

May 23, 2015

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

**Re: Year 2015 Riverside Park 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 17, Township 56 South, Range 40 East, in Miami-Dade County, Florida. It is bounded by Black Creek Canal on the West, Old Cutler Road on the North, SW 224 Street on the North-East, SW 120 Avenue on the East and Black Creek Canal on the South. The Development is located within Postal Zip Code 33190. See Exhibit 1 for a graphical representation.

**1. Infrastructure Ownership**

*a. Roads*

- i. *Onsite Roads.* The onsite roadways within the District were completed and dedicated to Miami-Dade County for the perpetual use of the public, as per "Herfa Subdivision" Miami-Dade Plat Book No. 159, Page 80 and in accordance with the Declaration of Restrictive Covenants (the "Declaration") dated September 9, 2003 recorded in Miami-Dade OR 22254 Pages 1026 through 1041.
- ii. *Offsite Roads.* The improvements to SW 102 Avenue were completed and conveyed to Miami-Dade County for ownership and maintenance

*b. Stormwater Management System*

- i. The stormwater drainage system consists of inlets and underground exfiltration trenches. The system was completed and conveyed to Miami-Dade County for ownership and maintenance.

c. Water Distribution and Sanitary Sewer System

- i. The water distribution and sanitary sewer system, including the lift stations and force mains, were completed and conveyed to Miami-Dade County for ownership and maintenance as per Agreement No. 17910.
- ii. The force main along SW 102 Avenue was completed and conveyed to Miami-Dade County for ownership and maintenance.

d. Wall, Entrance Features and Landscaping

- i. The District constructed the wall along the development, landscaping and entrance features as described in the original District Engineer's Report. These improvements are owned and maintained by the District.

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

a. Roads

- i. The onsite roads are in good working order and condition. Some street signs are missing and should be replaced by Miami-Dade County.
- ii. The offsite roadway improvements are in good working order and condition.



Onsite Road



SW 102 Avenue

Issues with the roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link provided below:

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

b. Stormwater Management System

- i. The road drainage and stormwater management system is in good working order and condition.



For informational purposes, 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 following the link provided below:

<http://www.miamidade.gov/publicworks/flooding-complaints.asp>

c. Water Distribution and Sanitary Sewer System

- i. The water distribution and sanitary sewer systems were conveyed in good working order and condition to Miami-Dade County for ownership and maintenance.



For informational purposes, issues with the water or sewer systems may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

d. Wall, Entrance Features and Landscaping

- i. The wall along the development, landscaping and entrance features were completed and are in good condition.

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

#### a. Roads

- i. No maintenance costs are estimated for all roadways, including their drainage system, since they are maintained by Miami-Dade County.

#### b. Stormwater Management System

- i. No maintenance costs are estimated for the stormwater management system since it is maintained by Miami-Dade County.

#### c. Water Distribution and Sanitary Sewer System

- i. No maintenance costs are estimated for the water distribution and sanitary sewer system since they are maintained by Miami-Dade County.

#### d. Wall, Entrance Features and Landscaping

- i. The District has budgeted within its Fiscal Year 2014/2015 the amount of \$16,500 for lawn and landscaping maintenance, as well as \$6,203 for entrance features and miscellaneous maintenance, \$8,275 for border hedge, \$3,500 for pesticide and \$1,500 for engineering inspections. Alvarez Engineers finds the District's Maintenance Budget for Fiscal Year 2014/2015 sufficient for the proper maintenance of the infrastructures for which the District is responsible.

### 4. Insurance

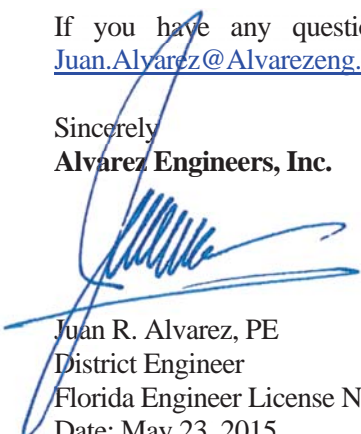
Alvarez Engineers has reviewed the District's general liability, employment practices liability and public officials liability coverage insurance policy provided by Florida Insurance Alliance under Agreement No. 100114058 for the period between October 1, 2014 and October 1, 2015. The District has budgeted sufficient funds to cover the \$5,408 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.

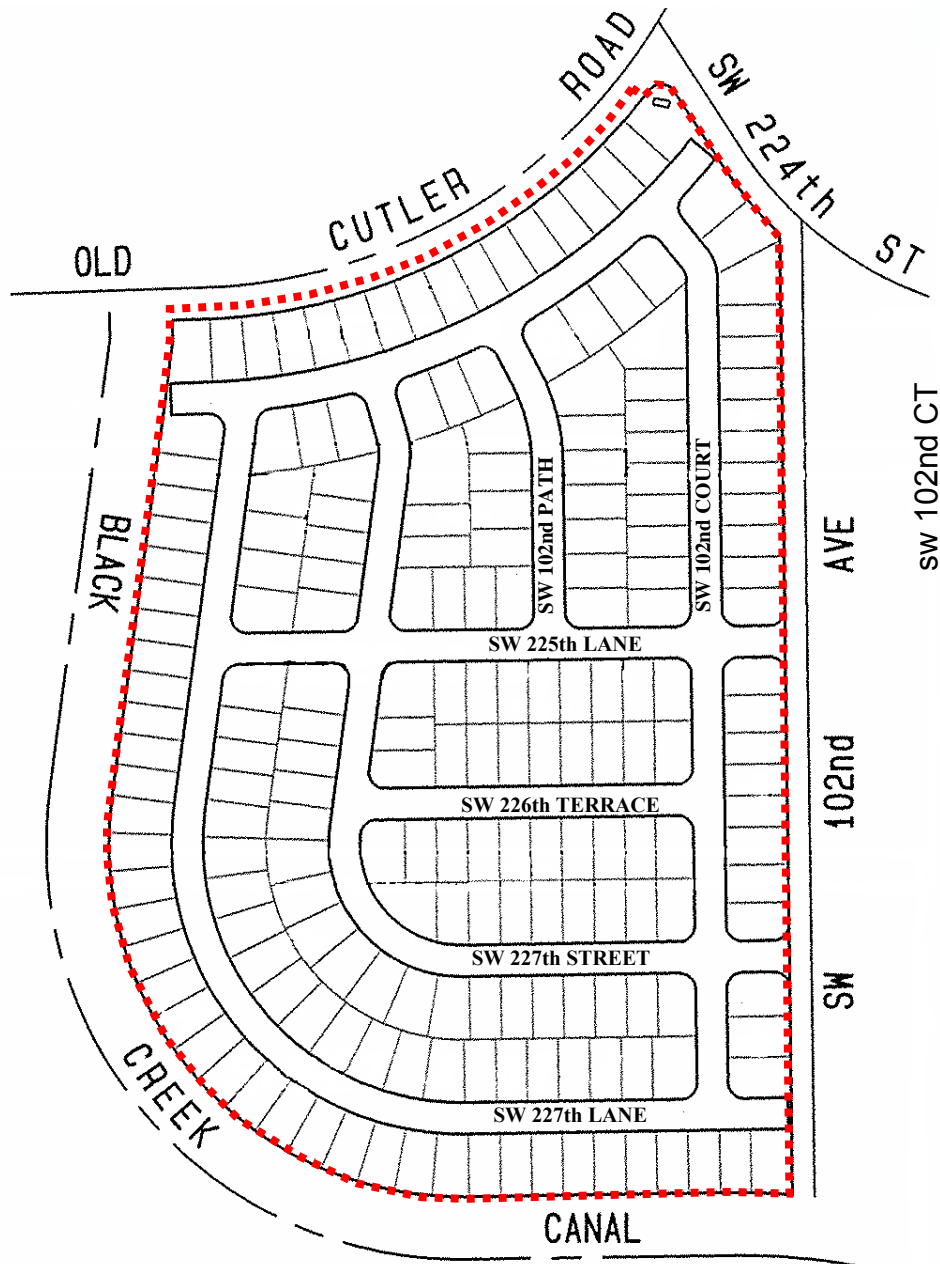
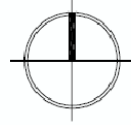
If you have any questions please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com)

Sincerely

**Alvarez Engineers, Inc.**



Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: May 23, 2015



LEGEND:

..... DISTRICT BOUNDARY

**ALVAREZ ENGINEERS, INC**

**RIVERSIDE PARK C.D.D**

**EXHIBIT 1 – District Boundary**