

PRELIMINARY

Keys Edge Community Development District

Engineer's Report
Infrastructure Improvements

Prepared for
Keys Edge Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
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I. Introduction.

The Keys Edge Community Development District (the "District" or "CDD") was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Grec Homes at Keys Edge (the "Development"), an 81.84 gross acre residential development located in Florida City, Miami-Dade County, Florida. The Development offers townhomes, villas and "zero lot line" residential units.

See District Boundary Exhibit

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 174 townhomes, 624 villas and 389 "zero lot line" residential units for a total of 1,187 dwelling units. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District and provide a direct and special benefit to the lands within.

As of the date of this report, construction of the Development has not yet begun. It is estimated that the infrastructure will be completed in approximately 48 months in accordance with the following schedule:

Earthwork: Begin on December, 2008. End on December, 2009.

Water Distribution System: Begin on January, 2009. End on January, 2010.

Sanitary Sewer System: Begin on January, 2009. End on January, 2010.

Stormwater Management: Begin on January, 2009. End on January, 2010.

Roadway Improvements (Including Landscaping and Entrance Features): Begin on May, 2009. End on December, 2012

II. District Description.

The District was established under Ordinance No. 07-106 of the Board of Commissioners of Miami-Dade County. The Ordinance was enacted on July 24, 2007 and became effective ten days later, on August 3, 2007. The City of Florida City passed and adopted on March 27, 2007, Resolution No. 07-14 expressing support for the creation of the Keys Edge Community Development District. Miami-Dade County passed and adopted Ordinance No. 07-173 on December 4, 2007 amending Ordinance No. 07-106 to correct a scrivener's error in the legal description of the District and in the Declaration of Restrictive Covenants. Ordinance 07-173 became effective on December 14, 2007.

The District is located in Section 23, Township 57S, Range 38E, in Miami-Dade County, Florida. It is bounded by SW 192 Avenue on the west, SW 336 Street on the north, SW 187 Avenue (North Redland Road) on the east and SW 344 Street (Palm Drive) on the south. The Development is located within Postal Zip Code 33034. See District Boundary Exhibit for the configuration of the Development.

III. Description of the Infrastructure.

1. Roadway Improvements.

A network of interior roads and offsite improvements is proposed to provide circulation to the general public. The Development is accessed from the west on SW 192 Avenue, from the north on SW 336 Street, from the east on SW 187 Avenue and from the south of SW 344 Street.

- a. **Onsite Roads.** The streets and sidewalks inside the villas area of the District are being constructed within 50 feet wide right of ways, while the streets and sidewalks inside the townhome and zero lot line area of the District are being constructed within ingress and egress tracts that contain more space than just what is needed for the streets, such as public open space for landscaping and utilities.

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The typical section for the onsite roads consist of travel lanes that vary in width from 10 to 12 feet constructed on a 12 inch stabilized subgrade, an 8 inch limerock base and a 1 ½ inch asphaltcourse placed in two layers or lifts. The onsite roads have 5 foot sidewalks on each side in most cases and swales on the sides for drainage.

The onsite roads within the Development will be accessible to the public and will be owned by the District and maintained by either the District or a Homeowners Association.

- b. **Offsite Roads.** Improvements to the offside roads are anticipated. The improvements will be defined in accordance with Miami-Dade County Public Works and the City of Florida City.

The offsite road improvements will be owned and maintained by Miami-Dade County or Florida City.

2. Stormwater Management.

The stormwater management facilities consist of inlets, manholes, storm pipes and exfiltration trenches.

The stormwater management system has been designed so that it retains the storm runoff within the development at levels that provide flood protection for the road and residential dwelling units.

In accordance with the Federal Emergency Management Agency (FEMA, Map Number 12025C, Panels 350 and 365 Suffix J dated March 2, 1994) this Development falls within Zone AH, with 100 year flood plain elevation of 9 Ft above Mean Sea Level National Datum of 1929 (NGVD). The minimum elevation of the proposed ground surface and crown grade of roads within the Development will be designed in accordance with the Dade County Flood Criteria Map (Plat Book 120 Page 13). The finish floor of the residences is to be set at or above the 100 year flood plain elevation indicated in the FEMA Map.

3. Water Distribution System.

The Development's water distribution system is composed of variable pipe sizes in order to provide for water service and fire protection. The water distribution system is being connected to existing water main facilities owned and operated by Miami-Dade County Water and Sewer Department (WASD).

Upon completion, the Development's water distribution system will be conveyed to WASD or the City of Florida City for operation and maintenance.

4. Sanitary Sewer System.

The Development's sanitary sewer collection system consists of gravity flow pipes, service laterals, and manholes. The connecting sanitary system downstream is owned and operated by WASD.

The Development's sanitary sewer collection system will be conveyed to WASD or the City of Florida City for operation and maintenance.

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IV. Ownership and Maintenance.

The District will finance the acquisition and/or construction of the improvements. It will then transfer the improvements to the following agencies for ownership and maintenance:

Description	Future Ownership	Future Maintenance
Onsite Roads	CDD	CDD or HOA
Offsite Roads	County or City	County or City
Stormwater Management:		
a. Offsite Road Drainage System	County or City	County or City
b. Onsite Road Drainage System	CDD	CDD or HOA
Water Distribution System	WASD or City	WASD or City
Sanitary Sewer System	WASD or City	WASD or City

V. Permitting Status.**1. Platting.**

Not yet available.

2. Roadway, Paving, Grading and Drainage Permits.

Not yet available.

3. Stormwater Management System

Not yet available.

4. Water Distribution System

Not yet available.

5. Sanitary Sewer System.

Not yet available.

VI. Estimate of Capital Improvement Costs.

Roadway Improvements (Incl. Landscaping and Entrance Features)	\$ 7,118,500
Stormwater Management	\$ 2,530,000
Water Distribution System	\$ 1,989,500
Sanitary Sewer System	<u>\$ 2,725,500</u>
Total	\$14,363,500

The costs of the infrastructure will be allocated to each residential unit within the development in the form of special assessments, in accordance with the approved methodology described in the "Special Assessment Methodology Report" prepared for Keys Edge Community Development District by Special District Services, Inc.

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VII. Engineer's Certification.

It is our opinion that the extent of proposed improvements and their estimated costs are fair and reasonable. We believe that the improvements can be permitted, constructed and installed at the costs described in this report.

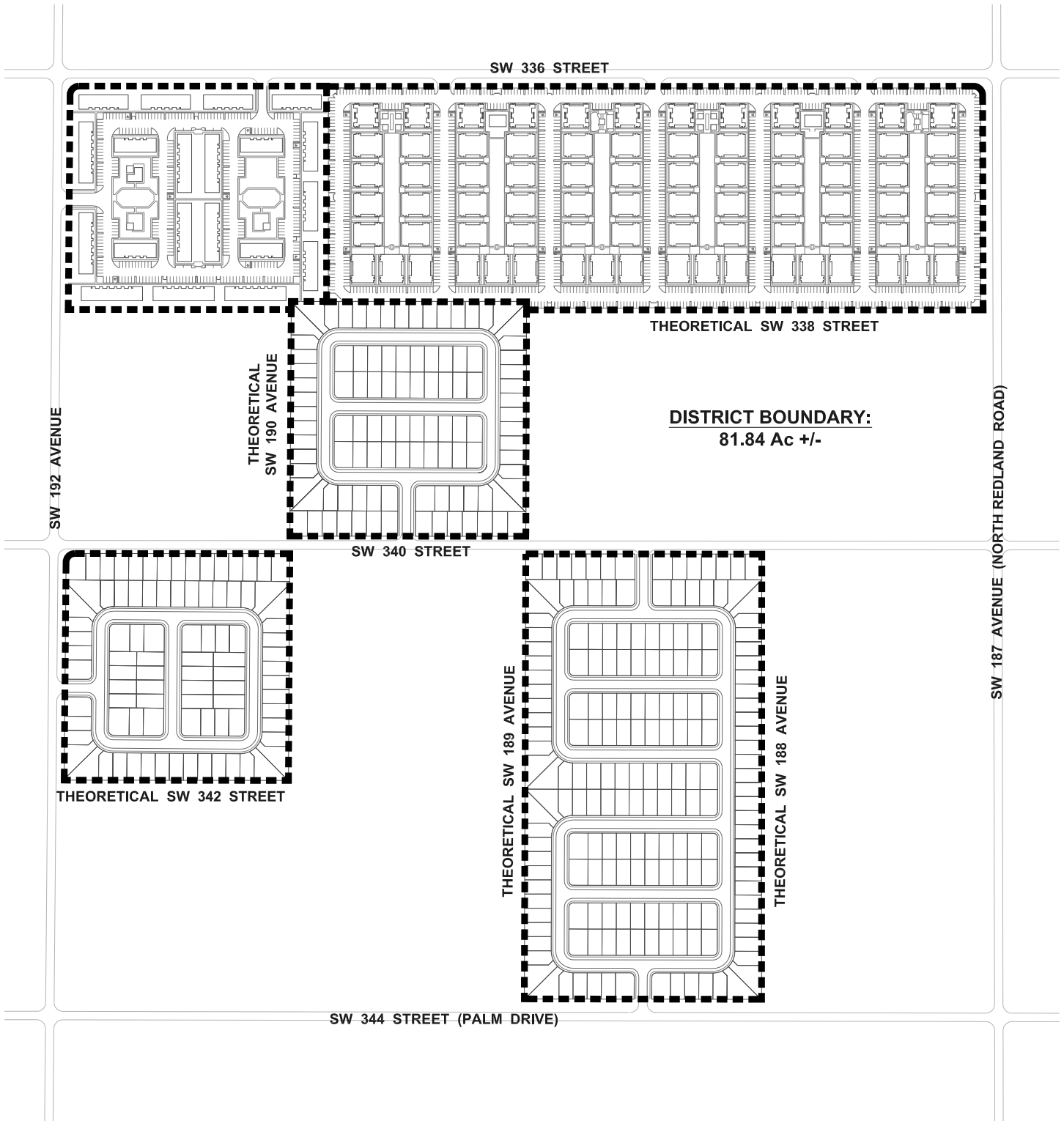
I hereby certify that the foregoing is a true and correct copy of the Engineer's Report Keys Edge Community Development District.

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
April 25, 2008

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EXHIBITS

PRELIMINARY



DISTRICT BOUNDARY:
81.84 Ac +/-

LEGEND

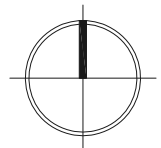
■■■ DISTRICT BOUNDARY

ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT MIGUEL FONT ARCHITECTS, INC.

KEYS EDGE C.D.D.

DISTRICT BOUNDARY



1" = 400'