



June 26, 2024

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 2024 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, with the exception of fading pavement markings.
 - ii. The offsite roadway improvements are in good working order and condition.

Issues with the pavement markings will be reported online to the Miami-Dade County Department of Public Works and Waste Management by the link provided below:

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

- b. Stormwater Management System
 - i. The road drainage and stormwater management system are 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:

<https://www.miamidade.gov/environment/flood-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 are in good condition.

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

- i. The proposed CDD 2024-2025 Fiscal Year budget has the following amounts for maintenance expenditures:

2024-2025 Budget for Maintenance	
Lawn/Landscape Maintenance	\$16,500
Entrance Features	\$1,000
Miscellaneous Maintenance/Improvements	\$6,613
Border Hedge/Monument/Fence	\$8,275
Nutritional Control/Mulch	\$3,500
Engineering/Inspections	\$1,500
Contingency/Reserve	\$0
Total	\$37,388

Alvarez Engineers finds the District’s proposed maintenance budget for Fiscal Year 2024-2025 adequate and enough.

For more detailed information on the 2024-2025 Fiscal Year Budget please visit the District’s website at the following link:

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

b. Roads

- i. Funds were budgeted by the District for lawn/landscape, entrance features, fence and hedge as indicated above. The roads are maintained by Miami-Dade County.

c. Stormwater Management System

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

d. 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.

e. Wall, Entrance Features and Landscaping

- i. The District has budgeted within its Fiscal Year 2024-2025 funds for lawn and landscaping maintenance, as well as for entrance features and miscellaneous maintenance.

4. Insurance

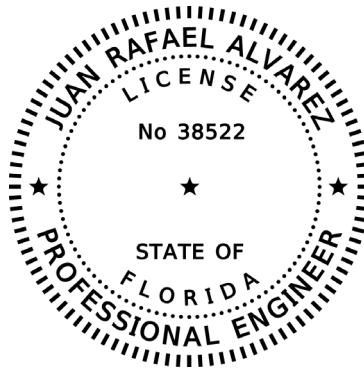
Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy 100123058 provided by Florida Insurance Alliance for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$6,370 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

Sincerely
Alvarez Engineers, Inc.

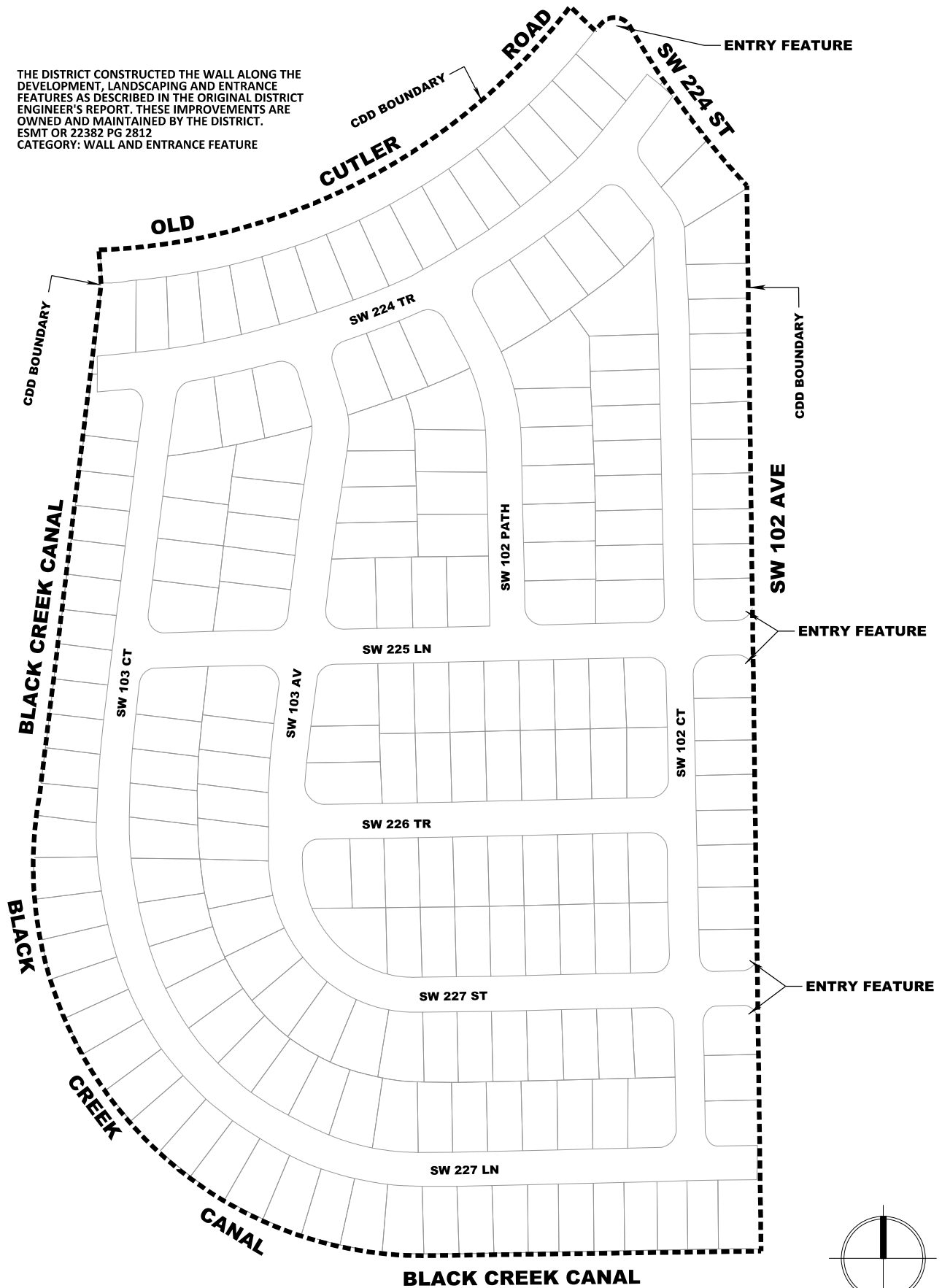
Juan R. Alvarez, PE
District Engineer
Date: June 26, 2024



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 26, 2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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.
 ESMIT OR 22382 PG 2812
 CATEGORY: WALL AND ENTRANCE FEATURE



ALVAREZ ENGINEERS, INC.

**RIVERSIDE PARK CDD
 CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 1

