

**Beacon Lakes Community Development District**

**Second Supplemental  
Engineer's Report**

On the Status of the Expanded  
Capital Improvement Program

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

Prepared by  
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**Adopted  
May 7, 2019**

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**I. Introduction.**

On July 6, 2017, the Board of Commissioners of Miami-Dade County adopted Ordinance Number 17-40 granting approval to the petition filed by Beacon Lakes Community Development District (the "District" or "CDD") to amend its boundaries. The amendment consisted of removing a 2-acre fire station parcel belonging to Miami-Dade County located on NW 129 Avenue (the "Contraction Area"), and of incorporating into the District 45 acres of commercial land located adjacent to Florida's Turnpike and south of NW 20 Street (the "Expansion Area"). The boundary amendment increased the total area of the District from 479 to 522 acres.

The Developer intends to complete the public infrastructure in the Expansion Area and in the offsite road right of ways that connect the Expansion Area with Miami-Dade County's Park and Ride facilities located on NW 12 Street. The District intends to acquire from the Developer the completed public infrastructure in the Expansion Area and in the offsite road right of ways under a supplemental acquisition agreement.

Exhibit 1 shows the amended boundary of the District, the location of the Contraction and Expansion Areas and the offsite road right of ways that connect the District with the County Park and Ride facilities on NW 12 St.

This Second Supplemental Engineer's Report (hereinafter, the "2019 Report") describes the status of construction of the District's original public infrastructure project, as well as the status of the new infrastructure located in the Expansion Area and in the offsite road right of ways, and gives an opinion of the funds necessary to complete them

**II. The 2003 and 2007 Engineer's Reports**

The Engineer's Report of June 23, 2003 (the "2003 Report") described the public infrastructure that would support the development, as contemplated at the time, within the original 479-acre District (the "2003 Capital Improvement Program" or "2003 CIP"). The 2003 Report was part of the Limited Offering Memorandum for the issuance of the District's Special Assessment Bonds, Series 2003A in the amount of \$53,570,000.

The First Supplemental Engineer's Report of May 18, 2007 (the "2007 Report") was prepared for reporting the status of the 2003 CIP in 2007, as well as to describe the configuration of the development at the time and the modifications to the original public infrastructure project, and to describe and give an opinion of the additional funds needed to complete the updated CIP. The 2007 Report described the public infrastructure in greater detail breaking it into construction phases ranging from Phase 1A through Phase 1L. This 2019 Report refers to the 2007 public infrastructure project as the "2007 CIP". The 2007 Report was used in support of the issuance of Senior Special Assessment Completion Bonds, Series 2007B in the amount of \$17,640,000 and Subordinate Special Assessment Bonds, Series 2007B in the amount of \$8,580,000.

**III. The 2019 Engineer's Report.**

This 2019 Report describes the 2007 CIP as modified by the development in the Expansion Area (the "Modified 2007 CIP"), the public infrastructure in the Expansion Area (the "Expansion Area Project"), and the public infrastructure located in the offsite road right of ways that connect the District with the County's Park and Ride facilities on NW 12 Street (the "Offsite Roads Project").

Together, the Modified 2007 CIP, the Expansion Area Project, and the Offsite Roads Project, are referred to in this 2019 Report, as the "2019 CIP".

This 2019 Report describes the status of construction of the 2019 CIP and gives an opinion of the costs necessary to complete the program and the sources of funds.

**IV. Description of the 2019 CIP, Completion and Acquisition.**

- a. The Modified 2007 CIP consists of the public infrastructure in the original Phases 1A through 1L, as shown in Exhibit 2, and the addition of new public infrastructure to Phase 1L located within easements granted to the CDD and in the right of ways of NW 20 Street, NW 22 Street, NW 25 Street, NW 121 Court, NW 119 Court, and NW 117 Place. These roads right of ways are legally described in the following plats: "Beacon Lakes Northeast", recorded at PB 172, PG 38, "Beacon Lakes Southeast", recorded at PB 172, PG 91, and "Beacon Lakes Southeast First Addition", recorded at PB 173, PG 3.

The Modified 2007 CIP will be completed with existing funds available in the District's Series 2007 Capital Projects Fund Account, including acquiring the completed infrastructure in Phase 1L from the Developer under the current Acquisition Agreement for the Series 2007 Project dated August 20, 2007, since Phase 1L lies within the original boundaries of the District.

- b. The Expansion Area Project consists of public roadways, drainage, signing, pavement markings, lighting, landscaping and irrigation infrastructure as shown in Exhibit 2 within easements granted to the CDD and in the right of ways of NW 17 Street, NW 20 Street, NW 119 Court, NW 118 Place, NW 117 Place and in Tracts A and C described in the plat for Beacon Lakes Expansion South recorded at PB 173, PG 64.

The completed infrastructure of the Expansion Area Project will be acquired by the District from the Developer with available funds in the District's Series 2007 Capital Projects Fund Account, in accordance with a Supplemental Acquisition Agreement prepared by District Legal Counsel.

- c. The Offsite Roads Project consists of public roadways, drainage, signing, pavement markings, lighting, landscaping and irrigation infrastructure within the right of ways of NW 14 Street and NW 122 Avenue depicted in Exhibit 2 and legally described in the Quit-Claim Deed granted to the CDD recorded at ORB 31026, PG 3299.

The completed infrastructure of the Offsite Roads Project will be acquired by the District from the Developer with available funds in the District's Series 2007 Capital Projects Fund Account, in accordance with a Supplemental Acquisition Agreement prepared by District Legal Counsel.

**V. Status of Completion of the 2019 CIP, Estimated Funds to Complete, and Sources of Funds.**

The table below lists the phases of the 2019 CIP, the description and status of each phase, and the estimated funds and source to complete the capital improvement program.

| Phase                           | Description  | Status    | % Completed | Estimated Funds to Complete | Remarks |
|---------------------------------|--|-----------|-------------|-----------------------------|---------|
| <b>I. The Modified 2007 CIP</b> |  |           |             |                             |         |
| 1A                              | 25 St from the Turnpike to W of Bldg. 9  | Completed | 100%        | \$0                         |         |
| 1B                              | 25 St from W of Bldg. 9 to 127 Ave and 127 Ave from 25 St to 17 St and 17 St from 127 Ave to 129 Ave | Completed | 100%        | \$0                         |         |
| 1C                              | 17 St from 129 Ave to 132 PL and Loop around Block B   | Completed | 100%        | \$0                         |         |
| 1D                              | 127 Ave from 17 St to 12 St  | Completed | 100%        | \$0                         |         |
| 1E                              | 127 Ave from NW 12 St to SW 6 St   | Completed | 100%        | \$0                         |         |

| Phase         | Description  | Status   | % Completed | Estimated Funds to Complete | Remarks   |
|---------------|--|--|-------------|-----------------------------|---|
| 1F            | 121 Ct from 25 St to 21 St   | Completed                                      | 100%        | \$0                         |   |
| 1G            | 17 St from 131 Ave to 137 Ave  | Completed                                      | 100%        | \$0                         |   |
| 1H            | 137 Ave from 17 St to 12 St  | Completed                                      | 100%        | \$0                         |   |
| 1I            | 122 Ave from 25 St to 41 St  | Under Construction                             | 85%         | \$500,000                   | District currently constructing NW 122 Ave. Expected completion in May of 2019  |
| 1J            | 132 Ave from 17 St to 836 Extension R/W  | Completed                                      | 100%        | \$0                         |   |
| 1K            | 14 Ave from 142 Ave to 137 Ave   | Completed                                      | 100%        | \$0                         |   |
| 1L            | 117 Place from 20 St to 25 St and portions of 119 Ct, 20 St, 21 St and 22 St.  | Completed                                      | 100%        | \$2,995,000                 | Completed roadway, drainage, signalization, lighting, landscaping and irrigation improvements to 22 St, 117 PL, 20 St, 119 Ct and 21 St to be acquired by the CDD from the Developer under the Acquisition Agreement of 8/20/2007 |
| Environmental | Fla. Rock Lake, Littoral Areas, Tree Islands, Environmental Corridor, Wetland Creation Areas, Mitigation Area # 2 and Mitigation Area # 3. | Work remains to be done on Mitigation Area # 3 | 18%         | \$25,000                    | All environmental areas, except Mitigation Area # 3, have been released from permit-mandated monitoring and have been transferred to CDD operations. \$25K funds are to contingencies in area # 3.                                |
| Sub-total     | Estimated amount to complete the Modified 2007 CIP   |  |             | \$3,520,000                 |   |

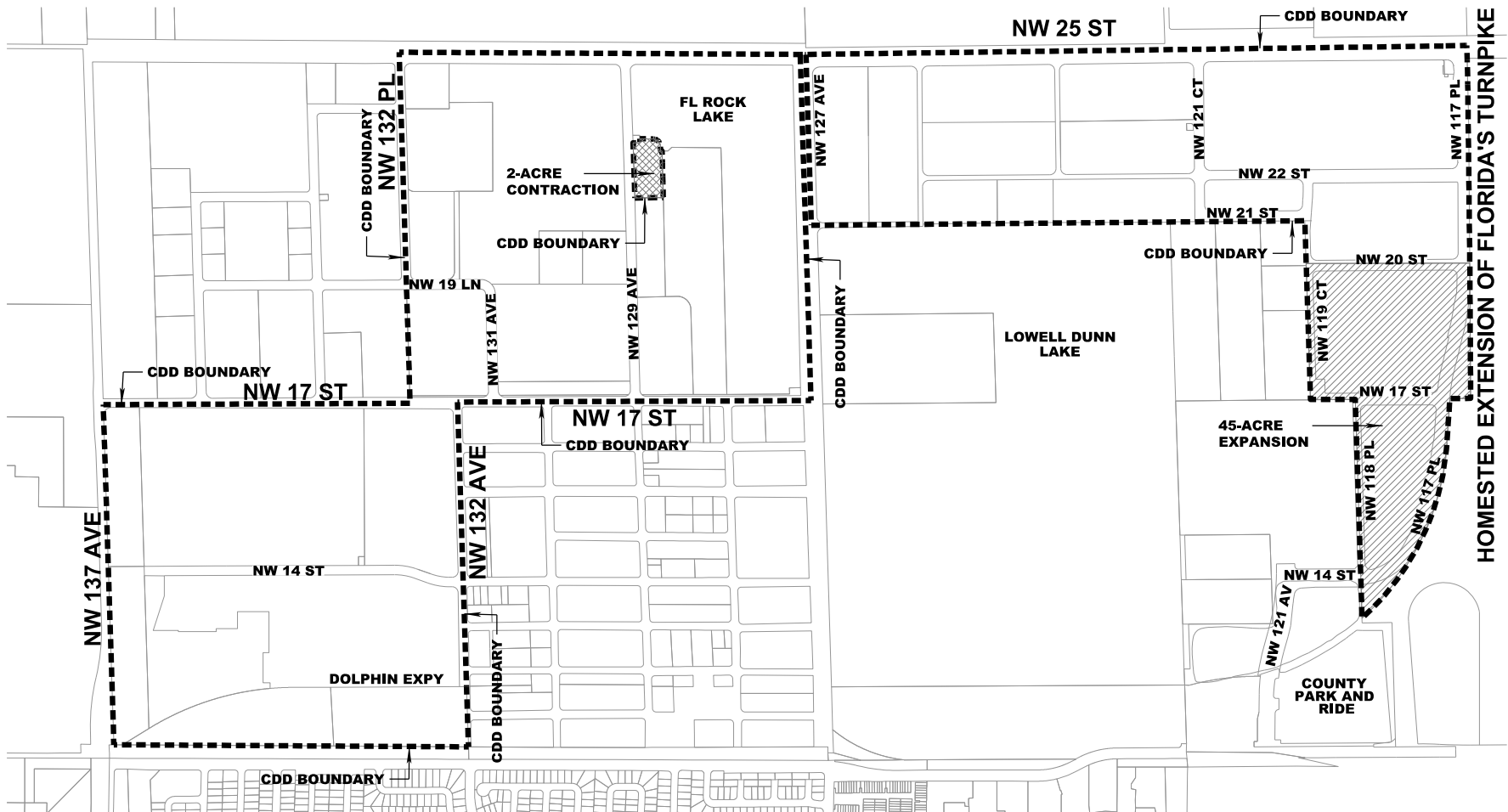
| Phase  | Description  | Status             | % Completed | Estimated Funds to Complete | Remarks   |
|--|--|--------------------|-------------|-----------------------------|---|
| <b>II. The Expansion Area Project</b>  |  |                    |             |                             |   |
| Expansion Area Project   | Roadway, Drainage, Signing, Pavement Markings, Lighting, Landscaping and Irrigation in Public Right of Ways, Tracts and Easements.   | Under Construction | 85%         | \$3,024,000                 | Completed improvements to be acquired by the CDD from the Developer under a supplemental acquisition agreement. |
| Sub-total  | Estimated amount to complete the Expansion Area Project  |                    |             | \$3,024,000                 |   |
| <b>III. The Offsite Roads Project</b>  |  |                    |             |                             |   |
| Offsite Roads Project  | Roadway, Drainage, Signing, Pavement Markings, Lighting, Landscaping and Irrigation in the Right of Ways of 14 St and 122 Ave Connecting the Expansion Area to the County Park and Ride facilities and NW 12 St. | Under Construction | 85%         | \$1,244,000                 | Completed improvements to be acquired by the CDD from the Developer under a supplemental acquisition agreement. |
| Sub-total  | Estimated amount to complete the Offsite Roads Project   |                    |             | \$1,244,000                 |   |
| Total  | Estimated amount to complete the 2019 CIP  |                    |             | \$7,788,000                 |   |
| Approximate Funds Available in the District's Series 2007 Capital Projects Fund Account to Complete the 2019 CIP |  |                    |             | \$5,000,000                 |   |
| Approximate Amount to be Funded by Developer to Complete the 2019 CIP  |  |                    |             | \$2,788,000                 |   |

**VI. Engineer's Certification.**

I hereby certify that the foregoing is a true and correct copy of the 2019 Report for the Beacon Lakes Community Development District.

Juan R. Alvarez, PE  
 Florida Registration No. 38522  
 Alvarez Engineers, Inc.  
 May 7, 2019

**EXHIBITS**

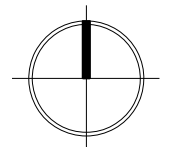


**CDD ACREAGE**

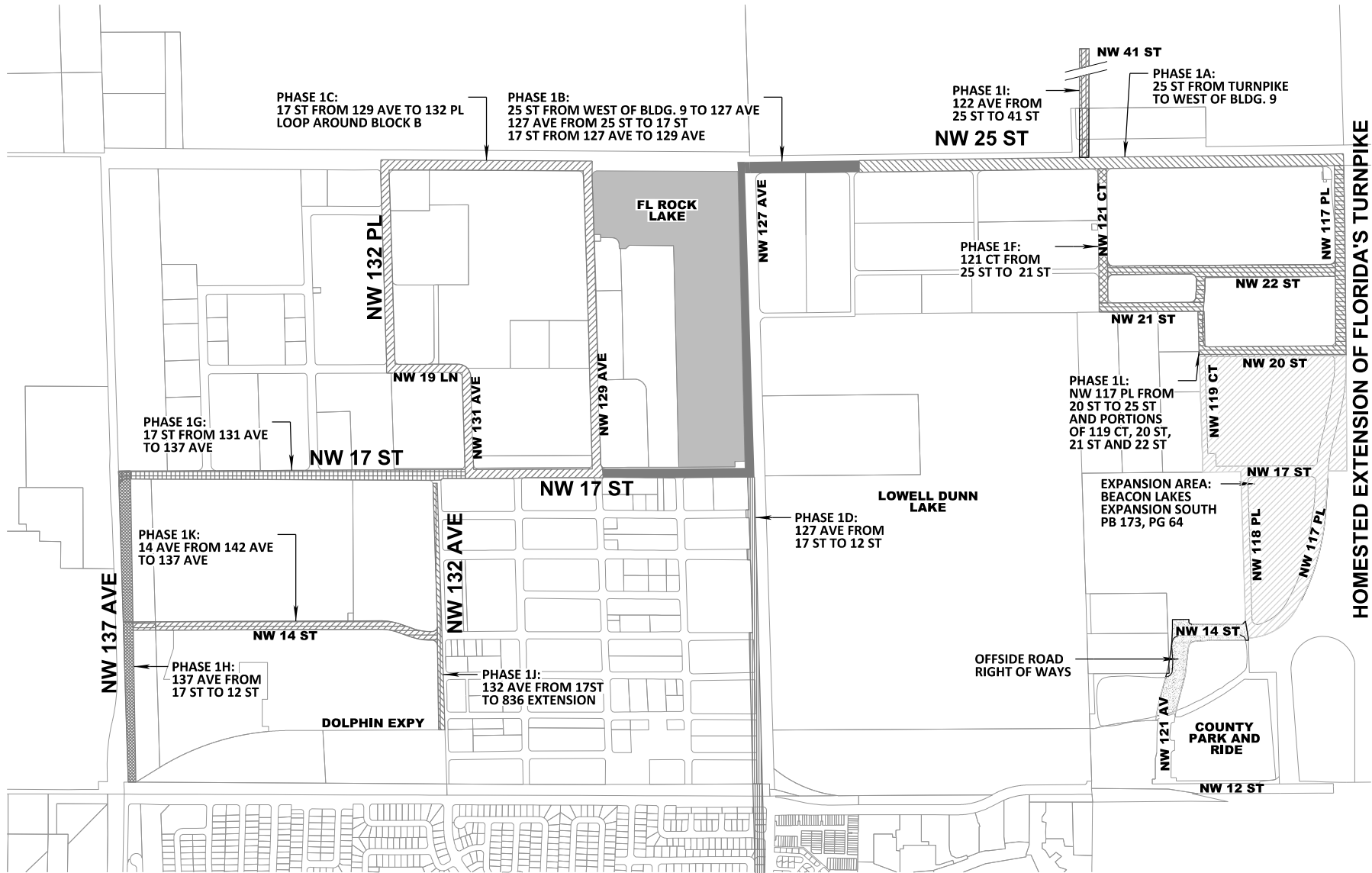
|                  |          |
|------------------|----------|
| ORIGINAL.....    | 479 AC.  |
| CONTRACTION..... | (-)2 AC. |
| EXPANSION.....   | 45 AC.   |
| ACTUAL.....      | 522 AC.  |

# ALVAREZ ENGINEERS, INC.

BEACON LAKES C.D.D.  
**CDD BOUNDARY**







PHASE 1C:  
17 ST FROM 129 AVE TO 132 PL  
LOOP AROUND BLOCK B

PHASE 1B:  
25 ST FROM WEST OF BLDG. 9 TO 127 AVE  
127 AVE FROM 25 ST TO 17 ST  
17 ST FROM 127 AVE TO 129 AVE

PHASE 1I:  
122 AVE FROM  
25 ST TO 41 ST

PHASE 1A:  
25 ST FROM TURNPIKE  
TO WEST OF BLDG. 9

PHASE 1F:  
121 CT FROM  
25 ST TO 21 ST

PHASE 1G:  
17 ST FROM 131 AVE  
TO 137 AVE

PHASE 1K:  
14 AVE FROM 142 AVE  
TO 137 AVE

PHASE 1H:  
137 AVE FROM  
17 ST TO 12 ST

PHASE 1J:  
132 AVE FROM 17ST  
TO 836 EXTENSION

PHASE 1D:  
127 AVE FROM  
17 ST TO 12 ST

PHASE 1L:  
NW 117 PL FROM  
20 ST TO 25 ST  
AND PORTIONS  
OF 119 CT, 20 ST,  
21 ST AND 22 ST

EXPANSION AREA:  
BEACON LAKES  
EXPANSION SOUTH  
PB 173, PG 64

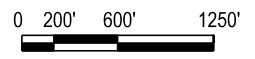
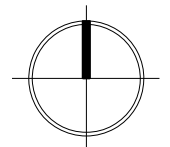
OFFSIDE ROAD  
RIGHT OF WAYS

COUNTY  
PARK AND  
RIDE

HOMESTED EXTENSION OF FLORIDA'S TURNPIKE

PHASE 1E:  
127 AVE FROM NW  
12 ST TO SW 6 ST

- |  |          |  |          |
|--|----------|--|----------|
|  | PHASE 1A |  | PHASE 1G |
|  | PHASE 1B |  | PHASE 1H |
|  | PHASE 1C |  | PHASE 1I |
|  | PHASE 1D |  | PHASE 1J |
|  | PHASE 1E |  | PHASE 1K |
|  | PHASE 1F |  | PHASE 1L |



**ALVAREZ ENGINEERS, INC.**  
**BEACON LAKES C.D.D.**  
**INFRASTRUCTURE CONSTRUCTION PHASING**

**EXHIBIT 2**