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Alvarez Engineers, Inc.

June 29, 2015

Mr. Neil Kalin
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 2015 Kendall Breeze West CDD Report

Dear Mr. Kalin:

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. The development is located within Zip Code 33186. See Exhibit 1 for the boundaries of the District.

1. Infrastructure Ownership

a. Recorded Plat

The District is wholly contained within the following plat:

- i. **Century Breeze**, recorded on December 10, 2004 in Miami-Dade County Plat Book 162, Page 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 in ORB 23468, Page 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 in the Official Records of Miami-Dade County in Book 26539 on Page 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.
- c. Stormwater Management System
 - i. 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 District owns the stormwater management and drainage system described in the Engineer's Report of October 20, 2004. The stormwater management and drainage system was completed in substantial conformance with the approved Development plans.
- d. Preservation Area
 - i. The District acquired ownership of the Preservation Area, Tract "B", from the Developer; via Quit-Claim Deed dated October 10, 2009 and recorded in ORB 27089 on Page 1736. (Folio No. 30-5910-043-2110).
- e. Water Distribution and Sanitary Sewer Systems
 - i. 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

- a. Roads
 - i. The roads are in good working order and condition.



- b. Stormwater Management System
 - i. The system is in good physical state, working order and condition but in need of maintenance. . It is recommended that the District budget for and begin a four year program for cleaning 25% of the inlets and pipes each year, as to complete an entire cycle at the fourth year. Prior to cleaning operations, it is recommended

that the baffles within the drainage structures be inspected and replaced during cleaning operations if necessary. The pictures below illustrate the drainage system at the surface and inside a typical drainage structure.



c. Water Distribution and Sanitary Sewer Systems

- i. The systems appear to be in good working order. Some bollards at the hydrants were seen out of plumb due to having been hit by cars. The Miami-Dade County Water and Sewer Department (WASD) should be notified for repairs. These 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. Roads

- i. Funds will be needed to mill and resurface the CDD roadway pavement in 15 to 20 years. The District Board of Supervisors may decide how to provide for these funds, whether by an annual assessment or at some time in the future. The estimated present costs for milling 1" of asphalt is \$3.00/SY and for placing 1" of

asphalt is \$6.50/SY. Therefore, the present costs for milling and resurfacing the roads is estimated to be as follows:

1. Milling 1”:	22,000 SY x \$3.00/SY =	\$ 66,000
2. Resurfacing 1”:	22,000 SY x \$6.50/SY =	<u>\$143,000</u>
3. Total		<u>\$209,000</u>

An allocation of \$250/yr is recommended for occasional maintenance of signs, both to replace panels and restore sign posts.

b. Stormwater Management System

- i.* It is recommended that the District budget for and begin a four year program for cleaning 25% of the inlets and pipes each year, as to complete an entire cycle at the fourth year. Prior to cleaning operations, it is recommended that the baffles within the drainage structures be inspected and replaced during cleaning operations if necessary.

c. Preservation Area

- i.* No costs were estimated for maintenance of the preservation area because it is assumed that the Homeowners Association maintains the area.

d. Water Distribution and Sanitary Sewer Systems

- i.* No costs were estimated since the systems are maintained by Miami-Dade County. For informational purposes, future issues may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

e. Current Funds Budgeted by the CDD

- i.* The District currently carries in its Fiscal Year 2014/2015 budget, \$26,100 for maintenance and operations expenditures which includes \$8,600 for engineering inspections and maintenance contingencies, and \$17,500 for special projects and improvements fund.

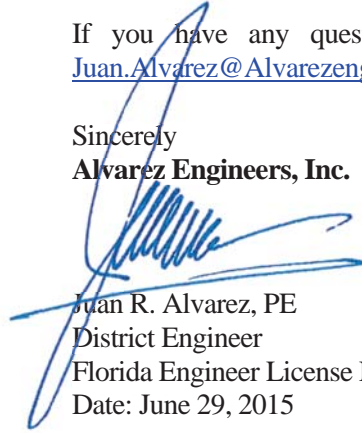
4. Insurance

Alvarez Engineers has reviewed the District’s general liability, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100114042 for the period between October 1, 2014 and October 1, 2015. The District has budgeted \$5,800, which are sufficient funds to cover the \$5,408 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 me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com

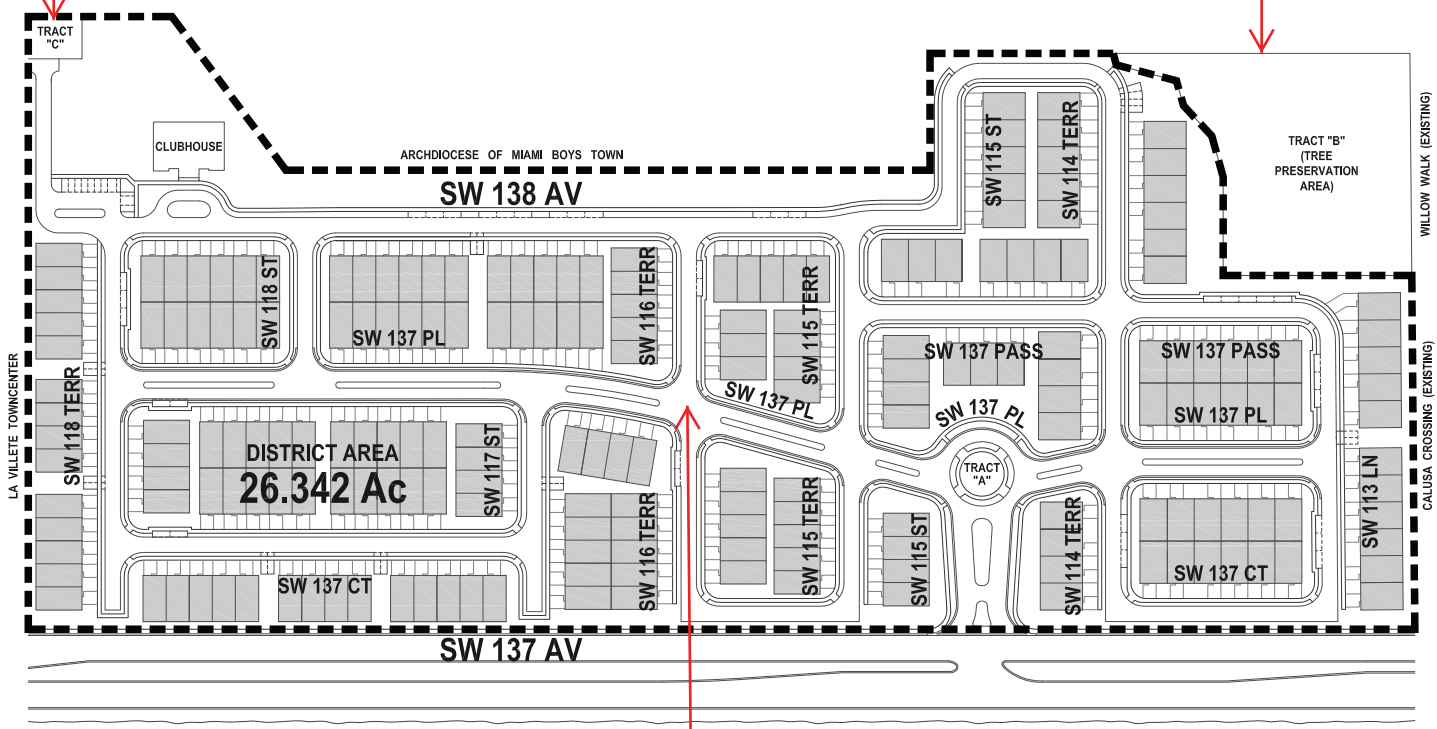
Sincerely
Alvarez Engineers, Inc.



Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: June 29, 2015

Water and Sewer Improvements Owner: WASD
 Lift Station Tract "C" Owner: WASD
 Water and Sewer Systems Status: Completed and in Good Working Order and Condition

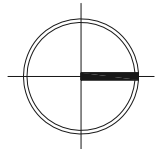
Preservation Area Owner: CDD
 Status Good Condition



TO
 SW 120 ST

Ingress and Egress Tract "A" Owner: Kendall Breeze West HOA
 Onsite Roadway and Drainage Improvements Owner: CDD
 Road and Drainage Easement Owner: CDD
 Roads and Drainage Status: Completed and in Good Working Order and Condition

LEGEND
 - - - - - DISTRICT BOUNDARY



1" = 250'