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Alvarez Engineers, Inc.

May 23, 2015

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

Re: Year 2015 Silver Palms CDD Report

Dear Ms. Perez:

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 16 and 17, Township 56 South, Range 40 East. It is bounded by Florida Turnpike on the west, Hardin Hammocks States on the north, SW 109 Avenue on the east and SW 232 Street on the South. The development is located within the Postal Zip Code 33146. See Exhibit 1 for a graphical representation.

1. Infrastructure Ownership

a. Roads

- i. All the avenues, court, places, streets and terraces with the District were dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plat: "Silver Palms Lake" recorded on April 16, 2004 in Miami-Dade Plat Book No. 161, Page 71.

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 plat described above.
- ii. The lake tract and other common areas (Tract "A, B, C, D and E") were deeded to the District for ownership and maintenance via Special Warranty Deed dated December 17, 2003 recorded in Miami-Dade O.R. 24901 Pages 4407 through 4409. (Folio Numbers 30-6018-026-2020 and -2030). The Developer granted a perpetual non-exclusive easement to Miami-Dade

County in February 13, 2004 recorded in Miami-Dade O.R. 24584 Pages 3515 through 3520.

c. Water Distribution and Sanitary Sewer System

- i. The water distribution and sanitary sewer systems were conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade Water and Sewer Department (WASD) Agreement No. 18153.
- ii. The Developer granted WASD Sanitary Lift Station Tract “F” by the recording of the plat mentioned above.

d. Landscaping Improvements

- i. The District requested permission to Miami-Dade County, via Covenant for Maintenance of Landscaping within Right of Way (the “Covenant”), to install median landscaping improvements as follows:
 1. SW 107 Avenue, between SW 228 Terrace and SW 232 Street
 2. SW 231 Terrace, between SW 109 Avenue and SW 107 PlaceThe Covenant was recorded in Miami-Dade O.R. 26464 Pages 1825 through 1827 dated on June 16, 2008.

2. State, Working Order and Condition of the Infrastructure

a. Roads

- i. The roads within the District are in good working order and condition but some damaged sidewalks were found at the time of the inspection.



Sidewalks issues may be reported online to the Miami-Dade County Department of Public Works and Waste Management at the following link:

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

b. Stormwater Management System

- i. The drainage system is in good working order. Regular maintenance is recommended for all drainage structures.
- ii. The lake tract and other common area tracts owned by the District are well maintained and in good working order and condition.



Lake Tract



Drainage Structure

Road 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 the following link:

<http://www.miamidade.gov/publicworks/flooding-complaints.asp>

c. Water Distribution and Sanitary Sewer System

- i. The water distribution and sanitary sewer system were conveyed in good working order and condition to Miami-Dade County.



Issues with the water or sewer systems 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
 - i. No maintenance costs are estimated since all roads are owned and maintained by Miami-Dade County.
- b. Stormwater Management System
 - i. No maintenance costs are estimated for the road drainage system since it is owned and maintained by Miami-Dade County.
 - ii. The District has budgeted within its Fiscal Year 2014/2015, the amount of \$14,700 for landscaping and lawn maintenance, \$2,000 for aquatic maintenance, \$4,150 for District improvements maintenance and \$1,700 for engineering inspections and \$9,445 for contingency reserve, for a total of \$31,995 for maintenance expenditures.

Alvarez Engineers finds the District's maintenance budget for Fiscal Year 2014/2015 adequate and sufficient.

- c. Water Distribution and Sanitary Sewer System
 - i. No maintenance costs are estimated since the water distribution and sanitary sewer distribution system are 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 coverage insurance policy provided by Florida Insurance Alliance under Agreement No. 100114061 for the period between October 1, 2014 and October 1, 2015. The District has budgeted sufficient funds to cover the \$5,408 insurance premium.

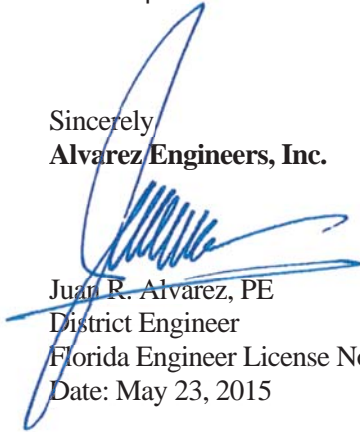
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

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

Silver Palms CDD
2015 Report

May 23, 2015

Sincerely
Alvarez Engineers, Inc.

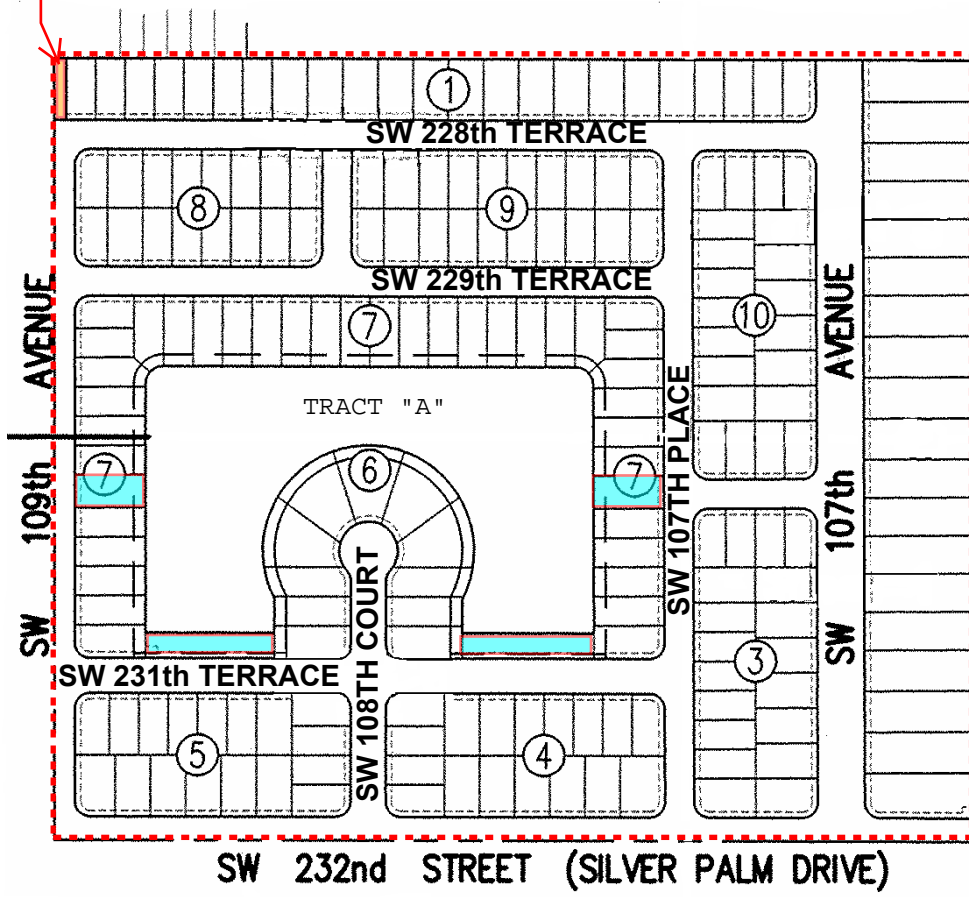


Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: May 23, 2015

SW 231th TERRACE



TRACT "F"



SR No. 821 FLORIDA TURNPIKE

LEGEND :

..... DISTRICT BOUNDARY

COMMON AREAS

ALVAREZ ENGINEERS, INC

SILVER PALMS C.D.D.

EXHIBIT 1 – District Boundary