

June 25, 2025

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 2025 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 east, Hardin Hammocks States on the north, SW 109 Avenue on the west and SW 232 Street on the South. The development is located within the Postal Zip Code 33146. See Exhibits 1 and 2 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). (See Exhibit 2). 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 Place.

The 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 County roads and are in good working order and condition. Issues with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

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

*b. Stormwater Management System*

- i. The water body of the lake tract and other common area tracts owned by the District are well maintained and in good working order and condition. The CDD has entered into an agreement with Landshore Enterprises, Inc. to make corrections to the lake shorelines.
- ii. Flood and drainage complaints within the County 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>

*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. General*

- i. We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://silverpalmscdd.org/financials/> for the FY 2025-2026 Proposed Budget):.

#### *b. Roads*

- i. The County maintains the County-owned roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.
- ii. Landscaping budget has been included for the medians as indicated above.

#### *c. 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 for lawn and aquatic maintenance as indicated above.

#### *d. Water and Sewer Systems*

- i. The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

### **4. Insurance**

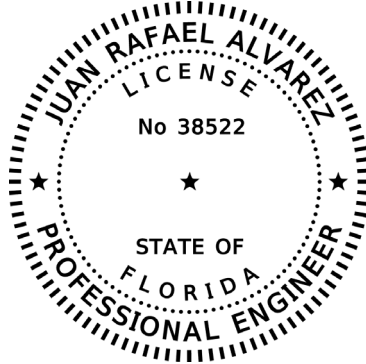
Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy provided by Florida Insurance Alliance under Agreement No. 100124061 for the period between October 1, 2024 and October 1, 2025. The District has budgeted enough funds to cover the renewal of the insurance policy.

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, public documents available and communications with the District's field staff.

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

Sincerely,  
**Alvarez Engineers, Inc.**

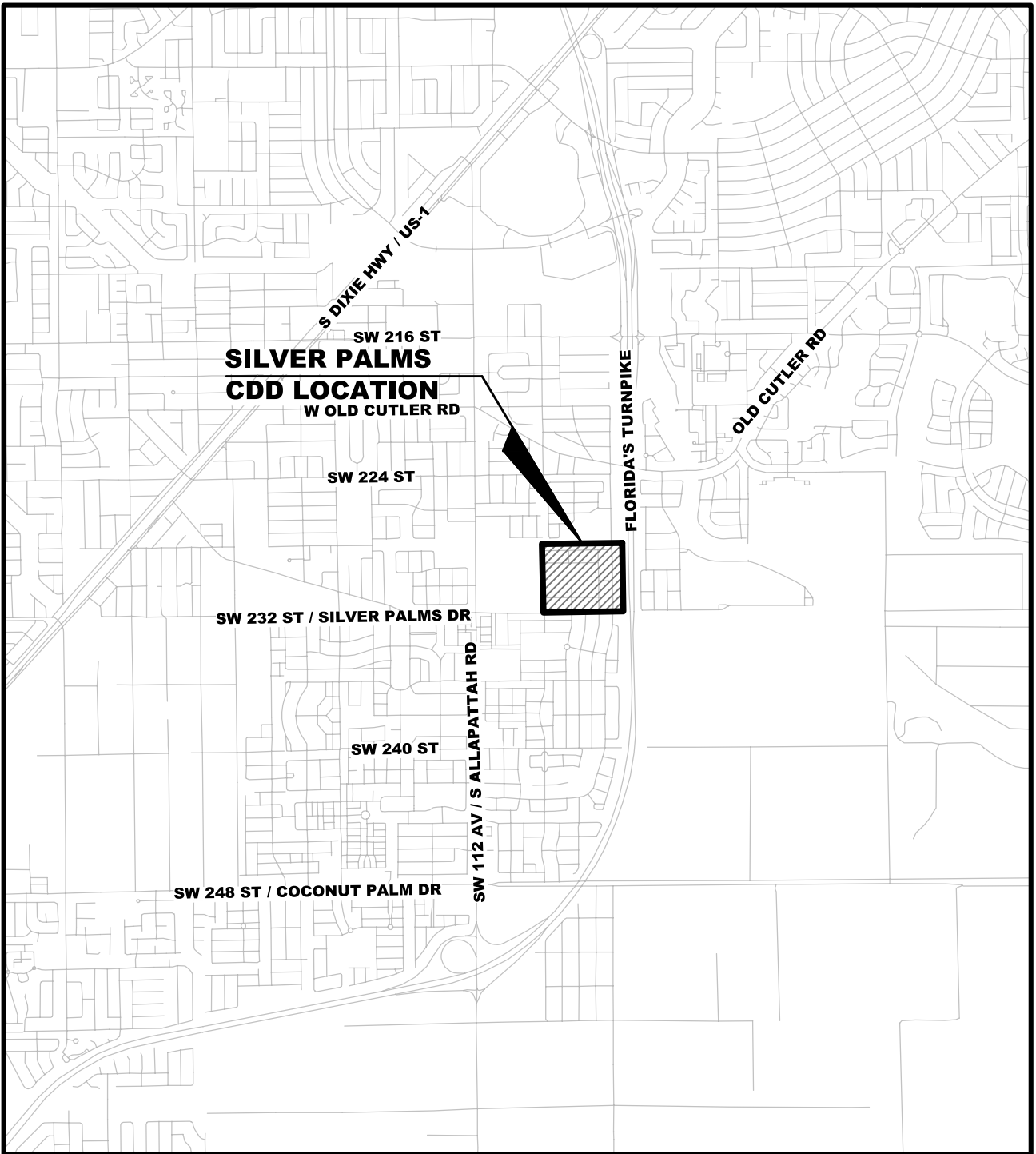
Juan R. Alvarez, PE  
District Engineer  
Date: June 25, 2025



This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on June 25, 2025.

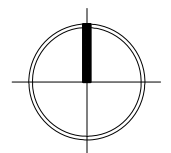
Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel [mjp@bclmr.com](mailto:mjp@bclmr.com)

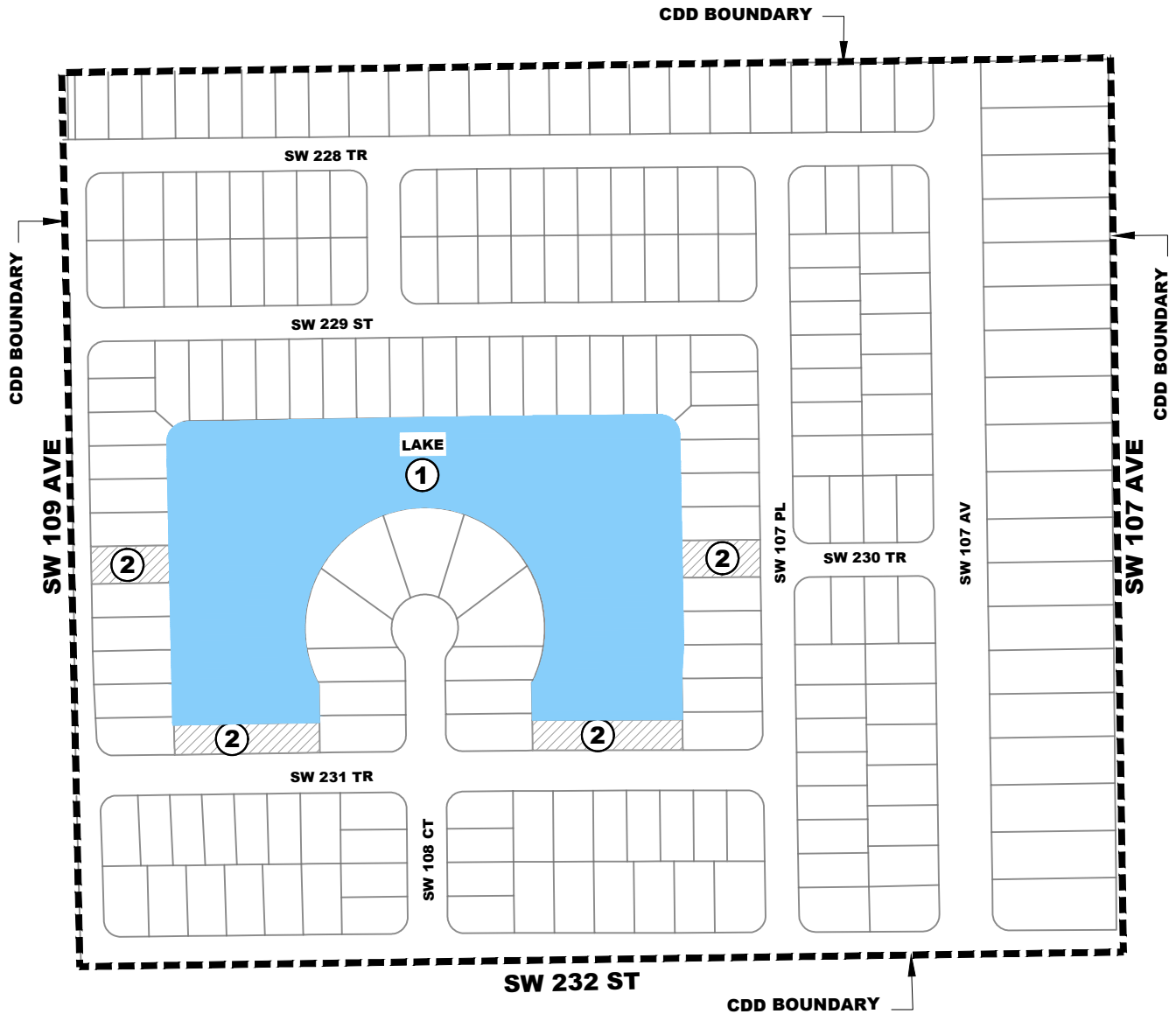


**ALVAREZ ENGINEERS, INC.**

**SILVER PALMS CDD  
LOCATION MAP**



0 500' 1500' 3000'



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

CDD OWNERSHIP

- ① TRACT "A" (PB 161, PG 71)  
 FOLIO 30-6018-026-2020  
 SWD: ORB 24901, PG 4407  
 CATEGORY: LAKE
- ② TRACTS "B", "C", "D", "E" (PB 161, PG 71)  
 FOLIO: 30-6018-026-2030  
 SWD: ORB 24901, PG 4407  
 CATEGORY: COMMON AREAS

**ALVAREZ ENGINEERS, INC.**

**SILVER PALMS CDD  
 CDD LAND OWNERSHIP**

