

Coco Palms Community Development District

Engineer's Report
Infrastructure Improvements

Prepared for
Coco Palms Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

10305 NW 41 Street, Suite 103
Miami, FL 33178
Telephone 305-640-1345
Facsimile 305-640-1346
E-Mail Address: Info@Alvarezeng.com

1st 2nd DRAFT
November 18⁴, 2015

TABLE OF CONTENTS

Narrative

I. Introduction	1
II. Purpose of this Engineer's Report	3
III. Description of the Public Infrastructure	3
IV. Estimated Schedule of Construction of the Public Infrastructure	4
V. Ownership and Maintenance	5
VI. Permitting Status	5
VII. Estimate of Public Infrastructure Costs	6
VIII. Engineer's Certification	6

Exhibits (Maps)

Exhibit 1, Location Map	8
Exhibit 2, CDD Boundary,	9
Exhibit 3, CDD Ownership	10

Tables (Construction Cost Estimate Details)

Estimate of Construction Costs	11 - 16
--------------------------------------	---------

I. Introduction.

Coco Palms Community Development District (the “District” or “CDD”) was established by the enactment of Miami-Dade County Ordinance No. ~~15-123~~ on November 3, 2015. Such Ordinance became effective on November 13, 2015. The District is expected to encompass 181 single family units, 309 townhomes and 253 villas homes within 91.43 acres of land for a total of 743 residential units. The District is located in unincorporated Miami-Dade County, Florida, and is bounded by the plat of Hemingway Point (PB 169, PG 46) on the west, SW 248 Street on the north, Theoretical SW 114 Court on the east and the Homestead Extension of Florida’s Turnpike (State Road 821) on the south. Refer to Exhibits 1 and 2 for the location and boundary maps of the CDD.

The District is wholly comprised within the Tentative Plat of Coco Palm Estates (the “T-Plat”). In May of 2015 the T-Plat received final approval from the Regulatory and Economic Resources Department of Miami-Dade County under T-Plat Number T-22608. The approval is valid until February 8, 2016 at which time either the final plat will be recorded, or the T-Plat approval will be extended.

The District will partially finance the infrastructure improvements that support the Coco Palm Estates development (the “Development”), including improvements to SW 248 Street , the entrance road, the stormwater and drainage facilities, the water and sewer systems, and the recreational facilities (the “Clubhouse”) (together, the “Public Infrastructure”).

The land within the boundary of the District is currently owned by Coco Palm 82, LLC (the “Developer”). Upon recording the final plat and the completion of the Development, the land will be made up of CDD and Non-CDD-owned areas as shown in Table 1. The tracts of land intended to be owned by the CDD are also graphically shown in Exhibit 3.

Tract ID (Per T-Plat)	Use	Area (Acres)	Future Ownership				
			CDD	HOA	WASD	Private	County
SW 248 St ROW	Dedicated Right of Way	1.48					✓
Partial A	Entrance Road (NW 117 Ave)	1.10	✓				
Partial A	Interior Roads	22.34		✓			
B	Landscape Buffer Tract	0.66		✓			
C	Landscape/Common Areas	0.10		✓			
D	Landscape/Common Areas	0.16		✓			
E	Storm Water Mgmt. Area (Lake)	7.92	✓				
F	Private Park	2.06		✓			
G	Clubhouse	1.52	✓				
H	Landscape/Common Areas	0.06		✓			
I	Landscape/Common Areas	0.05		✓			
J	Landscape Buffer Tract	1.03		✓			
K	Landscape/Common Areas	0.02		✓			
L	Landscape/Common Areas	0.03		✓			
M	Landscape/Common Areas	0.08		✓			
N	Landscape/Common Areas	0.07		✓			
O	Landscape/Common Areas	0.04		✓			
P	Landscape/Common Areas	0.03		✓			
Q	Landscape/Common Areas	0.08		✓			

2nd ~~1st~~-DRAFT

Tract ID (Per T-Plat)	Use	Area (Acres)	Future Ownership				
			CDD	HOA	WASD	Private	County
R	Landscape/Common Areas	0.02		✓			
S	Landscape/Common Areas	0.02		✓			
T	Landscape/Common Areas	0.01		✓			
U	Landscape Buffer Tract	0.18		✓			
V	Landscape/Common Areas	0.03		✓			
W	Landscape/Common Areas	0.25		✓			
X	Landscape/Common Areas	0.02		✓			
Y	Landscape/Common Areas	0.03		✓			
Z	Landscape/Common Areas	0.03		✓			
A1	Landscape/Common Areas	0.03		✓			
B1	Landscape/Common Areas	0.03		✓			
C1	Landscape/Common Areas	0.02		✓			
D1	Landscape/Common Areas	0.02		✓			
E1	Landscape/Common Areas	0.08		✓			
F1	Landscape/Common Areas	0.04		✓			
G1	Landscape/Common Areas	0.13		✓			
H1	Landscape/Common Areas	0.03		✓			
I1	Landscape/Common Areas	0.04		✓			
J1	Landscape/Common Areas	0.06		✓			
K1	Landscape/Common Areas	0.04		✓			
L1	Landscape/Common Areas	0.04		✓			
M1	Landscape/Common Areas	0.16		✓			
N1	Lift Station Tract	0.07			✓		
O1	Landscape/Common Areas	0.06		✓			
P1	Landscape/Common Areas	0.04		✓			
Q1	Landscape/Common Areas	0.04		✓			
R1	Landscape/Common Areas	0.21		✓			
S1	Landscape/Common Areas	0.04		✓			
T1	Landscape/Common Areas	0.04		✓			
U1	Landscape/Common Areas	0.04		✓			
V1	Landscape/Common Areas	0.21		✓			
W1	Landscape/Common Areas	0.04		✓			
X1	Landscape/Common Areas	0.04		✓			
Y1	Landscape/Common Areas	0.04		✓			
Z1	Landscape/Common Areas	0.21		✓			
A2	Landscape/Common Areas	0.04		✓			
B2	Landscape/Common Areas	0.04		✓			
C2	Landscape Buffer Tract	1.00		✓			

2nd ~~1st~~-DRAFT

Tract ID (Per T-Plat)	Use	Area (Acres)	Future Ownership				
			CDD	HOA	WASD	Private	County
D2	Landscape/Common Areas	0.36		✓			
E2	Landscape/Common Areas	0.05		✓			
F2	Landscape/Common Areas	0.13		✓			
G2	Landscape/Common Areas	0.04		✓			
H2	Landscape/Common Areas	0.10		✓			
I2	Landscape/Common Areas	0.28		✓			
J2	Landscape Buffer Tract	0.37		✓			
K2	Landscape/Common Areas	0.21		✓			
L2	Lake Access Tract	0.03	✓				
743 Residential Units	Single Family, Townhomes, Villas	47.49				✓	
Total		91.43					

II. Purpose of this Engineer's Report.

This Report was prepared for the purpose of describing the Public Infrastructure that supports the development within the District and to report as to its estimated construction costs, status of permits, and schedule of construction. The Public Infrastructure is to be partially financed by the District and is to benefit the residents living within the CDD boundaries as well as the general public.

III. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway, stormwater management, drainage, water, sanitary sewer and recreational facilities improvements that will give service and access to 743 residential units located inside the District's boundary. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District and provide a direct and special benefit to the lands within.

a. Roadway Improvements.

The roadway improvements consist of reconstructing the segment of SW 248 Street adjacent to the Development as required by Miami-Dade County. A portion of the 248 Street reconstruction extends offsite with respect to the District boundary. The CDD roadway improvements also include the construction of the entrance road at SW 117 Avenue, which extends from SW 248 Street to the guardhouse, as shown in Exhibits 2 and 3.

The Developer intends to gate the Development's interior roads to limit access to the residents only, making those roads, in effect, private, and consequently, ineligible for CDD financing. The estimate of costs presented in this Engineer's Report (the "Report") for the Public Infrastructure does not include the cost of constructing the interior roads behind the gate.

The Developer intends to grant the District, at no cost, an easement over the interior roads in order to provide access to the Clubhouse and the stormwater management and drainage facilities which the District will own.

The Developer intends to grant the District, at no cost and in fee simple, the land right of way of the entrance road, from SW 248 Street to the gatehouse. Refer to Exhibit 3.

2nd ~~1st~~-DRAFT

The Miami-Dade County Road Impact Fees are included in the estimated cost of roadway improvements. The Developer intends to advance the funds to pay for the impact fees on behalf of the District.

b. Stormwater Management and Drainage Facilities.

The District will fund the construction of the lake as well as the drainage components of SW 248 Street, the entrance road and the interior roads. Although the latter are private roads, their drainage component, including curbs and gutters, is included in the Public Infrastructure because it is part of the stormwater management plan that gives flood protection to the District and the surrounding lands.

The Developer intends to grant the District, at no cost, an easement over the interior roads in order to provide access to the stormwater management and drainage facilities which the District will own.

The Developer intends to grant the District, at no cost and in fee simple, the land tracts for the lake and for the access to the lake for ownership and maintenance (tracts E and L2 of the T-Plat, respectively).

c. Water Distribution and Sewer Collection Systems.

The cost of constructing the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with Miami-Dade County Water and Sewer Department facilities ("WASD"), to the property lines of the residential lots. The sewer collection system includes the cost of the lift station and related force main.

The Developer intends to grant the District, at no cost, the necessary easements for constructing and accessing the improvements. The District intends to convey to WASD the completed improvements for future ownership and maintenance.

The WASD Connection Charges are included in the estimated costs of the Public Infrastructure. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

d. Recreational Facilities: the Clubhouse.

The District will purchase from the Developer, for the use of the community and the general public, the clubhouse tract (Tract G of the T-Plat) and all indoor and outdoor recreational facilities, including buildings, site improvements and fixtures constructed and/or installed within the tract. The estimated \$9,000,000 cost of the recreational facilities included in this Report is the estimated value reported by the Developer at this time.

IV. Estimated Schedule of Construction of the Public Infrastructure.

Work Description	Begin Date	End Date
Earthwork	2nd Quarter 2015	<u>To be filled by Lennar</u>
Lake	2nd Quarter 2015	<u>To be filled by Lennar</u>
Water	<u>To be filled by Lennar</u>	<u>To be filled by Lennar</u>
Sewer	<u>To be filled by Lennar</u>	<u>To be filled by Lennar</u>
Drainage	<u>To be filled by Lennar</u>	<u>To be filled by Lennar</u>
Paving and Grading	<u>To be filled by Lennar</u>	<u>To be filled by Lennar</u>

2nd ~~1st~~-DRAFT

Work Description	Begin Date	End Date
Landscaping	To be filled by Lennar	To be filled by Lennar
Final Lift of Asphalt	To be filled by Lennar	To be filled by Lennar

V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer the improvements to the following agencies for ownership and maintenance:

Description	Future Ownership	Future Maintenance
Offsite Roads (SW 248 Street)	Miami-Dade County	Miami-Dade County
Entrance Road	CDD	CDD
Entry Features	CDD	CDD
Stormwater Management Lake	CDD	CDD
Interior roads drainage with easement	CDD	CDD
Water Distribution System	WASD	WASD
Sanitary Sewer System	WASD	WASD

VI. Permitting Status.

The table below reflects the permitting status of the development as of the date of this Report.

Permit	Agency	In Process	Approved	Date/Anticipated
Site Plan Concurrency	County		X	Valid Until 5/7/2016
T-Plat	County		X	Valid Until 2/8/2016
Final Plat	County	X		To be filled by Lennar
Paving and Drainage Plans	County		x	6/8/2015
Paving and Drainage Plans	County Highway Division		X	7/20/2015
Subdivision Bond	County		x	8/7/2015
Sewer	County RER		x	6/12/2015
Water	County RER		X	6/12/2015
FPL Undergrounding	FPL/County		X	7/7/2015
Stormwater Management	County RER		X	6/29/2015
Tree Program	County DERM		X	6/5/2015
FLA Dept. Of Transportation	FDOT		X	6/9/2015
School Board	County		x	6/19/2015
Water & Sewer	WASD		X	7/1/2015
Lake	County		X	5/28/2015
CDD Petition	Miami-Dade County		X	11/3/2015

VII. Estimate of Public Infrastructure Costs.

Table 4	
Roadway Improvements	\$4,643,100
Stormwater Management And Drainage	\$4,122,100
Water Distribution System	\$2,215,200
Sanitary Collection System	\$3,744,000
Recreational Facilities: The Clubhouse	\$9,000,000
	\$23,724,400

Details of the estimates of costs may be found in Tables 1 through 6 in the Appendix.

VIII. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs are fair and reasonable, and that the residential lots within the assessment areas will receive a special benefit equal to or greater than the cost of such improvements. We believe that the improvements can be permitted, constructed and installed at the costs described in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Coco Palms Community Development District.

Juan R. Alvarez, PE
 Florida Registration No. 38522
 Alvarez Engineers, Inc.
 November 184, 2015

APPENDIX

2nd ~~1st~~-DRAFT