

August 5, 2024

Ms. Gloria Perez
District Manager
A.H. At Turnpike South Community Development District
Special District Services, Inc.
The Oaks Center, 2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: 2024 Yearly Engineer's Report for
A.H. At Turnpike South Community Development District.
Special Assessment Bonds 2015, 2016, and 2021.**

Delivery Only: gperez@sdsinc.org

Dear Ms. Perez:

The A.H. At Turnpike South Community Development District (the "District" or "CDD") is generally bounded by Tallahassee Road on the west, the Ronal Reagan Turnpike on the north, SW 132 Avenue on the east, and SW 280 Street on the south (Refer to Exhibit 1). The District encompasses 473 single family lots within 98.35 acres of land (the "Development"). The Development is supported by public infrastructure that was partially financed by the CDD (the "Public Infrastructure"). Such Public Infrastructure includes roads within the boundaries of the CDD, stormwater drainage infrastructure for flood protection, and water distribution and sanitary sewer collection systems. Upon completion, the Public Infrastructure was conveyed to Miami-Dade County for ownership and maintenance.

This 2024 Yearly Engineer's Report (the "Report") is being issued to comply with yearly inspections of the Public Infrastructure as required by Section 9.21 of the Master Indentures of the bonds that were issued to finance the Public Infrastructure. The intent of this Report is fourfold: **1)** To inform as to the status of ownership of the Public 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.

1. Current Boundaries and Residential Lots of the District.

The current boundaries of the District, as depicted on Exhibit 2, were established by the enactment of the following three Miami-Dade County ordinances:

1. The original boundaries of the CDD were established by the enactment of County Ordinance No. 12-60 which became effective on July 27, 2012. The original boundaries encompassed 75.55 acres of land and 371 single family lots. The original CDD boundaries were defined by the boundaries of the plats of A.H. At Turnpike South First Addition (PB 172, PG 29) and A.H. At Turnpike South Second Addition (PB 174, PG 14). (Refer to Exhibits 3 and 4 for depictions of the boundaries of the plats).
2. The original 75.55-acre CDD boundaries were expanded by 6.93 acres by the enactment of County Ordinance 13-93 which became effective on October 11, 2013. The boundaries of the expansion area were defined by the plat of A.H. At Turnpike South (PB 170, PG 53). The expansion area added 30 single family lots to the District for a total of 401 lots. (Refer to Exhibit 3 for a depiction of the expansion area located west of the Ronald Reagan Turnpike).
3. The District was further expanded by 15.87 acres and 72 single family lots to the current totals of 98.35 acres and 473 lots on December 13, 2019, by the enactment of County Ordinance 19-117. The limits of the expansion area were defined by the boundaries of the plat of Lucky Start At Sunrise Estates (PB 175, PG 66). (Refer to Exhibit 5 for a depiction of the Lucky Start plat).

2. Public Infrastructure Phasing, Financing, Construction Completion, Ownership, State and Condition.

The financing and construction of the Public Infrastructure were done in three phases as described below:

1. **Phase 1** consisted of the development of 46.41 acres and 221 single family lots (Refer to Exhibit 3, Phase 1A and 1B). The roads, drainage improvements, water and sewer systems in Phase 1 were financed by the District by issuing \$4,430,000 in Special Assessment Bonds on February 5, 2015 (the "Phase One Project"). Construction of the Phase One Project infrastructure was completed in 2017 and transferred to Miami-Dade County for ownership and maintenance, in accordance with previous District reports prepared by American Services of Miami, Corp.

In July of the current year Alvarez Engineers conducted field inspections of the roads, drainage, water, and sewer systems in Phase 1 and observed that they were in good condition.

2. **Phase 2** consisted of the development of 36.07 acres and 180 single family lots (Refer to Exhibit 4, Phase 2). The roads, drainage improvements, water and sewer systems in Phase 2 were financed by the District by issuing \$3,975,000 in Special Assessment Bonds on November 29, 2016 (the "Phase Two Project"). Construction of the Phase Two Project infrastructure was completed in 2019 and transferred to

Miami-Dade County for ownership and maintenance, in accordance with previous District reports prepared by American Services of Miami, Corp.

In July of the current year Alvarez Engineers conducted field inspections of the roads, drainage, water, and sewer systems in Phase 2 and observed that they were in good condition.

- 3. Phase 3** consisted of the development of 15.87 acres and 72 single family lots (Refer to Exhibit 5, Phase 3). The roads, drainage improvements, water and sewer systems in Phase 3 were financed by the District by issuing \$1,915,000 in Special Assessment Bonds on February 17, 2021 (the “Phase Three Project”). Construction of the Phase Three Project infrastructure was completed in 2022 and transferred to Miami-Dade County for ownership and maintenance.

In July of the current year Alvarez Engineers conducted field inspections of the roads, drainage, water, and sewer systems in Phase 3 and observed that they were in good condition.

Roadway or flooding problems may be reported by the District or the public to Miami-Dade County at <https://www.miamidade.gov/311direct/#/categorylist>

Water and sewer issues may be reported to Miami-Dade County Water and Sewer Department at 786-552-8970 or by email at wasdcomplaintunit@miamidade.gov

3. District’s Budget for Operation and Maintenance of the Public Infrastructure.

For Fiscal Year 2024/2025 the District has budgeted \$101,463 for administrative expenditure, including \$3,250 for Engineering inspections. The District has not budgeted for the operation and maintenance of the Public Infrastructure because all the elements of Public Infrastructure, that is, roads, stormwater drainage, water, and sewer systems, were conveyed to Miami-Dade County for ownership and maintenance at their completion.

The District budget may be reviewed in detail at <https://ahturnpikesouthcdd.org/financials/>

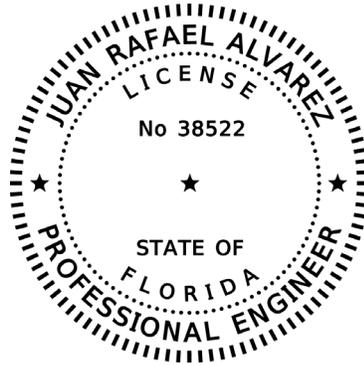
4. Insurance Carried by the District.

The District carries insurance for General Liability, Hired Non-Owned Automobile, Employment Practices Liability and Public Officials Liability under Policy Agreement Number 100123018 with Florida Insurance Alliance. The District has budgeted \$7,100 in its 2024/2025 Fiscal Year Budget to renew the current policy that expires on October 1, 2024. The premium for the current policy was \$6,594 in 2023.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

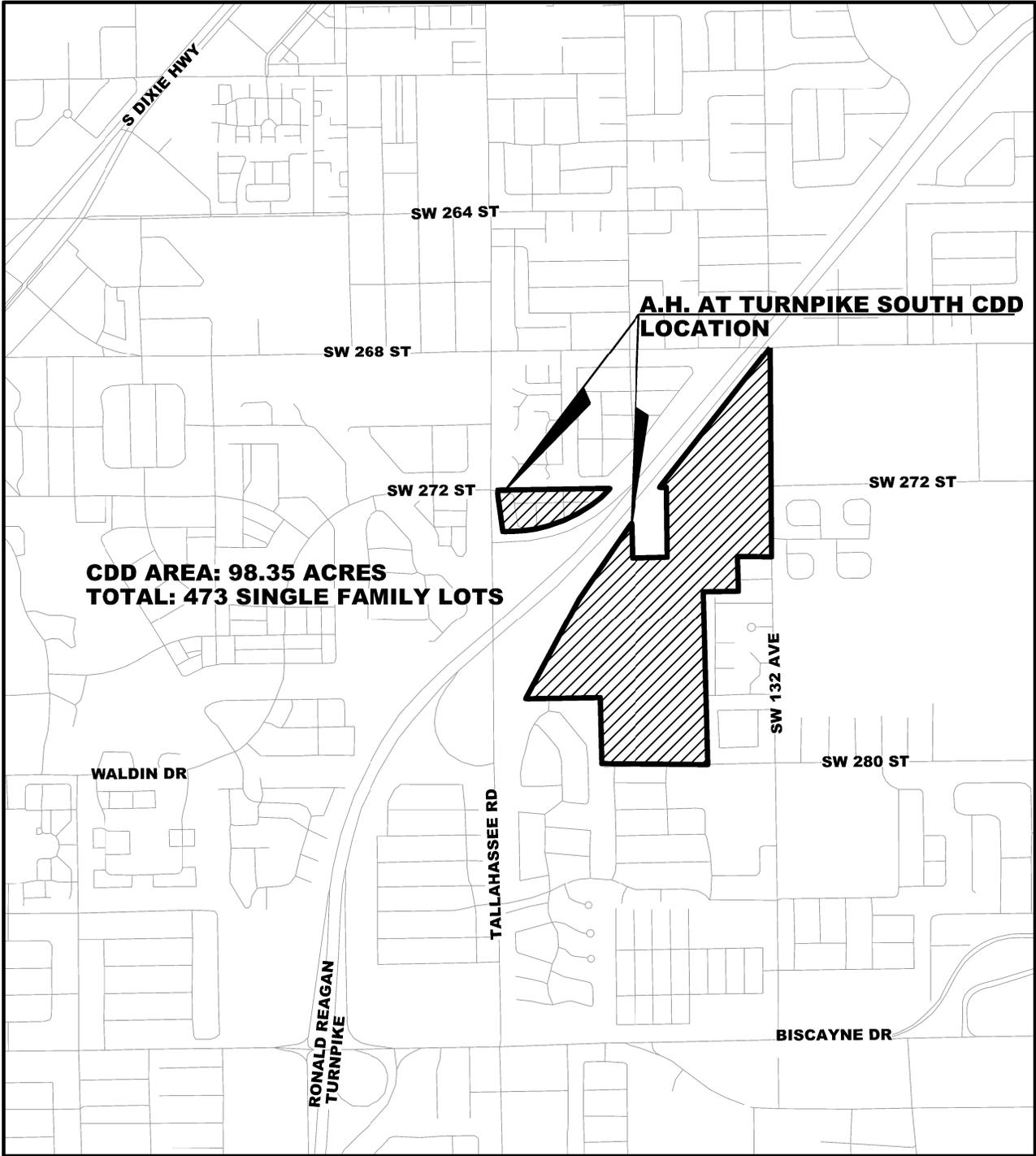
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: August 5, 2024



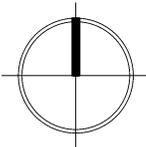
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on August 5, 2024.

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must be verified on any electronic copies.



ALVAREZ ENGINEERS, INC.

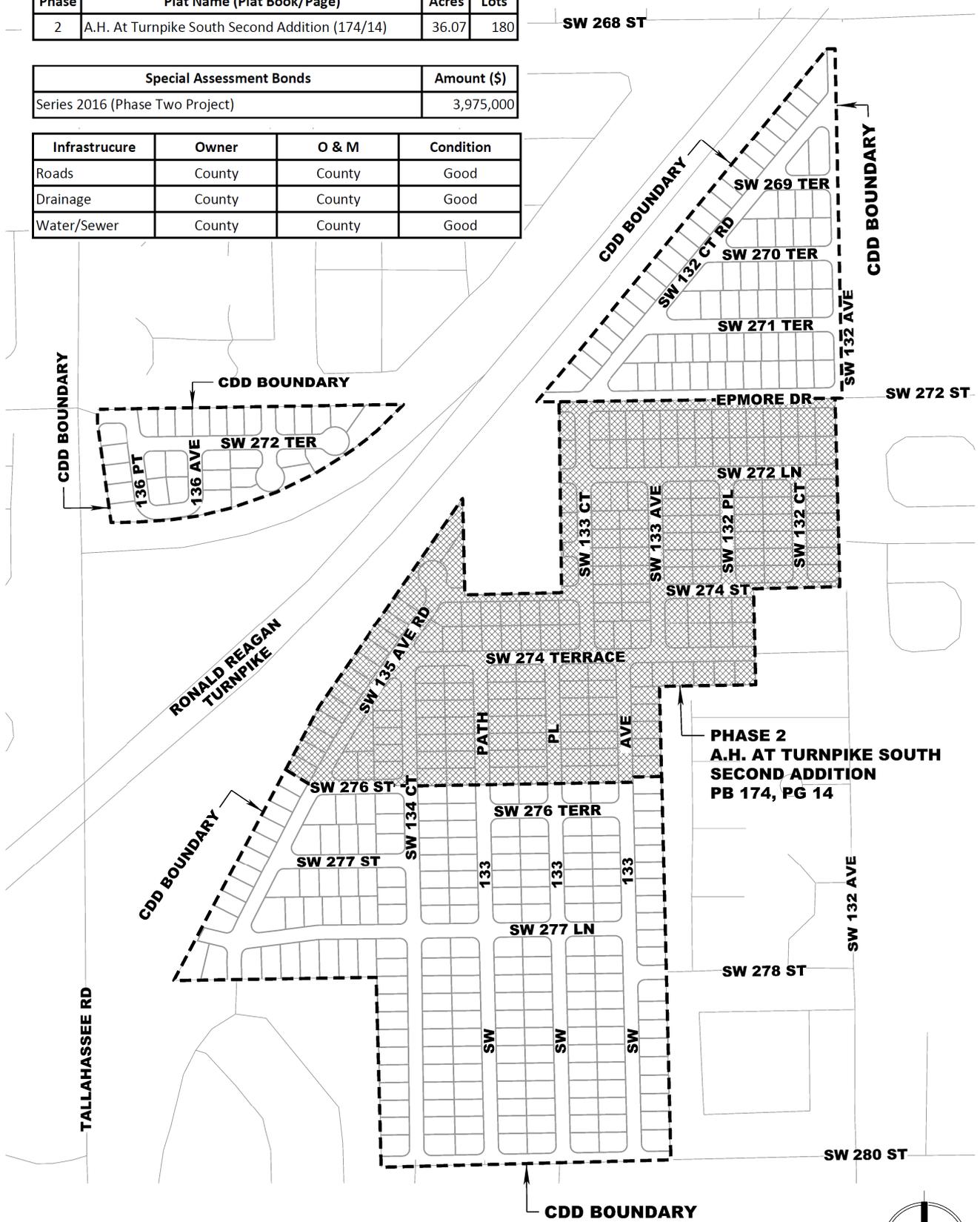
**A.H. AT TURNPIKE SOUTH CDD
LOCATION MAP**



Phase	Plat Name (Plat Book/Page)	Acres	Lots
2	A.H. At Turnpike South Second Addition (174/14)	36.07	180

Special Assessment Bonds	Amount (\$)
Series 2016 (Phase Two Project)	3,975,000

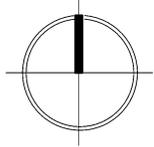
Infrastructure	Owner	O & M	Condition
Roads	County	County	Good
Drainage	County	County	Good
Water/Sewer	County	County	Good



ALVAREZ ENGINEERS, INC.

A.H. AT TURNPIKE SOUTH CDD CDD PHASE 2

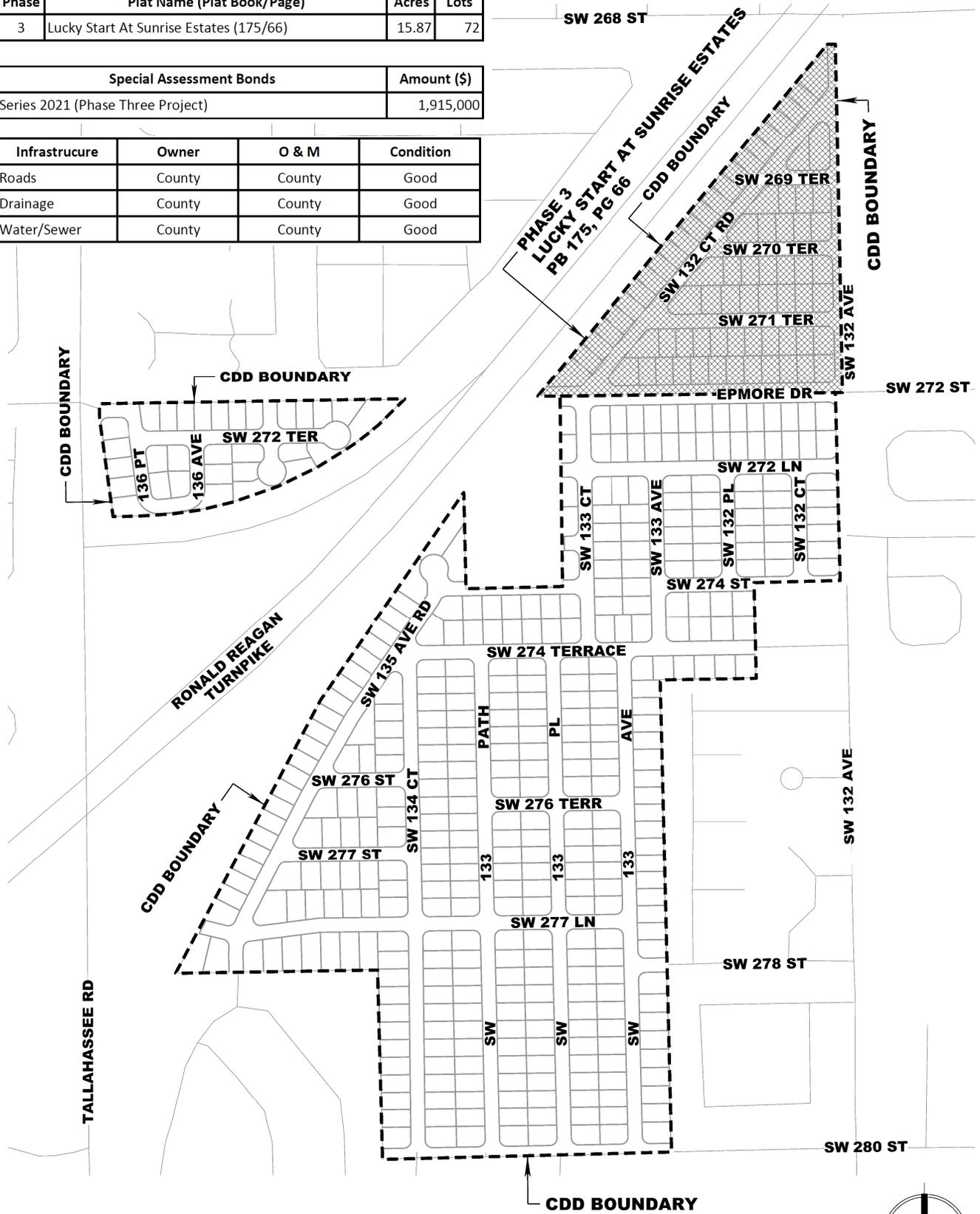
EXHIBIT 4



Phase	Plat Name (Plat Book/Page)	Acres	Lots
3	Lucky Start At Sunrise Estates (175/66)	15.87	72

Special Assessment Bonds	Amount (\$)
Series 2021 (Phase Three Project)	1,915,000

Infrastructure	Owner	O & M	Condition
Roads	County	County	Good
Drainage	County	County	Good
Water/Sewer	County	County	Good



ALVAREZ ENGINEERS, INC.

A.H. AT TURNPIKE SOUTH CDD
CDD PHASE 3

