
I · 6" SOLID YELLOW
J · 18" SOLID YELLOW
K · 6" DOUBLE YELLOW
T · 6" SKIP YELLOW TYP (10' - 30')
M · 6" SKIP YELLOW TYP (2' - 4')
N · 6" SKIP YELLOW TYP (2' - 4')
P · RPM MONO-DIRECTIONAL WHITE/CLEAR
G · RPM BI-DIRECTIONAL WHITE/RED
T · RPM BI-DIRECTIONAL WHITE/RED

APRI PEMISED SUBMITTAL

AUG 2 0 2003

030414-5

02130

FM_

ENGINEERING CORPORATION 951 Broken Sound Parkway, Suite 108 Tel: (561) 241-6455

Fax: (561) 241-5182

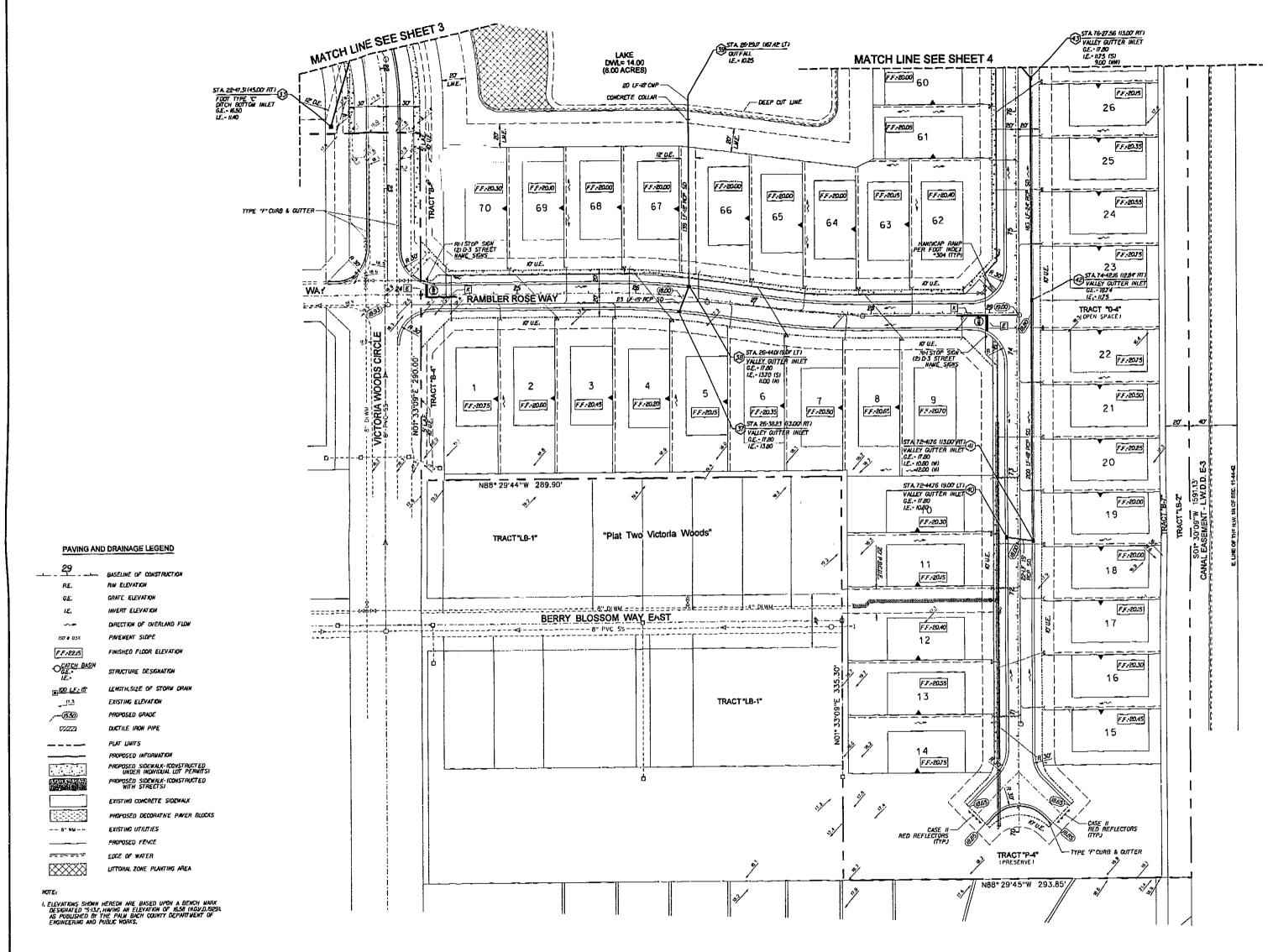
Boca Raton, Florida 33497

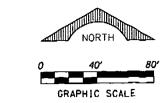
OWNER: PROJECT: TASK: EH BUILDING GROUP, LLC **VICTORIA WOODS PAVING & DRAINAGE PLAN** 4227 NORTH LAKE BLVD. PLAT III-B WEST PALM BEACH, FLORIDA 33416 PALM BEACH COUNTY **FLORIDA**

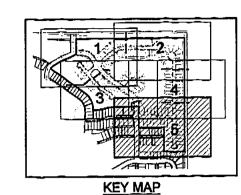
AUG 1 9 2003

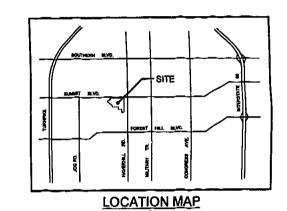
JWM CHECKED ____JWM JTS SHEET 4 OF 9

JOB NO..









NJS. SEC. H. TWP. 44 S. RGE. 42 E

STRIPING KEY STRIPING KEY

A · 6" SOLID WHITE
B · 8" SOLID WHITE
C · 12" SOLID WHITE
C · 18" SOLID WHITE
E · 24" SOLID WHITE
F · 6" SKIP WHITE TYP (6'- 10')
H · 6" SKIP WHITE TYP (2'- 4')
I · 6" SKIP WHITE TYP (2'- 4')
J · 18" SOLID YELLOW
K · 6" DOUBLE YELLOW
L · 6" SKIP YELLOW TYP (10'- 30')
M · 6" SKIP YELLOW TYP (10'- 30')
N · 6" SKIP YELLOW TYP (2'- 4')
P · RPM MOND-DIRECTIONAL WHITE/CLEAR
C · RPM BI-DIRECTIONAL WHITE/RED
T · RPM BI-DIRECTIONAL WHITE/RED

Boca Raton, Florida 33487



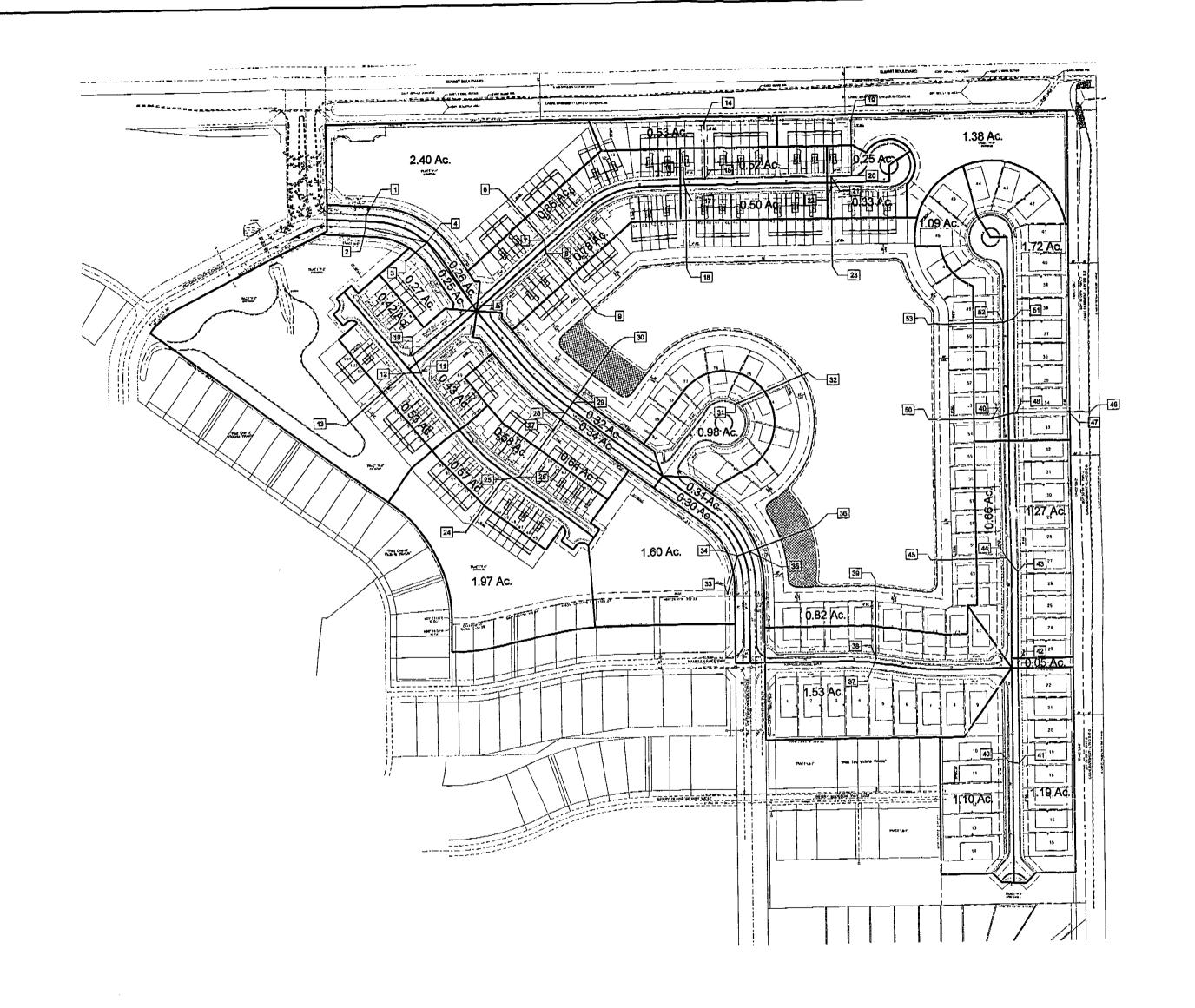
OWNER:

Fax: (581) 241-5182

ORIGINAL: MARCH, 2003 PROJECT: REVISIONS: **PAVING & DRAINAGE PLAN VICTORIA WOODS EH BUILDING GROUP, LLC** PLAT III-B 4227 NORTH LAKE BLVD. **FLORIDA** PALM BEACH COUNTY WEST PALM BEACH, FLORIDA 33416

APR 1 4 2003

JOB NO. _ FM JWM DESIGNED _ JWM CHECKED ___ JTS SHEET 5 of 9





STORM SEWER SCHEDULE

STRUC	URE#	LENGTH OF RUN	SIZE	RIM	INV	ERY.
FROM	то		DICE	ELEV.	UPPER	LOWER
1	2	26'	15,0	17.71	13.70	13.60
2	4	129'	15"	17.71	12.00	12.00
3	4	56'	15"	18.40	14.90	14.70
4	5	15.7	15"	18.45	12.00	12.00
5	7	194"	36"	19.52	9.50	9.50
€	7	121	15"	16.50	13.00	12.60
7	8	27.	36"	17.80	9.50	9.50
8	9	1581	36"	17.80	9.50	B.60
5	10	158'	36"	19.02	9.50	9.50
10	11	40'	36"	17 70	9.50	9.50
11	12	35'	3€"	17.70	9.70	9.70
12	13	15.91	36"	17.80	9.70	9.50
14	15	1)2'	15"	19.10	15.60	15.20
15	16	44	15	19.20	14.00	13.80
16	- 17	22.	15"	19.04	13.80	13.70
17	18	138'	15"_	!9.04	11.30	1D.50
					15.20	14.80
19	20	112'	15"	18.70	14.00	13.80
20	21	41'	15"	20.25	13.80	13.70
21	22	22	15"	20.08	12.50	10.50
22	23	158'	113	20.00	12.00	15.50
24	25	131	15"	14.50	11.00	11.00
25	26	32	16"	17.80	10.00	10.00
26	27	118'	18.,	17.80		11,50
27	28	42'	18"	17.80		11.50
28	29	26'	24"	17.76	$\overline{}$	3.70
29	30	144'	24"	17.76	8.70	3.70
	32	160	15"	17.80	13.80	10.50
31	.32	100	+	1		
33	34	78°	15"	16.50	11.40	
34	35	26	15"	17.5€	11.40	
35	36	146'	15"	17.68	11.40	10.50
37	38	23	15"	17.8.	3.80	13.70
38	39	159	18"	17.30		
	1-33	 '' -	-			
40		22.	15"	17.80	10.80	10.80
41	42	200	18"	17.80		11,75
42	43	185	24"	18.74	11.75	11,75
43	44	34'	24"	17.80	9.00	9.00
44_	45	154	24"	17.80	9.00	9.00
				-	8.75	8.75
46	47	41'	36"	20.00		8.75
47	48	106,	36"	20.00		8.00
48	49	51'	42"	18.50		8.00
49	50	130	42.	18.50	3.00	3.00
51	52	24	15"	17.80		
52	53	154'	18"	17.80	11.80	10.2

LEGEND DRAINAGE BOUNDARIES 1.32 Ac. TRIBUTARY AREA STRUCTURE NUMBER <u>\</u>3

ORIGINAL: MARCH, 2003

REVISIONS:



	PROJECT:	TASK:	
EH BUILDING GROUP, LLC	VICTORIA WOODS	DRAINAGE AREA MAP	
4227 NORTH LAKE BLVD.	PLAT III - B		
WEST PALM BEACH, FLORIDA 33416	PALM BEACH COUNTY	FLORIDA	

APR 1 4 2003 SHEET 6 of 9

JOB NO. 02130 DRAWN ____FM DESIGNED JWM JTS