

Public Facilities Report

Palm Glades Community Development District

September 30, 2016

**By: Governmental Management Services-South Florida, LLC
District Manager
5385 N. Nob Hill Road
Sunrise, Florida 33351**

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I. Purpose and Scope

This report is provided at the request of Palm Glades Community Development District (the "District") as an obligation under Section 189.08 Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

II. Introduction

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by Ordinance No. 07-161 enacted by the Board of County Commissioners of Miami-Dade County, Florida. The District is located entirely in Miami-Dade County encompassing approximately 296 acres. The District was created for the purpose of financing and managing the construction, acquisition, and maintenance of the infrastructure and other site related improvements of Silver Palms (the "Development"), a residential development. The Development is approved for 1,712 residential units consisting of 785 single-family units and 927 townhome units, and recreational amenities, including an approximate 11,380 square foot recreation center containing a pool and Jacuzzi, lap pool, a children's pool, two fitness centers, a BBQ pavilion, and a tot lot.

III. Public Facilities

The District has constructed and/or acquired the facilities detailed in the Districts Engineer's Report which is attached as Exhibit A.

IV. Proposed Expansions over the Next Ten Years

The District has no plans to expand the facilities within the next 10 years.

V. Replacement of Public Facilities

There are currently no plans to replace the District's public facilities.

VI. Anticipated Completion Date

Unknown at this time

Exhibit A

Engineer's Report

**Engineering Supplemental Report for
Palm Glades Community Development District**

Prepared For:

Board of Supervisors

Palm Glades Community Development District

Miami, Florida

November 16th, 2007

Prepared by:



Ford Engineers, Inc.

1950 NW 94th Avenue, 2nd Floor

Miami, Florida 33172

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I. OVERVIEW

This Engineering Supplemental Report of the Engineer (the "Report") was prepared by Ford Engineers, Inc., as authorized by the Palm Glades Community Development District. This Report supplements the CDD Engineering Report issued November 21st, 2005 and the Engineering Supplemental Report issued June 16th, 2006. This Report is updating the costs which decreased from \$45,028,250 to \$44,898,521. Cost decreases were due to refinement of material and labor estimates. Additionally, this Report includes the estimated value of improvements for two additional parcels (known as Borek 69 and Manuel Diaz 3.5) that will be annexed and acquired by the District.

II. TABLE OF EXPENDITURES

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT Summary of Available Reimbursable Costs

CATEGORY	6/16/2006 CDD-ELIGIBLE	CURRENT CDD-ELIGIBLE	PREVIOUSLY FUNDED	REMAINING
Roadway Improvements	\$5,774,376	\$6,227,547	\$2,474,343.00	\$3,753,203.84
Stormwater Management	\$6,210,208	\$6,301,715	\$4,173,123.00	\$2,128,591.83
Striping & Signage	\$1,350,417	\$1,289,481	\$348,684.00	\$940,797.21
Water Distribution	\$4,301,347	\$4,424,313	\$3,000,766.00	\$1,423,546.99
Wastewater Collection	\$5,326,038	\$5,431,714	\$3,613,034.00	\$1,818,680.02
Forcemain & Pump Stations	\$2,354,472	\$2,511,711	\$994,969.00	\$1,516,742.03
Earthwork	\$5,375,392	\$6,356,200	\$4,927,282.00	\$1,428,918.00
Subtotal:	\$30,692,250*	\$32,542,681**	\$19,532,201.00	\$13,010,479.93
Land Acquisition***	\$14,336,000	\$12,355,840	\$9,177,773.00	\$3,178,067.00
Total:	\$45,028,250	\$44,898,521	\$28,709,974.00	\$16,188,546.93

*Previously Included 10% Construction Contingency

**Includes 1% Construction Contingency

***Total 35.84ac (13.22ac Park/Open Space, 22.62ac Lake)
previously valued at \$400,000/ac, verified by independent appraisal
at \$344,750/ac.

III. VALUE OF IMPROVEMENTS

PALM GLADES COMMUNITY DEVELOPMENT DISTRICT
 Summary of Available Reimbursable Costs for MDF 3.5 & Borek

CATEGORY	MANUEL DIAZ 3.5 CDD-ELIGIBLE	BOREK 69 CDD-ELIGIBLE
Roadway Improvements	\$92,958	\$441,151
Stormwater Management	\$83,947	\$255,742
Striping & Signage	\$25,336	\$66,504
Water Distribution	\$61,710	\$183,000
Wastewater Collection	\$73,399	\$220,437
Forcemain & Pump Stations	\$0	\$0
Earthwork	\$108,825	\$420,717
Total:	\$446,175*	\$1,587,552*
	\$2,033,727	

*Includes 10% Construction Contingency

IV. PERMITTING AND GOVERNMENTAL ACTION

The following is a summary of the permits required for site development and the current status:

1. Drainage/Roadway Permits

- a. Miami-Dade County DERM Environmental Resource Permit: Approved
- b. Miami-Dade County DERM Class II Outfall Permit: Approved
- c. Miami-Dade County Public Works Department: Approved
- d. FDOT On-site Drainage Permit: Approved
- e. FDOT Right-of-Way Connection Permit: Approved

2. Wastewater Collection System

- a. Miami-Dade County Water & Sewer Department: Approved
- b. Miami-Dade County DERM: Approved
- c. FDOT Utility Connection Permit: Approved

3. Water Distribution System

- a. Miami-Dade County Water & Sewer Department: Approved

- b. Miami-Dade County Fire Department: Approved
- c. Miami-Dade County Health Department: Approved
- d. Miami-Dade County DERM: Approved

All applicable zoning, vesting and concurrency requirements have been complied with for the Development. All major discretionary permits have been received, and additional permits to be received will be procured in the ordinary course of business.

V. SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable governmental agencies. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on estimated quantities taken from preliminary engineering layouts and on estimated values for similar work.

The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for on-going and similar items of work in Miami-Dade County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.