

June 12, 2020

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 2020 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 1 for the location of the tracts referred above.

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 was completed in substantial conformance with the approved Development plans.

Refer to Exhibit 1 for the location of the tracts referred above.

d. Preservation Area

The District acquired ownership of Preservation Area Tract "B" from the Developer; via Quit-Claim Deed dated October 10, 2009 and recorded at ORB 27089 PG 1736. (Folio No. 30-5910-043-2110). Refer to Exhibit 1 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 road pavement is in fair condition. Other components of the roads are in good condition.

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

The proposed CDD 2020-2021 Fiscal Year budget has the following amounts for maintenance expenditures:

2020-2021 Budget for Maintenance	
Engineering – Annual Report and Inspections	\$1,200
Streets/Roadway & Stormwater Maintenance	\$13,200
Special Projects	\$7,200
Miscellaneous Maintenance	\$5,000
Maintenance Contingency	\$1,200
<b>Total 2020-21 Budget for Field Maintenance</b>	<b>\$27,800</b>

For more detailed information on the proposed 2020-2021 Fiscal Year Budget please visit the District’s website at the following link:

<http://kendallbreezestcdd.org/financials/>

Alvarez Engineers finds the District’s final maintenance budget for Fiscal Year 2020-2021 adequate, and recommends considering the following suggestions for future budgets:

*b. Roads*

Funds will be needed to replace, or do interim repairs to, the wearing roadway asphalt layer in about 14 years, when the asphalt has reached its estimated 30-year service life. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 14 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

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*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To			Quantity (SY)	Unit Cost (\$/SY)	(PC)			
2004	2034	2020	(n)	21,910	\$5.75	\$125,983	(FC)	(i)	$FCi/((1+i)^n-1)$
			14				\$189,604	0.25%	\$13,324

\* Using Florida Department of Transportation Inflation Factors

*c. Stormwater Management System*

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the 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 have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 55 drainage structures and 1,035 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
55	1035	11					\$150.00	\$5.00	\$2,700
			11				\$150.00	\$5.00	\$2,700
				11			\$150.00	\$5.00	\$2,700
					11		\$150.00	\$5.00	\$2,700
						11	\$150.00	\$5.00	\$2,700

d. Preservation Area

Maintenance of the Preservation Area is performed on an as needed basis and any required funds will be taken from the “Miscellaneous 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. 100119042 for the period between October 1, 2019 and October 1, 2020. The District has budgeted enough funds to cover the \$5,251 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](mailto:Juan.Alvarez@Alvarezeng.com).

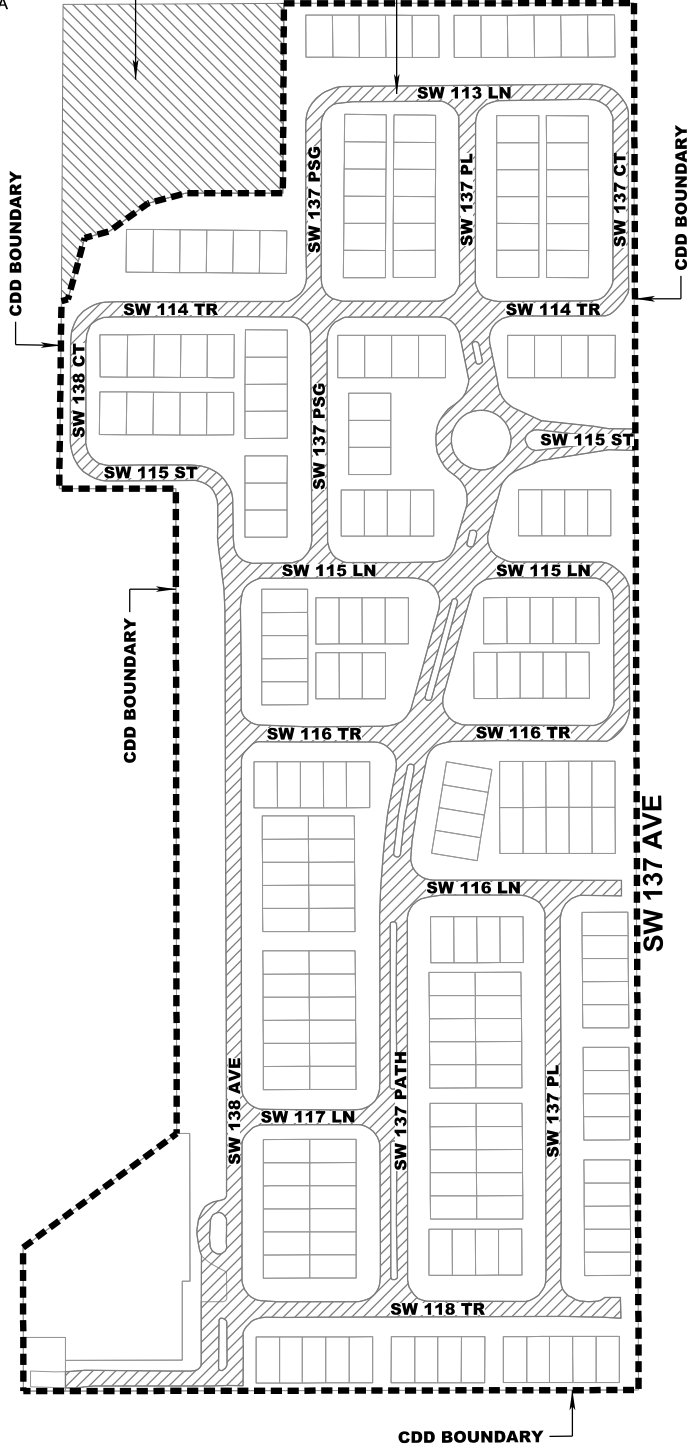
Sincerely,  
**Alvarez Engineers, Inc.**



Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Digitally Signed  
Date: June 12, 2020

PARCEL ID: TRACT B OF CENTURY BREEZE  
 (PB 162, PG 74)  
 OWNER: KENDALL BREEZE WEST CDD  
 (QCD ORB 27089, PG 1736)  
 CDD INFRASTRUCTURE: PRESERVATION AREA

PARCEL ID: TRACT A OF CENTURY BREEZE (PB 162, PG 74)  
 OWNER: KENDALL BREEZE WEST HOA (QCD ORB 23468, PG 3345)  
 ESMT: CDD; (ORB 26539, PG 3045)  
 CDD INFRASTRUCTURE: ROADS, DRAINAGE



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

# ALVAREZ ENGINEERS, INC.

## CENTURY BREEZE - KENDALL BREEZE WEST C.D.D. INFRASTRUCTURE : ROADWAYS, DRAINAGE, PRESERVATION AREAS

EXHIBIT 1

