



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

June 19, 2024

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 2024 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 Exhibit 2.

**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 are in good working order and condition.

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, with the exception of a drainage inlet on NW 181 St, which seems to need maintenance.
- ii. Flood and drainage complaints within the road right of ways in the Original District, specifically NW 181 St, will be reported online to the Miami-Dade County Department of Public Works and Waste Management at the following link:

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

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 proposed 2024-2025 Fiscal Year budget has the following amounts for maintenance expenditures:

| <b>2024-2025 Budget for Maintenance</b>   |                 |
|---|-----------------|
| Lawn/Landscape Maintenance                | \$33,000        |
| Aquatic Lake Maintenance                  | \$5,200         |
| Preserve Area                             | \$1,000         |
| Irrigation Maintenance                    | \$3,500         |
| Miscellaneous Maintenance                 | \$5,760         |
| Electricity                               | \$3,300         |
| Engineering/Inspections                   | \$2,000         |
| Field Operations Management               | \$1,500         |
| Palms Treatment - Maintenance/Replacement | \$3,500         |
| Pressure Cleaning                         | \$2,000         |
| Improvements - Landscape/Forestry         | \$6,115         |
| Improvements - Reserve Contingency        | \$2,400         |
| <b>Total</b>                              | <b>\$69,275</b> |

For more detailed information on the 2024-2025 Fiscal Year Budget please visit the District's website at the following link:  
<http://centurygardenscdd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

*b. Roads in the Expansion area*

Funds will be needed to replace the wearing roadway asphalt layer in about 24 years, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced, and subsequently restored every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 24 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

| Pavement Service Life<br>(30 Years Estimated)                  |      | Present Year | Remaining Service Life (Yrs) | Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6) |                   |          | Future Replacement Cost @ End of Service Life* | Annual Interest Rate | Annuity to Finance (FC) in (n) Years given (i) |
|--|------|--------------|------------------------------|--|-------------------|----------|--|----------------------|--|
| From   | To   |              | (n)                          | Quantity (SY)  | Unit Cost (\$/SY) | (PC)     | (FC)   | (i)                  | $FCi/((1+i)^n-1)$                              |
| 2018   | 2048 | 2024         | 24                           | 5,000  | \$8.00            | \$40,000 | \$90,080                                       | 0.25%                | \$3,647  |
| * Using Florida Department of Transportation Inflation Factors |      |              |                              |  |                   |          |  |                      |  |

| Signs & Marking Service Life (10 Years Estimated)              |      | Present Year | Remaining Service Life (Yrs) | Present Year Cost (PC) of Signs & Marking |                   |         | Future Replacement Cost @ End of Service Life* | Annual Interest Rate | Annuity to Finance (FC) in (n) Years given (i) |
|--|------|--------------|------------------------------|---|-------------------|---------|--|----------------------|--|
| From   | To   |              | (n)                          | Quantity (SY)                             | Unit Cost (\$/SY) | (PC)    | (FC)   | (i)                  | $FCi/((1+i)^n-1)$                              |
| 2018   | 2028 | 2024         | 4                            | 5,000                                     | \$1.00            | \$5,000 | \$5,635  | 0.25%                | \$1,403  |
| * Using Florida Department of Transportation Inflation Factors |      |              |                              |   |                   |         |  |                      |  |

c. Stormwater Management System in the Expansion area

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 115 drainage structures and 4,990 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

| Total No. Structures in CDD | Total LF Pipes | No. Structures with Pipes Serviced per Year |        |        |        |        | Cost/EA Structure (Includes Cleaning, and Baffle Replacement) | Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal) | Total Budget Amount Per Year |
|-----------------------------|----------------|---|--------|--------|--------|--------|---|---|------------------------------|
|                             |                | Year 1                                      | Year 2 | Year 3 | Year 4 | Year 5 |   |   |                              |
| 34                          | 3860           | 7   |        |        |        |        | \$225.00  | \$6.70  | \$6,800                      |
|                             |                |   | 7      |        |        |        | \$230.00  | \$6.90  | \$7,000                      |
|                             |                |   |        | 7      |        |        | \$235.00  | \$7.40  | \$7,400                      |
|                             |                |   |        |        | 7      |        | \$240.00  | \$8.10  | \$8,000                      |
|                             |                |   |        |        |        | 7      | \$245.00  | \$9.20  | \$8,900                      |

d. Roads and Stormwater Management System in the Original District

The County-owned roads are maintained, operated and funded by the County, and therefore no maintenance cost estimates are given for such purpose in this report.

e. Water and Sewer Systems

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

#### IV. Insurance

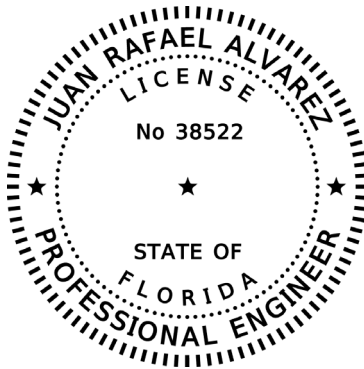
We have reviewed the District's General Liability, Property, Hired Non-Owned Auto, Employment Practices Liability, Public Officials Liability, Deadly Weapon Protection insurance policy provided by Florida Insurance Alliance under Agreement 100123025; for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$6,874 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 Date:  
June 19, 2024



This item has been digitally signed and sealed  
by Juan R. Alvarez, PE on June 20, 2024.

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

TRACT "A" (PB 163, PG 80)  
 FOLIO: 30-2009-010-0720  
 (SWD ORB 25542, PG 3691)  
 CATEGORY: DRY RETENTION AREA

CDD BOUNDARY

CDD EXPANSION

TRACT "B" (PB 163, PG 80)  
 FOLIO: 30-2009-010-0730  
 (SWD ORB 25542, PG 3691)  
 CATEGORY: NATURAL  
 PRESERVATION AREA/LAKE

TRACT "D" (PB 161, PG 21)  
 FOLIO: 30-2009-008-3340  
 (QCD ORB 24301, PG 4819)  
 CATEGORY: COMMON AREA

TRACT "C" (PB 161, PG 21)  
 FOLIO: 30-2009-008-3330  
 (QCD ORB 24301, PG 4819)  
 CATEGORY: COMMON AREA

TRACT "E" (PB 161, PG 21)  
 FOLIO: 30-2009-008-3350  
 (QCD ORB 24301, PG 4819)  
 CATEGORY: COMMON AREA

CDD BOUNDARY

NW 181 ST

NW 87 AVE

CDD BOUNDARY

TRACT "F" (PB 161, PG 21)  
 FOLIO: 30-2009-008-3360  
 (QCD ORB 24301, PG 4819)  
 CATEGORY: COMMON AREA

NW 178 ST

CDD BOUNDARY

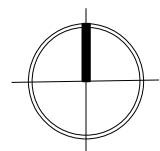
TRACT "B" (PB 161, PG 21)  
 FOLIO: 30-2009-008-3320  
 (QCD ORB 24301, PG 4819)  
 CATEGORY: LAKE

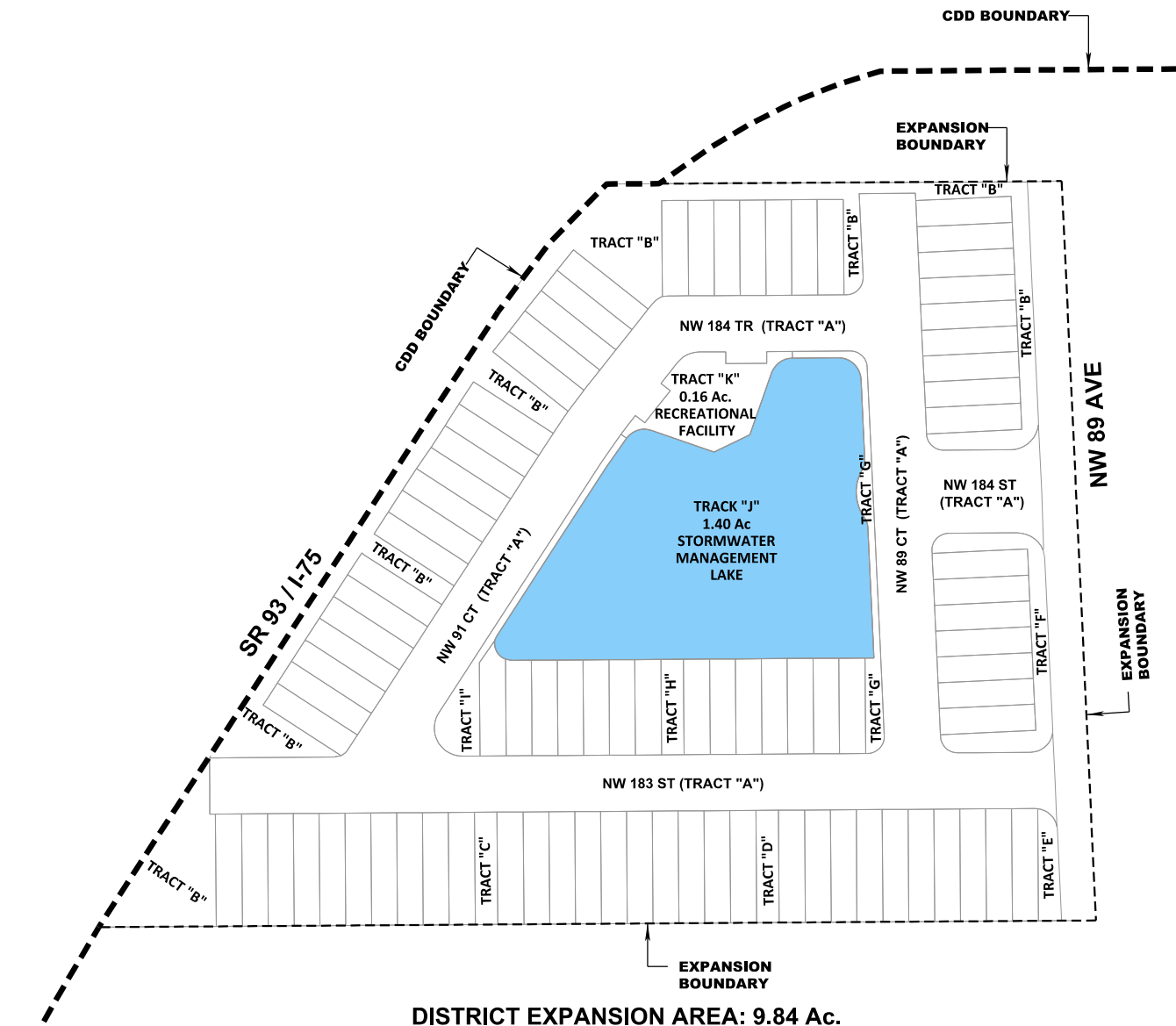
TRACT "H" (PB 161, PG 21)  
 FOLIO: 30-2009-008-3380  
 (QCD ORB 24301, PG 4819)  
 CATEGORY: COMMON AREA

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

**ALVAREZ ENGINEERS, INC.**  
**CENTURY GARDENS CDD**  
**CDD LAND OWNERSHIP AND EASEMENTS**

**EXHIBIT 1**





**DISTRICT EXPANSION AREA: 9.84 Ac.**

**OWNERSHIP**

TRACT: "B" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0880  
 OWNER: TURQUESA BY LENNAR HOA  
 ESMT: CDD (ORB 31326, PG 750)  
 CATEGORY: DRAINAGE

TRACT: "C" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0890  
 OWNER: TURQUESA BY LENNAR HOA  
 ESMT: CDD (ORB 31326, PG 750)  
 CATEGORY: DRAINAGE

TRACT: "A" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0870  
 OWNER: CENTURY GARDENS CDD  
 SWD: (ORB 31302, PG 4314)  
 CATEGORY: ROADS

TRACT: "J" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0960  
 OWNER: CENTURY GARDENS CDD  
 SWD: (ORB 31302, PG 4314)  
 CATEGORY: LAKE

TRACT: "D" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0900  
 OWNER: SILVER SPRINGS LENNAR  
 ESMT: CDD (ORB 31326, PG 748)  
 CATEGORY: DRAINAGE

TRACT: "E" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0910  
 OWNER: SILVER SPRINGS LENNAR  
 ESMT: CDD (ORB 31326, PG 748)  
 CATEGORY: DRAINAGE

TRACT: "F" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0920  
 OWNER: SILVER SPRINGS LENNAR  
 ESMT: CDD (ORB 31326, PG 748)  
 CATEGORY: DRAINAGE

TRACT: "G" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0930  
 OWNER: SILVER SPRINGS LENNAR  
 ESMT: CDD (ORB 31326, PG 748)  
 CATEGORY: DRAINAGE

TRACT: "H" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0940  
 OWNER: SILVER SPRINGS LENNAR  
 ESMT: CDD (ORB 31326, PG 748)  
 CATEGORY: DRAINAGE

TRACT: "I" (PB 172, PG 48)  
 FOLIO: 30-2009-012-0950  
 OWNER: SILVER SPRINGS LENNAR  
 ESMT: CDD (ORB 31326, PG 748)  
 CATEGORY: DRAINAGE

**ALVAREZ ENGINEERS, INC.**

**CENTURY GARDENS CDD EXPANSION  
 CDD LAND OWNERSHIP AND EASEMENTS**

**EXHIBIT 2**

