

June 12, 2024

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

Re: Year 2024 Sausalito Bay CDD 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 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 in Sections 4 and 9, Township 54S, Range 39E, in Miami-Dade County, Florida. The Townhomes portion of the District is bounded by SW 154 Place on the east, SW 10 Street to the south, theoretical SW 155 Avenue on the west, and SW 8th 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 District.

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 lake-access tracts shown in Exhibit 1 were deeded to the District for ownership and maintenance through several Quit-Claim Deeds recorded at ORB 23644, PG 133 recorded on August 4, 2005; ORB 23657, PG 2579 recorded on August 9, 2005; ORB 23657, PG 2581 recorded on August 9, 2005; and ORB 23657, PG 2583 recorded on August 9, 2005). The corresponding 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. Three common area tracts, shown in Exhibit 1, were deeded to the District by Quit Claim Deed recorded at ORB 23657, PG 2583 on July 22, 2005. The corresponding Folio Numbers are: 30-4909-010-2060, 30-4909-012-1380 and 30-4909-010-2060.

c. Water and Sewer Systems

The water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department (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 roads are maintained by Miami-Dade County and are in good working order and condition. Issues with the roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link below:

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

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>

b. Stormwater Management System

The lake tracts, lake-access tracts and common areas belonging to the District are in acceptable working order and condition. Moderate shore erosion was located in some areas of the four lakes. It was noticed that vegetation planted by some residents on the lake banks is creating a potential impediment for lake maintenance. Several constructed structures are encroaching on the lake banks at the following addresses: 15429 SW 9 Terrace, 15437 SW 9 Terrace, 15381 SW 12 Terrace, 15252 SW 11 Street, 15243 SW 12 Terrace, 15263 SW 12 Terrace, 1400 SW 152 Place, 1441 SW 153 Path.

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

The CDD final budget for Fiscal Year 2024-2025 has the following amounts for maintenance expenditures:

2024-2025 Proposed Budget for Maintenance	
Aquatic Maintenance (Single Family Homes – 50’)	\$5,400
Aquatic Maintenance (Townhomes – 23’)	\$1,800
Lawn Maintenance (Single Family Homes – 50’)	\$22,500
Lawn Maintenance/Lake Tracts (Townhomes – 23’)	\$6,000
Lake Tract Shoreline Maintenance (Single Family Homes – 50’)	\$900
Lake Tract Shoreline Maintenance (Townhomes – 23’ F)	\$480
Miscellaneous Maintenance Expenses (Single Family Homes – 50’)	\$8,000
Miscellaneous Maintenance Expenses (Townhomes – 23’)	\$750
Misc. Grounds Maintenance/Mulch/Fertilizer	\$4,800
Engineering/Inspections	\$1,020
Outside Janitorial Services (Single Family Homes – 50’)	\$3,300
Maintenance Contingency	\$2,300
Total	\$57,250

For more detailed information on the 2024-2025 Fiscal Year Budget please visit the District’s website at the following link:

<https://sausalitobaycdd.org/financials/>

Alvarez Engineers finds the District’s proposed maintenance budget for Fiscal Year 2024-2025 adequate and enough to maintain the infrastructure owned by the District.

b. Roads and Drainage

No maintenance costs are included in the CDD budget for roads and drainage in the streets since all the road right of ways within the District are owned and maintained by Miami-Dade County.

c. Water and Sewer Systems

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

4. Insurance

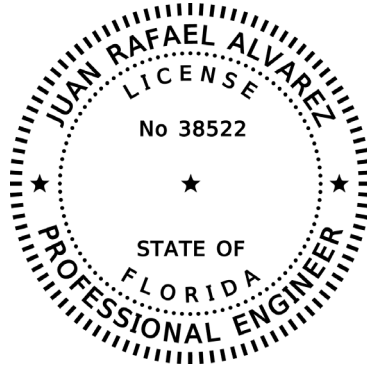
Alvarez Engineers has reviewed the District’s General Liability, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100123060 for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$6,594 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

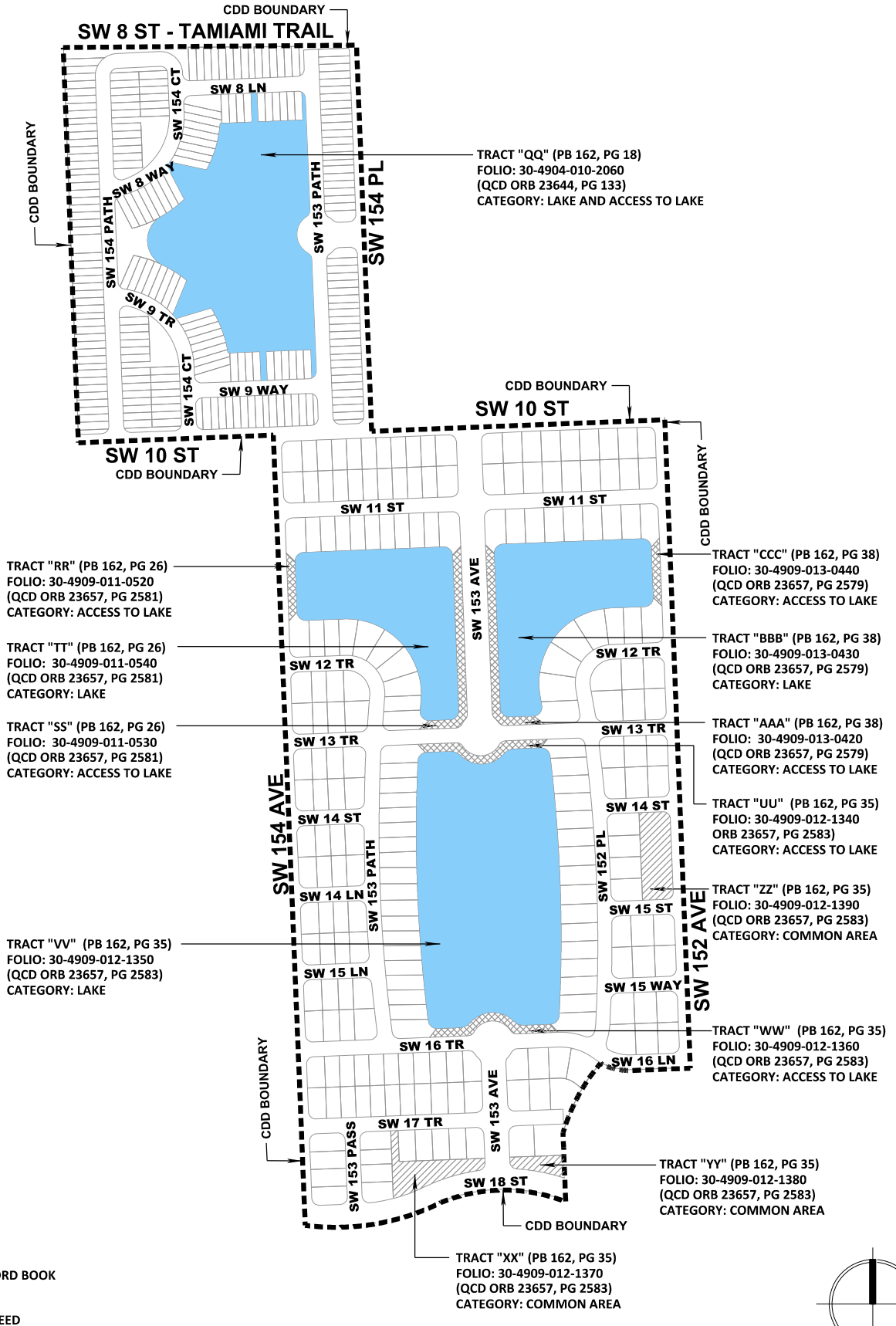
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 12, 2024



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 12, 2024.

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



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

ALVAREZ ENGINEERS, INC.
 SAUSALITO BAY CDD
CDD LAND OWNERSHIP

