



FL Certificate of Authorization No. 7538  
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June 19, 2019

Mr. Armando Silva  
District Manager  
Century Gardens Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2019 Century Gardens CDD Report**

Dear Mr. Silva:

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 Original District is located in Section 9, Township 52S and is wholly contained within the plats of Century Gardens (PB 161, PG 21) and Century Prestige (PB 163, PG 80). Refer to Exhibit 1.

The District was expanded by 9.84 acres for a total of 99.35 acres in 2018 (the "Expansion Area"). The Expansion area is wholly contained within the plat of Murtha Subdivision (PB 172, PG 48). Refer to Exhibits 2 and 3.

**i. Infrastructure Ownership**

**a. Roads in the Original District**

- i. All streets, avenues, places, terraces, courts and lanes within the Original District were dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plats:

- 1. "Century Gardens" Recorded on January 7, 2004 at PB161, PG 21.
- 2. "Century Prestige" Recorded on August 16, 2005 at PB 163, PG 80.

**b. Roads in the Expansion Area**

- i. All the road right of ways and improvements within the Expansion Area were deeded to the CDD for ownership and maintenance. This was accomplished by the execution and recording of the following:
  - 1. Special Warranty Deed (Tract A) Recorded on January 25, 2019 at ORB 31302, PG 4314.

c. Stormwater Management System in the Original District

- i. The road drainage system was dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plats described above.
- ii. A portion of the stormwater drainage and management system within the Century Gardens plat, more specifically, in Lake Tract “B” and other dry retention and landscape tracts (“C”, “D”, “E”, “F” and “H”), has been deeded to the District for ownership and maintenance by Quit-Claim Deed recorded on March 8, 2006 at ORB 24301, PG 4819.
- iii. A portion of the stormwater drainage and management system within the Century Prestige plat, more specifically, comprising of a Dry Retention Area (Tract “A”) and a Natural Preservation Area (Tract “B”), has been conveyed to the District for ownership and maintenance via Special Warrant Deed recorded on April 17, 2007 at ORB 25542, PG 3691.

d. Stormwater Management System in the Expansion Area

- i. The road drainage system and the drainage systems within the open areas were granted to the CDD for ownership and maintenance by the execution and recording of the following documents:
  1. Special Warranty Deed (Tract A) Recorded on January 25, 2019 at ORB 31302, PG 4314.
  2. Grants of Drainage Easements recorded at ORB 31326, PG 750 and ORB 31326, PG 748.
- ii. The lake tract was deeded to the CDD for ownership and maintenance by the execution and recording of the following instrument:
  1. Special Warranty Deed (Tract J) Recorded on January 25, 2019 at ORB 31302, PG 4314.

e. Water and Sewer Systems in the Original District

- i. The water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance under WASD agreements No. 18041 and 18394.

f. Water and Sewer Systems in the Expansion Area

- i. The water and sewer systems were conveyed to WASD for ownership and maintenance under WASD agreement No. 22993.

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

a. Roads in the Original District

- i. All the roads within the Original District were constructed and are in good working order and condition, except for the some of the pavement markings, which are fading.

Issues with the roads in the Original District 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>

*b. Stormwater Management System in the Original District*

- i. The lake tracts and other stormwater management tracts in the Original District appear well-maintained and in good working order.
- ii. Flood and drainage complaints within the road right of ways in the Original District may be reported online to the Miami-Dade County Department of Public Works and Waste Management by filing the following form:

<http://www.miamidade.gov/environment/library/forms/stormwater.pdf>

*c. Roads in the Expansion Area*

- i. All the roads within the Expansion Area were constructed and are in good working order and condition.

*d. Stormwater Management System in the Expansion Area*

- i. The lake tract and other drainage systems are in good working order and condition.

*e. Water and Sewer Systems in the Original District and the Expansion Area*

- i. Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

**iii. Estimated Maintenance Costs for District-Owned Infrastructure**

*a. General*

- i. The CDD final 2018-2019 Fiscal Year budget has the following amounts for maintenance expenditures:

2018-2019 Budget for Maintenance	
Lawn/Landscape Maintenance	\$25,000
Aquatic Lake Maintenance	\$3,275
Preserve Area	\$1,970
Irrigation Maintenance	\$5,000
Miscellaneous Maintenance	\$3,000
Electricity	\$3,300
Engineering/Inspections	\$2,000
Field Operations Management	\$1,500
Palms Treatment - Maintenance/Replacement	\$10,000

**Alvarez Engineers, Inc.**

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Improvements - Landscape/Forestry	\$12,700
Improvements - Reserve Contingency	\$5,000
Total	\$72,745

For more detailed information on the 2018-2019 Fiscal Year Budget please visit the District's website at the following link:

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

Alvarez Engineers finds the District's final maintenance budget for Fiscal Year 2018/2019 adequate.

*b. Water and Sewer Systems*

- i. No maintenance costs are estimated since the water and sewer systems distribution are owned and maintain by Miami-Dade County.

**iv. Insurance**

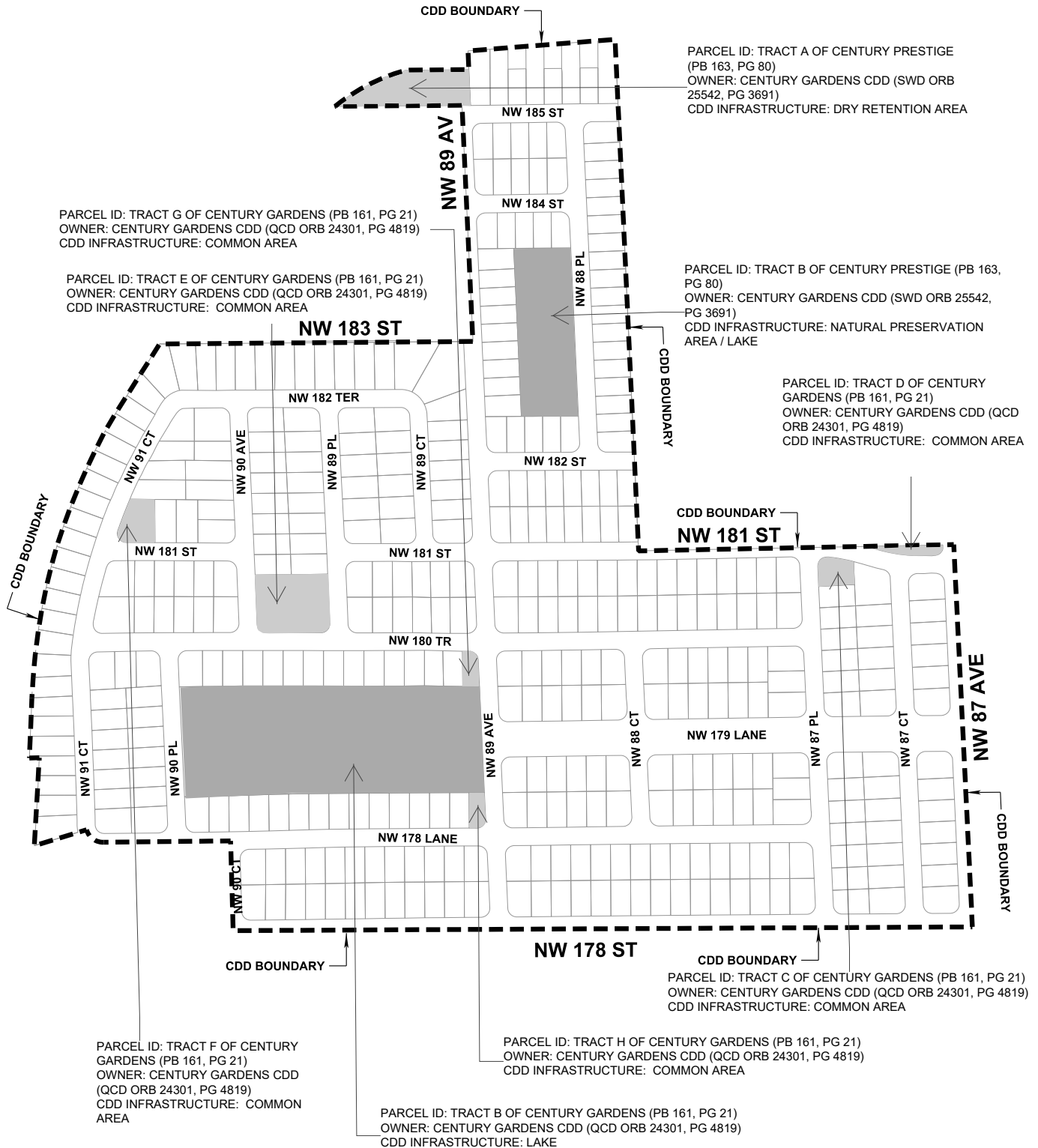
We have reviewed the District's General Liability, Employment Practices Liability and Public Officials Liability insurance policy provided by Florida Insurance Alliance under Agreement 100118025; for the period between October 1, 2018 and October 1, 2019. The District has budgeted enough funds to cover the insurance premium of \$5,000.

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 19, 2019



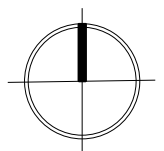
LEGEND:  
ORB: OFFICIAL RECORD BOOK  
PB: PLAT BOOK  
PG: PAGE  
QCD: QUIT CLAIM DEED  
SWD: SPECIAL WARRANTY DEED

## ALVAREZ ENGINEERS, INC.

CENTURY GARDENS C D D

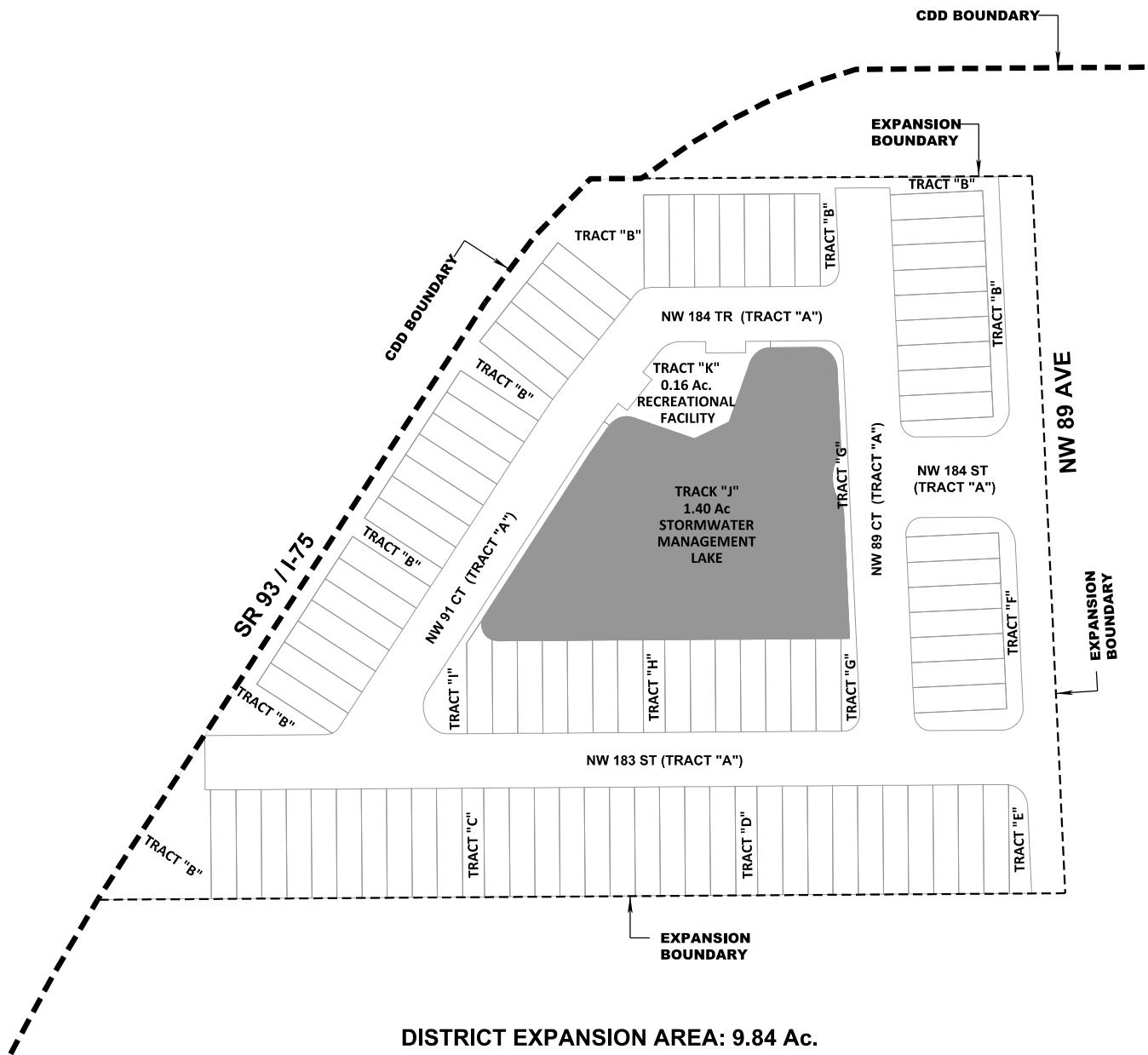
### INFRASTRUCTURE: STORMWATER AND DRY RETENTION AREAS OWNERSHIP

EXHIBIT 1



0 50' 200' 400'





**ALVAREZ ENGINEERS, INC.**

**CENTURY C.D.D.**

**DISTRICT EXPANSION DETAIL PLAN**

**EXHIBIT 3**

