

June 16, 2020

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

Re: 2020 Lake Frances 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 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 review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is located in Section 2, Township 57S, Range 39E, in Miami-Dade County, Florida. It is bounded by SW 132 Avenue (Pine Island Drive) on the west, SW 280 Street (Waldin Drive) on the north, theoretical SW 128 Avenue on the east and SW 284 Street on the south. The Development is located within Postal Zip Code 33033. See Exhibit 1 for a graphical representation.

1. Infrastructure Ownership

a. Roads

- i. All avenues, lanes, terraces, places, courts, paths and streets have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plat:

1. "Lake Frances Subdivision" recorded on August 4, 2006 in Miami-Dade County Plat Book 165, Page 39.

b. Stormwater Management System

- i. The road drainage systems within the right-of-way of all the avenues, lanes, terraces, places, courts, paths and streets have been dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.
- ii. On December 16, 2013 Tract "A" (the "Lake Tract") was granted to the CDD for ownership and maintenance. The Special Warranty Deed was recorded at Miami-Dade County Official Records Book 28964 on Page 4846.

- iii. On January 7, 2014 Tract “B” (the “Lake Access Tract”) was granted to Miami-Dade County for ownership. The Special Warranty Deed was recorded at ORBK 28993, PG 3418.
- iv. Prior to the granting of Tract “B” to the County on January 7, 2014, the CDD had been granted a permanent easement over Tract “B” to access the Lake Tract. The permanent access easement was granted to the CDD on March 9, 2007 and was recorded at ORBK 25445, PG 2020.

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

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

a. Roads

The County roads were completed in 2007 and are in fair condition, with some deterioration at the edges of the pavement at some intersections where larger vehicles get off the road as they turn around corners. Also, the pavement markings are fading and there is a guardrail missing at Tract B. Since the County is the owner of the roads, they have been notified formally of these deficiencies by Alvarez Engineers. Upon filing the complaints, the County assigned cases number 18-10439879 and 17-10228760 to address the reported items.

The County was notified at:

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

b. Stormwater Management System

The stormwater management system, lake and drains, are complete and in good working order and condition, except for certain areas of the side slopes of the lakes, where the grass has dried; replacement is recommended to avoid erosion.

For informational purposes, drainage complaints in the county-owned roads may 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>

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3. Estimated Maintenance Costs for District Owned Infrastructure*a. General*

- i. The proposed CDD 2020-2021 Fiscal Year budget has the following amounts for maintenance expenditures:

2020-2021 Budget for Maintenance	
Aquatic Maintenance (Lake Tract)	\$3,600
Lawn & Landscape Maintenance	\$6,600
Engineering/Annual Reports/Inspections	\$1,250
Field Operation Management	\$1,620
Maintenance Contingency	\$2,400
Total	\$ 15,470

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

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

Alvarez Engineers finds the District's proposed maintenance budget for Fiscal Year 2020-2021 adequate and sufficient.

b. Roads

The County maintains the County-owned roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.

c. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD and therefore no maintenance cost estimates are given for such purpose in this report.

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage provided by Florida Insurance Alliance under Agreement No. 100119046 for the period between October 1, 2019 and October 1, 2020. The District has budgeted enough funds to cover the \$5,251 insurance policy premium.

5. Description of Public Facilities the District is Building, Improving or Expanding

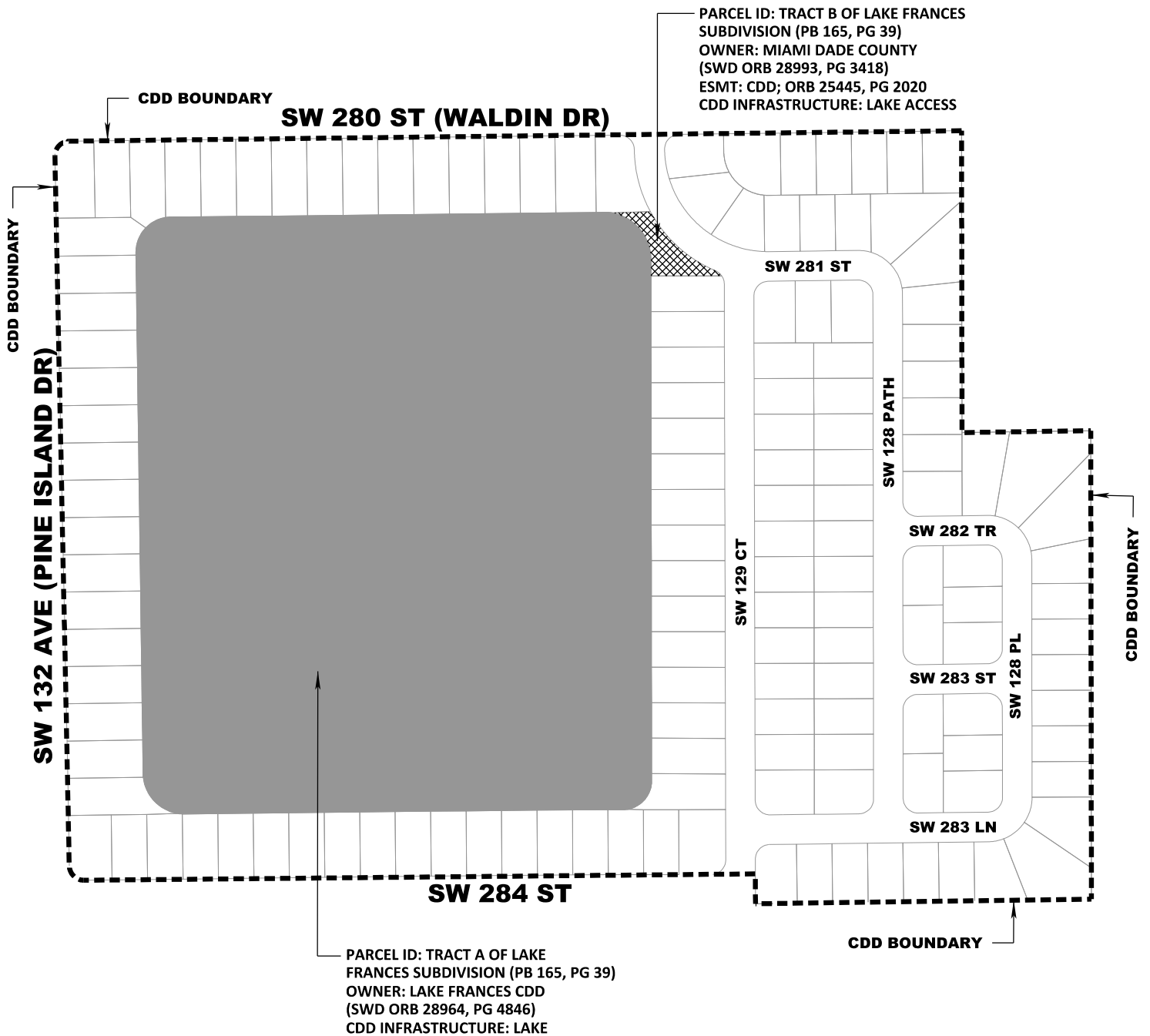
The District is not currently considering construction, proving or expanding Public Facilities.

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
Digitally Signed
Date: June 16, 2020



LEGEND:
 ESMT: EASEMENT
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

ALVAREZ ENGINEERS, INC.
LAKE FRANCES C.D.D.
INFRASTRUCTURE: STORMWATER OWNERSHIP

