

June 8, 2023

Ms. Nancy Nguyen  
District Manager  
Summerville Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2023 Summerville Community Development District Report**

Dear Ms. Nguyen,

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, the plat of Silver Palm East Section One (Plat Book 164, Page 51) and Mangus Subdivision Section Two (Plat Book 159, page 50) on the east, SW 247 Street and SW 245 Street on the south and SW 242 Street, SW 244 Street and the plat of Silver Palm Southwest (Plat Book 166, Page 74) and on the north. The development is located within Zip Code 33032. Refer to Exhibit 1.

**1. Infrastructure Ownership**

*a. Roads*

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:

- i.* "Summerville Subdivision" Recorded on September 23, 2004 in Miami-Dade County at PB 162, PG 44 (This Development portion is referred to as Phase I in this Engineer's Report).
- ii.* "Summerville Villas" Recorded on August 16, 2006 in Miami-Dade County PB 165, PG 41 (This Development portion is referred as Phase II in this Engineer's Report).

*b. Stormwater Management System*

- i.* The road drainage systems within the right of ways have been dedicated to the 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. These common area tracts are owned and maintained by the District as described below, and depicted in Exhibit 1:

1. Summerville Subdivision: Tracts “A” through “Z” and Tracts “AA” through “F” and Tracts “HH”, “II”, “JJ”, “LL, and “NN” of Summerville Subdivision, PB 162, PG 44 (Folio Numbers 30-6019-009-1840 and 30-6019-009-1850). The deed granting the tracts to the CDD was recorded at ORB 30810, PG 4566.
2. Summerville Villas: A portion of Tract “A” and all of Tracts “C” through “Z” of Summerville Villas, PB 165, PG 41 (Folio Numbers 30-6924-001-0850 and 30-6924-001-0870). The deeds granting the tracts to the CDD were recorded at ORB 30810, PG 4566 and ORB 31246, PG 4432.

c. Water and Sewer Systems

The water and sewer systems in the District were conveyed to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance. Concerns may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

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

a. Roads

- i. Summerville Subdivision. The County roads are in good working order and condition. Concerns with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

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

- ii. Summerville Villas: The County roads are in good working order and condition. Concerns with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link above.

b. Stormwater Management System

- i. The roadway drainage systems in the District have been completed. The open areas and parks in the District are completed and in good condition, except for the median open areas at SW 247 St and 115 Ct and SW 245 Terr and 115 Ct where the grass is in fair condition.
- ii. 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 filing the following form:

<https://www.miamidade.gov/environment/flood-complaints.asp>

**Alvarez Engineers, Inc.**

FL Certificate of Authorization No. 7538  
8935 NW 35 Lane, Suite 101, Doral, FL 33172  
Telephone (305) 640-1345 Fax (305) 640-1346 E-Mail: [Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)

c. Water Distribution System

- i. The water distribution system has been completed and conveyed to the County for ownership and maintenance under WASD Agreements No. 18364 and 19297.

d. Sanitary Sewer System

- i. The sanitary sewer system has been completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance, under WASD Agreements No. 18364 and 19297.

Concerns with the water and sewer systems owned by WASD may be reported to WASD 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 proposed 2023-2024 Fiscal Year Budget has the following amounts for maintenance expenditures:

| 2023-2024 Proposed Budget for Maintenance   |                 |
|---|-----------------|
| Field Operations Management                 | \$720           |
| Engineering/Annual Report/Inspections       | \$2,400         |
| HOA Contribution (Street Lights)            | \$16,200        |
| Pressure Cleaning                           | \$12,000        |
| Sidewalks (Milling & Replacement)           | \$15,150        |
| HOA Contribution (Landscape and Palm Fert.) | \$17,793        |
| Maintenance Contingency                     | \$12,555        |
| <b>Total</b>                                | <b>\$76,818</b> |

For more detailed information on the 2023-2024 Fiscal Year Budget, for Summerville CDD please visit the District's website at the following link:

<http://summervillecdd.org/financials/>

b. Roads

- i. The County maintains the County-owned roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.
- ii. Park and open space tracts are owned and maintained by the District. The District has allocated enough funds to maintain these areas in the 2023-2024 Fiscal Year Budget.

c. Stormwater Management System

- i. The County maintains the drainage system of the roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.

d. Water and Sewer Systems

- i. The water and sewer systems in Phases I and II are maintained, operated and funded by WASD, and therefore no maintenance cost estimates are given for such purpose in this report.

#### 4. Insurance

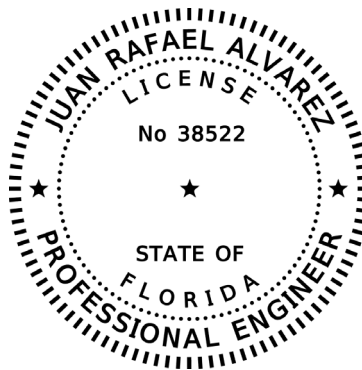
Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100122063 for the period between October 1, 2022 and October 1, 2023. The District has budgeted enough funds to cover the \$6,134 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, public documents available, and communications with the District's field staff.

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).

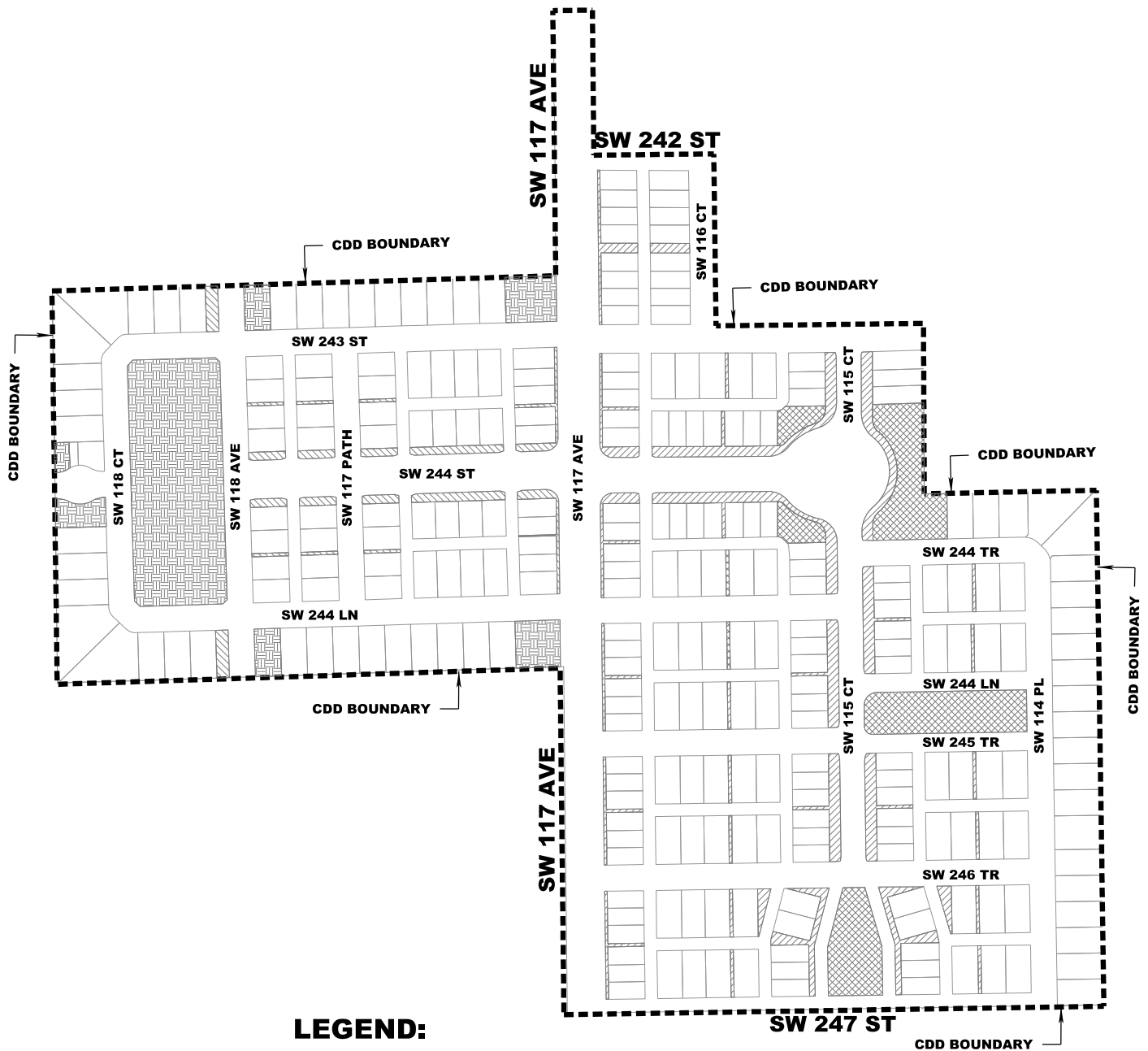
Sincerely,  
**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE  
District Engineer  
Date: June 8, 2023



This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on June 8, 2023.

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



## LEGEND:



PARCEL ID: TRACTS H, I, K, II & JJ OF SUMMERVILLE (PB 162, PG 44)  
 FOLIO: 30-6019-009-1850  
 (QCD: ORB 30810, PG 4566)  
 OWNER: SUMMERVILLE CDD  
 CDD INFRASTRUCTURE: PARK



PARCEL ID: TRACTS C, G THRU J & L THRU X OF SUMMERVILLE VILLAS (PB 165, PG 41)  
 FOLIO: 30-6924-001-0870  
 (QCD: ORB 30810, PG 4566)  
 OWNER: SUMMERVILLE CDD  
 CDD INFRASTRUCTURE: COMMON AREA

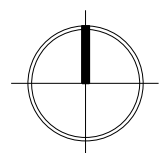


PARCEL ID: TRACTS A THRU G, J, L THRU Z & AA THRU FF & HH, LL, NN OF SUMMERVILLE (PB 162, PG 44)  
 FOLIO: 30-6019-009-1840  
 (QCD: ORB 30810, PG 4566)  
 OWNER: SUMMERVILLE CDD  
 CDD INFRASTRUCTURE: COMMON AREA



PARCEL ID: TRACTS A, D, E, F, K, Y & Z (PB 165-041)  
 FOLIO: 30-6924-001-0850  
 (QCD: ORB 30810, PG 4566)  
 OWNER: SUMMERVILLE CDD  
 CDD INFRASTRUCTURE: PARK TRACS

LEGEND:  
 ORB: OFFICIAL RECORD BOOK  
 PB: PLAT BOOK  
 PG: PAGE  
 WD: WARRANTY DEED  
 QCD: QUIT CLAIM DEED



0 50' 150' 300'

# ALVAREZ ENGINEERS, INC.

## SUMMERVILLE CDD CDD LAND OWNERSHIP

EXHIBIT 1