

June 29, 2015

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

**Re: Year 2015 Summerville 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 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 report on the insurance being carried by the District.

The District is located in Section 19, Township 56S, Range 40E and in Section 24, Township 56S, Range 39E in Miami-Dade County, Florida. It is bounded by theoretical SW 118 Place and SW 117 Avenue on the west, SW 116 Court and theoretical SW 114 Court on the east, SW 247 Street and theoretical SW 245 Street on the south and theoretical SW 244 Street, theoretical SW 242 Lane and SW 242 Street on the north. The development is located within Zip Code 33032. Refer to Exhibit 1.

**1. Infrastructure Ownership**

*a. Roads*

- i. All avenues, streets, lanes, terraces, places, courts, paths and alleys within the District have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plats:
  1. "Summerville Subdivision" Recorded on September 23, 2004 in Miami-Dade County Plat Book 162, Page 44 (This portion of the Development is also known as Phase 1 in the Engineer's Report).
  2. "Summerville Villas" Recorded on August 16, 2006 in Miami-Dade County Plat Book 165, Page 41 (This portion of the Development is also known as Phase 2 in the Engineer's Report).

*b. Stormwater Management System*

- i. The road drainage systems within the right of way of all the avenues, streets, lanes, terraces, places, courts, paths and alleys have been dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plats described above.

- ii. The above-listed plats also dedicate park tracts and other tracts for common areas for joint and several uses of the property owners and for the installation and maintenance of public utilities. The plats indicate that these are to be owned and maintained by a Homeowners Association and/or the District, or maintained by a Special Taxing District. The Engineer's Report states that these green tracts (Parks and Common Areas) will be owned and maintained by the District. As of the date of this report, these tracts are owned by ARC Summerville Lots, LLC (the "Developer"). The list of park and common area tracts are as follows:
    - 1. Phase 1 (Summerville Subdivision. Plat Book 162, Page 44)
      - a. Common Area Tracts (Folio Number 30-6019-009-1840): "A" through "G", "J", "L" through "Z" and "AA" through "FF", "HH", "LL" and "NN", all containing 78,833 Square Feet more or less.
      - b. Park Tracts (Folio Number 30-6009-009-1850): "H", "I", "K", "II", and "JJ", all containing 77,792 Square Feet more or less.
    - 2. Phase 2 (Summerville Villas. Plat Book 165, Page 41)
      - a. Common Area Tracts (Folio Number 30-6924-001-0870): "C", "G" through "J", "L" through "X", all containing 23,574 Square Feet more or less.
      - b. Park Tracts (Folio Number 30-6924-001-0850): "A", "D", "E", "F", "K", "Y" and "Z".
- c. Water Distribution System
- i. Phase 1. The water distribution system in Phase 1 has been conveyed to Miami-Dade County for ownership and maintenance.
  - ii. Phase 2. Although the water distribution system is in substantial completion, the conveyance process to Miami-Dade County has not been completed.
- d. Sanitary Sewer System
- i. Phase 1. The sanitary sewer system in Phase 1 has been conveyed to Miami-Dade County for ownership and maintenance.
  - ii. Phase 2. Although the sanitary sewer system is in substantial completion, the conveyance process to Miami-Dade County has not been completed.
  - iii. The lift station tract within Phase 2, which will be granted to Miami-Dade County by the Developer, still remains in the ownership of the Developer. The legal description of the tract is: Tract "B" of Summerville Villas, Plat Book 165, Page 41. The Folio Number is 30-6924-001-0860.

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

*a. Roads*

- i. (Phase I) Several traffic signs were observed out of plumb or fallen due to wind action or traffic impacts. Due to vertical construction, the pavement has been damaged in some areas. Most roads are in good condition otherwise.



Fallen Sign



Phase I Roads

- ii. (Phase II) The Roads on the West of SW 117 have been completed, but due to lack of use, debris has accumulated on the valley gutters and on the pavement and weeds are growing through at the edge of the travel lanes. Several traffic signs were out of plumb or fallen due to wind action or traffic impacts.



Fallen Sign



Phase II Roads

The road deficiencies for both phases may be reported online to the Miami-Dade County Department of Public Works and Waste Management at the following link <http://www.miamidade.gov/publicworks/report-problems.asp>

b. Stormwater Management System

- i. The roadway stormwater management is complete both east of SW 117 Avenue (Phase 1) and west of SW 117 Avenue (Phase 2). Due to the lack of use several asphalt aprons around the ditch bottom inlets were observed damaged due to vegetation growth. The swales will be graded to final condition once the residences are constructed.



Inlet Phase I



Inlet Phase II



Park Tract in Phase I



Park Tract in Phase II

We recommend notifying Miami-Dade County about repairing the aprons and maintaining the drainage system for both phases at <http://www.miamidade.gov/publicworks/flooding-complaints.asp>

c. Water Distribution System

- i. The water distribution system to the east of SW 117 Avenue (Phase 1) has been completed and conveyed in good working order to Miami-Dade County for ownership and maintenance under WASD Agreement No. 18364. The water distribution system to the west of SW 117 Avenue (Phase 2) is also substantially complete but conveyance to Miami-Dade County has not yet been completed.



Phase I



Phase II

d. Sanitary Sewer Sytem

- i. The sanitary sewer system east of SW 117 Avenue has been completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance, under WASD Agreement No. 18364. The sanitary sewer system west of SW 117 Avenue, including the lift station, has not yet been completed or conveyed to Miami-Dade County.



Phase I



Phase II

Issues may be reported to WASD at 305-274-9272 or 305-665-7477.

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

- a. Roads
  - i. No maintenance costs are estimated since all the roads, including their drainage systems, are to be owned and maintained by Miami-Dade County.
  
- b. Stormwater Management System
  - i. No maintenance costs are estimated since the road drainage within the right of way of all avenues, terraces, places, courts, paths and alleys are owned and maintained by Miami-Dade County.
  
  - ii. As of the date of this report, park tracts and other tracts for common areas are owned and maintained by the Developer; therefore no maintenance costs are estimated at this time.
  
- c. Water Distribution System
  - i. No maintenance costs are estimated since the water distribution system will be owned and maintained by Miami-Dade County.
  
- d. Sanitary Sewer System
  - i. No maintenance costs are estimated since the sanitary sewer system will be owned and maintained by Miami-Dade County.

The District has included in its Fiscal Year 2014/2015 budget \$4,000 for miscellaneous maintenance and \$1,250 for Engineering inspections for a total of \$5,250 for maintenance expenditures.

### 4. Insurance

Alvarez Engineers has reviewed the District's general liability, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100114063 for the period between October 1, 2014 and October 1, 2015. The District has budgeted sufficient funds to cover the \$5,150 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

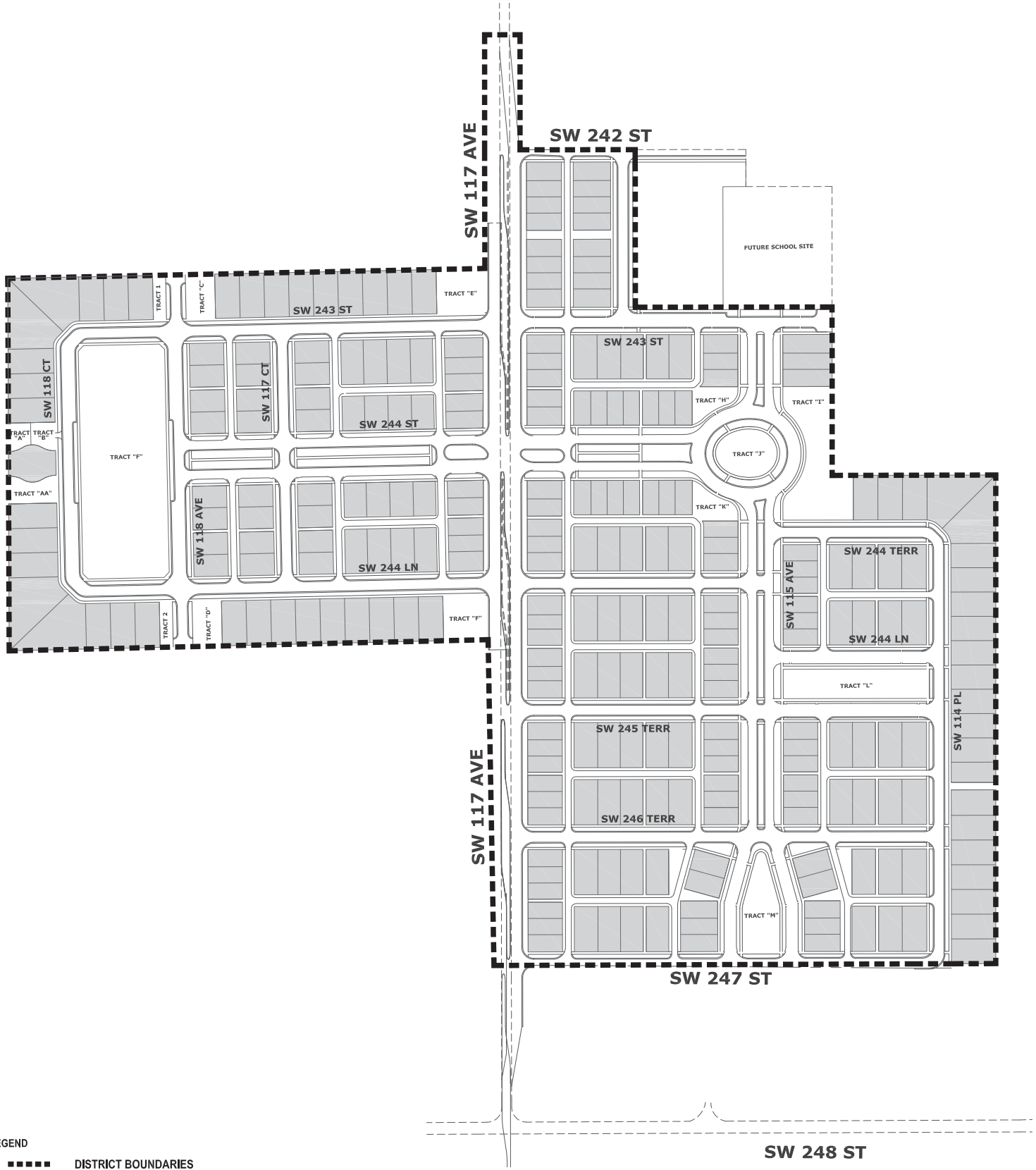
**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE

District Engineer

Florida Engineer License No. 38522

Date: June 29, 2015



LEGEND  
 ■■■■■ DISTRICT BOUNDARIES

**ALVAREZ ENGINEERS, INC.**  
MASTER PLAN COPYRIGHT AB ENGINEERS, INC.  
**SUMMERVILLE C.D.D.**  
**EXHIBIT 1 - DISTRICT BOUNDARY**

