# KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT

## MIAMI-DADE COUNTY

## REGULAR BOARD MEETING

## OCTOBER 21, 2026

## 7:00 P.M.

**Special District Services, Inc.**
**8785 SW 165th Avenue, Suite 200**
**Miami, FL 33193**

**www.kendallbreezewestcdd.org**
**786.347.2700 ext. 2027 Telephone**
**877.SDS.4922 Toll Free**
**561.630.4923 Facsimile**

**AGENDA**
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**
Community Clubhouse – Meeting Room
11780 SW 138th Avenue
Miami, Florida 33186
**REGULAR BOARD MEETING**
October 21, 2026
7:00 p.m.

A. Call to Order
B. Proof of Publication.....……..Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
   1. June 17, 2026 Regular Board Meeting & Public Hearing…….Page 2
G. Old Business
   1. Discussion Regarding Roadway Resurfacing Project……...Page 5
H. New Business
   1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget…….Page 9
   2. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report…..……..Page 14
   3. 2026 Legislative Memo (Billing Cochran, P.A.)……...Page 18
I. Administrative & Operational Matters
   1. 2026 Candidate Results (Seats 1 & 2)
   2. Annual Engineer's Report……..Page 24
   3. Reminder: Required Four-Hour Ethics Training (Due by December 31, 2026)
J. Board Member & Staff Closing Comments
K. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Kendall Breeze West Community Development District (the "District") will hold Regular Meetings in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138th Avenue, Miami, Florida 33186 at 7:00 p.m. on the following dates:

October 21, 2026
November 18, 2026
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
September 15, 2027

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT DISTRICT
www.kendallbreezewestcdd.org
PUBLISH: MIAMI HERALD 10/09/26
IPL0379241
Oct 9 2026

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**
**REGULAR BOARD MEETING & PUBLIC HEARING**
**JUNE 17, 2026**

## A. CALL TO ORDER

District Manager Nancy Nguyen called the June 17, 2026, Regular Board Meeting of the Kendall Breeze West Community Development District (the "District") to order at approximately 7:00 p.m. in the Meeting Room at the Kendall Breeze West Community Clubhouse located at 11780 SW 138th Avenue, Miami, Florida 33186.

## B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the June 17, 2026, Regular Board Meeting had been published in the *Miami Herald* on May 28, 2026, and June 4, 2026, as legally required.

## C. ESTABLISH A QUORUM

It was determined that the attendance of Vice Chairwoman Dena Sherman, and Supervisors Eduardo Sanchez and Marianna Antunez constituted a quorum, and it was in order to proceed with the meeting.

Attending Staff were as follows: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing Cochran, P.A.

Also in attendance was: Jaime Salgado, Miami, Florida.

## D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

## E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

## F. APPROVAL OF MINUTES

### 1. February 18, 2026, Regular Board Meeting

Ms. Nguyen presented the minutes of the February 18, 2026, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Ms. Antunez, seconded by Ms. Sherman and passed unanimously approving the minutes of the February 18, 2026, Regular Board Meeting, as presented.

**NOTE:** At approximately 7:01 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

## G. PUBLIC HEARING

1. **Proof of Publication**

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on May 28, 2026, and June 4, 2026, as legally required.

2. **Receive Public Comments on Fiscal Year 2026/2027 Final Budget**

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2026/2027 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. **Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget**

Ms. Nguyen presented Resolution No. 2026-02, entitled:

**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Ms. Antunez, seconded by Mr. Sanchez and unanimously passed approving and adopting Resolution No. 2026-02, as presented; thereby setting the 2026/2027 final budget and non-ad valorem special assessment tax roll.

**NOTE:** At approximately 7:03 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

## H. OLD BUSINESS

1. **Update Regarding Stormwater System Cleaning**

Ms. Nguyen informed the Board that the stormwater system had been cleaned. She further explained that thirty-nine (39) structures were cleaned for the total amount of $3,705, which falls in line with the contractor price sheet approved by the Board in 2025.

## I. NEW BUSINESS

1. **Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule**

Ms. Nguyen presented Resolution No. 2026-03, entitled:

**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Sherman, seconded by Ms. Antunez and unanimously passed to approve and adopt Resolution No. 2026-03, *as presented*; thereby setting the 2026/2027 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

## J. ADMINISTRATIVE & OPERATIONAL MATTERS

### 1. Qualified Elector Certification (422 Voters)

Ms. Nguyen explained that per Chapter 190.006 (3)(a)2.d., Florida Statutes, the District must annually receive a certification of the number of registered voters in the District after April 15th from the Miami-Dade County Supervisor of Elections. Ms. Nguyen stated that once the number of registered voters reaches 250 or more, then the elections of the District Board Members are held through the general election. Ms. Nguyen further explained that the District had met the 250 threshold many years ago, but because Florida Statutes do not indicate that once the District reaches 250 qualified electors, the District can stop requesting a Qualified Elector Certification from the Supervisor of Elections, it is recommended that the District continue requesting it annually.

Ms. Nguyen presented the Qualified Elector Certification and stated that the Miami-Dade County Supervisor of Elections had determined that the District had 422 voters.

## K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Sanchez informed Ms. Nguyen of cracked sidewalk slabs on SW 137th Path between SW 115th Lane and SW 116th Terrace. Ms. Nguyen stated that she would perform an inspection of the sidewalks.

## L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Antunez, seconded by Ms. Sherman and passed unanimously adjourning the Regular Board Meeting at approximately 7:09 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

Docusign Envelope ID: 3C5EF4AE-6532-8A44-80D2-3315746FED8C

October 14, 2026

Kendall Breeze West CDD
Attn: Nancy Nguyen
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

**Via:** **Email Only: nnguyen@sdsinc.org**

**Reference:** **Construction administration and project management services related to the milling and resurfacing project at Kendall Breeze West Community Development District**

Dear Nancy and CDD Board of Supervisors,

It is our pleasure to submit this proposal to provide professional engineering services related to construction administration and project management services during the milling and resurfacing project for Kendall Breeze West Community Development District ("District" or "CDD"). With this letter of engagement, Alvarez Engineers, Inc. ("District Engineer") will provide the following:

1. **Scope of Services**
   - **a. Construction Observation**
     - i. Perform periodic site inspections during the milling and resurfacing operations to observe the general progress and quality of the work.
     - ii. Coordinate with the contractor regarding construction progress and any observed issues.
     - iii. Observe milling operations to verify the work generally conforms to the approved plans and specifications.
     - iv. Observe placement of the new asphalt surface course.
     - v. Review asphalt delivery tickets and quantities.
     - vi. Document significant construction issues and provide recommendations to the District, as necessary.
   - **b. Contractor Coordination**
     - i. Coordinate with the contractor and District regarding construction progress and scheduling.
     - ii. Review the contractor's work schedule and provide updates to the District.
     - iii. Coordinate with the contractor regarding any field conditions or issues encountered during construction.

Docusign Envelope ID: 3C5EF4AE-6532-8A44-80D2-3315746FED8C

**c. Payment Application Review**

i. Review contractor progress payment applications and supporting documentation.
ii. Review asphalt tickets and quantities to assist in verifying the quantities included in payment applications.
iii. Review the overall progress of the work in relation to the requested payment.
iv. Provide recommendations to the District regarding approval of progress payments.

**d. Final Inspection and Close-Out**

i. Conduct a final walkthrough with the District and contractor.
ii. Prepare a punch list identifying remaining items, if necessary.
iii. Review completion of punch list items.
iv. Verify that applicable permit conditions and required inspections have been completed.
v. Verify that the construction permit has been properly closed.
vi. Prepare and issue a Completion Certificate upon satisfactory completion of the project.

**2. Other Services**

Other services not described above will be billed by District Engineer to the District on an hourly basis in accordance with Exhibit A-1 of the Engineering Agreement dated March 28, 2023 between District Engineer and the District.

**3. Compensation**

Total compensation for the Scope of Services will be a lump sum amount of $7,000.00. District Engineer will invoice monthly based upon the services completed. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

| | |
|---|---|
| _____ | Signed by: 04E21F8BGEDD4E0... |
| For the District | Juan R. Alvarez, PE |
| Date: | President, Alvarez Engineers, Inc. |

Docusign Envelope ID: 3C5EF4AE-6532-8A44-80D2-3315746FED8C

October 14, 2026

Kendall Breeze West CDD
Attn: Nancy Nguyen
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

**Via:** **Email Only: nnguyen@sdsinc.org**

**Reference:** **Design and permitting services related to the milling and resurfacing project at Kendall Breeze West Community Development District**

Dear Nancy and CDD Board of Supervisors,

It is our pleasure to submit this proposal to provide professional engineering services for the preparation and permitting of the proposed milling and resurfacing improvements for Kendall Breeze West Community Development District ("District" or "CDD"). With this letter of engagement, Alvarez Engineers, Inc. ("District Engineer") will provide the following:

1. **Scope of Services**
   - **a. Existing Conditions and Design**
     - i. Review the existing plans.
     - ii. Review the existing pavement areas proposed for milling and resurfacing.
     - iii. Prepare permit ready plans showing the proposed milling and resurfacing limits.
     - iv. Identify proposed milling depths and resurfacing improvements based on the project requirements.
     - v. Coordinate proposed improvements with existing drainage structures, pavement markings, curbs, sidewalks, and other site features, as applicable.
     - vi. Prepare applicable construction details, notes, and specifications for the milling and resurfacing work.
   - **b. Contractor Coordination and Quotes**
     - i. Provide the completed plans to prospective contractors for purposes of obtaining construction proposals.
     - ii. Respond to reasonable contractor questions regarding the proposed improvements.
     - iii. Review contractor quotes and provide a recommendation to the District regarding contractor selection.
     - iv. Assist with contractor selection.

Docusign Envelope ID: 3C5EF4AE-6532-8A44-80D2-3315746FED8C

**c. Permitting**

i. Assist selected contractor with required permit application and supporting documents to Miami-Dade County.
ii. Coordinate with the County during the permitting process.
iii. Respond to reasonable County comments and revise the plans as necessary.
iv. Obtain the applicable County permit, subject to County review and approval.

**d. Pre-Construction**

i. Coordinate with the selected contractor and District following contractor selection.
ii. Attend the pre-construction meeting.
iii. Review the contractor's proposed construction schedule.
iv. Assist with recording the Notice of Commencement.
v. Assist with issuance of the Notice to Proceed following execution of the construction agreement and completion of permitting requirements.

**2. Other Services**

Other services not described above will be billed by District Engineer to the District on an hourly basis in accordance with Exhibit A-1 of the Engineering Agreement dated March 28, 2023 between District Engineer and the District.

**3. Compensation**

Total compensation for the Scope of Services will be a lump sum amount of $8,000.00. District Engineer will invoice monthly based upon the services completed. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

Signed by:
91E21FBBGEDD4E0...

For the District
Date:

Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Kendall Breeze West Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 21st day of October, 2026.

**ATTEST:**

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**

By:_____
Secretary/Assistant Secretary

By:_____
Chair/Vice Chair

# Kendall Breeze West
# Community Development District

## Amended Final Budget For
## Fiscal Year 2025/2026
## October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

# AMENDED FINAL BUDGET
## KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
## OPERATING FUND
## FISCAL YEAR 2025/2026
## OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| REVENUES | FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26 | AMENDED FINAL BUDGET 10/1/25 - 9/30/26 | YEAR TO DATE ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| Administrative Assessments | 79,751 | **80,141** | 80,141 |
| Maintenance Assessments | 76,687 | **76,775** | 76,775 |
| Debt Assessments | 115,904 | **116,034** | 116,034 |
| Other Revenue | 0 | **0** | 0 |
| Interest Income | 1,200 | **9,725** | 9,689 |
| **TOTAL REVENUES** | **$ 273,542** | **$ 282,675** | **$ 282,639** |
| | | | |
| **EXPENDITURES** | | | |
| **ADMINISTRATIVE EXPENDITURES** | | | |
| Supervisor Fees | 5,000 | **1,400** | 1,400 |
| Payroll Taxes - Employer | 383 | **107** | 107 |
| Management | 34,308 | **34,308** | 34,308 |
| Secretarial & Field Operations | 6,000 | **6,000** | 6,000 |
| Legal | 8,500 | **9,200** | 8,143 |
| Assessment Roll | 7,500 | **7,500** | 7,500 |
| Audit Fees | 3,600 | **3,600** | 3,600 |
| Insurance | 7,400 | **7,269** | 7,269 |
| Legal Advertisements | 2,700 | **3,700** | 2,658 |
| Miscellaneous | 950 | **1,300** | 1,195 |
| Postage | 225 | **125** | 119 |
| Office Supplies | 375 | **200** | 167 |
| Dues & Subscriptions | 175 | **175** | 175 |
| Trustee Fees | 4,100 | **4,256** | 4,256 |
| Continuing Disclosure Fee | 350 | **350** | 350 |
| Website Management | 2,000 | **2,000** | 2,000 |
| Administrative Contingency | 1,300 | **1,300** | 0 |
| **TOTAL ADMINISTRATIVE EXPENDITURES** | **$ 84,866** | **$ 82,790** | **$ 79,247** |
| | | | |
| **MAINTENANCE EXPENDITURES** | | | |
| Engineering - Annual Report & Inspections | 3,000 | **2,800** | 2,800 |
| Street/Roadway & Stormwater Maintenance | 19,400 | **6,000** | 3,705 |
| Preservation Area Maintenance | 3,500 | **3,000** | 2,750 |
| Pressure Cleaning | 10,500 | **10,001** | 10,001 |
| Roadway Resurfacing Project | 14,286 | **14,286** | 0 |
| Special Projects | 10,700 | **2,000** | 0 |
| Sidewalk Repairs (Milling & Replacements) | 5,500 | **4,500** | 3,270 |
| Storm Drainage/Class V Permit | 3,500 | **2,500** | 1,420 |
| Maintenance Contingency | 1,700 | **1,000** | 0 |
| **TOTAL MAINTENANCE EXPENDITURES** | **$ 72,086** | **$ 46,087** | **$ 23,946** |
| | | | |
| **TOTAL EXPENDITURES** | **$ 156,952** | **$ 128,877** | **$ 103,193** |
| | | | |
| **REVENUES LESS EXPENDITURES** | **$ 116,590** | **$ 153,798** | **$ 179,446** |
| | | | |
| Bond Payments | (108,950) | **(107,572)** | (107,572) |
| | | | |
| **BALANCE** | **$ 7,640** | **$ 46,226** | **$ 71,874** |
| | | | |
| County Appraiser & Tax Collector Fee | (5,446) | **(3,421)** | (3,421) |
| Discounts For Early Payments | (10,894) | **(9,392)** | (9,392) |
| | | | |
| **EXCESS/ (SHORTFALL)** | **$ (8,700)** | **$ 33,413** | **$ 59,061** |
| | | | |
| Carryover From Prior Year | 8,700 | **8,700** | 0 |
| | | | |
| **NET EXCESS/ (SHORTFALL)** | **$ -** | **$ 42,113** | **$ 59,061** |

**Notes**
Fund Balance Includes Roadway Resurfacing Project Reserve ($57,144 as of 9/30/26).
Funds To Be Added To Roadway Resurfacing Project Reserve In October 2026.

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $264,741 |
| FY 2025/2026 ACTIVITY | $33,413 |
| FUND BALANCE AS OF 9/30/26 | $298,154 |

**Notes**
Reserve Funds Totaling $8,700 used to reduce Fiscal Year 2025/2026 Assessments.
Reserve Funds Totaling $6,000 to be used to reduce Fiscal Year 2026/2027 Assessments.

# AMENDED FINAL BUDGET

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**
**DEBT SERVICE FUND**
**FISCAL YEAR 2025/2026**
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

| REVENUES | FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/230/26 | AMENDED FINAL BUDGET 10/1/25 - 9/230/26 | YEAR TO DATE ACTUAL 10/1/25 - 9/29/26 |
|---|---|---|---|
| Interest Income | 1,000 | **2,350** | 2,290 |
| NAV Tax Collection | 108,950 | **107,571** | 107,571 |
| **Total Revenues** | **$ 109,950** | **$ 109,921** | **$ 109,861** |
| | | | |
| **EXPENDITURES** | | | |
| Principal Payments | 70,000 | **70,000** | 70,000 |
| Interest Payments | 39,950 | **41,565** | 41,565 |
| Extraordinary Principal Payments | 0 | **15,000** | 15,000 |
| **Total Expenditures** | **$ 109,950** | **$ 126,565** | **$ 126,565** |
| | | | |
| **Excess/ (Shortfall)** | **$ -** | **$ (16,644)** | **$ (16,704)** |

| | |
|---|---|
| FUND BALANCE AS OF 9/30/25 | $77,109 |
| FY 2025/2026 ACTIVITY | ($16,644) |
| FUND BALANCE AS OF 9/30/26 | $60,465 |

Notes
Reserve Fund Balance = $36,200*. Revenue Fund Balance = $21,449*.
Redemption Fund Balance = $2,816*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $18,506.

* Approximate Amounts

**Series 2004 Bond Information**

| | | |
|---|---|---|
| Original Par Amount = | $1,580,000 | Annual Principal Payments Due: |
| Interest Rate = | 5.875% | May 1st |
| Issue Date = | December 2004 | Annual Interest Payments Due: |
| Maturity Date = | May 2034 | May 1st & November 1st |
| | | |
| Par Amount As Of 9/30/26: | $630,000 | |

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Kendall Breeze West Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2024-06 on October 16, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

**WHEREAS,** the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2**. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21st day of October, 2026.

| | |
|---|---|
| **ATTEST:** | **KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT** |
| _____ | _____ |
| Print name: _____<br>Secretary/Assistant Secretary | Print name: _____<br>Chair/Vice Chair, Board of Supervisors |

**Exhibit A**: Annual Report of Performance Measures/Standards

**Exhibit A**

# Kendall Breeze West Community Development District
# 2025/2026 Performance Measures and Standards Report

**Program/Activity:** **District Administration**
**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

**Performance Measures:**

- All Meetings publicly noticed as required.
  **Achieved: Yes ☑ No ☐**
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.
  **Achieved: Yes ☑ No ☐**
- District records retained as required by law, and readily available to the public.
  **Achieved: Yes ☑ No ☐**

**Program/Activity:** **District Finance**
**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
  **Achieved: Yes ☑ No ☐**
- District amended budget within 60 days following the end of the fiscal year.
  **Achieved: Yes ☑ No ☐**
- District accounts receivable/payable processed for the year.
  **Achieved: Yes ☑ No ☐**
- "No findings" for annual financial audit
  **Achieved: Yes ☑ No ☐**
  - If "no" explain: _____

**Program/Activity:** **District Operations**
**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

**Performance Measures:**

- District insurance policies reviewed and in place.

  **Achieved: Yes ☑ No ☐**

- Contracted Services obtained for all District operations.

  **Achieved: Yes ☑ No ☐**

- All District contracts in compliance.

  **Achieved: Yes ☑ No ☐**

# MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter [TBD], Laws of Florida (HB 0145).** This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the "subdivisions" of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

**2. Chapter [TBD], Laws of Florida (HB 273).** This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

**3. Chapter [TBD], Laws of Florida (HB 0655).** This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

**4. Chapter 2026-115, Laws of Florida (HB 1085).** This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

**5. Chapter [TBD], Laws of Florida (SB 1180).** This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

**6. Chapter 2026-3, Laws of Florida (SB 290).** This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

**7. Chapter 2026-7, Laws of Florida (HB 399).** This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

**8. Chapter [TBD], Laws of Florida (HB 967).** This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

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June 28, 2026

Ms. Nancy Nguyen
District Manager
Kendall Breeze West Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Year 2026 Kendall Breeze West CDD Report**

Dear Ms. Nguyen:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is located in Section 10, Township 55S, Range 39E, in Miami-Dade County, bounded on the east by SW 137th Avenue, on the west by SW 138th Avenue and SW 138th Terrace, Calusa Crossing and Willow Walk to the north, and LaVillete Town center to the south. See Exhibit 1 for the boundaries of the District.

## 1. Infrastructure Ownership

*a.* *Recorded Plat*

The District is wholly contained within the following plat:

**Century Breeze**, recorded on December 10, 2004 in Miami-Dade County PB 162, PG 74.

*b.* *Roads*

i. All streets in the District are constructed within an ingress and egress tract which has been reserved by plat for such use and for the installation of public utilities. The tract was conveyed by the Developer, Century Homebuilders, LLC to the Kendall Breeze West Homeowners Association (the "HOA") by Quit Claim Deed recorded at ORB 23468, PG 3345 on June 13, 2005 (Folio No. 30-5910-043-2090).

ii. The HOA granted a roadway and drainage easement to the Kendall Breeze West Community Development District (the "District" or "CDD"). The easement was recorded at ORB 26539, PG 3045.

iii. The District owns the road improvements described in the Engineer's Report of October 20, 2004. The road improvements were completed in substantial conformance with the proposed Development plans. Refer to Exhibit 2.

*c.* *Stormwater Management System*
The stormwater management system for the project consists of inlets, manholes, storm pipes and exfiltration trenches that serve to drain the streets and adjacent land. As indicated above, the roadway tract has been conveyed to the HOA and the HOA has granted a drainage easement to the District. The easement was recorded at ORB 26539, PG 3045. The District owns the stormwater management and drainage system described in the Engineer's Report of October 20, 2004. The stormwater management and drainage system were completed in substantial conformance with the approved Development plans. Refer to Exhibit 2.

*d.* *Preservation Area*
The District acquired ownership of Preservation Area Tract "B" from the Developer; via Quit-Claim Deed dated October 10, 2009, recorded at ORB 27089 PG 1736. (Folio No. 30-5910-043-2110). Refer to Exhibit 2 for the location.

*e.* *Water Distribution and Sanitary Sewer Systems*
The water and sanitary sewer systems were conveyed to Miami-Dade County for ownership and maintenance, under WASD Agreement No. 18273.

**2. State, Working Order and Condition of the Infrastructure**

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following:

*a.* *Roads*

The roads are in acceptable condition except for many locations that need localized repairs.

*b.* *Stormwater Management System*

The system is in good physical state, working order and condition.

*c.* *Water Distribution and Sanitary Sewer Systems*
The systems appear to be in good working order. Any issues may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

**3. Estimated Maintenance Costs for District Owned Infrastructure**

a. *General*
We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to http://kendallbreezewestcdd.org/financials/ for the FY 2026-2027 Proposed Budget).

*b.* *Roads*

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

| ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Analysis and Annuity Recommendation | | | | | | | | | |
| Pavement Service Life (30 Years Estimated) | | Present Year | Remaining Service Life (Yrs) | Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick) | | | Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r) | Annual Interest Rate | Annuity to Finance (FC) in (n) Years given (i) |
| From | To | | (n) | Quantity (SY) | Unit Cost ($/SY) | (PC) | FC= (PC)(1+r/100)^n | (i) | FCi/((1+i)^n-1) |
| PAVEMENTS | | | | | | | | | |
| 2005 | 2035 | 2026 | 9 | 21,910 | $10.00 | $219,100 | $273,626 | 0.25% | $30,100 |
| PAVEMENT MARKINGS AND SIGNING | | | | | | | | | |
| 2017 | 2027 | 2026 | 1 | 21,910 | $2.50 | $54,775 | $56,144 | 0.25% | $56,144 |

*c.* *Stormwater Management System*

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 57 drainage structures and 3,480 Linear Feet of pipes in the District. It is also estimated that 4-5 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 3.

| 5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE | | | | | |
|---|---|---|---|---|---|
| **Year** | **Drainage Component** | **Unit** | **Quantity (Q)** | **Unit Price ($/Unit)** | **Cost ($)** |
| **(Y1)** | Structures Cleaning | EA | 13 | 230.00 | 2,990 |
| | Baffle Detachment | EA | 17 | 50.00 | |
| | Baffle Replacement | EA | 4 | 600.00 | 2,400 |
| | Pipe Cleaning and CCTV | LF | 950 | 6.75 | 6,413 |
| | **Cost** | | | | **11,803** |
| **(Y2)** | Structures Cleaning | EA | 11 | 236.00 | 2,596 |
| | Baffle Detachment | EA | 16 | 51.00 | 816 |
| | Baffle Replacement | EA | 4 | 615.00 | 2,460 |
| | Pipe Cleaning and CCTV | LF | 633 | 6.92 | 4,380 |
| | **Cost** | | | | **10,252** |

| 5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE | | | | | |
|---|---|---|---|---|---|
| **(Y3)** | Structures Cleaning | EA | 11 | 242.00 | 2,662 |
| | Baffle Detachment | EA | 16 | 54.00 | 864 |
| | Baffle Replacement | EA | 4 | 630.00 | 2,520 |
| | Pipe Cleaning and CCTV | LF | 633 | 7.09 | 4,488 |
| | **Cost** | | | | **10,534** |
| **(Y4)** | Structures Cleaning | EA | 11 | 248.00 | 2,728 |
| | Baffle Detachment | EA | 16 | 58.00 | 928 |
| | Baffle Replacement | EA | 4 | 646.00 | 2,584 |
| | Pipe Cleaning and CCTV | LF | 633 | 7.27 | 4,602 |
| | **Cost** | | | | **10,842** |
| **(Y5)** | Structures Cleaning | EA | 11 | 254.00 | 2,794 |
| | Baffle Detachment | EA | 17 | 64.00 | 1,088 |
| | Baffle Replacement | EA | 5 | 662.00 | 3,310 |
| | Pipe Cleaning and CCTV | LF | 631 | 7.45 | 4,701 |
| | **Cost** | | | | **11,893** |
| **Total** | Total Structures Cleaning | EA | 57 | | |
| | Total Baffle Detachment | EA | 82 | | |
| | Total Baffle Replacement | EA | 21 | | |
| | Total Pipe Cleaning and CCTV | LF | 3,480 | | |
| | **Total Cost** | | | | **55,324.00** |
| Prices Annual Inflation Rate of: | | % | | | **2.50** |
| Estimated Baffle Replacement Quantity to be 25 % of the Baffle Detachment. | | | | | |
| Quantities (Q) for First Year (Y1) were computed from plans and other sources. | | | | | |
| Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4 | | | | | |
| Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4 | | | | | |

*d.* *Preservation Area*

Maintenance of the Preservation Area is performed on an as needed basis and the required funds will be taken from the "Preservation Area Maintenance" line item in the budget.

*e.* *Water Distribution and Sanitary Sewer Systems*

No costs were estimated since the systems are maintained by Miami-Dade County.

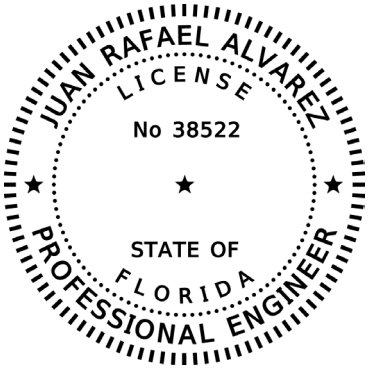
## 4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100125042 for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to cover the $7,269 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
**Alvarez Engineers, Inc.**

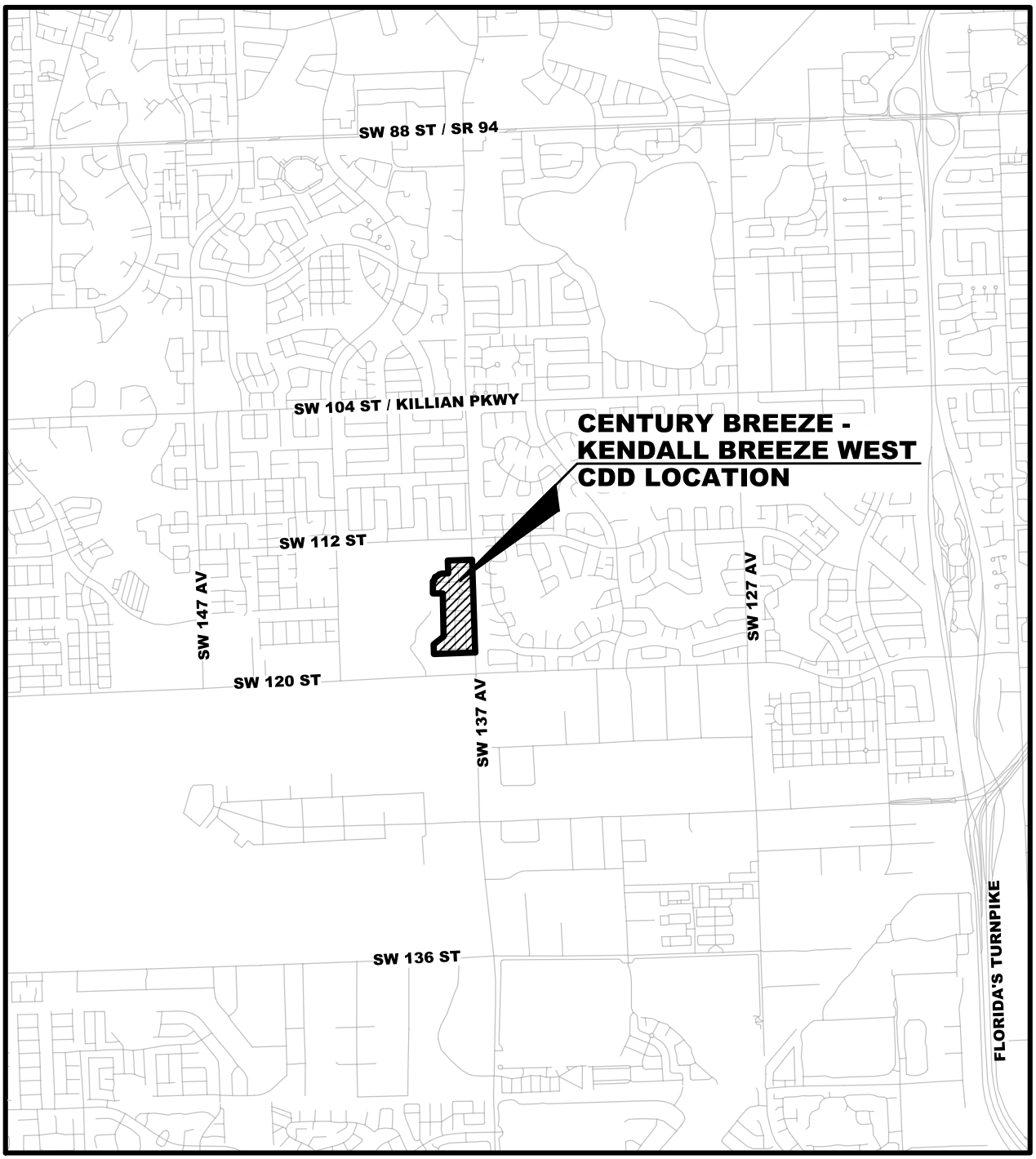



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal

Signature must be verified on any electronic copies

Juan R. Alvarez, PE
District Engineer
Date: June 28, 2026

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com

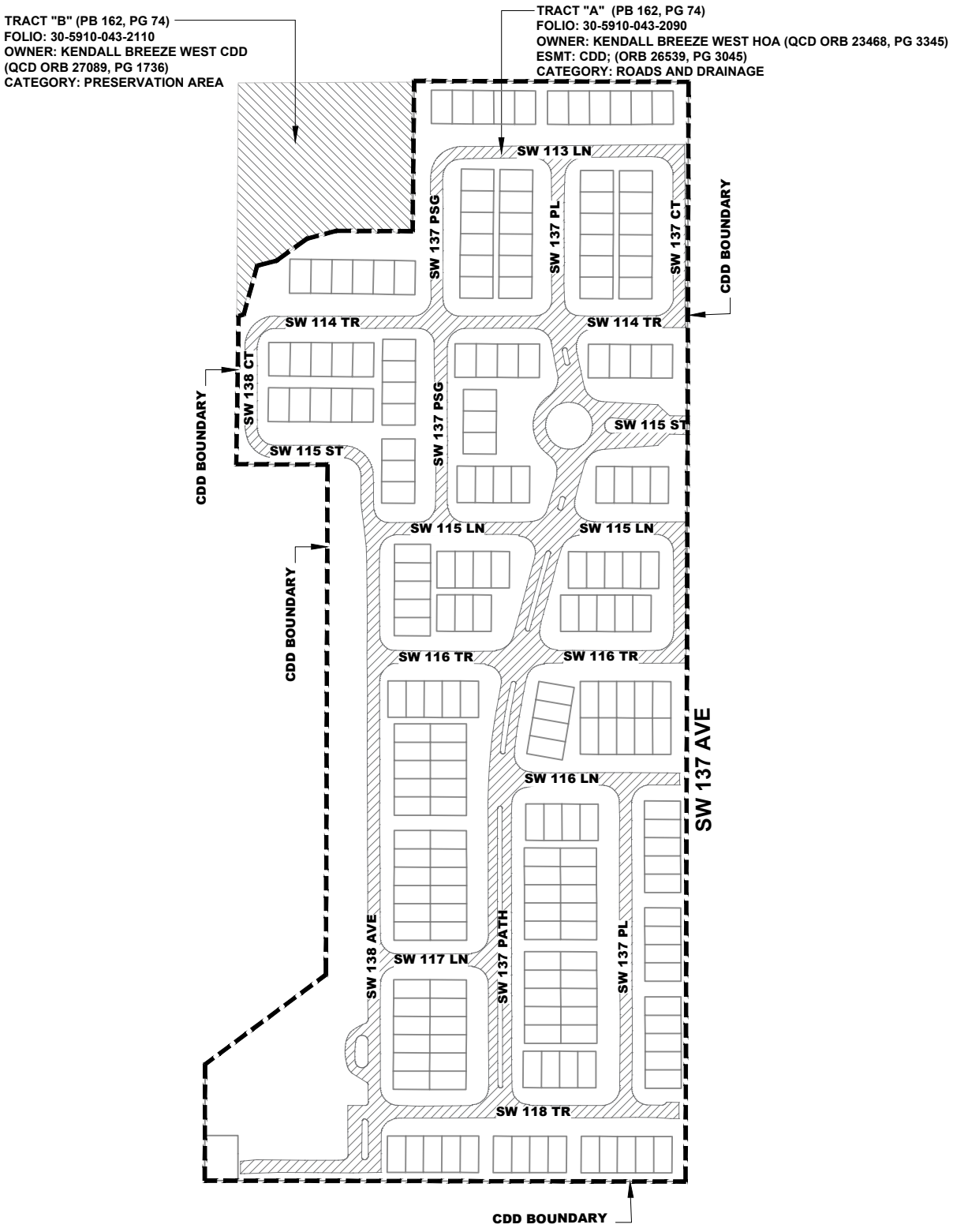



# ALVAREZ ENGINEERS, INC.

**CENTURY BREEZE - KENDALL BREEZE WEST CDD**

## LOCATION MAP

**EXHIBIT 1**



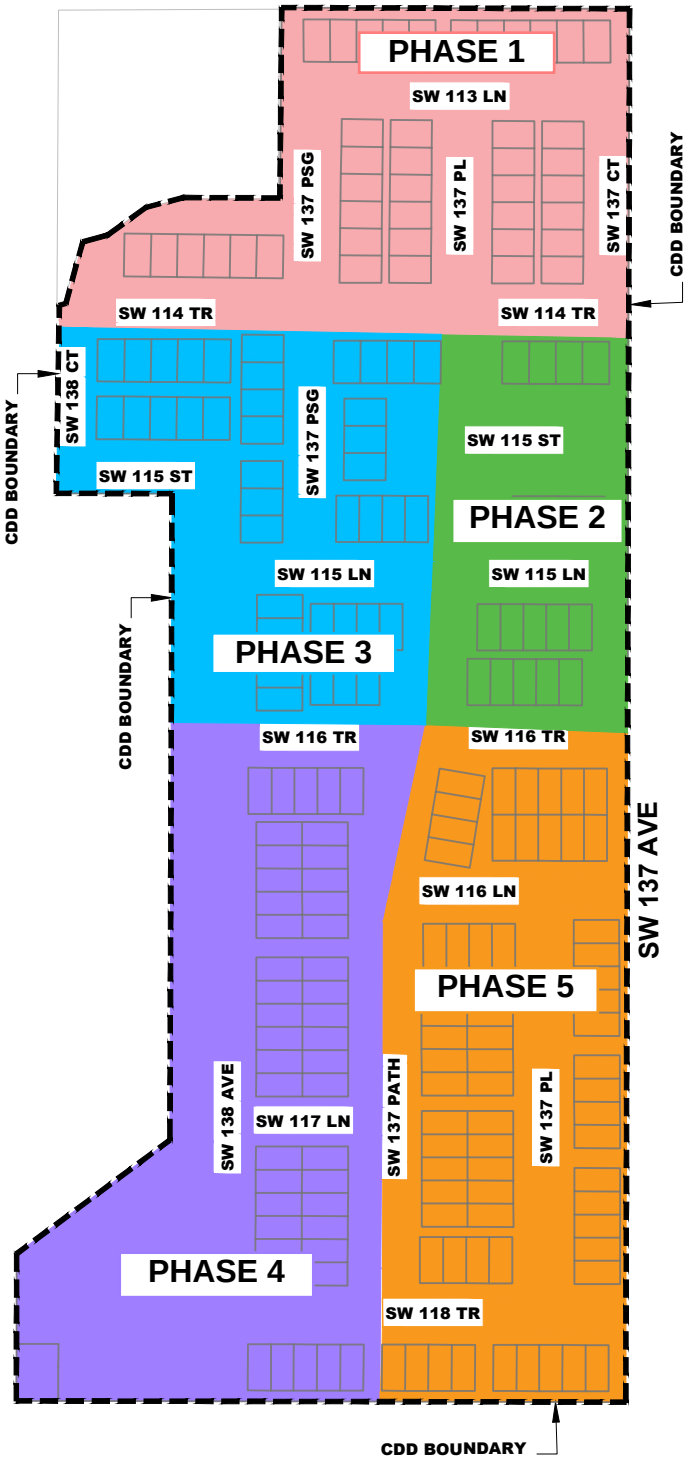

LEGEND:
QCD: QUIT CLAIM DEED
PG: PAGE
PB: PLAT BOOK
ORB: OFFICIAL RECORD BOOK
HOA: HOME OWNER'S ASSOCIATION
ESMT: EASEMENT

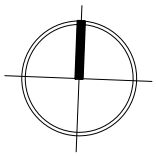
0 50' 150' 250'

# ALVAREZ ENGINEERS, INC.

## KENDALL BREEZE WEST CDD
## CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 2




**ALVAREZ ENGINEERS, INC.**

KENDALL BREEZE WEST CDD

**DRAINAGE SYSTEM MAINTENANCE**

EXHIBIT 3