

**A.H. AT TURNPIKE SOUTH
Community Development District**

**Re: A.H. AT TURNPIKE SOUTH (Phase 1a),
A.H. AT TURNPIKE SOUTH 1st ADDITION (Phase 1b)
and A.H. AT TURNPIKE SOUTH 2nd ADDITION (Phase 2)**

with a total of 401 residential units

YEAR 2022 ANNUAL REPORT

Prepared for
A.H AT TURNPIKE SOUTH Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
American Services of Miami, Corp.

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April 5, 2023

American Services of Miami, Corp

April 5, 2022

Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2022 A.H. at Turnpike South Community Development District

Dear Mrs. Perez

The intent of the attached yearly report is threefold: 1) To inform as to the status of ownership of the infrastructure that was financed or being constructed by the A.H. at Turnpike South Community Development District; 2) To report the current state of the work being done at the subdivision and the infrastructure still owned by the District; 3) To review the insurances carried by the District and all the subcontractors working at the site.

I. Introduction.

The A.H. at Turnpike South Community Development District (the District) was created for the purpose of managing and financing the planning, development, construction and maintenance of the infrastructure of A.H. at Turnpike South, a project containing **three subdivisions** with a total gross area of 82.51 acres of residential development located in Southwest Miami-Dade County, Florida. The development offers single family dwelling units.

The proposed infrastructure is a network of public roadway containing the required drainage, water and sanitary sewer systems that will serve and give access to 401 single family dwelling units.

II. District Description.

The District was established under Ordinance No. 12-60 of the Miami-Dade County Commission. The Ordinance was passed and adopted on February 10, 2012. The boundaries were expanded by enactment of Ordinance No. 13-93, on October 1, 2013.

The District is located in Section 35, Township 56S, Range 39E, in Miami-Dade County, Florida and consist of three residential subdivisions, one with 30 homes (**A.H AT TURNPIKE SOUTH**) located on the west side of the Homestead extension of the Florida's Turnpike and abutting SW 137th Avenue. A second subdivision with a total of 191 homes (**A.H AT TURNPIKE SOUTH FIRST ADDITION**) located on the east side of the Homestead extension of the Florida's Turnpike, between SW 276th Street and SW 280th Street.

A third subdivision (described in this report) with a total of 180 homes (**A.H AT TURNPIKE SOUTH SECOND ADDITION**) located on the east side of the Homestead extension of the Florida's Turnpike, between SW 276th Street and SW 272nd Street. See Exhibit 1.

III. Infrastructure Ownership

Infrastructure was obtained by an IMPROVEMNT ACQUISITION AGREEMENT with an effective date of November 20, 2013 between AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida and whose mailing address is 2501 A Burns Road Palm Beach Gardens, FL 33410 (the “District”); and

D.R. Horton, Inc., a Delaware Corporation, purchased all the 180 lots of A.H. at Turnpike South Second Addition from ADRIAN DEVELOPERS OF DE LA FUENTE PARCELS, LLC, being now the primary developer of land within the boundaries of the District, whose address is 6123 Lyons Road, Suite 100, Coconut Creek, Florida 33173, (all referred to herein as the “Second Developer”).

Whereas, the District determined that is the best interest of the present and future landowners and is a special benefit to the lands within the District to finance, construct and deliver certain community development systems, facilities and improvements to serve the District, including, without limitation, certain potable water distribution and sanitary sewer collection and transmission systems and facilities, a storm water management system, public roadways and right-of-way improvements and related improvements, all as such facilities, systems and improvements are more specifically described in the Engineer’s Report for A.H.at Turnpike South Community Development District, dated November 5, 2013, prepared by American Services of Miami, Corp, and signed by Mario Duany, P.E. (the “Engineer”).

IV. Payment for the improvements

After receipt by the District of funds from proceeds of the Bonds and in accordance with the terms of the MASTER TRUST INDENTURE from the District to US Bank National Association, as successor trustee, dated November 1, 2016 and the IMPROVEMNT ACQUISITION AGREEMENT, upon completion of the Improvements, the District agreed to pay the Developer subsequent to the issuance of the applicable series of Bonds, as total payment for all the Developer’s rights or interest in the Improvements an amount not to exceed \$3,975,000 with the exact purchase price to be based on the certificate of the District Engineer. Calculations of fund are as follows:

<u>Description</u>	<u>Estimated Cost</u>
Roadway Improvements	\$1,101,337
Stormwater Management System	\$ 384,525
Water Distribution System	\$561,428
Sanitary Sewer System	\$1,239,054

V. Notice of Award

On July 30, 2018 the contract for the construction of the proposed infrastructure at the AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT was awarded to **TRANS FLORIDA DEVELOPMENT, CORP.** a local utility contractor, being situated in unincorporated Miami-Dade County, Florida and whose mailing address is 13960 S.W. 144TH AVENUE ROAD, MIAMI, FL 33186 (the "Contractor"); for the amount of Three Millions Five Hundred Thirty Thousand Seven Hundred and sixty four cents (\$ 3,530,700.64)

VI. Project status

Phase 1A (30 homes)

Earthwork: Began in October, 2012 and completed on Dec. 2013

Sanitary Sewer System: Began in December, 2012 and completed on Dec. 2013

Water Distribution System: Began in January, 2013 and completed in Dec. 2013

Storm water Management: Began in January, 2013 and completed in Dec. 2013

Roadway Improvements: Began in March, 2013 and completed in Dec. 2013

Phase 1B (191 homes)

Earthwork: Began in June 2015 and completed on May 2016.

Sanitary Sewer System: Began in Nov. 2015 and completed on September 2016.

Water Distribution System: Began in August 2015 and completed on September 2016.

Storm water Management: Began in June 2015 and it was completed on December 2015..

Roadway Improvements: Began in June 2015 and was completed on October 2017.

Phase 2. (180 homes)

Notice to Proceed was given to **TRANS FLORIDA DEVELOPMENT, CORP** on July 30, 2018 as per executed AIA contract.

Construction of the proposed infrastructure on Phase 2 commenced on September 2018 with the clearing and grubbing of the site.

Construction of the Storm water system commenced on September 2018 and installation of all proposed Catch Basing and exfiltration trench is 100% completed as of June 2019.

Construction of the Water Distribution System commenced on December 2018 and installation of all proposed water mains and services were completed on June 2019.

Construction of the Sewer Collection system commenced on December 2018 and installation of all proposed water mains and services were completed on June 2019.

As-Builts and conveyance package was submitted to WASD and conveyance was approved on June 2019.

SPECIAL CONDITION TO SERVICE:

As part of the approval of the Water and Sewer agreement Id #22108 with Miami-Dade Water and Sewer Authority, the Developer agreed to paid the Department \$186,439.58 towards upgrading Pump Station 30-1018, which represents the prorated amount for the (12%) flow contribution of this project to the total anticipated flow within the basin as determined by the Hydraulic modeling flow analysis of

Pump station 1018. The Department's total cost for upgrading the pump is \$1,537,877.00. The Developer shall pay this charge at the time of final plans approval release. The Department will not, under any circumstances, issuance Verification Forms or render water and /or sewer services to the Developer's property until such time as the fees specified above is paid in full.

The cost for these additional contributions were not included in our initial estimate for construction within the Right-of-Way because they were requested after the completion of our initial report.

The subject property is abutting SW 272nd Street and SW 132nd Avenue, both half section road, therefore a traffic contribution of ¼ of \$450,000 is warranted for the approval of our Final Plat. This contribution will be utilized by the Department to pay for the future installation of the signal.

Notwithstanding anything in this policy to the contrary, within five (5) years following the delivery of the traffic signal contribution to the County, the subdivider (or authorized successor or assignee) shall be entitled to a complete refund of the contribution in the subdivider can demonstrate through a traffic signal warrant study that a traffic signal is not warranted.

VI. State, working order and condition of the infrastructure.

The onsite roads within the Developments are 100% completed and conveyed to Miami-Dade County Public Works. All maintenance required at the existing Public Roads within these subdivisions is the responsibility of Miami-Dade County Public Works.

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

Call us if you have any further question regarding this matter at 305-598-5101 or at ed@asomiami.com.

Respectably,

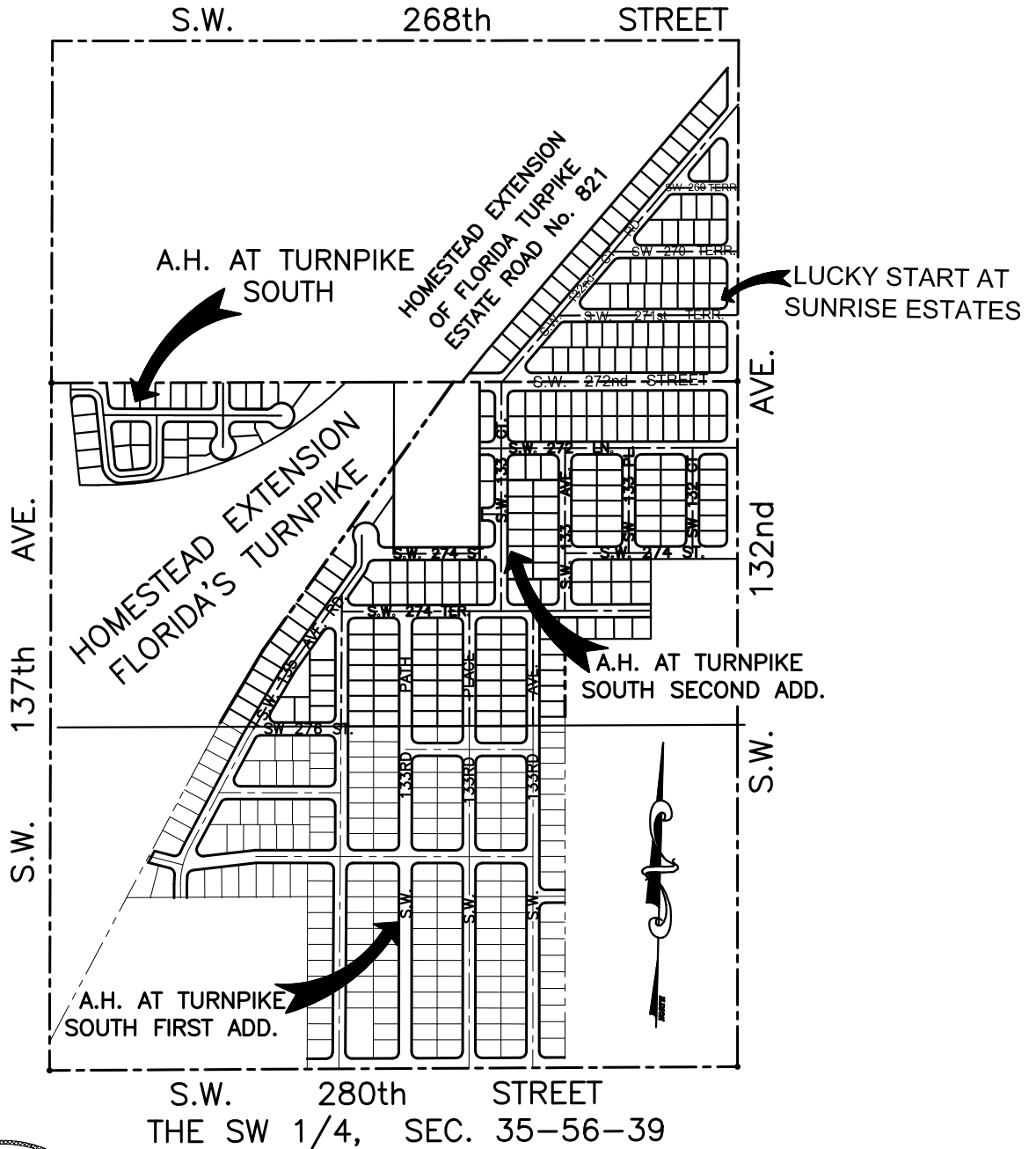



Ed Pino, PSM, Project Engineer
Florid Registration No. 67771
American Services of Miami, Corp.


EXHIBIT “A”

AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT DISTRICT BOUNDARIES

SCALE: NTS




 Ed Pino
 PROFESSIONAL LAND SURVEYOR
 AND MAPPER No. 6771
 STATE OF FLORIDA
 DATE: APRIL 1, 2019

American Services of Miami, Corp.
 Consulting Engineers . Planners . Surveyors

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