



FL Certificate of Authorization No. 7538  
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August 28, 2018

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

**Re: Year 2018 Coco Palms 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 Coco Palms Community Development District (the "District" or "CDD"); 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.

The District 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 original District boundaries encompassed 91.43 acres of land and it was expanded by 24.96 acres (the Expansion Area) as explained in the First Supplemental Engineer's Report accepted by the Board of Supervisors on May 16, 2018. The petition to expand the boundaries of the District was granted by the Miami-Dade County Board of County Commissioners and established by the enactment of Ordinance No. 15-123 on May 15, 2018. Such Ordinance became effective on May 25, 2018. The total acreage of the District is 116.39 acres.

The original District boundaries are wholly comprised within the Plat of Coco Palm Estates (Plat Book 171, Page 32) and the Expansion Area of the District is wholly comprised within the Tentative Plat of Coco Palm Villas (the "T-Plat"). The T-Plat received approval from the Department of Regulatory and Economic Resources of Miami-Dade County under T-Plat Number T-23993 on December 22, 2017. This approval is valid until September 22, 2018 at which time either the final plat will be recorded, or the T-Plat approval will be extended.

The expanded District is located in unincorporated Miami-Dade County, Florida, and is bounded by the plat of Hemingway Point (Plat Book 169, Page 46) on the west, SW 248 Street on the north, SW 112 Ave on the east and the Homestead Extension of Florida's Turnpike (State Road 821) on the south. Refer to Exhibits 1, 2 and 3 for the location and new boundary maps of the CDD.

## **1. Infrastructure Ownership**

### **a. Roads**

- i.** The interior roads located on Tract A of Coco Palm Estates (Plat Book 171, Page 32) are currently owned by the developer and will be owned by the Homeowners Associations in the future.
- ii.** The CDD owns the entrance road on SW 148 Street described as a portion of Tract A of Coco Palm Estates (Plat Book 171, Page 32) as recorded at the Special Warranty Deed (ORB 30289, PG 1373). See Exhibit 4 for CDD owned infrastructure in the original boundaries.
- iii.** Upon recording of the T-Plat and the completion of the Development in the Expansion Area, the entry road that extends from SW 248 St to the entrance gate will be deeded to the CDD for ownership and maintenance. (Refer to Exhibit 5).

### **b. Stormwater Management System**

- i.** The CDD owns the drainage system at the entrance and the interior roads. The developer granted an easement to the CDD over the interior roads in order to provide access to the stormwater management and drainage facilities. The easement was recorded on ORB 30273, PG 4762. A similar easement will be granted to the CDD for the Expansion Area once completed.
- ii.** The lake tract and lake-access tract (tracts E and L2 of the Coco Palm Estates Plat Book 171, Page 32) were deeded to the District for ownership and maintenance through the Special Warranty Deed recorded at ORB 30273, PG 4765 on September 26, 2016.

### **c. Water Distribution System**

The system was conveyed to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance under Agreement ID no. 22194.

### **d. Sanitary Sewer System**

The system was conveyed to WASD for ownership and maintenance under Agreement ID no. 22194.

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

### **a. Roads**

The CDD roads in the original boundaries are in good state, working order and condition. The CDD roads and private roads are completed except for the final pavement markings. The construction in the Expansion Area has not yet started.

### **b. Stormwater Management System**

The lake tract, lake-access tract and common areas are well maintained and in good working order and condition.

c. Water Distribution System

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

d. Sanitary Sewer System

The system appears to be in good working order and condition. For informational purposes, 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

a. General

- i. The CDD 2018-2019 Fiscal Year budget has the following amounts for maintenance expenditures:

<b>Maintenance Expenditures</b>	<b>FY 2019 Budget</b>
Annual Engineer's Report/Inspections/Field Ops Mgt	\$ 2,200
Lawn & Landscape Tract Maintenance	\$ 5,000
Entrance Feature Maintenance	\$ 3,600
Irrigation System Maintenance/Upkeep	\$ 2,400
Roadway/Drainage System Maintenance/Upkeep	\$ 3,600
Common Driveway Maintenance/Upkeep	\$ 19,620
Fountain Maintenance/Upkeep	\$ 4,000
FP&L Power/Utility	\$ 6,000
Lake - Aquatic Maintenance	\$ 3,600
Miscellaneous Maintenance	<u>\$ 4,900</u>
Total Maintenance Expenditures	\$ 54,920

For more detailed information on the 2018-2019 Fiscal Year Budget please visit the District's website at the following link:

<http://cocopalmscdd.org/>

Alvarez Engineers finds the District's final maintenance budget for Fiscal Year 2018/2019 adequate and sufficient.

b. Roads

The CDD included sufficient funds in its 2018/2019 budget for the maintenance of the entrance road as well as the entrance features which will be owned by the CDD in the future.

c. Stormwater Management System

Alvarez Engineers finds the 2018/2019 budgeted amounts to be sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

d. Water Distribution System

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

e. Sanitary Sewer System

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

#### **4. Insurance**

The District currently carries insurance for General Liability, Hired Non- Auto, Employment Practices Liability and Public Officials Liability coverage under policy agreement number 100117280, administered by Florida Insurance Alliance. The total annual premium of the policy is \$5,610. The District has budgeted sufficient funds in its 2018/2019 budget which is sufficient to cover the insurance premium.

#### **5. Description of Public Facilities the District is Building, Improving or Expanding**

The District is currently expanding its boundaries by 24.96 acres as described in the First Supplemental Engineer's Report dated May 16, 2018.

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.

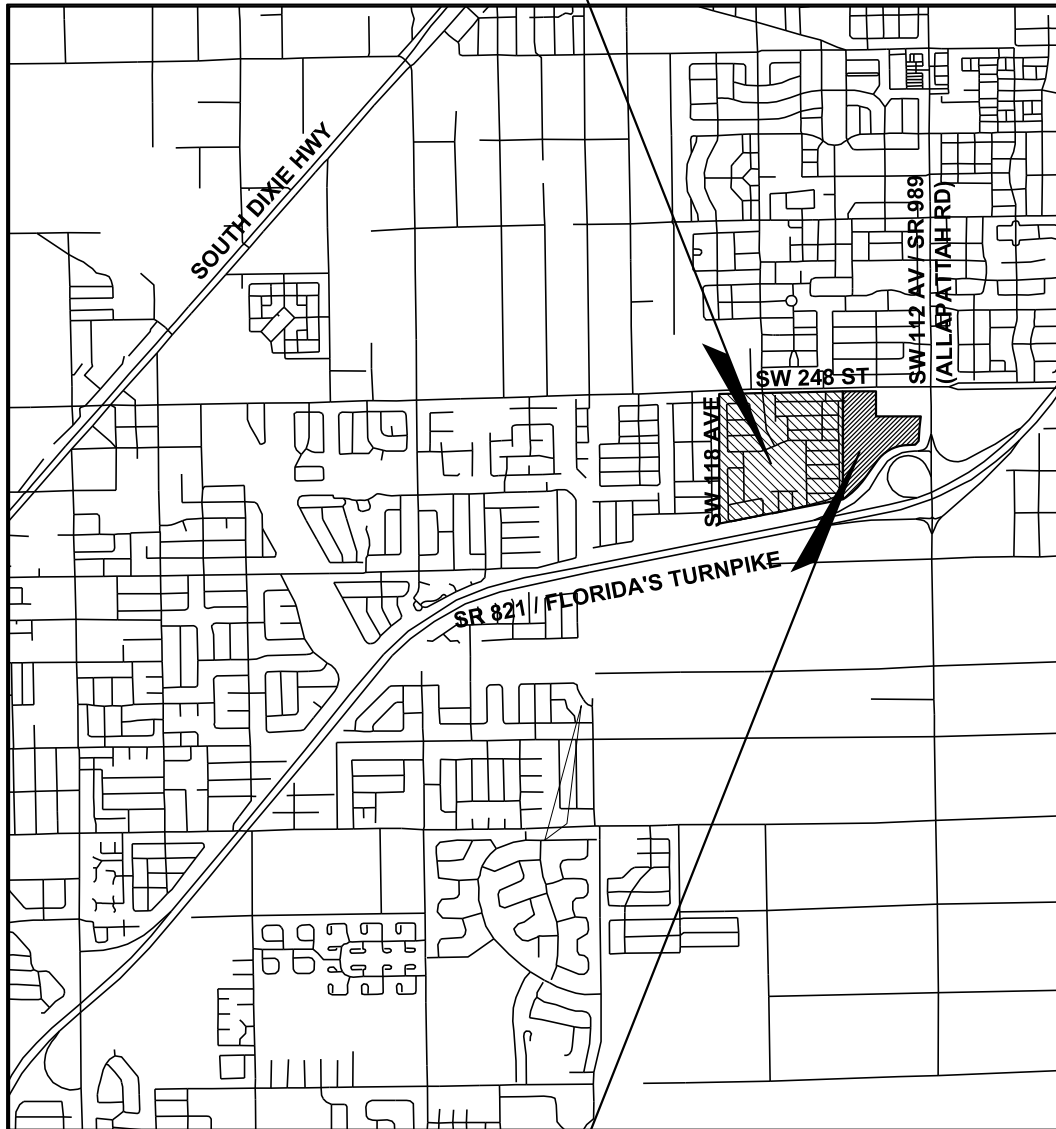
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com)

Sincerely,

**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: August 28, 2018

**ORIGINAL COCO PALMS CDD  
AREA 91.43 ACRES**



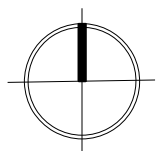
**COCO PALMS CDD  
EXPANSION AREA  
AREA 24.96 ACRES**

MIAMI DADE COUNTY  
FLORIDA

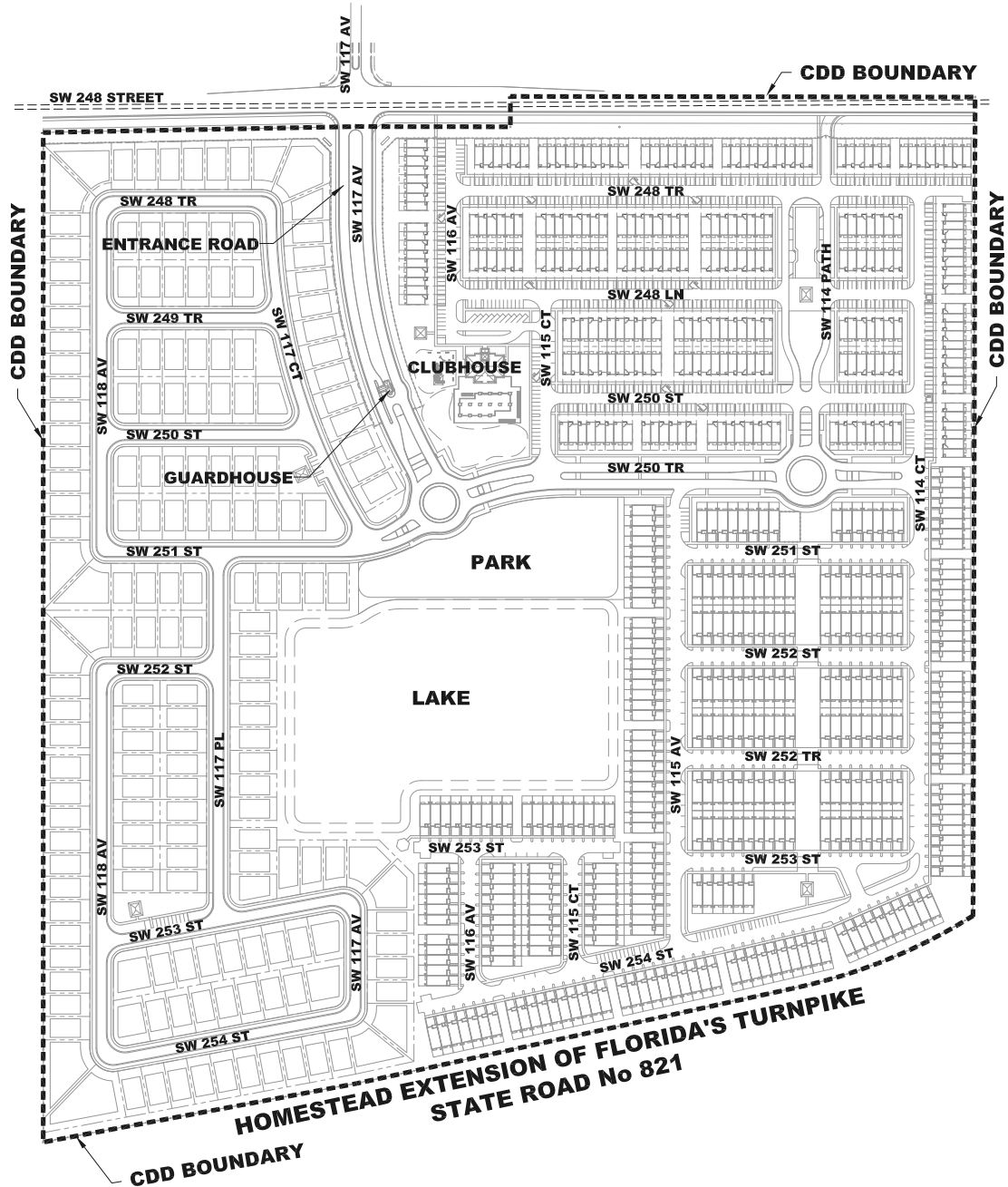
**ALVAREZ ENGINEERS, INC.**

COCO PALMS C D D

**CDD LOCATION MAP**



0 500' 1500' 3000'

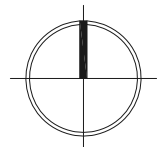


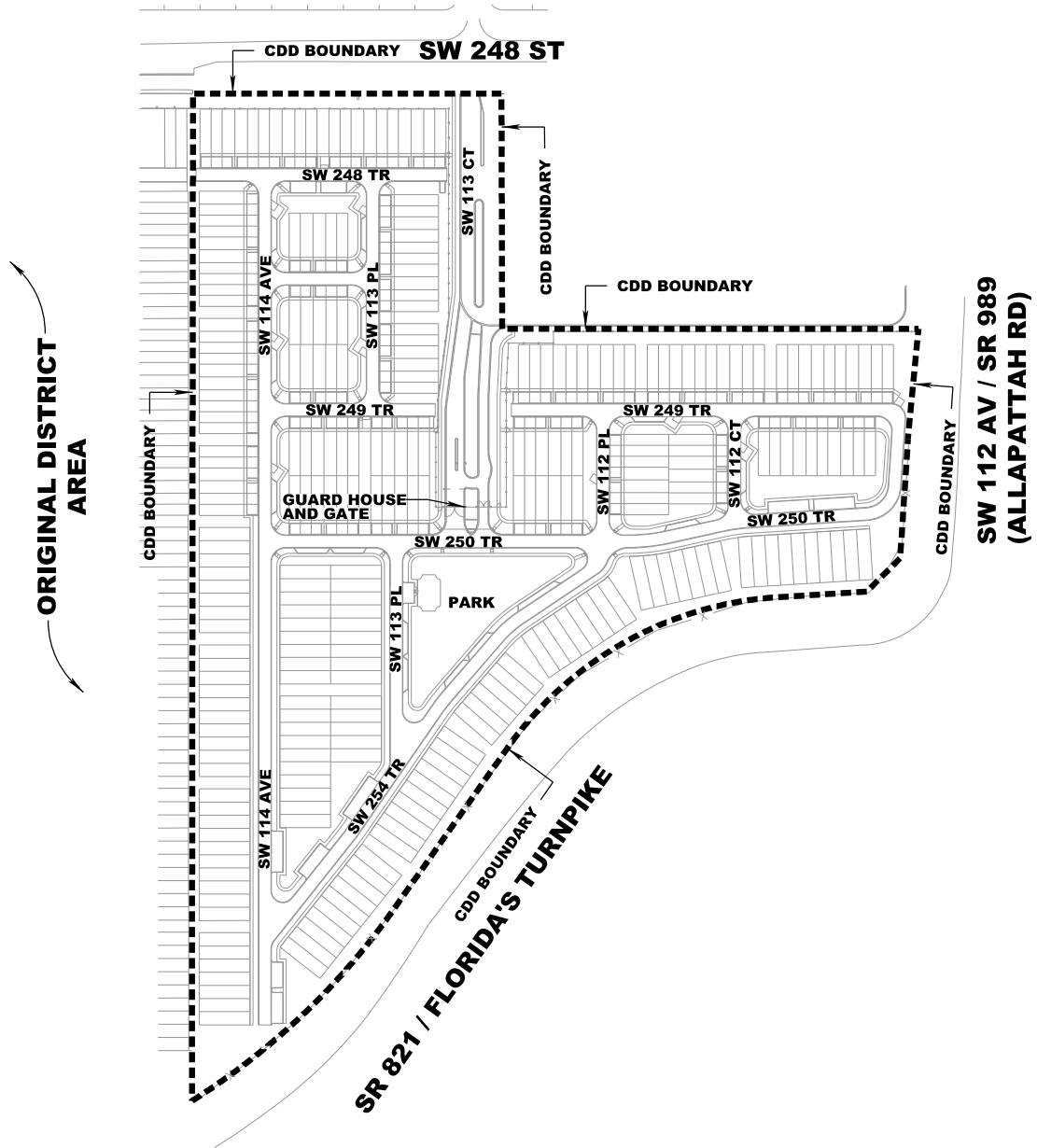
**ALVAREZ ENGINEERS, INC.**

COCO PALMS CDD

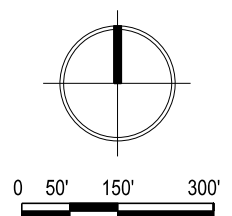
**ORIGINAL CDD BOUNDARY**

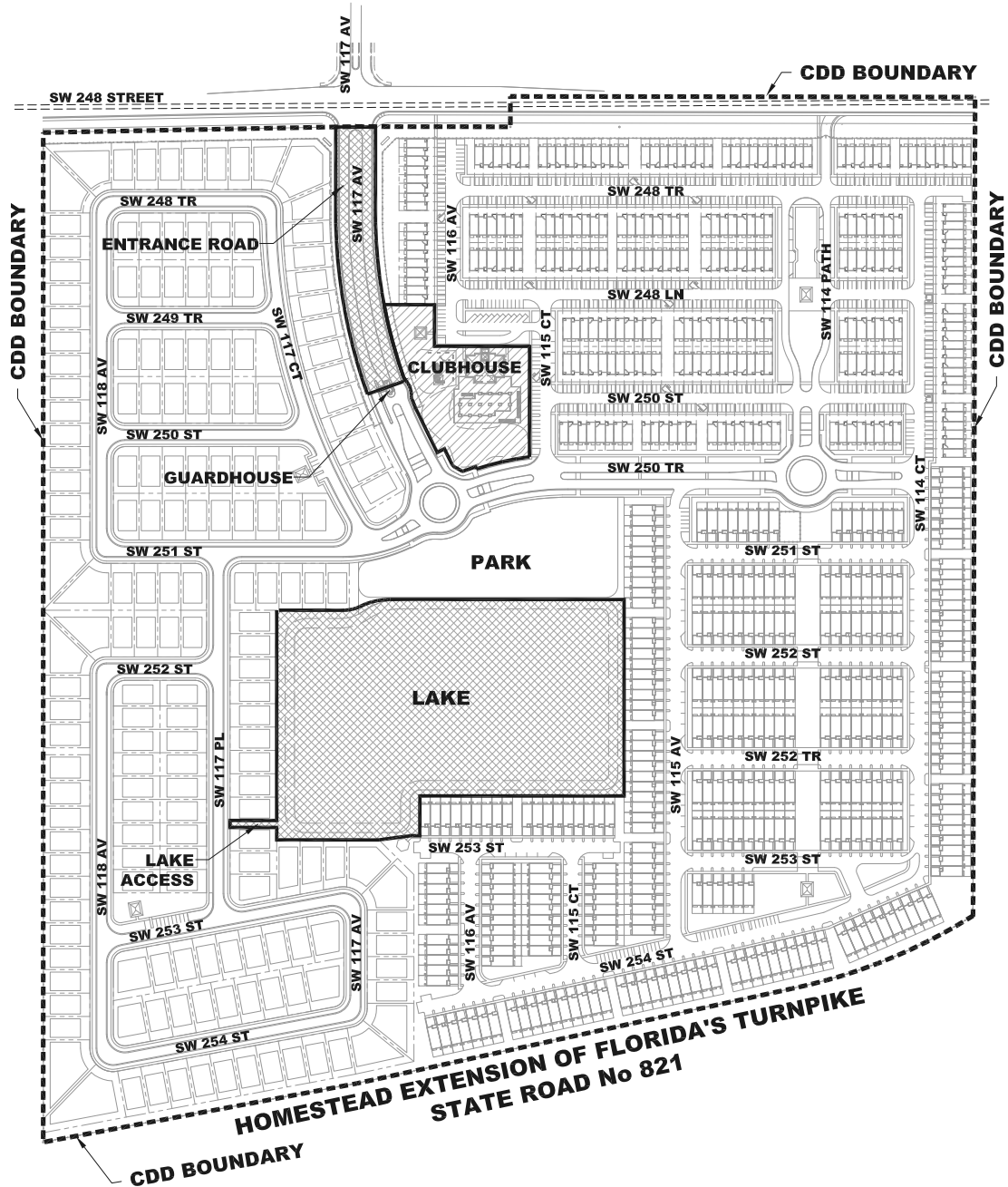
1" = 373'







**ALVAREZ ENGINEERS, INC.**  
**COCO PALMS C.D.D.**  
**EXPANSION AREA BOUNDARY**

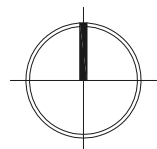




-  CDD TRACTS
-  POTENTIAL CDD TRACT

**ALVAREZ ENGINEERS, INC.**

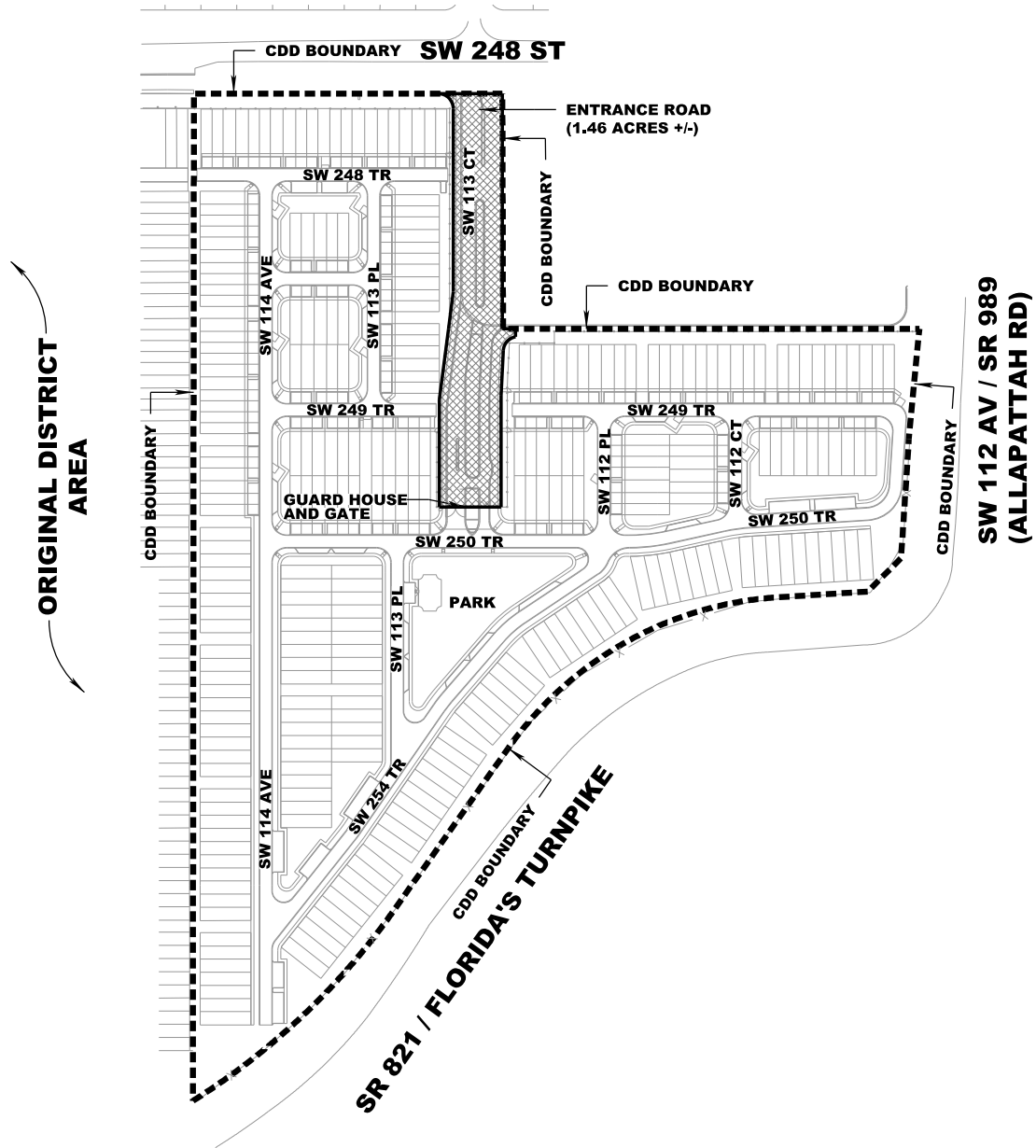
COCO PALMS CDD  
CDD OWNERSHIP



1" = 373'







# LEGEND



CDD TRACTS

**ALVAREZ ENGINEERS, INC.**

**COCO PALMS C.D.D.  
CDD OWNERSHIP**

