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Alvarez Engineers, Inc.

March 30, 2015

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

**Re: Year 2015 Kendall Breeze CDD Report**

Dear Ms. Perez:

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 13, Township 55S, Range 39E, in Miami-Dade County. It is bounded by SW 122 Avenue on the east, theoretical SW 126 Court Avenue on the west, theoretical SW 126 Street on the south and SW 120 Street on the north. See Exhibit 1 for a graphical representation.

**1. Infrastructure Ownership**

*1.1. Roads*

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 plats recorded as "Kendall Breeze" on Plat Book 159, Page 17 on August 16, 2002 and "Kendall Breeze South" on Plat Book 160, Page 67 on September 22, 2003 state that such tracts will be owned and maintained by a Homeowners Association. Public records indicate that the ingress and egress tracts are owned by the Kendall Breeze Homeowners Association, Inc. under Folio Numbers 30-5913-026-4470 and 30-5913-027-3330. The Kendall Breeze Community Development District Engineer's Report of June 28, 2002 states that road improvements within the District are to be maintained by the District. For this purpose, Kendall Breeze Homeowners Association, Inc. and Century Homebuilders, LLC granted easements over the roads to the District. Such easements were recorded in Book No. 22961, Page 3323 and Book No. 22961, Page 2476 and correspond to the northern portion of the project (Folio Number 30-5913-026-4470). An easement for the southern portion of the project (Folio Number 30-5913-027-3330) by Century Homebuilders, LLC to the District was recorded on December 30, 2005 in Official Record Book 24105, page 2015 and Official Record Book 24105, page 2048. These easements were augmented by a five foot width along all the perimeters, for the maintenance to include signs; the additional easements were recorded in ORB 25512, pages 2545 and 2547, on April 6, 2007.

The offsite roadways improvements within SW 120 Street and SW 122 Avenue were dedicated to Miami-Dade County by plat recorded on Plat Book 159, Page 17.

**1.2. Stormwater Management System**

The system for the project consists of inlets, manholes, storm pipes and exfiltration trenches that serve to drain the streets and adjacent land. The system is located under the roads described above and is maintained by the District. The easements described above encompass both the northern and southern portions of the stormwater management system.

**1.3. Water Distribution System**

The system was conveyed to Miami-Dade County for ownership and maintenance on November 24, 2003, under Agreement ID Nos. 17607, 17791 and 18263.

**1.4. Sanitary Sewer System**

The system was conveyed to Miami-Dade County (WASD) for ownership and maintenance on November 24, 2003, under Agreement ID Nos. 17607, 17791 and 18263.

**2. State, Working Order and Condition of the Infrastructure Currently Owned or Maintained by the District.**

Alvarez Engineers, Inc. conducted a field inspection on February of 2015 to determine the current state, working order and condition of the infrastructure owned by the District.

**2.1. Roads**

All the pavement, markings and sidewalk within the District are generally in good working order and condition as shown in the pictures below.



**2.2. Stormwater Management System**

The drainage system is in good structural condition. At the time of the inspection, five drainage structures were selected at random for measuring the deposits accumulated in their sumps. Depths of 18" of dirt were found in the bottom of the structures, indicating that 75% of the 24" sump capacity was already occupied, and that the surface of the

deposits was already within 6 inches from the inverts of the pipes, and already in contact with the bottom of the baffles. This condition seems to be typical for all the drainage structures of the system. We recommend removing the deposits in all the drainage structures, spray-cleaning the connecting pipes and replacing any deteriorated baffles to improve the system's capacity and performance. The pictures below show an inlet in good state and a partially filled sump and baffle inside one of the structures.



### 2.3. Water Distribution System

The system is generally in good working order and condition. At the time of inspection, a few damaged bollards around the fire hydrants were observed. Miami-Dade County should be notified for repairs by calling either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).



### 2.4. Sanitary Sewer System

The system is in good working order and condition. Any future issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).



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

The District currently has an agreement with the Homeowners Association for the HOA to maintain the District's infrastructure. The District's final budget for fiscal year 2014/2015 showed \$81,020 for maintenance, roadway improvements, reserves, contingencies, engineering and inspections. The maintenance costs provided below for District roads and stormwater management systems are recommendations which, at the discretion of the Board of Supervisors, can be adopted in either the District budget or in the Homeowners Association budget.

#### 3.1. Roads

Funds will be needed to mill and resurface the roadway pavement in about 15 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 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:

Milling 1":	88,600 SY x \$3.00/SY =	\$265,800
Resurfacing 1":	88,600 SY x \$6.50/SY =	<u>\$575,900</u>
Total		\$841,700

#### 3.2. Stormwater Management System

The unit cost to clean a drainage structure is estimated to be \$125. To clean the approximate 170 drainage structures that belong to the CDD, the total cost will be \$21,250. The unit cost to clean 15" drainage pipes is estimated to be \$5 per foot. To clean the approximate 5,890 LF of CDD pipes the cost will be \$29,450. Because of the age of the drainage system, it may be assumed that one quarter of the pollution retardant baffles might have deteriorated by this time. The unit cost of a baffle is about \$250. To replace one quarter of the approximate 250 baffles belonging to the District, the cost will be about \$15,625. In total, the cost to clean the system is about \$66,325. The maintenance work can be performed over the course of four years, lowering the average cost per year to about \$16,580.

The vacuum and cleaning work, as well as the installation of the baffles, should be inspected by a licensed engineer in order to guarantee the good quality of the job.

3.3. Water Distribution System

No maintenance costs were estimated since the system is maintained by Miami-Dade County. The County should repair the damage guard post of the fire hydrants.

3.4. Sanitary Sewer System

No maintenance cost was estimated since the system is maintained by Miami-Dade County and is also in good working order and condition.

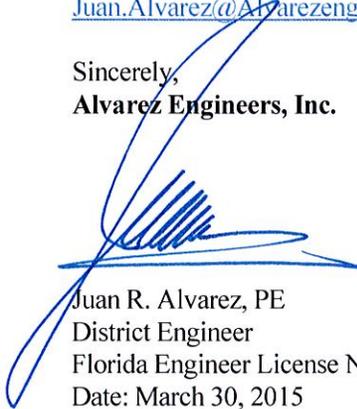
**4. Insurance**

Alvarez Engineers has reviewed the District's general liability, employment practices liability officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100114041, for the period between October 1, 2014 and October 1, 2015. The District has budgeted \$5,900, which are sufficient funds to cover the \$5,665 insurance premium.

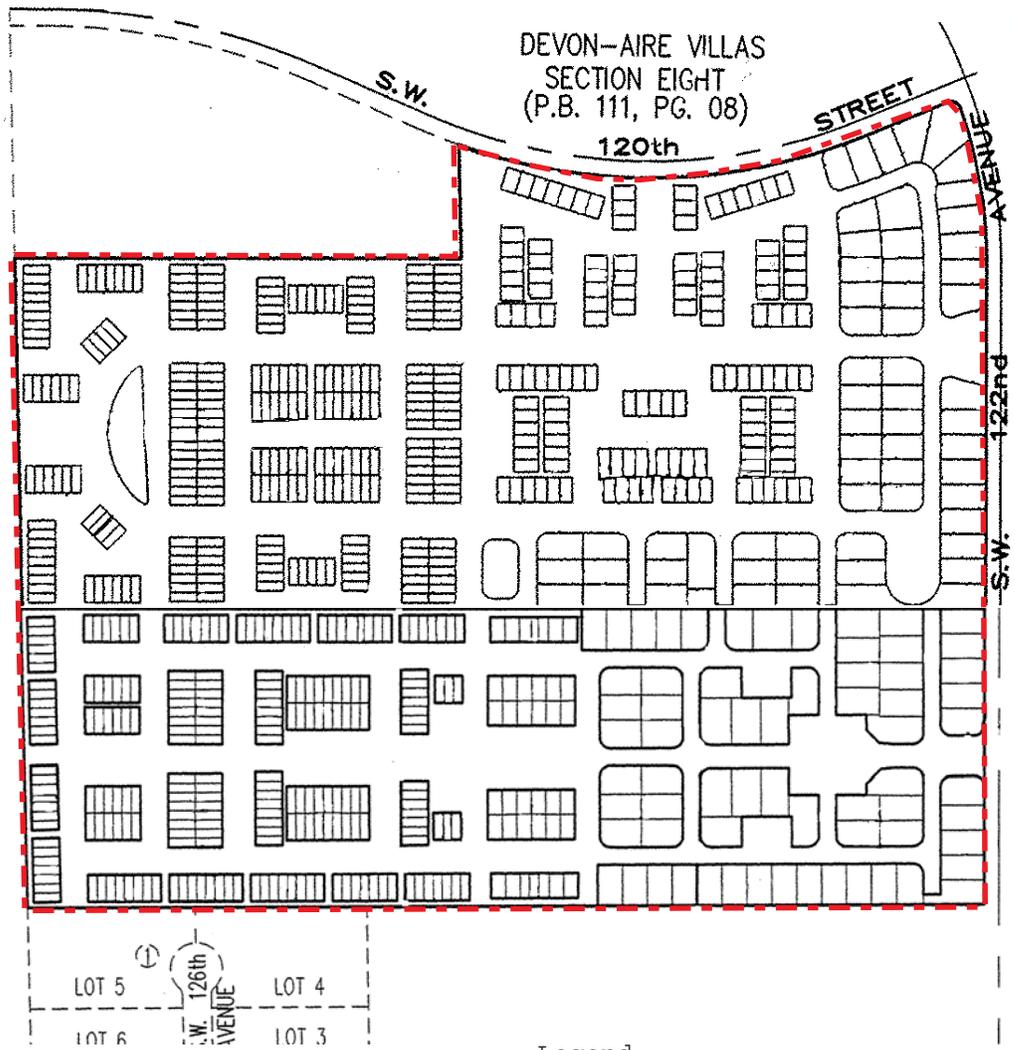
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

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  
Date: March 30, 2015



Legend  
- - - - - District Boundary

**ALVAREZ ENGINEERS, INC**  
Kendall Breeze C.D.D  
EXHIBIT 1 – **District Boundary**