



June 25, 2025

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 Exhibits 1 and 2 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 with 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

We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://riversideparkcdd.org/financials/> for the FY 2025-2026 Proposed Budget).

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**

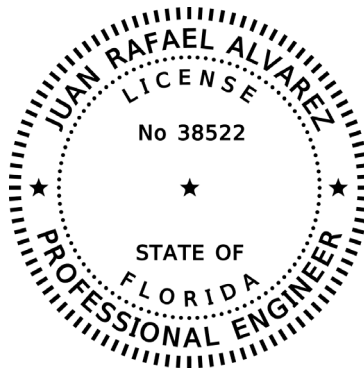
Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy 100124058 provided by Florida Insurance Alliance for the period between October 1, 2024 and October 1, 2025. The District has budgeted enough funds to cover the \$6,625 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 us at 305-640-1345 or at [Alvarez@Alvarezeng.com](mailto:Alvarez@Alvarezeng.com)

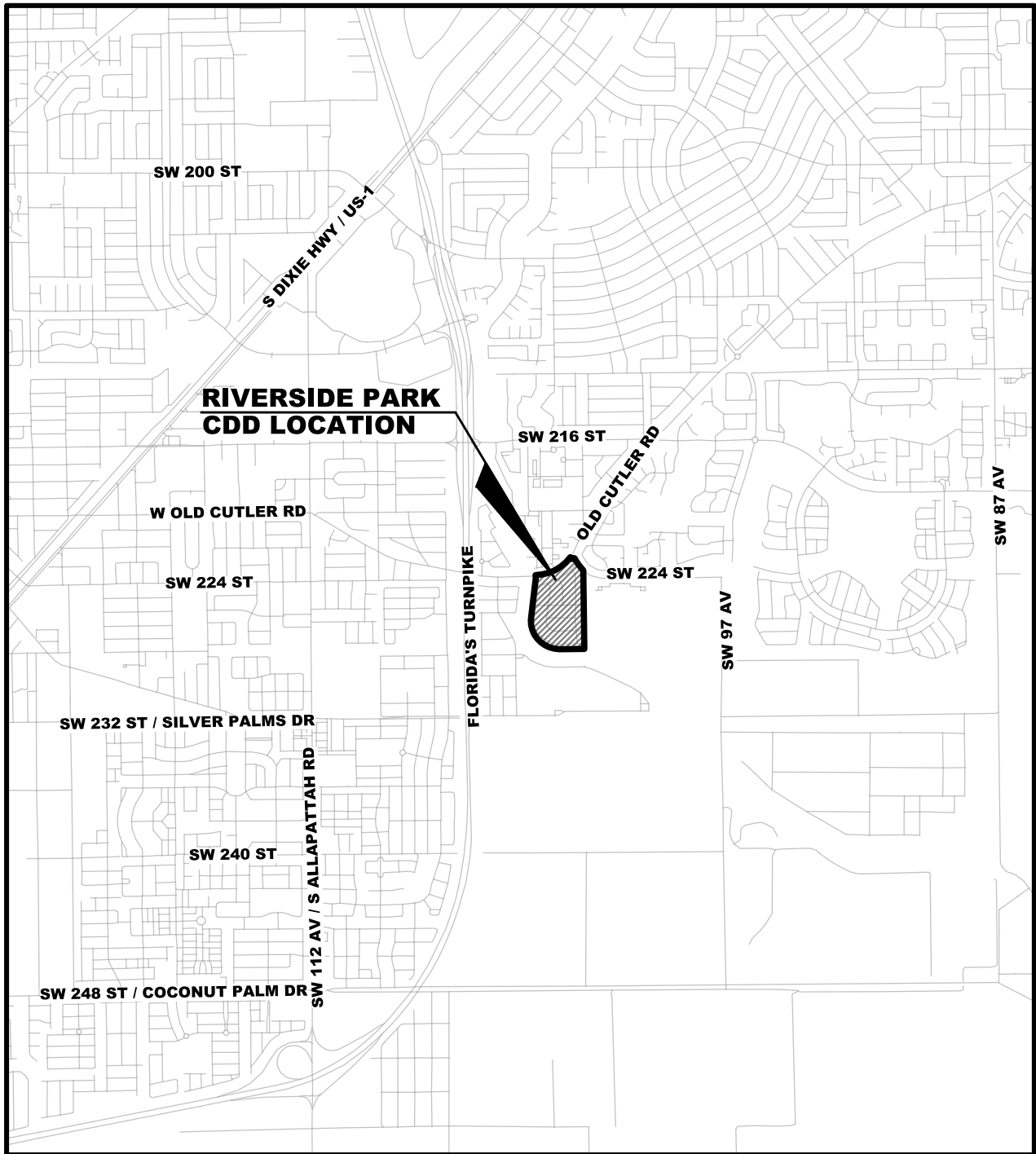
Sincerely  
**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE  
District Engineer  
Date: June 25, 2025

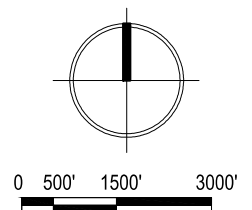


This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on June 25, 2025.

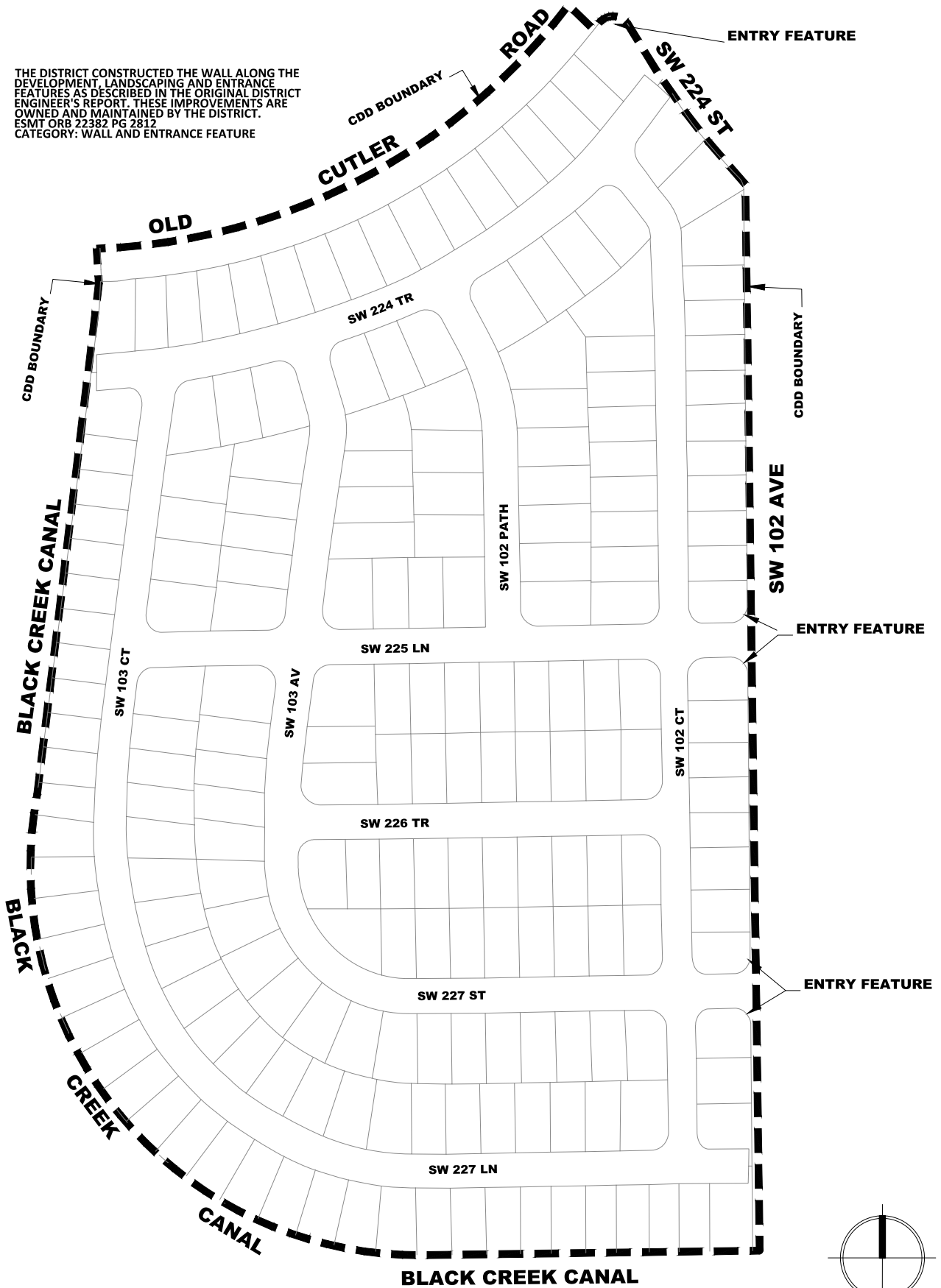
Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.



**ALVAREZ ENGINEERS, INC.**  
RIVERSIDE PARK CDD  
**LOCATION MAP**



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.  
ESMT ORB 22382 PG 2812  
CATEGORY: WALL AND ENTRANCE FEATURE



**ALVAREZ ENGINEERS, INC.**

RIVERSIDE PARK CDD

**CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 2