

GRIFFIN LAKES CDD

WHAT IS THE GRIFFIN LAKES CDD

The Griffin Lakes Community Development District (CDD) was created when the Villas at Harbor Isles was built in 2005.

The purpose is to oversee and manage the maintenance and operations of the stormwater system, its applicable maintenance responsibilities, interior/exterior perimeter wall landscaping, and lake maintenance.

Each property owner is assessed through their annual Property Tax Bill for two elements: paying towards the Debt Service from the original installation of the CDD infrastructure, and the cost for Annual Operating and Maintenance for those infrastructure maintenance responsibility elements.

The annual Debt Service amount is set at \$666.56 and is due to end in 2033. The Operation and Maintenance assessment is for ongoing expenses to maintain the infrastructure.

GMS was hired in May 2021 to assist in managing the CDD with a strong team of technical support.

Since that time, it has been identified that necessary larger-scale maintenance activities had not been completed for some time and hadn't been properly budgeted. Those delayed maintenance activities are now being addressed, including rotting wood bulkhead replacement, cleaning of the stormwater system piping and catch basins, and restoration of lake banks due to erosion.

The CDD Board has been working together as elected officials of the District to address deficiencies within the development's infrastructure and reduce the possibility of a catastrophic failure in the future that could result in significantly greater costs.



BACKGROUND

The CDD has an elected Board of residents of the CDD who are elected through the general elections of Broward County.

BOARD MEMBERS

Danielle Christie, Chair
Benny Barak, Vice Chair
Teresa West, Assistant Secretary
Karen Warfel, Assistant Secretary
Anina Venuti, Assistant Secretary

The CDD is managed by Governmental Management Services (GMS) with a team of technical support including:

- Patrick Burgess, District Manager
- Ginger Wald, District Counsel
- Angel Comacho, District Engineer
- Jason Gitel, District Field Manager

CONTACT INFORMATION

www.Griffinlakescdd.com

Meetings:

First Thursday of the Month @ 9:00 am

IN PERSON:

2317 Clipper Place in the Condo Association Office

VIRTUAL:

Microsoft Teams
Meeting ID: 293 482 562 570 60
Passcode: 7Hk9Tr69

GRIFFIN LAKES CDD

STORMWATER INVESTMENT PROJECT PHASE I (COMPLETED 2024)



ISSUES IDENTIFIED

The focus of the Stormwater Investment Projects are to make necessary repairs to the District's stormwater infrastructure to help mitigate issues in the future.

An engineering study of the detention basins in the Community was completed in 2022.

The critical items from this study were addressed through the Fiscal Year 2022 Assessment of \$1,000 per property. It did not address all of the issues. The items repaired in Phase I are below.

REPAIRS

LAKES 1 & 2 - Restoration of the wooden bulkhead pilings only, and minor shoreline erosion restoration with Eco Filter Tubes around the base of the bulkheads only.

LAKES 4 & 5 - Shoreline erosion issues addressed, which included the installation of Eco Filter Tubes around portions of the shorelines and the restoration of the wooden bulkhead pilings only.

Ducks were humanely removed due to the damage they were causing to the lakes. Residents feeding the ducks causes damage to the detention basins, which becomes an expense to all residents to repair.

**Repair of soil erosion
Lake 4 Before**



**Repair of soil erosion
Lake 4 After**



**Repair of bulkhead
North end of Lake 2**



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STORMWATER INVESTMENT PROJECT PHASE II (STARTING IN 2026)



The focus of Phase II is on the East/West shoreline restoration and bulkhead replacement of lakes 1 and 2.

Each property owner was assessed \$1,000 in their FY26 Property Tax Bill. After a competitive bidding process, the Board awarded Landshore Enterprises the restoration work for lakes 1 and 2 during their May 7, 2026 meeting. The general scope of Phase II is below and the project is anticipated to begin in late 2026.

PHASE II RESTORATION

Eco Filter Tubes and Prolock Omega sheet pile system will be installed in Lakes 1 and 2, which will consist of the following:

- Installing a submerged tube to reinforce the underwater shelf.
- Placing a base tube for stabilization and land reclamation.
- Using a sacrificial tube to fill voids and achieve final grading that matches the existing slope.
- Clean sand, brought in from off-site, will be used as fill material. An erosion control mat will be placed over the base tube to help the sod take root and prevent material from washing away.
- Prolock Omega is an extremely durable sheet piling system compared to the common wooden bulkhead system, with a lifespan of at least 50 years.



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STORMWATER INVESTMENT PROJECT

FUTURE - FY2027 & FY2028



For FY2027, the focus is to complete the remaining repairs to Lakes 4 and 5. For FY2028, the focus is to complete the remaining repairs to Lake 3. These repairs include removing the deteriorated wooden bulkheads and replacing them with the Prolock Omega Retaining Wall system. As previously explained, the Prolock Omega system offers exceptional durability above and below the waterline, an attractive appearance, and an expected lifespan of at least 50 years.

The Board of Supervisors has remained aware of the remaining projects and has carefully considered them during discussion of the adopted FY2027 budget. This process included consultation with the third-party engineering firm that provided technical studies of the lakes, as well as support, assistance, and communication during public meetings from the District Engineer, District Attorney, and District Management Company. The adopted FY2027 budget resulted in a \$200 decrease in the O&M assessment. Provided the FY2028 budget maintains the same O&M assessment amount as FY2027, the Board and its staff anticipate completing these major infrastructure improvements and realizing their long-term benefits.



Lake 3 - (04/17/2024) - Showing low water levels & current wooden retaining walls

Lakes 4 & 5 - Showing the completed shoreline restoration from Phase 1 and the current wooden retaining walls to be replaced by the Prolock Omega Retaining wall



Lake 3 - (08/08/2024) Showing high water levels & current wooden retaining walls affected

