

CDD Note August 2024

As we approach the end of summer, so it is time to have a look back at the last 3 months or so, we have some interesting aspects of the work to report and some general thoughts to share to the community.

Flowers

The flowers that were planted have largely survived in the lakes. Perhaps the best is the lake surrounded by Fascino Circle as the water remains relatively stable there. Most of these are now growing and even blooming, which is a great start (see photo). The lake along Caldo Rd has lost some plants near the golf course (hole #8), as that water rose to the brink, but along the roadside, and visible from the golf course the flowers are doing well. Other lakes around the Main Clubhouse have fared well. All in all, the results are positive and, while we have to wait some years for the full effects, this is a great improvement to seeing just a stretch of grey sand on the edge of the lake water. We will continue to plan plantings for future years to enhance the edges of these lakes and introduce more plant life. This will become even more important as the east side develops as these lakes have no plant growth on the edges.



Courtesy of Murray Stevens

Drainage

As more and more homes are built so more water will flow into the CDD areas. These homes will mean more water will flow into the CDD areas as runoff from roofs and walkways. The entire system is designed for this additional water flow. Much as the design of the water flow is complex and, while very interesting to understand if you are that way inclined, this can be discussed in a more technical note if there is interest – just let the Chairman know of the interest. Inherent in the water flow design is the principle that water must never be a fast flow as that carries sediment and prevents interaction with flora and fauna which promotes improved water quality. The designed flow is always via retention areas, then lakes or creeks to slow the flow of water before it is eventually released to the St Lucie River.

Of course, after over 15 years of no maintenance, much of these retention areas, natural weirs and overflows were blocked, overgrown or degraded. This year we have spent time and a lot of effort in exposing these, removing debris and invasive species and cleaning out the pipes and overflow structures. It has been difficult work to locate all these structures and clean them out as many of them are not precisely located on drawings and, even when located, are covered in years of sand and debris. The creeks have all been maintained with invasive species removed, and trimming done to allow water flow. In the coming years we will have to repair and reinstate these retention ponds and flow areas, so they are able to withstand water flows from houses and reasonable storms (hurricanes may well cause problems as these areas are built from earthen berms, but we hope no hurricane ever hits us!).

Mitigation Area

The broad expanse of water from the boundary with Verandah Preserve, along Tramonto and then in a U shape along Rio Caserano is deemed our mitigation area, which was created to stop fast water flows into the St Lucie River. The water is held by a weir located just to the west of Via Tesoro and south of Rio Caserano. We spent considerable time last year determining, and getting agreement, that this structure belongs to the City of Port St Lucie as it appeared to not be on their inspection schedule. It is showing decided signs of reaching its end of life, and hopefully in the next year the City will contract for a new wall. Our latest information is they are getting a design and budget.

City review of CDD fees

The City has initiated a review of the money it pays to CDDs from the taxes. We receive some income from the city as the water in the northwest lakes and the large lake behind the Main Clubhouse are fed by runoff water from the City. While the City is primarily looking at the fees paid to the CDDs which manage the whole entity including the roads and infrastructure (some of the Tradition developments), we obviously had to provide simple information. We will monitor this review as it may affect the amount of funds we have available each year for maintenance and projects.