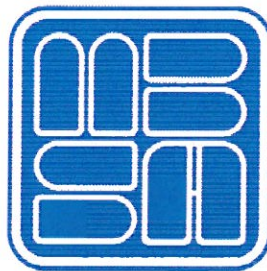


2014 Engineer's Annual Report

Prepared For:

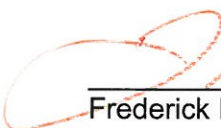
Vista Community Development District

December 2014



Prepared By:

**Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
EB#2438 / LB#2438**


Frederick Roth, Jr. P.E., Senior Vice President
FL License #18991
For: Michael B. Schorah and Associates, Inc.
EB #2438



I. INTRODUCTION

The Vista Community Development District (VCDD) was established as a local unit of Special-Purpose Government by the Palm Beach County Board of County Commissioners. The VCDD includes approximately 45.62 acres of land which contains a planned residential development, parking and access tracts, open space, recreation areas and a preserve area. The VCDD is made up of three (3) Parcels identified as Parcel 4,5,6 of Vista Center of Palm Beach Plat No. 3 (as recorded in Plat book 68, pages 128 through 134 official records of Palm Beach County). Exhibit "A" attached herewith is an aerial photograph of the VCDD and the surrounding area. Noted in red on that aerial is the District's approximate boundary. 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, gravity sanitary sewer system, landscaping (public right-of-way) and lake excavation.

The purpose of this report is to provide a summary of the status of those facilities funded by the District. The scope of the infrastructure is generally outlined in the Engineer's Report (dated September 14, 2006) prepared by Michael B. Schorah and Associates, Inc. for the VCDD. On October 16, 2014 a field review was done to assess the condition of the district's improvements.

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, etc.) that collect the storm water runoff and connect to existing water management tracts (detention lake areas) and /or existing drainage structures. These stormwater discharge connection points (lakes and/or structures) which provide the discharge locations for the site runoff are part of the Northern Palm Beach County Improvement District (NPBCID) Stormwater Management System for the Vista Center D.R.I. Also included in the District's funded improvements is the construction of a storm water retention area adjacent to Parcel 6. This facility will be turned over to the NPBCID and become a part of the overall master drainage system. All of the required permits for construction of these facilities were obtained.

(Continued)

Construction of these systems have been completed and are in operation. In Parcels 4 and 5 all of the residential units have been constructed and the overall site development adjacent to the drainage facilities is also complete. During the field review of Parcels 4 and 5, it was noted that the drainage system was functioning properly and no visual signs of damage or deterioration was observed. Operation and maintenance in these Parcels is being provided by their Homeowners Association.

The Parcel 6 drainage system has been installed and is in operation, however no units have been built in this Parcel and the overall site improvement in the areas adjacent to the drainage facilities are not completed. Because of the site and unit development is not complete the Parcel 6 improvements have not been accepted by the District for operation and maintenance. The site is under control of the Parcel owner / developer (Standard Pacific of South Florida) and the operation and maintenance remains their responsibility.

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. The construction was reviewed by the regulatory authorities (Palm Beach County Water Utilities Department and Palm Beach County Health Department). The system in Parcels 4 and 5 were certified and put into operation. The Parcel 6 system was constructed and inspected but was not certified for operation.

The systems in Parcels 4 and 5 are fully operational and individual units within the District are connected to the system. Those facilities have been turned over to Palm Beach County Water Utilities Department (PBCWUD) for their operation and maintenance. These facilities were noted in the field review and appear to be in good condition. The Parcel 6 system has not received final acceptance from the District or the applicable governmental agencies and the operation and maintenance responsibility is that of the site developer, Standard Pacific.

(Continued)

IV. SANITARY SEWER COLLECTION AND TRANSMISSION SYSTEM

Facilities included in this item are the sewage collection system (services, manholes and gravity sewer lines). All of the required permits necessary for the construction of these facilities were obtained. The construction of this system has been completed. The construction was reviewed by the regulatory authorities (Palm Beach County Water Utilities Department and Palm Beach County Health Department). The systems in Parcels 4 and 5 were certified and put into operation. The Parcel 6 system was constructed and inspected but not certified for operation.

The systems in Parcels 4 and 5 are fully operational and individual units within the District are connected to the system. Those facilities have been turned over to Palm Beach County Water Utilities Department for operation and maintenance. The system in Parcel 6 has not received final acceptance by the District or the applicable governmental agencies and operation and maintenance of facilities in that parcel remain the responsibility of the developer (Standard Pacific).

V. LANDSCAPING AND WALL

This item includes landscaping in the public right-of-way (entrance area and along Vista Parkway). This work occurred along the frontage of Parcels 4 (landscaping) and 5 (Landscaping and wall). Also included in this work was the construction of bus stop pavilions and emergency access stabilization (paver blocks). Installation of these facilities was completed and is currently in place. Maintenance of these areas is being provided by the Homeowner's Association. During the field review of the District's facilities it was noted that these items are all in good condition. It was observed that the necessary maintenance has been done. No landscape or bus shelter improvements have been constructed in Parcel 6.

VI. EARTHWORK / LAKE AREAS

This item included lake excavation and grading of the lake maintenance berm areas. This item only occurs in Parcel 6 and involved construction of a NPBCID water management lake. Permits required for this work were obtained and all work was completed.

No major erosion of the lake banks was observed during the field review. Aquatic vegetation appears to be growing in the lake. This will require further monitoring to evaluate any potential damage and will require chemically treating and / or clearing prior to acceptance by the District. Final certification of the surface water management system is still required. This cannot be completed until the final site grading (unit construction) has been done. Operation and maintenance of this system is the responsibility of the developer until this system has been completed and accepted by the District.

VII. FIELD REVIEW

A site review was conducted on October 16, 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 for those facilities that the district has accepted as complete. At this time maintenance of the landscape and drainage improvements completed and accepted by the District in Parcels 4 and 5 are being performed by the applicable Homeowner's Association. The Parcel 6 system, which has not been accepted by the district, remains the property owner's maintenance responsibility. 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 Palm Beach County Water Utilities Department for those areas that they have taken over system ownership (Parcels 4 and 5). The Parcel 6 facilities remain the developer's responsibility until those systems are accepted by the District.

Exhibit 'A'
Aerial of District Boundary



Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
(561) 968-0080
EB#2438

INSPECTOR'S DAILY REPORT

JOB NAME: Vista CDD	JOB NO.: 1306
CLIENT:	DATE: 10/16/2014
INSPECTOR: Ken Bates	TIME:
CONTRACTOR:	WEATHER: Variable
	Overcast to Rain

I attached photographs taken yesterday when I visited Vista 6 site and the developments Vista #4 and Vista #5. There is very little change from last years inspections.

The drainage systems at # 4 and # 5 are functioning properly. The street inlets and gutters are clear of debris.

The ground cover at Vista # 6 has been mowed recently. The lake banks have substantial reed growth. There are more weeds growing along E.O.P. and gutter curbs than last inspection. Deteriorating filter fabric is still in place at most inlets.

Attachments:

Yes ☒

No ☐

Inspector's Signature *Ken Bates*

Pictures for the Engineer's Annual Report



1. Typical Street Inlets and Gutters/Vista #4



2. Typical Street Inlets and Gutters/Vista # 4



3. Inlets and Gutter Curbs/ Vista #4



4. Inlets and Gutter Curbs/Vista # 4



5. Typical Street Inlet and Gutter Curbs



6. Typical Street Inlets/ Vista # 5



7. Typical Street Inlets/ Vista # 5



8. Typical Street Inlets/ Vista #5



9. Typical Street Inlets/ Vista #5



10. Vista #6



11. Vista #6



11. Reeds in North corner of Lake/ Vista #6



12. Inlet located East of Lake/ Vista # 6



13. View Westward across lake/Vista # 6



14. Vista #6



15. Vista #6