



FL Certificate of Authorization No. 7538  
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June 14, 2024

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 2024 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.

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 1.

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 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 roads are in acceptable condition after having been repaired at several places throughout the community. The pavement markings are fading at several places.

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 2024-2025 Fiscal Year budget has the following amounts for maintenance expenditures:

2024-2025 Proposed Budget for Maintenance	
Engineering – Annual Report and Inspections	\$3,000
Streets/Roadway & Stormwater Maintenance	\$19,400
Preservation Area Maintenance	\$3,500
Pressure Cleaning	\$10,500
Roadway Resurfacing Project	\$14,286
Special Projects	\$10,700
Sidewalk Repairs (Milling & Replacements)	\$5,500
Miscellaneous Maintenance	\$5,000
Maintenance Contingency	\$1,200

For more detailed information on the proposed 2024-2025 Fiscal Year Budget please visit the District’s website at the following link:

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

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

b. Roads

Funds will be needed to replace the wearing roadway asphalt layer in about 2 years, when the asphalt has reached its estimated 22-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently restored every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 2 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 (20 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2004	2026	2024	2	21,910	\$8.00	\$175,280	\$185,622	0.25%	\$92,695
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2021	2026	2024	2	21,910	\$1.00	\$21,910	\$23,203	0.25%	\$11,587

\* 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 (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
55	1035	11					\$225.00	\$6.70	\$3,900
			11				\$230.00	\$6.90	\$4,000
				11			\$235.00	\$7.40	\$4,200
					11		\$240.00	\$8.10	\$4,400
						11	\$245.00	\$9.20	\$4,600

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**

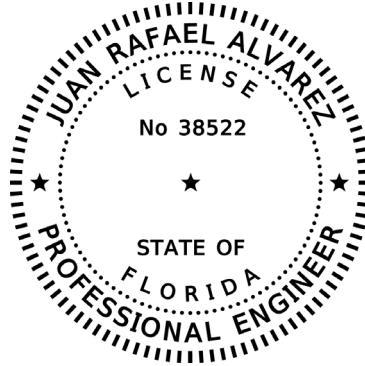
Alvarez Engineers has reviewed the District’s general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100123042 for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$6,594 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  
Date: June 14, 2024

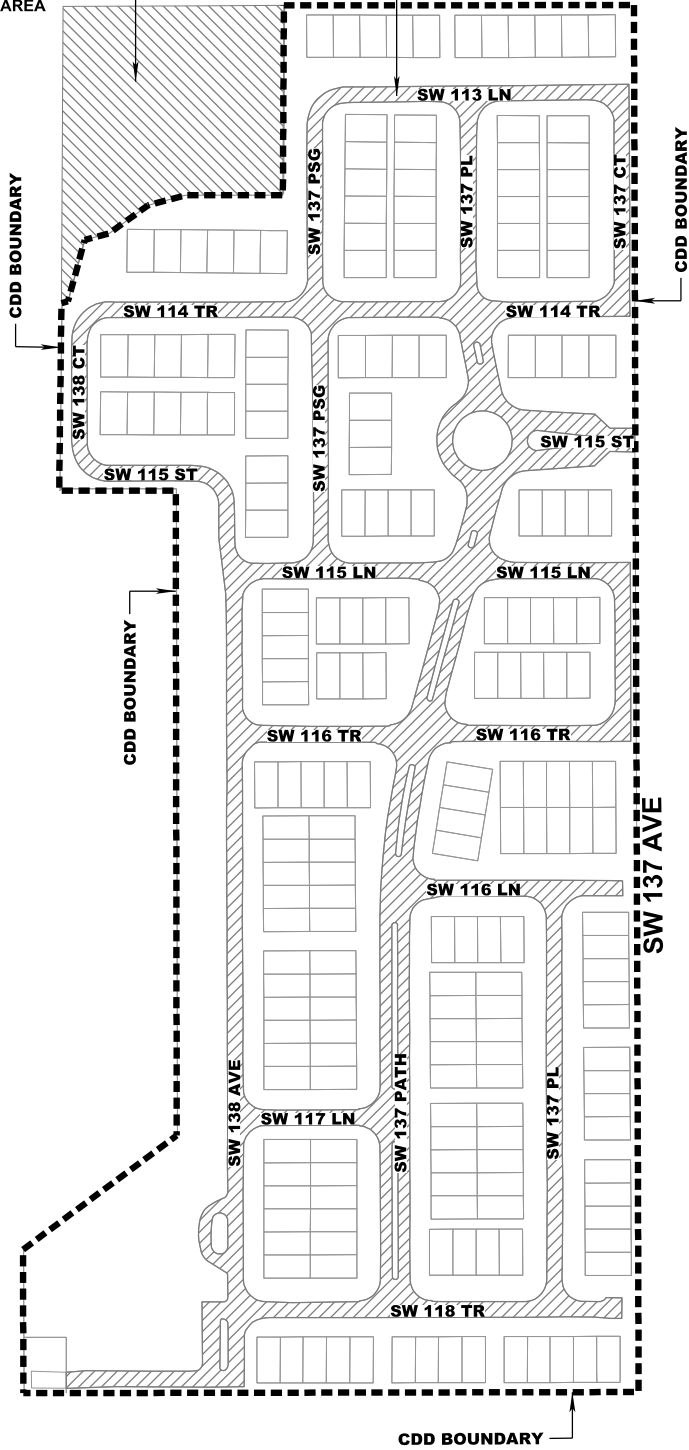


This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on June 14, 2024.

Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

TRACT "B" (PB 162, PG 74)  
 FOLIO: 30-5910-043-2110  
 OWNER: KENDALL BREEZE WEST CDD  
 (QCD ORB 27089, PG 1736)  
 CATEGORY: PRESERVATION AREA

TRACT "A" (PB 162, PG 74)  
 FOLIO: 30-5910-043-2090  
 OWNER: KENDALL BREEZE WEST HOA (QCD ORB 23468, PG 3345)  
 ESMT: CDD: (ORB 26539, PG 3045)  
 CATEGORY: ROADS AND 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 CDD**  
**CDD LAND OWNERSHIP AND EASEMENTS**

**EXHIBIT 1**

