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Alvarez Engineers, Inc.

April 6, 2015

Mrs. Gloria Perez
District Manager
Keys Cove Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2015 Keys Cove 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 report on the insurance being carried by the District.

The District is located in Section 29, Township 57 South, Range 39 East, in the City of Homestead, Miami-Dade County, Florida. It is bounded by SW 344 Street, SW 163 Avenue, SW 346 Lane, SW 162 Avenue, SW 350 Terrace and Valencia Gardens Drive (SE 13 Avenue). The development is located within Zip Code 33035. Refer to Exhibit 1.

1) Infrastructure Ownership

a) Roads

Shoma Homes at Keys Gate, Inc. granted an easement to Keys Cove Community Development District for the purpose of the District to construct and maintain ingress and egress roads within the project. The easement was recorded on March 9, 2005 in Miami-Dade County Official Record Book No. 23148, Pages 4183 to 4214. The District signed a Maintenance Agreement on November 19, 2007 for the Shoma Homes at Keys Cove Condominium Association to maintain the District roads. An Amendment to Maintenance Agreement was signed in June 15, 2010 to grant funding to the Association towards the cost incurred in performing maintenance services to the District. The Maintenance Agreement was further amended on April 9, 2014 to provide for the construction and maintenance of additional public parking spaces, sidewalks, curbs, and planters.

b) Stormwater Management System

Shoma Homes at Keys Gate, Inc. granted an easement to Keys Cove Community

Development District for the purpose of the District to construct and maintain lakes on March 9, 2005 in Miami-Dade County Official Record Book No. 23148, Pages 4170 to 4182. The Maintenance Agreement includes maintenance and the funding of maintenance for the District lakes and stormwater management system by the Condominium Association.

c) Water Distribution System

The system has been conveyed to the City of Homestead for ownership and maintenance.

d) Sanitary Sewer System

The system has been conveyed to the City of Homestead for ownership and maintenance.

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

Alvarez Engineers, Inc. conducted a field inspection on February of 2015 to determine the current state, working order and condition of the infrastructure owned by the District.

a) Roads

The roads are in good working order and condition. On April 9 of 2014 the Board of Supervisors of the CDD approved funding to construct new public parking spaces. They have been constructed and are in good working order and condition. The pictures below show the existing condition of the roads and public parking spaces.



b) Stormwater Management System

The lakes are well maintained and in good working order and condition. The road drainage system is in good physical condition. At the time of the inspection, five drainage structures were selected at random for measuring the deposits accumulated in their sumps. Depths of 18" of dirt were found in the bottom of the structures, indicating that 75% of the 24" sump capacity was already occupied, and that the surface of the deposits was already within 6 inches from the inverts of the pipes, and already in contact with the bottom of the baffles. This condition seems to be the typical for all the drainage structures

of the system. The pictures below show the condition of the lakes and the sump of the drainage structures.



c) Water Distribution System

The system is in good working order and condition. The pictures below show the current state of the water infrastructure. Issues may be reported to the City at the following number: 305-224-4770



d) Sanitary Sewer System

The system is in good working order and condition. Issues may be reported to the City at the following number: 305-224-4770



3) **Estimated Maintenance Costs for District Owned Infrastructure**

a) District Roads and Lakes

The District has budgeted within its Fiscal Year 2014/2015, \$5,000 for infrastructure maintenance, \$70,000 for maintenance contingency and \$2,500 for Engineering inspections, for a total of \$77,500 for maintenance expenditures, which is deemed sufficient.

b) Stormwater Drainage System

It is recommended that the District or the HOA begins a program to clean the drainage structures and pipes, as well as to repair or replace baffles that might have deteriorated. The total cost of the program is projected to be \$82,080, estimated as follows:

115 drainage structures at \$125 per structure =	\$14,375
10,555 LF of 10", 15" and 24" diameter pipes at \$6.00 per LF =	\$63,330
Assume replacing 25% of 70 baffles at \$250 each =	<u>\$ 4,375</u>
Total	\$82,080

The recommended program may be implemented in a cycle of four years at a cost of \$20,520 per year. It is recommended that the work be inspected by an Engineer to ensure quality.

c) Water Distribution System

No maintenance costs are estimated since the system is owned and maintained by the City of Homestead.

d) Sanitary Sewer System

No maintenance costs are estimated since the system is owned and maintained by the City of Homestead.

4) **Insurance**

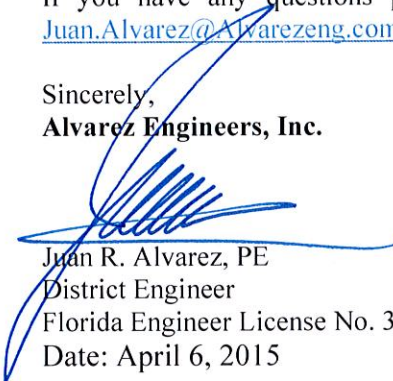
We have reviewed the District's general liability, employment practices liability and public officials liability coverage insurance policy provided by Florida Insurance Alliance under

Agreement No. 100114043 for the period between October 1, 2014 and October 1, 2015. The District has budgeted \$5,850 which are sufficient funds to cover the \$5,665 insurance premium.

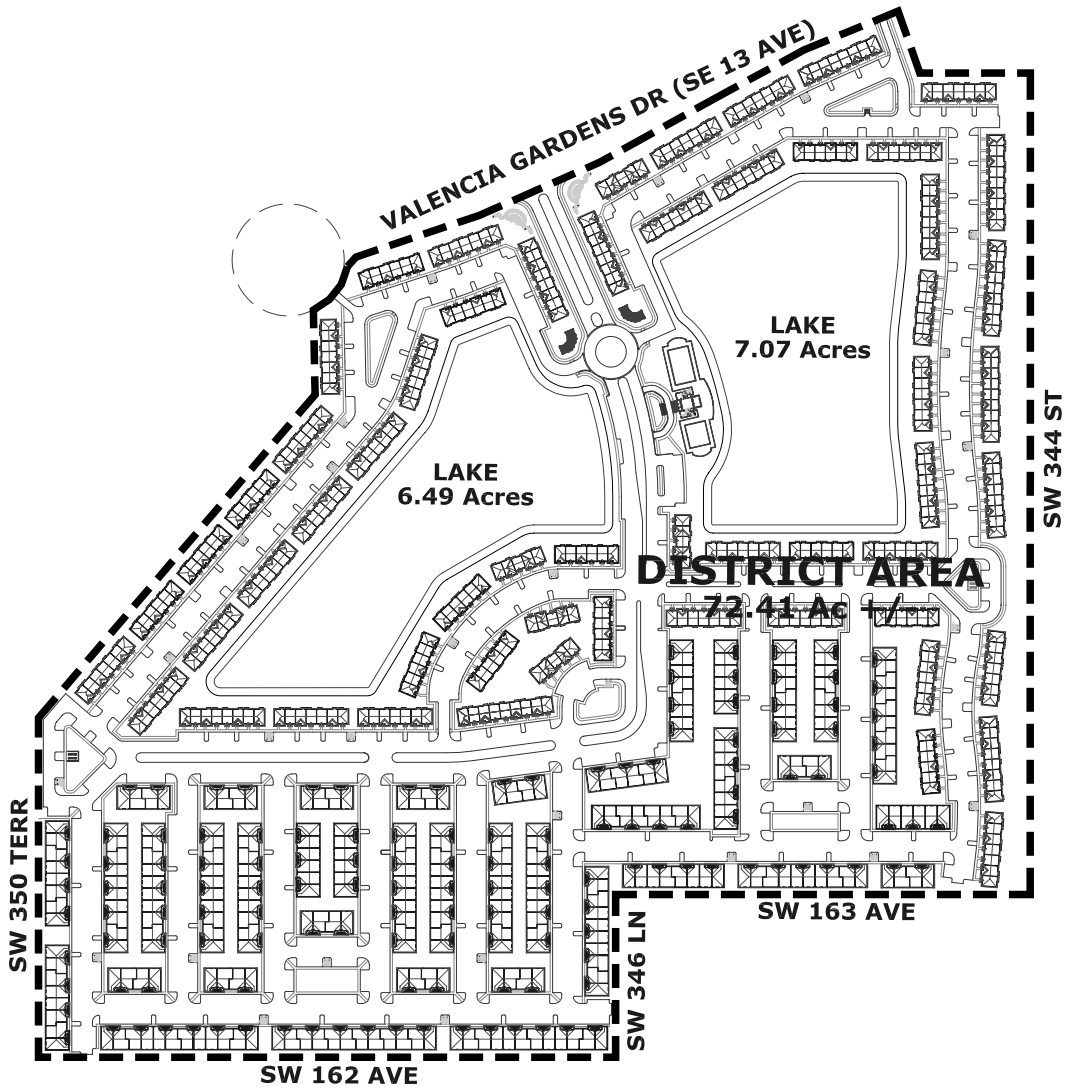
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

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
Florida Engineer License No. 38522
Date: April 6, 2015



LEGEND

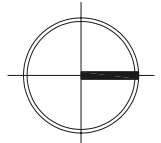
--- DISTRICT BOUNDARIES

ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT KEITH AND BALLBE, INC.

KEYS COVE C.D.D.

EXHIBIT 1 - **DISTRICT BOUNDARY**



1" = 450'

