

**Coronado Community Development District**

**Engineer's Year 2019  
Public Facilities Report**

Prepared for  
**Coronado Community Development District**  
**Board of Supervisors**  
Miami-Dade County, Florida

Prepared by  
**Alvarez Engineers, Inc.**

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**July 1, 2019**

## I. Introduction

The Coronado Community Development District (the "District") was created for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the infrastructure necessary for the development within the District. Coronado (the "Development"), is a residential development located entirely within the City of Doral, a municipality within Miami-Dade County, Florida. More specifically, it is located in Section 7, Township 53 South, and Range 40 East. The District is situated approximately  $\frac{3}{4}$  of a mile east of State Road 821 (Homestead Extension of Florida's Turnpike), 3 miles west of State Road 826 (Palmetto Expressway) and 3 miles north of NW 41 Street. (See Exhibit 1, Location Map). The District is bounded by NW 109 Avenue on the west, NW 90 Street on the north, NW 107 Avenue on the east and NW 88 Street on the south. (See Exhibit 2, Vicinity Map).

The public facilities infrastructure is a network of onsite and offsite roadways, stormwater drainage, water and sanitary sewer systems that gives access and service to 327 condominium dwelling units located within 12 buildings (See Exhibit 3, District Boundary). The lands within the District encompass approximately 17.40 acres which include 14.40 acres of residential tracts and a 3.00-acre lake tract.

This 2019 Public Facilities Report (the "Report") is intended to comply with the requirements of Section 189.08, Florida Statutes.

## II. Description of Existing Public Facilities, Ownership and Operation

### 1. Roadway Improvements

The offsite roads (portions of NW 109 Avenue, NW 90 Street, NW 107 Avenue and NW 88 Street) were completed and are in good condition. The right of ways for 109 Avenue, 90 Street and 88 Street were conveyed to the City of Doral and the Right of Way for 107 Avenue was conveyed to Miami-Dade County via Plat (Miami-Dade County Official Records Book 165, Page 62). The City of Doral and Miami-Dade County own and operate the offsite roads. Construction of the onsite roads was completed. The onsite roads are owned by the Coronado at Doral Master Association. On March 25 of 2008 the District was granted an access and drainage easement to encompass the onsite roads and related drainage facilities. The easement was recorded at ORB 26299, PG 143.

Funds will be needed to replace the wearing roadway asphalt layer in about 18 years, when the asphalt has reached its estimated 30-year service life. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 18 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2007	2037	2019	18	12,712	\$5.75	\$73,094	\$125,283	0.25%	\$6,813
* Using Florida Department of Transportation Inflation Factors									

## 2. Drainage and Stormwater Management Improvements

The drainage stormwater management and drainage improvements were completed and are in good condition. The improvements consist of inlets, manholes, pipes, exfiltration trenches, lake and outfall pipe. On March 25, 2008, the District was granted the lake tract by the Developer at no cost. The Special Warranty Deed was recorded on ORB 26299, PG 136. On April 23, 2004, Century Homebuilders, LLC granted the Developer a drainage easement for the construction of the offsite outfall (ORB 23011, PG 4319) and on March 25, 2008 the Developer assigned the offsite outfall drainage easement to the District (ORB 26299, PG 166). The District owns and operates the drainage and stormwater management system.

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 68 drainage structures and 3,310 Linear Feet of pipes in the District.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
68	3310	14					\$150.00	\$5.00	\$5,500
			14				\$150.00	\$5.00	\$5,500
				14			\$150.00	\$5.00	\$5,500
					14		\$150.00	\$5.00	\$5,500
						14	\$150.00	\$5.00	\$5,500

## 3. Water and Sewer Improvements

The water and sewer infrastructure was completed and conveyed to the Miami-Dade County Water and Sewer Department (WASD) for ownership and operation, together with the appropriate easements recorded at ORB 25706, PG 2325 and ORB 26224, PG 3657 (See Exhibits 6 and 7, Water Distribution and Sanitary Sewer Systems). Concerns may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

### III. Facilities that the District is Planning to Build, Improve or Expand

#### 1. Roadway Improvements Started In 2017

In March of 2017 the District issued bonds, Series 2017 for financing the installation of gates and security camera systems at the entrance and exits of the community, as well as the construction of speed humps, signs and pavement markings for traffic calming purposes. The 2017 roadway improvements are described in detail in the District Engineer's Report dated March 16, 2017. Construction plans for the roadway improvements are currently being permitted.

#### 2. Maintenance Actions Taken in Fiscal Year 2018-2019

- Replacement of the existing Stop sign on the east side of the intersection of NW 89 Street and NW 107 Court with a higher grade of reflectivity.
- Stocking the CDD lake with Grass Carp and Bream fish.

#### IV. Estimated Maintenance Costs for District-Owned Infrastructure

The CDD final 2018-2019 Fiscal Year budget has the following amounts for maintenance expenditures:

<b>Maintenance Expenditure</b>	
Security Services	\$132,600
Aquatic Maintenance/Midgefly Control	\$4,750
Fountain Maintenance/Power - FPL	\$2,400
Storm Drainage Maintenance	\$2,400
Engineering	\$2,400
Roadway/Street Maintenance	\$6,000
Soft Gates & Security Cameras Maintenance	\$4,200
Soft Gates Control/Power - FPL	\$3,000
Contingency	\$6,000
Maintenance Reserve	\$3,000
Security Camera Monitoring	\$14,400
<b>Total Maintenance Expenditure</b>	<b>\$181,150</b>

Alvarez Engineers finds the District's final maintenance budget for Fiscal Year 2018/2019 adequate and enough

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

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

#### V. Insurance

The District currently carries insurance for General Liability, Hired non-Owned Auto, Employment Practices Liability and Public Officials Liability coverage under policy agreement number 100118154, administered by Florida Insurance Alliance. The total annual premium of the policy is \$5,000. The District has budgeted enough funds in its 2018/2019 budget which is enough to cover the insurance premium.

#### VI. Condition of the Public Facilities

The public facilities owned by the District, City and County are in good condition and repair as indicated in the following pictures.



**District Roads**



**City Roads**



**District Lake**



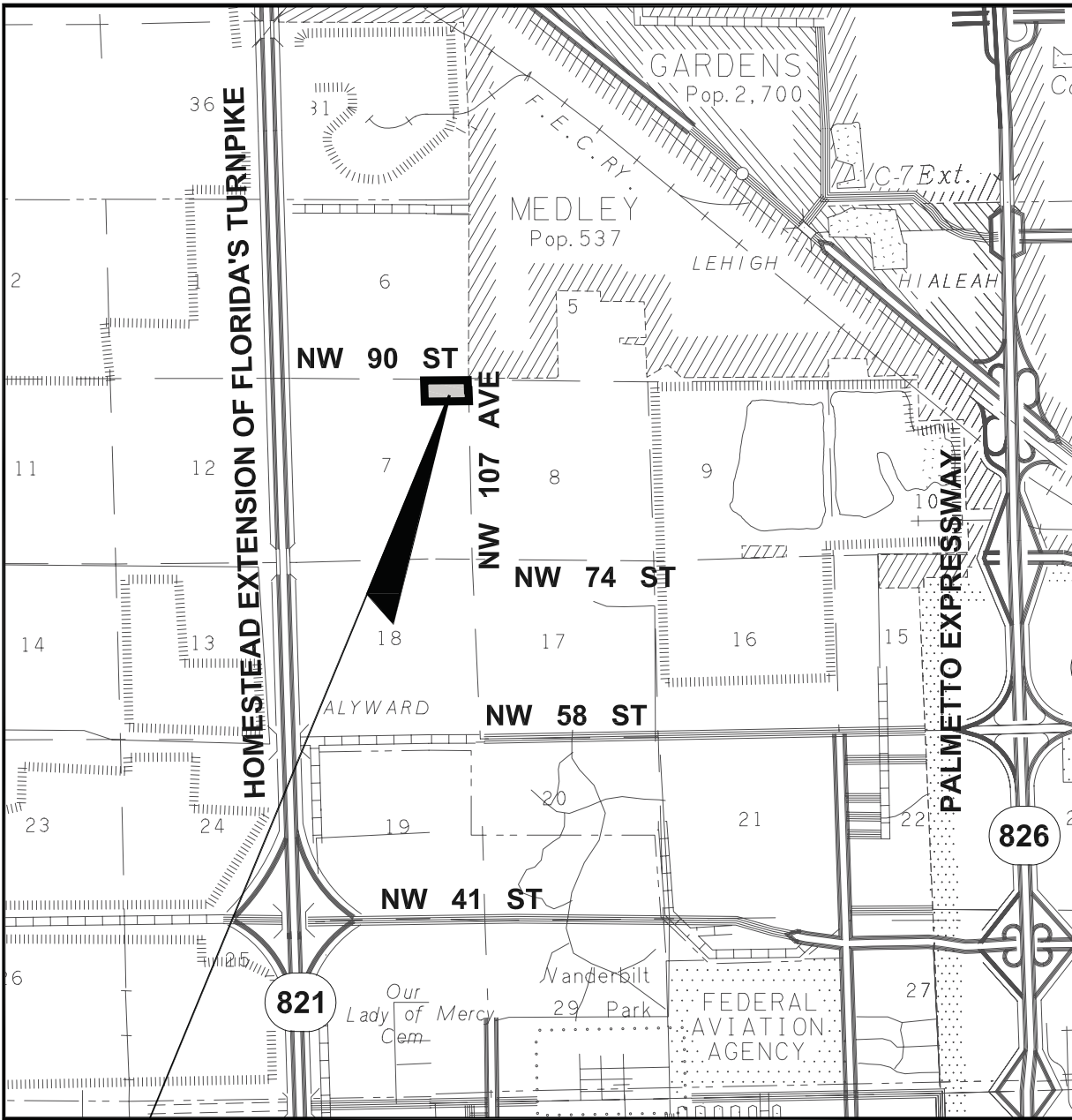
**County Water**

## **VII. Engineer's Certification**

I hereby certify that the foregoing is a true and correct description of the Public Facilities Report for the Coronado Community Development District.

Juan R. Alvarez, PE  
Florida Registration No. 38522  
Alvarez Engineers, Inc.  
July 1, 2019

## EXHIBITS

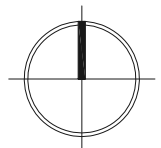


**LOCATION OF DEVELOPMENT**

**CITY OF DORAL  
MIAMI-DADE COUNTY  
FLORIDA**

**ALVAREZ ENGINEERS, INC.**

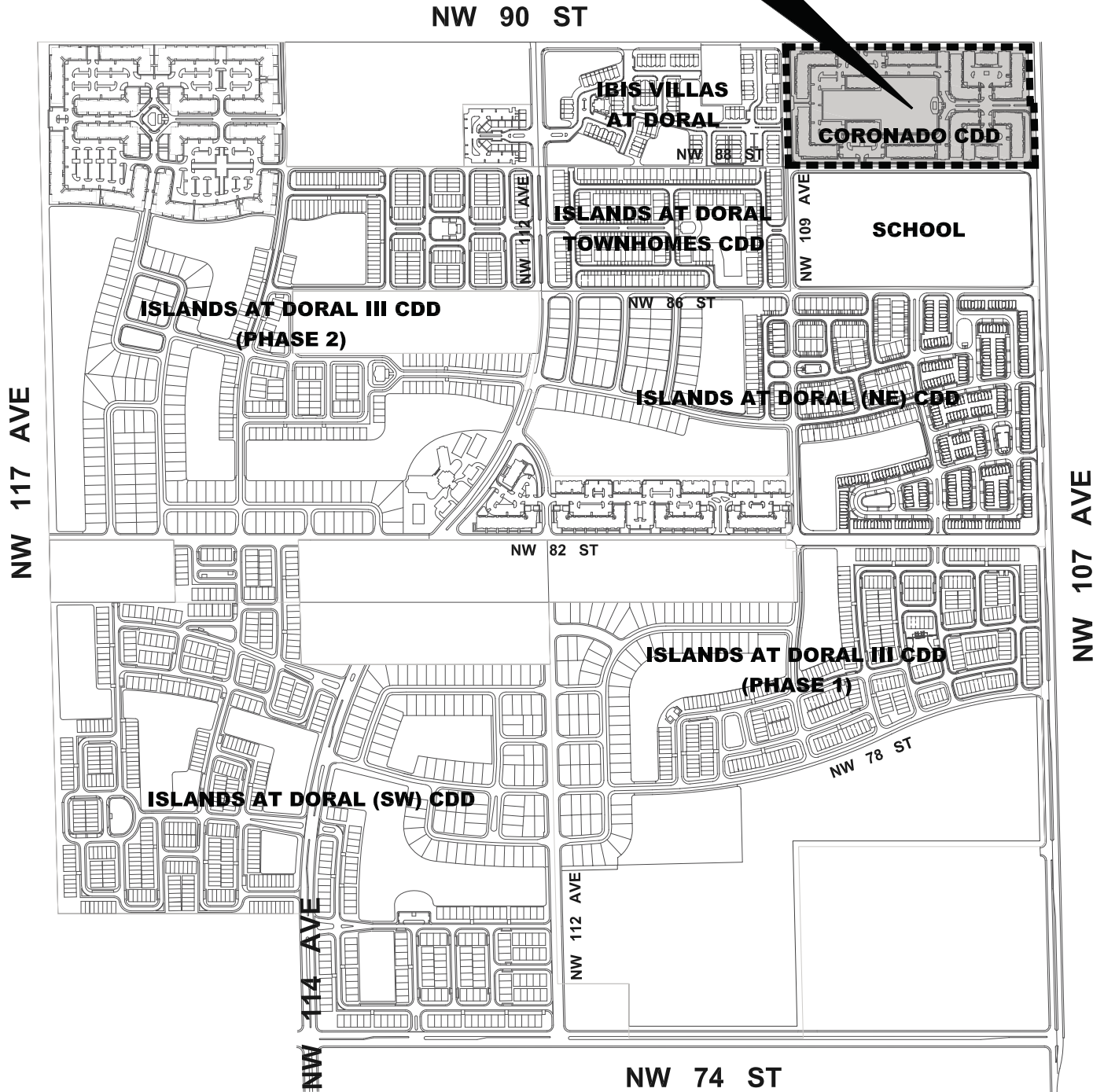
**CORONADO C.D.D.  
LOCATION MAP**



1 MILE



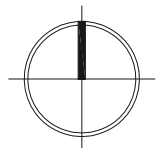
# LOCATION OF DEVELOPMENT



PLAT: "WEST DORAL LAKES" AS RECORDED IN MIAMI-DADE COUNTY OFFICIAL RECORDS PLAT BOOK No. 165, PAGE 62.

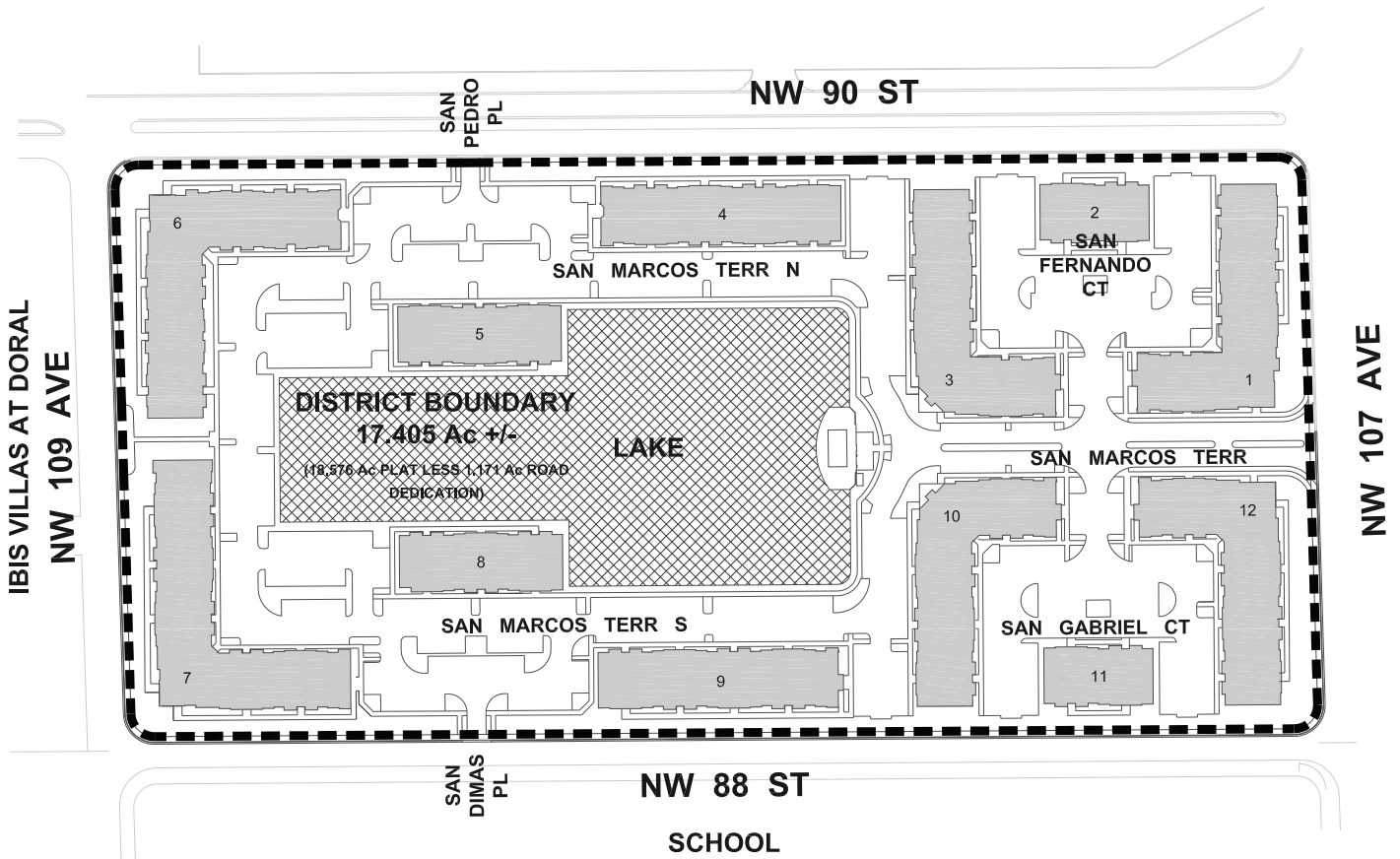
**ALVAREZ ENGINEERS, INC.**

CORONADO C.D.D.  
VICINITY MAP




800'





#### LEGEND

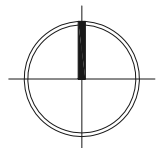
- DISTRICT BOUNDARY
-  RESIDENTIAL BUILDINGS WITH NUMBERS

**ALVAREZ ENGINEERS, INC.**

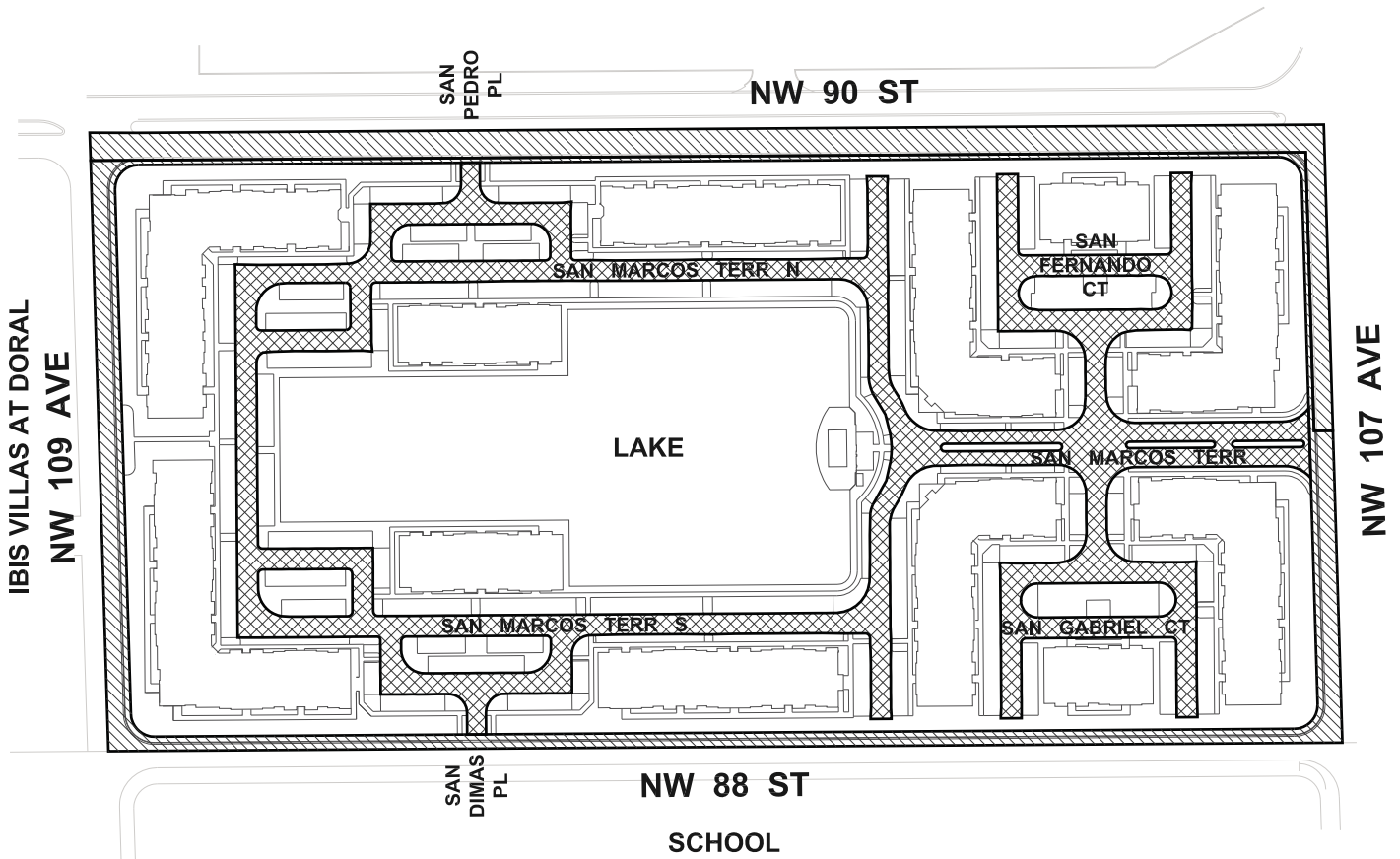
MASTER PLAN COPYRIGHT SUPERIOR CONSULTANTS, INC.

**CORONADO C.D.D.**

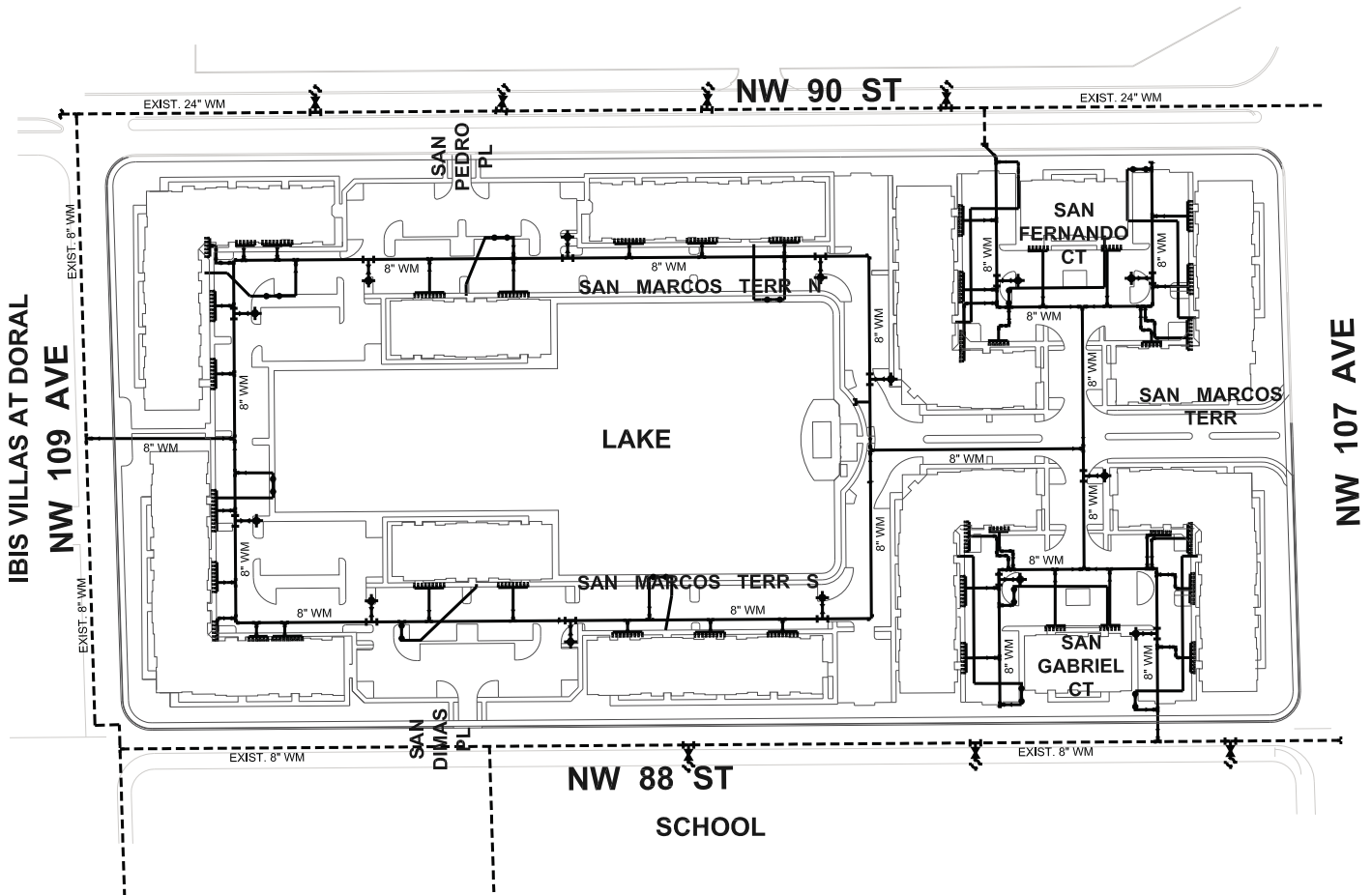
**DISTRICT BOUNDARY**







200' 







#### LEGEND

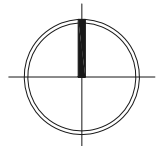
-  PROPOSED WATERMAIN
-  PROPOSED FIRE HYDRANT WITH VALVE
-  WATER METER BANK
-  EXISTING / APPROVED WATERMAIN

**ALVAREZ ENGINEERS, INC.**

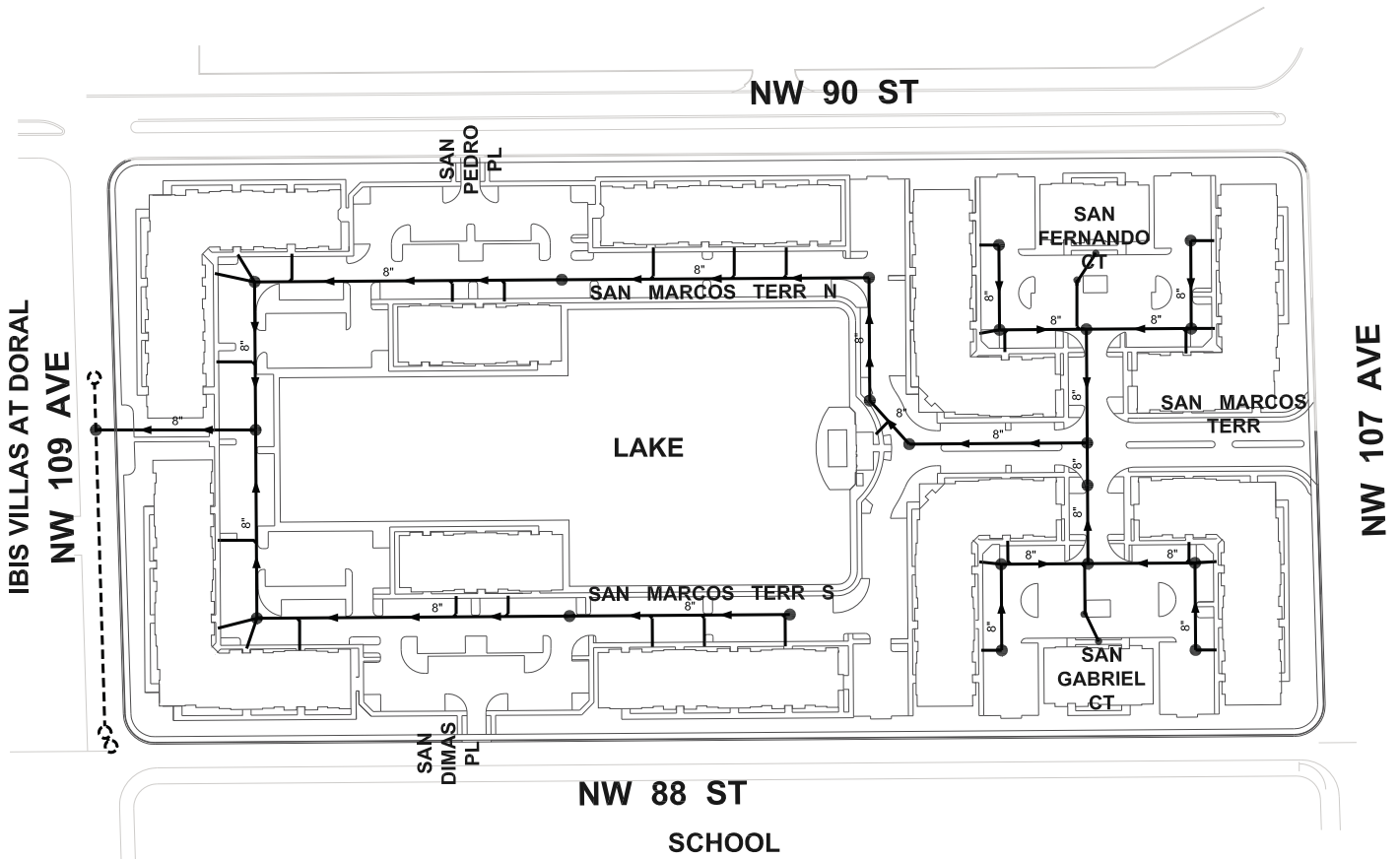
MASTER PLAN COPYRIGHT SUPERIOR CONSULTANTS, INC.

CORONADO C.D.D.






**WATER DISTRIBUTION SYSTEM**



200' 



# LEGEND

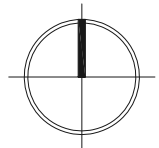
-  PROPOSED 8" GRAVITY SANITARY SEWER PIPE WITH SERVICE LATERAL
-  MANHOLE
-  FLOW DIRECTION
-  EXISTING / APPROVED SANITARY SEWER SYSTEM
-  EXISTING / APPROVED MANHOLE

**ALVAREZ ENGINEERS, INC.**

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CORONADO C.D.D.

**SANITARY SEWER SYSTEM**



200' 