

June 23, 2020

Mr. Armando Silva  
District Manager  
Tree Island Estates Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2020 Tree Island Estates CDD Report**

Dear Mr. Silva:

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 give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

The District is located in Section 9, Township 54S, Range 39E, in Miami-Dade County, Florida. It is bounded by SW 154 Avenue on the west, SW 152 Avenue on the east, SW 26 Street (Coral Way) on the south and SW 18 Street and SW 16 Lane on the north. See Exhibit 1 for a graphical representation of the Development.

**1. Infrastructure Ownership**

*1.1. Roads*

All streets, avenues, lanes, terraces, places, courts, paths and passages within the District have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plat:

1. "A.B. at Tamiami Trail, Phase 1." Recorded on April 18, 2003 at PB 160, PG 25.

*1.2. Stormwater Management System*

The road drainage system has been dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.

As of the date of this report, County Records indicate that the tree preserves (Tracts N and P) and the archeological preserve (Tract O) (together the "Preservation Tracts") are owned by the Miami-Dade County Parks and Recreation Department. On February 1, 2008, the Developer granted a deed of conservation easement to South Florida Water Management District ("SFWMD") over the Preservation Tracts and was recorded at ORB 26258, PG 4969. The large lake (Tract M) was conveyed to the District by means of Special Warranty Deed dated March 23, 2007 recorded at ORB 25512, PG 2691. The smaller lake (Tract A) was conveyed to the District by means of Warranty Deed dated August 14, 2014

recorded at ORB 29423, PG 852. An open area tract (Tract “R”), located south of the large lake, is currently owned by the Miami-Dade County Parks and Recreation Department.

The long-term ownership and maintenance responsibility are as follows:

1. The District currently owns and maintains lake tracts A and M
2. The District currently maintains Tract R and the landscaped medians at SW 153 Avenue
3. The Developer has conveyed ownership of tracts N, O, P and R to the County and the County will become the Operating Entity of the tracts. The District will maintain the four tracts under an Interlocal Agreement (“ILA”) with the County and the County will keep maintenance responsibilities for the fence surrounding the Preservation Tracts. As of the date of this report, the County has not finalized the negotiation of the ILA and the District has included funds in its budget to maintain the Preservation Tracts, the lakes, and Tract “R”. Communications among the District and County continue.

### 1.3. Water and Sewer Systems

The water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance, under Agreement ID No. 17918.

## **2. State, Working Order and Condition of the Infrastructure Within the District**

### 2.1. Roads

The roads are maintained by Miami-Dade County and are in good working order and condition. Issues with the roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

<http://www.miamidade.gov/publicworks/report-problems.asp>

### 2.2. Stormwater Management System

Flood and drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by filing the following form:

<https://www.miamidade.gov/environment/flood-complaints.asp>

The lake tracts owned and maintained by the District (tracts “A” and “M”) are well-maintained and in good working order and condition.

The Preservation Tracts owned by Miami-Dade County are in good working order and condition.

### Water and Sewer Systems

The water and sewer systems, owned and maintained by Miami-Dade County, appear to be in good working order and condition. 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

#### 3.1. *General*

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

2020-2021 Budget for Maintenance	
Aquatic Maintenance	\$3,500
Lawn/Landscape Maintenance	\$16,500
Preserve Maintenance	\$15,500
Maintenance Contingency	\$5,000
Irrigation System Maintenance	\$2,860
Entrance Feature	\$10,000
Engineering/Inspections	\$2,000
Total	\$55,360

Alvarez Engineers finds the District’s propose maintenance budget for Fiscal Year 2020-2021 adequate and enough.

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

<https://treeislandstatescdd.org/financials/>

#### 3.2. *Roads and Drainage*

No maintenance costs are included in the CDD budget for roads and drainage in the streets since all the road right of ways within the District are owned and maintained by Miami-Dade County.

#### 3.3. *Water and Sewer Systems*

No maintenance costs were estimated since the systems are owned and maintained by Miami-Dade County.

### 4. Insurance

The District currently carries insurance for General Liability, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability coverage under policy agreement number 100119067, administered by Florida Insurance Alliance. The total annual premium of the policy is \$5,251. The District has budgeted enough funds in its budget which is enough to cover the insurance premium.

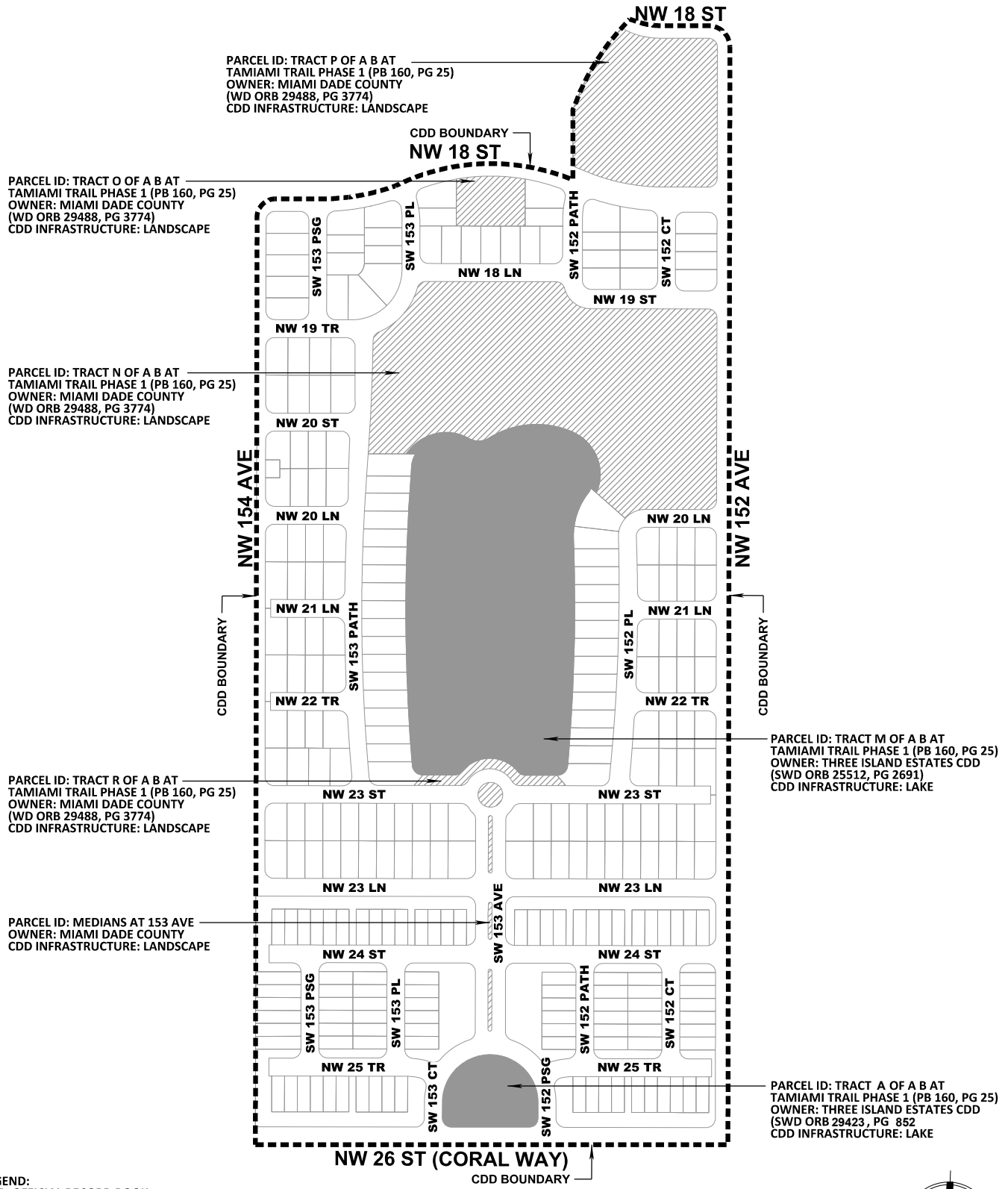
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer’s Report and public documents available.



Sincerely,  
**Alvarez Engineers, Inc.**

*Juan R. Alvarez*

Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Digitally Signed  
Date: June 23, 2020



LEGEND:  
ORB: OFFICIAL RECORD BOOK  
PB: PLAT BOOK  
PG: PAGE  
SWD: SPECIAL WARRANTY DEED  
WD: WARRANTY DEED

# ALVAREZ ENGINEERS, INC.

## TREE ISLAND ESTATES C.D.D. INFRASTRUCTURE: STORMWATER AND LANDSCAPE OWNERSHIP

EXHIBIT 1

