

FL Certificate of Authorization No. 7538  
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Alvarez Engineers, Inc.

June 29, 2015

Mr. Neil Kalin  
District Manager  
Century Gardens Village Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2015 Century Gardens Village 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 Century Gardens Village Community Development District (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 report on the insurance being carried by the District pursuant to Section 9.15 of the Trust Indenture between the District and Regions Bank dated April 1, 2007.

The District is located in Section 4, Township 55S, Range 39E, in Miami-Dade County, Florida. It is bounded by theoretical SW 154 Avenue on the west, SW 88 Street (North Kendall Drive) on the north, SW 152 Avenue on the east and theoretical SW 94 Street on the south. The Development is located within Postal Zip Code 33196. See Exhibits 1 and 2 for the location and boundaries of the District.

**1. Infrastructure Ownership**

*a. Recorded Plat*

- i. The District is wholly contained within the following plat:  
Century Gardens Villas, recorded on January 8, 2007 in Miami-Dade County Plat Book 166, Page 1.

*b. Roads*

- i. **Onsite.** All onsite streets in the District are constructed within an ingress and egress tract (Tract "B" of Century Gardens Villas, PB 166, Pg 1) which has been reserved by the plat for such use and for the installation of public utilities. The plat allows for the tract to be owned and maintained by either a Homeowners Association (HOA), by the District, or by a Special Taxing District. As of the date of this report, Miami-Dade County Property Appraiser public records show Tract "B" (Folio #30-5904-072-2740) still being owned by Century Gardens Village, LLLP (the "Developer"). The District owns the onsite road improvements described in the Engineer's

Report of December 7, 2006. The road improvements were completed in 2013 in substantial conformance with the approved Development plans.

- ii. **Offsite.** The District project included widening of SW 152 Avenue from SW 92 Street to SW 88 Street. The widening consisted in constructing 2 lanes on the west side in order to transform 152 Avenue into a 4-lane divided facility. The entire widening is contained within Miami-Dade County Right of Way. The widening has been completed and is owned by the County.

c. Stormwater Management System

- i. **Onsite.** The stormwater management system for the Development has been completed. It consists of inlets, manholes, storm pipes and exfiltration trenches that serve to drain the streets and adjacent land within the District. The District owns the onsite drainage improvements. The improvements lie within Tract “B”, which as of the date of this report is still owned by the Developer.
- ii. **Offsite.** The drainage improvements for SW 152 Avenue have been completed and are owned by the County.

d. Water Distribution System

- i. The water distribution system was completed and conveyed to Miami-Dade County for ownership and maintenance, under Miami-Dade County Water and Sewer Department (“WASD”) Agreement No. 19371.

e. Sanitary Sewer System

- i. The sanitary sewer system was completed and conveyed to Miami-Dade County for ownership and maintenance, under WASD Agreement No. 19371.

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

a. Roads

The onsite roads are in good working order and condition. Speed calming devices (speed bumps), together with signing were installed.





Onsite Roads

b. Stormwater Management System

- i. The drainage system was found in good working order and condition.



c. Water and Sanitary Sewer Systems

The water and sewer systems are in good working order and condition. There are several bollards out of plumb due to traffic impacts. We recommend notifying the county at 305-274-9272.



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

#### a. General

- i. The District has budgeted for fiscal year 2014/2015 the amount of \$4,800 which is designated for street/road maintenance. The District has also budgeted \$4,500 for Engineering and inspections. Alvarez Engineers finds the Districts maintenance budget for fiscal year 2014/2015 adequate and sufficient.

#### b. Roads

- i. **Onsite.** No maintenance costs are estimated since all the onsite roads are to be maintained by the HOA under an agreement with the District.
- ii. **Offsite.** The offsite roads are maintained by the County.

#### c. Stormwater Management System

- i. **Onsite.** No maintenance costs are estimated since the onsite drainage system is to be maintained by the HOA under an agreement with the District.
- ii. **Offsite.** The offsite roads drainage system is maintained by the County.

#### d. Water Distribution System

- i. No maintenance costs are estimated since the water distribution system is owned and maintained by Miami-Dade County.

#### e. Sanitary Sewer System

- i. No maintenance costs are estimated since the sanitary sewer system is owned and maintained by Miami-Dade County.

### 4. Insurance

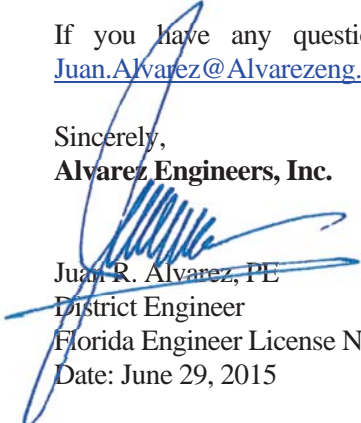
The District currently carries insurance for General Liability (including bodily injury and property damage), Employment Practices and Public Officials Professional Liability coverage under policy agreement number 100114026, administered by Florida Insurance Alliance. We have reviewed the policy and believe that the coverage is adequate and that the District has budgeted enough between the categories of insurance and miscellaneous in its Fiscal Year 2014-2015 budget to cover the \$5,150 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.

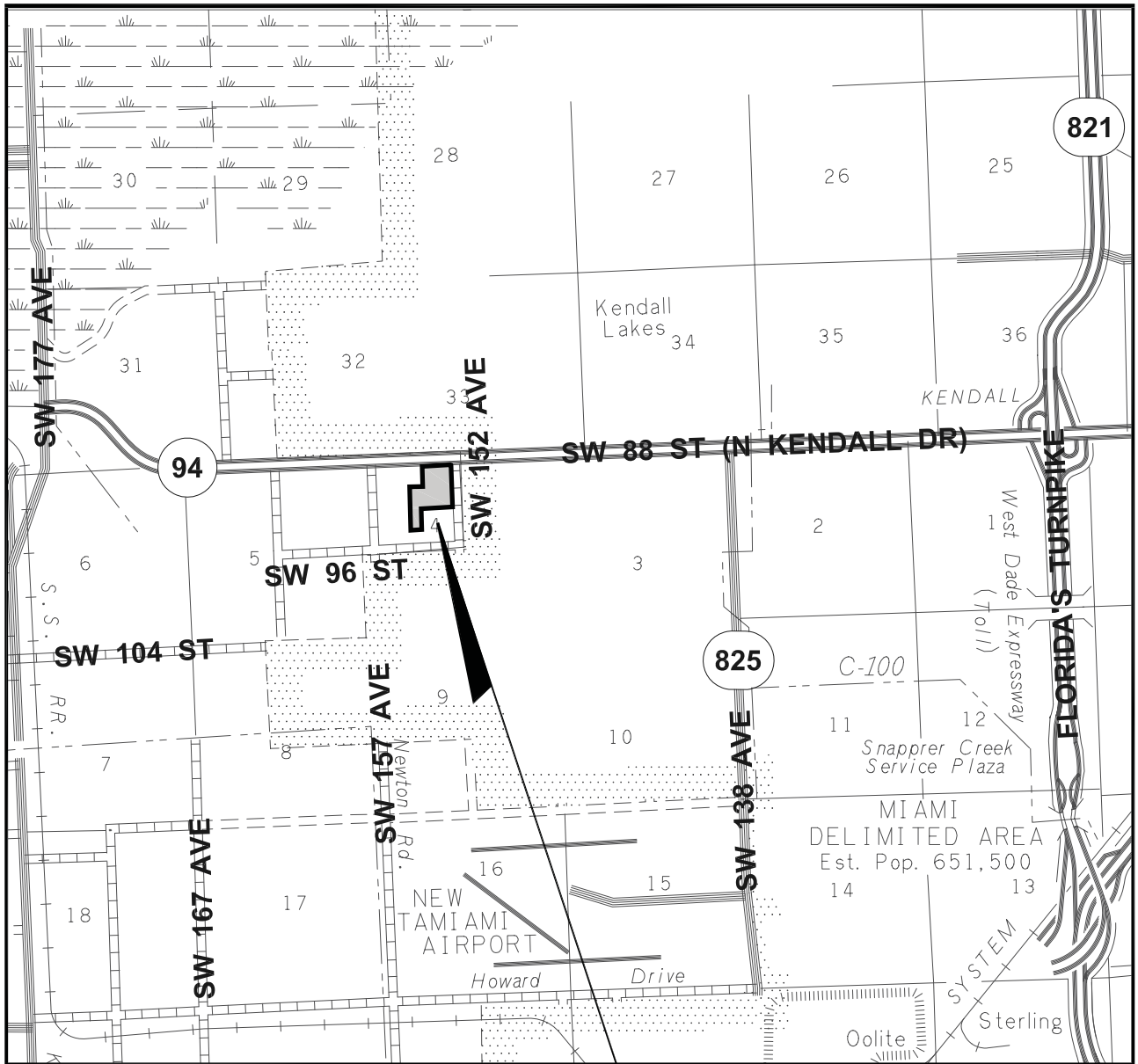


If you have any questions please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com).

Sincerely,  
**Alvarez Engineers, Inc.**



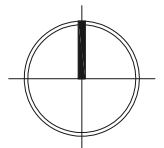
Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: June 29, 2015



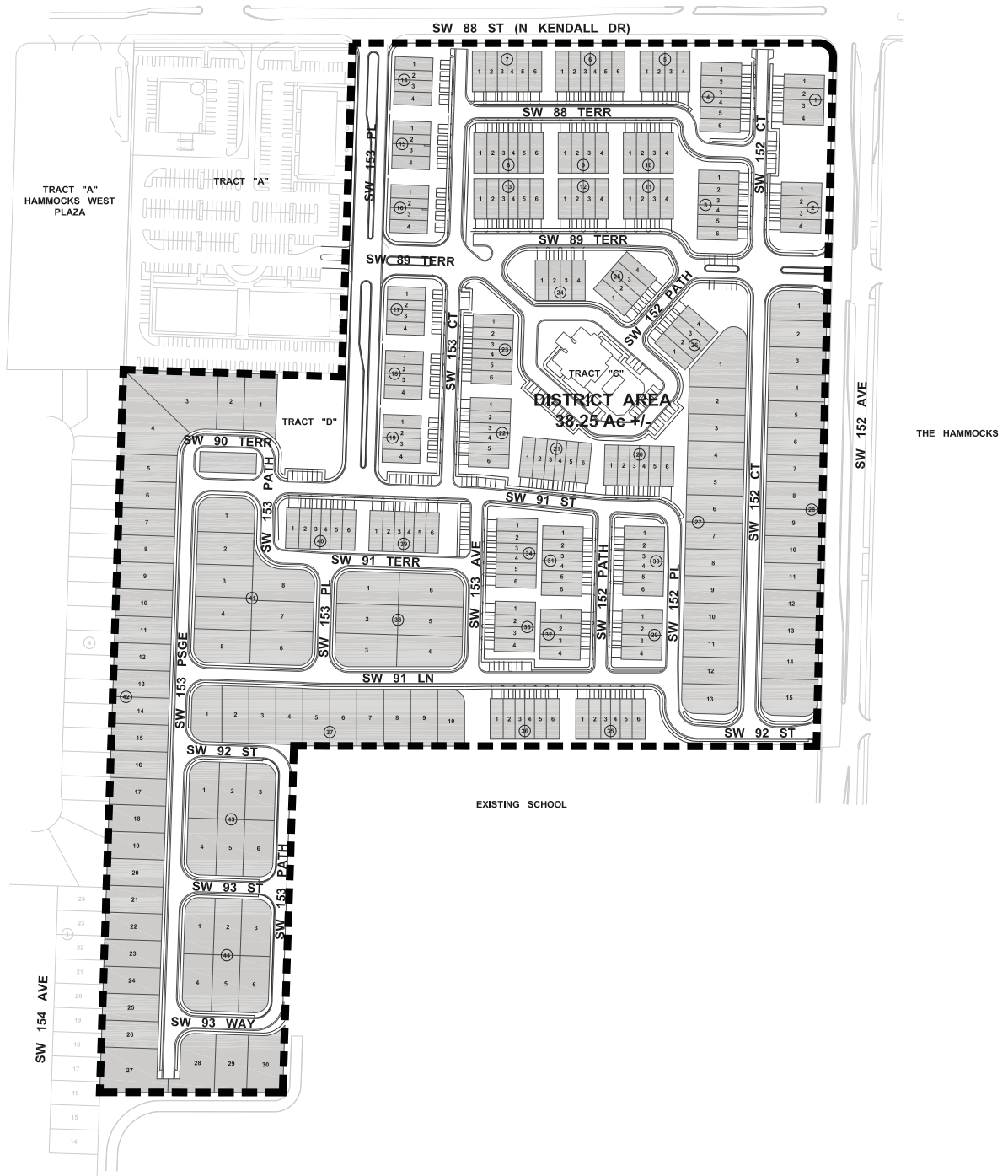
**LOCATION OF PROJECT**

**MIAMI-DADE COUNTY  
FLORIDA**

**ALVAREZ ENGINEERS, INC.**  
CENTURY GARDENS VILLAGE C.D.D.  
**LOCATION MAP**

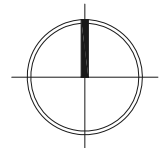


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LEGEND  
 ■ ■ DISTRICT BOUNDARY

**ALVAREZ ENGINEERS, INC.**  
 MASTER PLAN COPYRIGHT PEDRO E. RODRIGUEZ, P.E., P.A.  
**CENTURY GARDENS VILLAGE C.D.D.**  
**DISTRICT BOUNDARY**



1" = 300'