

June 29, 2015

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

**Re: Year 2015 Sausalito Bay 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 Sausalito Bay Community Development District (the "District" or "CDD"); 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 Sections 4 and 9, Township 54S, Range 39E, in Miami-Dade County, Florida. The Townhomes portion of the District is bounded by SW 153 Place on the east, SW 10 Street to the south, theoretical SW 155 Avenue on the west, and SW 8<sup>th</sup> Street (Tamiami Trail) on the north; the area of single-family homes is bounded by SW 152 Avenue on the east, SW 154 Avenue on the west, SW 18 Street on the south and SW 10 Street on the north. See Exhibit 1 for a graphical representation of the development

**1. Infrastructure Ownership**

*a. Roads*

- i.* All streets, avenues, lanes, terraces, places, courts, paths, passages and ways within the 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. "A.B. at Tamiami Trail, Phase 2." Recorded on August 5, 2004 in Miami-Dade County Plat Book 162, Page 18.
  2. "A.B. at Tamiami Trail, Phase 3." Recorded on August 25, 2004 in Miami-Dade County Plat Book 162, Page 26.
  3. "A.B. at Tamiami Trail, Phase 4." Recorded on September 14, 2004 in Miami-Dade County Plat Book 162, Page 35.
  4. "A.B. at Tamiami Trail, Phase 5." Recorded on September 20, 2004 in Miami-Dade County Plat Book 162, Page 38.

b. Stormwater Management System

- 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. The lake tracts and adjacent slope and other green areas were deeded to the District for ownership and maintenance through several Quit-Claim Deeds (ORB 23644, page 133 recorded on August 4, 2005; ORB 23657, page 2579 recorded on August 9, 2005; and ORB 23657, page 2581 recorded on August 9, 2005, ORB 23657, and page 2583 recorded on August 9, 2005). The folio numbers are 30-4904-010-2060; 30-4909-011-0520, -0530 and -0540; 30-4909-013-0420, -0430, and -0440; and 30-4909-012-1340, -1350, -1360, -1370, -1380 and -1390.
- iii. Common areas including green tracts in the Townhomes section were deeded to the Sausalito Bay Townhomes Homeowners Association by Quit Claim Deed recorded at ORB 24985, page 2215 on October 10, 2006 (Folio No. 30-4904-010-2050).

c. Water Distribution System

The system was conveyed to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance under Agreement ID nos. 17901, 17902, and 17904.

d. Sanitary Sewer System

The system was conveyed to WASD for ownership and maintenance under Agreement ID nos. 17901, 17902, and 17904.

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

a. Roads

The County roads are in general good state, working order and condition. During a field inspection conducted by Alvarez Engineers, it was noted that several traffic signs were out of plumb due to wind action or traffic impacts. These deficiencies should be reported online to the Miami-Dade County department of Public Works and Waste Management at <http://www.miamidade.gov/publicworks/report-problems.asp>



b. Stormwater Management System

- i. 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 or less from the inverts of the pipes. This condition seems to be the same for all drainage structures of the system. Several broken or detached baffles were found inside the drainage structures as well. We recommend notifying the county about removing the deposits from all the drainage structures, spray-cleaning the connecting pipes and replacing the deteriorated baffles to improve the system's capacity. Drainage complaints may be reported to the County at <http://www.miamidade.gov/publicworks/flooding-complaints.asp>



- ii. The lake tracts and other open space stormwater management tracts owned by the District are well maintained and are in good working order and condition.



c. Water Distribution System

The system appears to be in good working order and condition. For informational purposes, future issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).



d. Sanitary Sewer System

The system appears to be in good working order and condition. For informational purposes, future issues may be reported to the County 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. Roads

No maintenance costs are estimated since all the roads are owned and maintained by Miami-Dade County.

- b. Stormwater Management System
  - i. No maintenance costs are estimated for the road drainage since it is owned and maintained by Miami-Dade County.
  - ii. The District has allocated \$54,610 in its 2014/2015 Fiscal Year Budget for maintenance expenditures. The budget includes \$6,800 for aquatic maintenance, \$25,160 for lawn maintenance, \$1,800 for lakes shoreline maintenance, \$7,250 for miscellaneous grounds and general maintenance expenses, \$1,100 for engineering inspections and \$12,500 for contingencies. Alvarez Engineers finds the 2014/2015 budgeted amounts to be sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.
- c. Water Distribution System

No maintenance costs are estimated since the system is owned and maintained by Miami-Dade County.
- d. Sanitary Sewer System

No maintenance costs are estimated since the system is owned and maintained by Miami-Dade County.

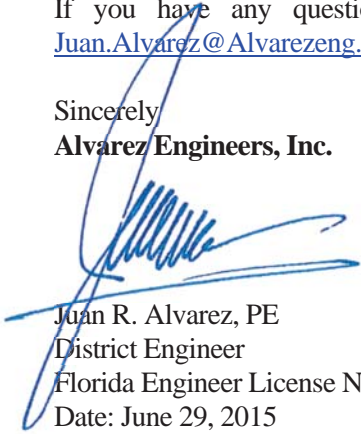
#### 4. Insurance.

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. 100114060 for the period between October 1, 2014 and October 1, 2015 . The District has budgeted \$5,750, sufficient funds to cover the \$5,408 insurance premium.

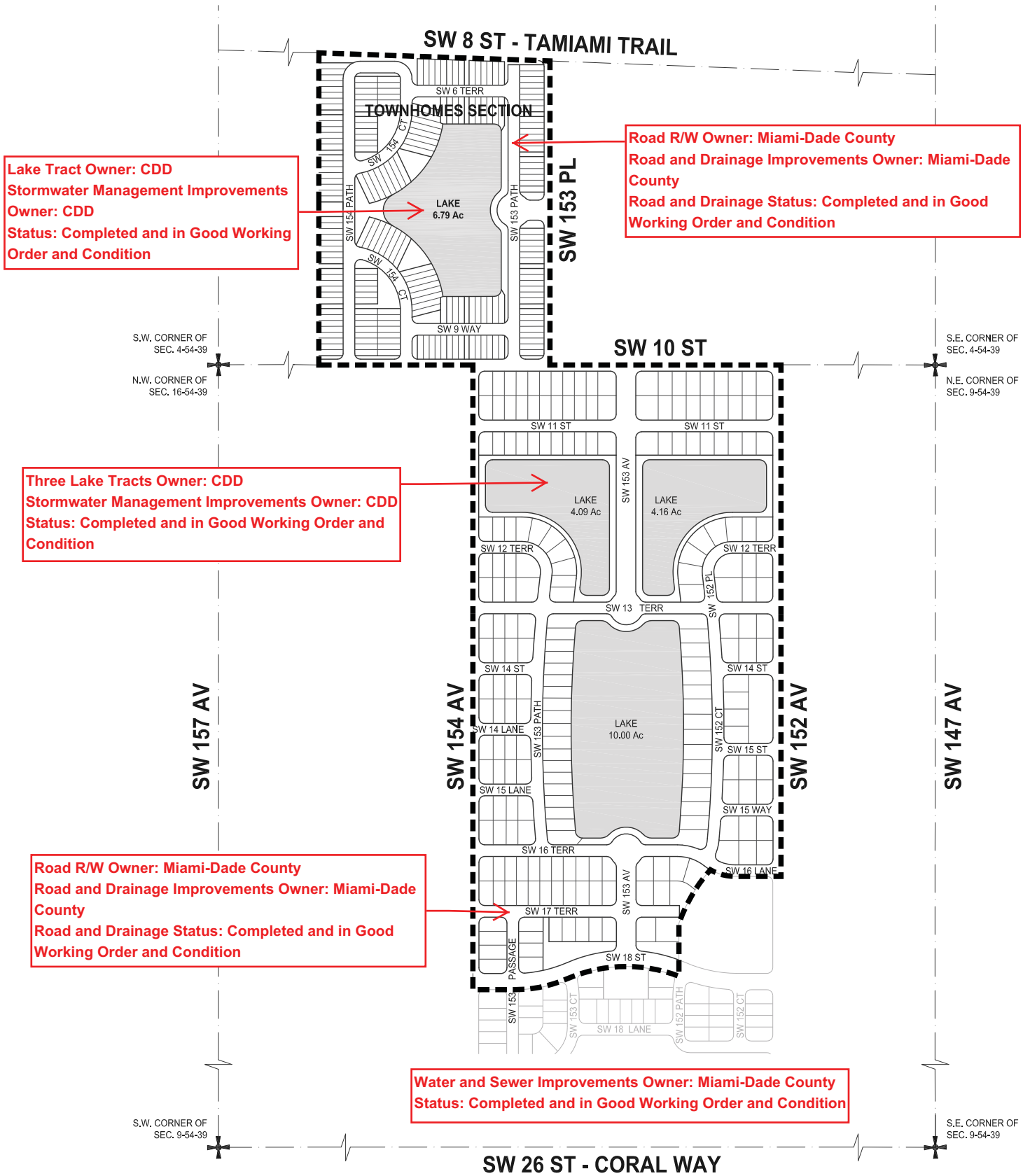
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

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



Lake Tract Owner: CDD  
 Stormwater Management Improvements Owner: CDD  
 Status: Completed and in Good Working Order and Condition

Road R/W Owner: Miami-Dade County  
 Road and Drainage Improvements Owner: Miami-Dade County  
 Road and Drainage Status: Completed and in Good Working Order and Condition

Three Lake Tracts Owner: CDD  
 Stormwater Management Improvements Owner: CDD  
 Status: Completed and in Good Working Order and Condition

Road R/W Owner: Miami-Dade County  
 Road and Drainage Improvements Owner: Miami-Dade County  
 Road and Drainage Status: Completed and in Good Working Order and Condition

Water and Sewer Improvements Owner: Miami-Dade County  
 Status: Completed and in Good Working Order and Condition

LEGEND  
 --- DISTRICT BOUNDARIES

