



**KEYS COVE II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 14, 2026  
12:00 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.keyscove2cdd.org](http://www.keyscove2cdd.org)  
786.303.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
Palm Breeze Clubhouse  
1427 SE 24th Place  
Homestead, Florida 33035  
**REGULAR BOARD MEETING**  
October 14, 2026  
12:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. June 10, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
  - 1. Update Regarding Landscape Maintenance – Brightview
    - Quality Site Assessment and Irrigation Report.....Page 6
    - Landscaping Improvements (SE 24<sup>th</sup> Road)
- H. New Business
  - 1. Consider Resolution No. 2026-06 – Goals and Objectives Annual Report.....Page 48
  - 2. Consider Resolution No. 2026-07 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 51
  - 3. Discussion Regarding Addition of Picnic Tables and Trash Bins (MF)
  - 4. Discussion Regarding Adjusting Security Rover Hours.....Page 56
  - 5. Discussion Regarding Second Phase of Tree Removal and Paver Repairs.....Page 58
- I. Administrative & Operational Matters
  - 1. Reminder: Ethics Training Deadline is December 31, 2026
  - 2. General Election (Seats 3, 4 & 5)
  - 3. Annual Engineers Report.....Page 67
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date  
2026-10-02

Subcategory  
Miscellaneous Notices

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027

REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Keys Cove II Community Development District (the "District") will hold Regular Meetings in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035, at 12:00 p.m. on the following dates:

October 14, 2026

November 11, 2026

February 10, 2027

March 10, 2027

April 14, 2027

May 12, 2027

June 9, 2027

July 14, 2027

August 11, 2027

September 8, 2027

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

keys cove ii community development district

[www.keyscove2cdd.org](http://www.keyscove2cdd.org)

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**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 10, 2026**

**A. CALL TO ORDER**

The June 10, 2026, Regular Board Meeting of the Keys Cove II Community Development District (the “District”) was called to order at approximately 12:04 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published on September 24, 2025, in *The Miami Herald*, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairperson Melony Fogelstrom, Vice Chairperson Tomas Simonson, and Supervisor Irene De Leon Martinez constituted a quorum and was in order to proceed with the meeting.

Staff in attendance: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc; and District Counsel Gabriela Fernandez-Perez of Billing Cochran, P.A..

Also in attendance were the following: Grant Johnson, Miami, FL; and Kevin Earp, Miami, FL.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Silva presented the resignation letter of James Hatcher (Seat #4) and stated that it would be in order to consider the resignation with an effective date of June 4, 2026. A discussion ensued after which:

A **motion** was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and unanimously passed accepting the resignation of James Hatcher with an effective date of June 4, 2026.

There is now a vacancy in Seat #4 which expires in November 2026.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. May 13, 2026, Regular Board Meeting**

The minutes of the May 13, 2026, Regular Board Meeting were presented for consideration. District Counsel Gabriela Fernandez-Perez submitted a correction to the minutes, noting that

Agenda Item I.1 should be corrected to read the Florida Commission on Ethics. A discussion ensued after which:

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and passed unanimously approving the minutes of the May 13, 2026, Regular Board Meeting, *as amended*, reflecting the correction submitted by Ms. Fernandez-Perez, as noted above.

*Note: At approximately 12:15 p.m., Mr. Silva recessed the Regular Board Meeting and opened the Public Hearing regarding the Fiscal Year 2026/2027 Final Budget and Non-Ad Valorem Assessments.*

## **G. PUBLIC HEARING**

### **1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published on May 21, 2026, and May 28, 2026, in the *Miami Herald*, as legally required.

### **2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget**

Mr. Silva then opened the public comment portion of the public hearing. There being no comments from the public, Mr. Silva closed the public comment portion of the meeting.

### **3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget**

Resolution No. 2026-04 was presented, entitled:

#### **RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva stated that the resolution provides for approving and adopting the fiscal year 2026/2027 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy). A discussion ensued after which:

A **motion** was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and passed unanimously adopting Resolution No. 2026-04, approving and adopting the Fiscal Year 2026/2027 Final Budget, as presented.

*Note: At approximately 12:25 p.m., Mr. Silva closed the Public Hearing and reconvened the Regular Board Meeting.*

## H. OLD BUSINESS

There was no Old Business to discuss.

## I. NEW BUSINESS

### 1. Discussion Regarding Landscape Maintenance Proposals

Mr. Silva presented the following table outlining the proposal amounts for the landscape maintenance contractors that responded to the Request for Proposals pertaining to the Landscape and Irrigation Maintenance Services for the District:

| Keys Cove II CDD — Bid Summary At-a-Glance                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                                |                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape & Irrigation Maintenance RFP, May 2026   Five bids received   Sorted by comparable annual cost (base contract incl. irrigation + palm/seed-pod services) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                                |                                                                                                                                                                                                                    |
| Bidder                                                                                                                                                             | Monthly Cost<br>(base incl. irrigation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Comparable Annual<br>(apples-to-apples) | Yearly Total<br>(as proposed)                  | Bottom Line                                                                                                                                                                                                        |
| Kingdom Cuts                                                                                                                                                       | \$16,111<br>(all-in avg., as quoted)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$193,330                               | \$193,330                                      | Lowest price, but excludes fertilization, tree trimming and mulch entirely; 2-page proposal with no references, licenses or staffing plan.                                                                         |
| EcoLawn Services, Inc.                                                                                                                                             | \$16,685                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$209,230                               | ~\$277,380<br>(full scope incl. mulch)         | Second-lowest comparable cost with full scope; contract makes the 1-year term non-cancelable by the District with 90-day auto-renewal — conflicts with the RFP and must be renegotiated.                           |
| BrightView Landscape Services, Inc.                                                                                                                                | \$18,250                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$230,500                               | ~\$256,750<br>(full scope incl. mulch)         | Only bidder to complete the District's official price sheet; full scope priced, full qualifications package; lowest yearly total among full-scope bids.                                                            |
| FRD Complete Tree Service & Lawn Care                                                                                                                              | \$19,480<br>(\$18,500 + \$980 irrigation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$248,460                               | \$317,460<br>(printed; items sum to \$320,960) | Local Homestead firm; prices irrigation outside the base contrary to the RFP; tree trimming and storm response are extra-cost; printed total does not match line items.                                            |
| SFM Landscape Services, LLC                                                                                                                                        | ~\$35,061<br>(printed total = 12)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$420,434                               | \$420,734<br>(printed; items sum to \$471,734) | Strongest qualifications (since 1987, ~1,100 employees, FEMA experience, financials offered) but highest cost by far; \$100,800/service seed-pod line and non-summing totals require clarification before scoring. |
| Pivotal points for the Board                                                                                                                                       | 1) Scopes differ — the 'Comparable Annual' column is the only apples-to-apples number (items priced by all five bidders). 2) Two bids contain arithmetic errors (SFM, FRD) and one contains a prohibited contract term (EcoLawn) — clarify before scoring the 20 price points. 3) Only BrightView returned the official RFP price sheet; the Board may reject or waive this for the others. 4) RFP baseline: 30 mows/yr, monthly hedge pruning, monthly wet checks, 30x weed control, palm/seed-pod services, 10% retainage, 12-hr storm response, \$1M/\$2M insurance. |                                         |                                                |                                                                                                                                                                                                                    |

A discussion ensued after which:

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and passed unanimously terminating the current landscape maintenance agreement with Landscape Workshop.

A **motion** was then made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and passed unanimously approving the proposal from BrightView and authorizing District Counsel to draft a landscape maintenance agreement in connection therewith.

### 2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-05 was presented, entitled:

**RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS  
COVE II COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING  
A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027  
AND SETTING THE TIME AND LOCATION OF SAID DISTRICT  
MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva presented the Fiscal Year 2026/2027 Regular Meeting Schedule, maintaining the same time, location, and meeting pattern. A discussion ensued after which:

A **motion** was made by Mr. Simonson, seconded by Ms. De Leon Martinez and passed unanimously adopting Resolution No. 2026-05, establishing the Fiscal Year 2026/2027 Regular Meeting Schedule, as presented.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Statement of Financial Interests – Form 1**

Mr. Silva reminded the Board Members of their obligation to file their 2025 Statement of Financial Interests – Form 1 with the Supervisor of Elections by July 1, 2026, as required by Florida Statutes.

**K. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no further Board Member or Staff closing comments.

**L. ADJOURNMENT**

A **motion** was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and passed unanimously adjourning the Regular Board Meeting at approximately 1:00 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

# Quality Site Assessment

Prepared for: **Keys Cove II**

## General Information

**DATE:** Tuesday, Sep 22, 2026  
**NEXT QSA DATE:** Thursday, Oct 22, 2026  
**CLIENT ATTENDEES:** Armando Silva  
**BRIGHTVIEW ATTENDEES:** Damian DeLaVega

## Customer Focus Areas

Pre-start walk / punch list items

### Quality you can count on.



# QUALITY SITE ASSESSMENT

## Keys Cove II

### Carryover Items



- 1** Remove any seed pods or Palm fronds touching buildings and below 12ft.
- 2** Ongoing, in first 30 - 60 - 90 days we will cut all TI plants in half. Many are overgrown and encroaching onto walkways. Once cut, they will regenerate all around a symmetrical height.
- 3** Lift all brown fronds and seed pods that fall within contract.
- 4** Note, tree is full of Vines. Cutting roots wont kill this, so we will continue to make sure nothing attaches to ground. Keep it cut at chest level.

# QUALITY SITE ASSESSMENT

## Keys Cove II

### Carryover Items



**5** NOTE, many complaints about blowing and dirt coming under the pump housing. Need to make sure to blow away from it, not towards. Maybe even rake immediately around the area, so we don't take machines too close to housing. This is around clubhouse pools..

**6** ongoing removal seeds. Note, these hedges grow quickly and need to be pruned more than once a month.

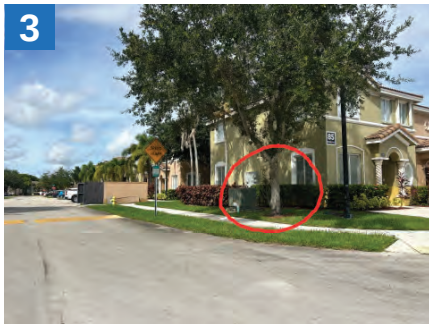
**7** Ongoing correcting over time. Many areas need to be pushed back to create walk path free of obstructions

**8** More areas behind residents and along lake, where trees need to be lifted to have access to mow underneath

# QUALITY SITE ASSESSMENT

## Keys Cove II

### Maintenance Items



- 1** By end of September, all hedges have been pruned and will begin being pruned monthly. We will allow the sides to thicken here in the front hedge, while maintaining the top at that level
- 2** Need to continue trimming plants to stay under windows.
- 3** Ongoing removal of suckers on the bottoms of Oak trees
- 4** Ongoing lifting of low branches, especially along walkways. Lift the low branches asap and the remaining tree will be serviced 1st weeks of October.

# QUALITY SITE ASSESSMENT

## Keys Cove II

### Maintenance Items



- 5** Good photo of current condition. This area could hide a dog when we first walked.. Grass looks nice and green.
- 6** Ongoing removal of invasive plants, such as these Oyster plants located throughout the entire site.
- 7** Ongoing, a little every visit. Remove the metal poles still tied to the trees (should have been removed after 1st year of installation).
- 8** Do not touch potted plants, only the Vine growing on the wall

### Recommendations for Property Enhancements



- 1** Provide reduced price to remove dead trees / Palms during upcoming Arbor services
- 2** Recommend to budget for this to be lowered during the next Arbor service (in 2027).

# QUALITY SITE ASSESSMENT

## Keys Cove II

### Notes to Owner / Client



- 1** Tire ruts along swale at the entrances of site
- 2** Several homeowners have asked the team to leave "overgrown" plants in some locations, here is the example to leave the Roebolini Palm to cover the window.
- 3** Headless Palms will be removed on upcoming Arbor services starting the beginning of October
- 4** Property is clean, lush. Overall appearance has significantly changed from the day we took it over. As summer ends and "growing season" slows, we will have more time to work on the smaller details.

# QUALITY SITE ASSESSMENT

## Keys Cove II



### Notes to Owner / Client



**5** Remove dead Palm while performing tree services

**6** Do not touch altered landscapes, especially if the plants are in pots. Get approval from management if residents are telling you something different.

### Completed Items



- 1** Remove any piles of leaves to prevent nesting of animals. Spray weeds in mulch beds and mowing/trimming needed



## Irrigation start - up evaluation report

Brightview Landscape Services  
Lawn sprinkler evaluation start-up report.

At:

**Keys Cove II Community**  
**1427 SE 24<sup>th</sup> Pl**  
**Homestead, FL. 33033**

**KEYS COVE II**  
COMMUNITY DEVELOPMENT DISTRICT



4155 East Mowry Dr  
Homestead, FL 33033  
(305) 258-8011  
CFC-1429383 H-03178

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Phone/Fax: (305) 258-8011  
Email: maria.romero@brightview.com

***At: Keys Cove II Community***

*Brightview Landscape Service would like to thank you for the opportunity you are giving us to bid on your property lawn sprinkler system. At Brightview, we value your business and it is our pleasure to provide you with the best solution and upgrades for your irrigation system.*

*The landscaping at Keys Cove II survives much of the year on natural rainfall and artificial irrigation. During the spring months, the reliability of rain decreases and combined with higher temperatures and frequent winds, the landscaping requires supplemental irrigation water to survive.*

*Based on a recent irrigation evaluation we determined that Keys Cove II needs repairs to existing lawn sprinkler system to maintain its beautiful landscape.*

## ***Irrigation Inspection Report for Pump 1:***

### ***Timer 1- Rainbird ESP-LXME (See Map for Location)***

*Need to replace bad rain sensor with wireless RB Sensor and properly position in open area. \$295.00*

#### ***Zone1:***

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

#### ***Zone2:***

*Need to replace faulty rotor not properly turning and one leaking rotor. \$110.00*

*Need to lift and straighten 4 rotor heads for proper water distribution. \$100.00*

#### ***Zone3:***

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

#### ***Zone4:***

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$60.00*

#### ***Zone5:***

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

*Need to replace broken 10" valve box. \$75.00*

*Need to replace 8 spray heads with bad springs not retracting. \$400.00*

#### ***Zone6:***

*Need to replace broken spray head. \$50.00*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

*Need to bury 10ft. of exposed PVC Pipe. \$75.00*

*Need to replace 7 spray heads with bad springs not retracting. \$350.00*

#### ***Zone7:***

*Need to replace leaking spray head. \$50.00*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

**Zone8:**

*Need to replace major leak next to large tree root. \$375.00*

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to extend 22 heads on risers for better water coverage to plants. \$550.00*

**Zone9:**

*Need to replace bad spring spray head. \$50.00*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

**Zone10:**

*Need to replace bad spring spray head. \$50.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten spray 13 heads for proper water distribution. \$195.00*

**Zone11:**

*Need to replace bad spring spray head. \$50.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten spray 10 heads for proper water distribution. \$150.00*

**Zone12:**

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

*Need to replace 6 leaking spray heads. \$300.00*

**Zone13:**

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$75.00*

*Need to replace 4 spray heads with bad springs not retracting. \$200.00*

**Zone14:**

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

*Need to repair 2 broken lateral lines under pavers \$ 700.00*

*(paver restoration will need to be done by others)*

*Need to replace 7 spray heads with bad springs not retracting. \$350.00*

*Need to replace 6 leaking spray heads. \$300.00*

**Zone15:**

*Need to replace 7 broken valve boxes 10". \$525.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to extend 20 heads on risers for better water coverage to plants. \$500.00*

*Zone16:*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to replace bad spring spray head. \$50.00*

*Zone17:*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

*Zone18:*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Need to replace 2 broken spray heads. \$100.00*

*Zone19:*

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

*Need to replace 3 broken spray heads. \$150.00*

*Zone20:*

*Need to replace 8 clogged nozzles and bury 4 heads. \$120.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to extend 16 heads on risers for better water coverage to plants. \$400.00*

*Zone21:*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

*Need to replace broken spray head. \$50.00*

*Zone22:*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

*Need to extend 4 spray heads for better coverage. 100.00*

*Zone23:*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

*Need to replace broken spray head. \$50.00*

*Zone24:*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

*Need to replace 2 broken spray heads. \$100.00*

*Zone25:*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to replace broken spray head. \$50.00*

*Zone26:*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Zone27:*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

*Zone28:*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 10 spray heads for proper water distribution. \$150.00*

*Need to replace 7 broken spray heads. \$350.00*

*Zone29:*

*Need to replace 7 broken rotor heads. \$385.00*

*Need to lift and straighten 7 rotor heads for proper water distribution. \$175.00*

*Zone30:*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to replace broken spray head. \$50.00*

*Zone31:*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to replace 3 bad spray heads. \$150.00*

*Need to extend 22 heads on risers for better water coverage to plants. \$550.00*

*Zone32:*

*Need to straighten and properly bury 7 tilted risers. \$105.00*

*Need to replace 8 spray heads with bad springs not retracting. \$400.00*

*Need to replace 2 broken spray heads. \$100.00*

*Zone33:*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to replace 3 broken spray heads. \$150.00*

*Zone34:*

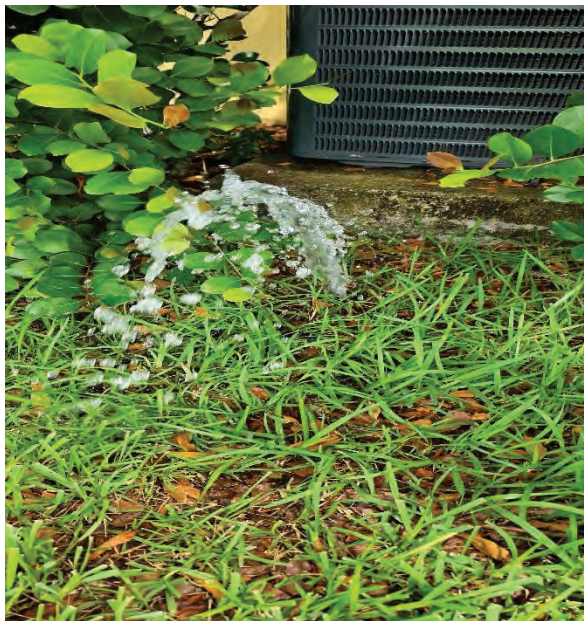
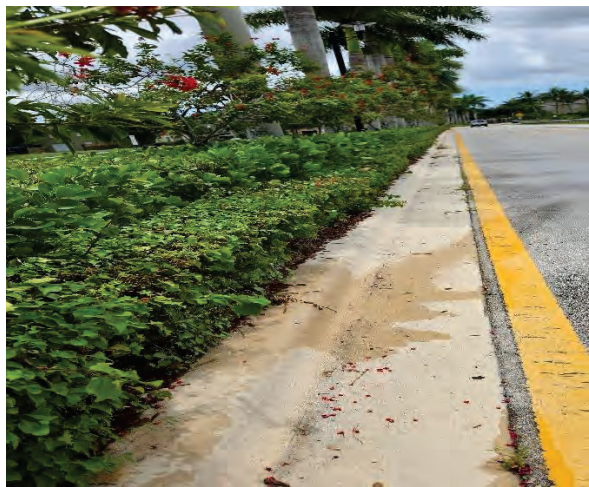
*Need to replace 10 clogged nozzles. \$100.00*

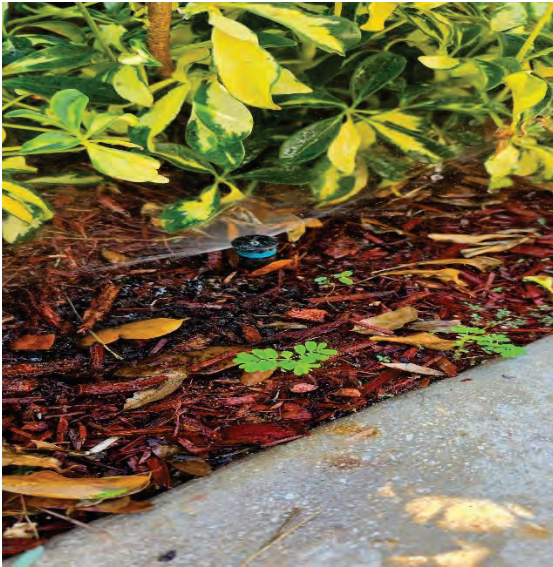
*Need to lift and straighten 10 spray heads for proper water distribution. \$150.00*

Pictures Pump 1 - Timer 1











## ***Irrigation Inspection Report for Pump 1:***

### ***Timer 2- Rainbird ESP-ME (See Map for Location)***

#### ***Zone1:***

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

#### ***Zone2:***

*Need to lift and straighten 7 rotor heads for proper water distribution. \$175.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

#### ***Zone3:***

*Need to replace broken spray head. \$50.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

#### ***Zone4:***

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 4 bad spring spray head. \$200.00*

#### ***Zone5:***

*Need to replace 4 leaking spray heads. \$200.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

#### ***Zone6:***

*Need to replace 4 spray heads with bad springs not retracting. \$200.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

#### ***Zone7:***

*Need to replace leaking spray head. \$50.00*

*Need to replace 8 clogged nozzles. \$80.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

#### ***Zone8:***

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

*Need to replace 7 broken spray heads. \$350.00*

*Need to replace 4 bad spring spray head. \$200.00*

*Zone9:*

*Need to replace 4 bad spring spray head. \$200.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Zone10:*

*Need to replace 2 broken spray heads. \$100.00*

*Need to lift and straighten spray 9 heads for proper water distribution. \$135.00*

*Need to replace 5 bad spring spray heads not retracting. \$250.00*

*Zone11:*

*Need to lift and straighten spray 9 heads for proper water distribution. \$135.00*

*Need to replace 5 bad spring spray heads not retracting. \$250.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to repair 7 broken lateral lines caused by roots. \$1,750.00*

*Zone12:*

*Need to lift and straighten spray 9 heads for proper water distribution. \$135.00*

*Need to replace 5 bad spring spray heads not retracting. \$250.00*

*Need to replace 8 clogged nozzles. \$80.00*

*Zone13:*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 12 spray heads for proper water distribution. \$180.00*

*Need to replace 8 spray heads with bad springs not retracting. \$400.00*

*Zone14:*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

*Need to replace 6 spray heads with bad springs not retracting. \$300.00*

*Zone15:*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to replace 6 spray heads with bad springs not retracting. \$300.00*

**Pictures Pump 1 - Timer 2**



## ***Irrigation Inspection Report for Pump 1:***

### ***Timer 3 - Rainbird ESP-ME (See Map for Location)***

#### *Zone1:*

*Need to repair broken lateral line. \$250.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

#### *Zone2:*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

#### *Zone3-4:*

*Need to troubleshoot zones not coming on. Additional report to follow when problem is found and solution is provided to restore water. \$330.00*

#### *Zone5:*

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

#### *Zone6:*

*Need to troubleshoot zones not coming on. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

#### *Zone7:*

*Need to replace leaking spray head. \$50.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

#### *Zone8:*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

*Need to replace 3 broken spray heads. \$150.00*

#### *Zone9:*

*Need to replace 3 bad rotor heads not turning. \$165.00*

*Need to lift and straighten 4 rotor heads for proper water distribution. \$100.00*

#### *Zone10:*

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

**Zone11:**

*Need to replace broken spray head. \$50.00*

*Need to replace 3 clogged nozzles. \$30.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

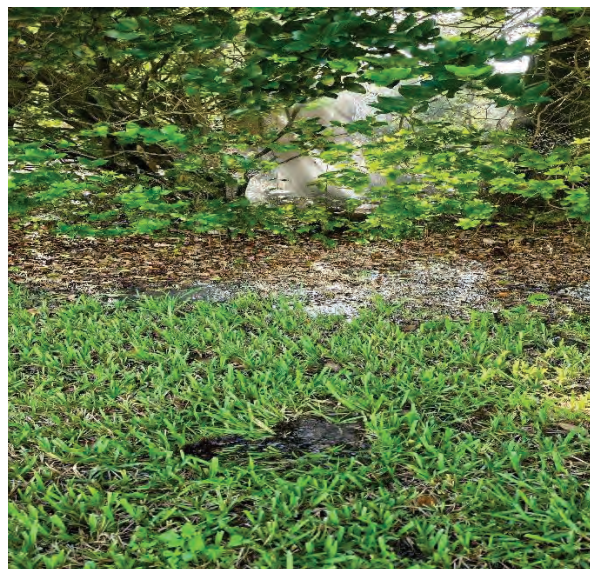
**Zone12:**

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

**Sample Pictures Pump 1 - Timer 3**



## ***Irrigation Inspection Report for Pump 1:***

### ***Timer 4 - Rainbird ESP-LXME (See Map for Location)***

#### ***Zone1:***

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

#### ***Zone2:***

*Need to troubleshoot zones not coming on. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

#### ***Zone3:***

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

#### ***Zone4:***

*Need to troubleshoot zone not coming on. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

#### ***Zone5:***

*Need to troubleshoot low water pressure. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

#### ***Zone6:***

*Need to replace leaking spray head. \$50.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

#### ***Zone7:***

*Need to replace broken spray head. \$50.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

#### ***Zone8:***

*Need to troubleshoot zone not coming on. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

#### ***Zone9:***

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

**Zone10:**

*Need to replace leaking spray head. \$50.00*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

**Zone11:**

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

**Zone12:**

*Need to replace 2 clogged nozzles. \$20.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

*Need to replace leaking spray head. \$50.00*

**Zone13-15:**

*Need to troubleshoot zones not coming on. Additional report to follow when problem is found and solution is provided to restore water. \$495.00*

**Zone16:**

*Need to replace 2 leaking spray heads. \$100.00*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 3 spray heads for proper water distribution. \$45.00*

**Zone17:**

*Need to replace 2 broken risers. \$60.00*

*Need to replace 3 clogged nozzles. \$30.00*

*Need to lift and straighten 3 spray heads for proper water distribution. \$45.00*

**Zone18:**

*Need to replace 2 leaking spray heads. \$100.00*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 3 spray heads for proper water distribution. \$45.00*

**Zone19:**

*Need to replace 3 clogged nozzles. \$30.00*

*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

**Zone20:**

*Need to replace 3 clogged nozzles. \$30.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

**Zone21:**

*Need to replace leaking spray head. \$50.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$105.00*

**Zone22:**

*Need to troubleshoot zone not coming on. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

**Pictures Pump 1 - Timer 4**



## ***Irrigation Inspection Report for Pump 2:***

### ***Timer 1 - Rainbird ESP-LXME (See Map for Location)***

#### ***Zone1:***

*Need to replace broken spray head. \$50.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

#### ***Zone2:***

*Need to repair broken lateral line by roots. \$250.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 11 spray heads for proper water distribution. \$165.00*

#### ***Zone3:***

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 10 spray heads for proper water distribution. \$150.00*

#### ***Zone4:***

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 10 spray heads for proper water distribution. \$150.00*

*Need to replace leaking spray head. \$50.00*

#### ***Zone5:***

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

#### ***Zone6:***

*Need to troubleshoot low water pressure. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

#### ***Zone7:***

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

#### ***Zone8:***

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

#### ***Zone9:***

*Need to replace 1 broken spray head and 2 broken risers. \$110.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Zone10:*

*Need to lift and straighten 4 rotor heads for proper water distribution. \$100.00*  
*Need to replace 2 rotors stop turning. \$110.00*

*Zone11:*

*Need to replace 2 broken spray heads. \$100.00*  
*Need to replace 4 clogged nozzles. \$40.00*  
*Need to lift and straighten 3 spray heads for proper water distribution. \$45.00*

*Zone12:*

*Need to replace 3 clogged nozzles. \$30.00*  
*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*  
*Need to replace 2 broken spray heads. \$100.00*  
*Need to replace broken valve box 10". \$75.00*

*Zone13:*

*Need to replace 2" valve and valve box. \$620.00*

*Zone14:*

*Need to replace 2 broken spray heads. \$100.00*  
*Need to replace 6 clogged nozzles. \$60.00*  
*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

*Zone15:*

*Need to lift and straighten 6 rotor heads for proper water distribution. \$150.00*  
*Need to replace 5 rotors stop turning. \$275.00*

*Zone16:*

*Need to lift and straighten 7 rotor heads for proper water distribution. \$175.00*  
*Need to replace 2 rotors stop turning. \$110.00*

*Zone17:*

*Need to replace 6 broken spray heads. \$300.00*  
*Need to replace 6 clogged nozzles. \$80.00*  
*Need to lift and straighten 7 spray heads for proper water distribution. \$105.00*

*Zone18:*

*Need to lift and straighten 7 rotor heads for proper water distribution. \$175.00*  
*Need to replace 6 rotors stop turning. \$330.00*

*Zone19:*

*Need to replace 7 broken spray heads. \$350.00*  
*Need to replace 3 clogged nozzles. \$30.00*  
*Need to lift and straighten 9 spray heads for proper water distribution. \$135.00*

**Zone20:**

*Need to replace 3 clogged nozzles. \$30.00*

*Need to lift and straighten 3 spray heads for proper water distribution. \$45.00*

*Need to replace faulty 2" valve. \$525.00*

*Need to replace 4 broken spray heads. \$200.00*

**Zone21:**

*Need to lift and straighten 5 rotor heads for proper water distribution. \$125.00*

*Need to replace 5 rotors stop turning. \$275.00*

**Pictures Pump 2 - Timer 1**







## ***Irrigation Inspection Report for Pump 2:***

### ***Timer 2 - Rainbird ESP-LXME (See Map for Location)***

#### *Zone1:*

*Need to repair 2 broken lateral lines caused by roots. \$500.00*

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

#### *Zone2:*

*Need to replace 6 broken spray heads. \$300.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

#### *Zone3:*

*Need to replace 7 broken spray heads. \$350.00*

*Need to replace 9 clogged nozzles. \$90.00*

*Need to lift and straighten 10 spray heads for proper water distribution. \$150.00*

*Need to replace broken 10" valve boxes. \$75.00*

#### *Zone4-5:*

*Need to troubleshoot zones not coming. Additional report to follow when problem is found and solution is provided to restore water. \$330.00*

#### *Zone6:*

*Need to repair broken lateral line caused by roots. \$250.00*

*Need to replace 5 broken spray heads. \$250.00*

*Need to replace 5 clogged nozzles. \$50.00*

*Need to lift and straighten 4 spray heads for proper water distribution. \$60.00*

#### *Zone7:*

*Need to troubleshoot zone not coming. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

#### *Zone8:*

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

#### *Zone9:*

*Need to troubleshoot zone not coming. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

*Zone10:*

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Need to replace broken 10" valve boxes. \$75.00*

*Zone11-15:*

*Need to troubleshoot zones not coming. Additional report to follow when problem is found and solution is provided to restore water. \$825.00*

*Zone16:*

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Zone17:*

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 3 bad rotors not turning. \$165.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Zone18:*

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 3 clogged nozzles. \$30.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Zone19:*

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 4 clogged nozzles. \$40.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Zone20:*

*Need to troubleshoot zone not coming. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

*Zone21:*

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Need to repair broken lateral line behind fence. Time and Materials. \$375.00*

*Zone22:*

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

*Zone23:*

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Need to replace broken 10" valve box. \$75.00*

*Zone24:*

*Need to troubleshoot zone not coming. Additional report to follow when problem is found and solution is provided to restore water. \$165.00*

*Zone25:*

*Need to replace 4 broken spray heads. \$200.00*

*Need to replace 6 clogged nozzles. \$60.00*

*Need to lift and straighten 5 spray heads for proper water distribution. \$75.00*

*Zone26:*

*Need to replace 2 broken spray heads. \$100.00*

*Need to replace 10 clogged nozzles. \$100.00*

*Need to lift and straighten 8 spray heads for proper water distribution. \$120.00*

*Zone27:*

*Need to replace 2 bad rotors not turning. \$110.00*

*Need to replace 3 broken spray heads. \$150.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

*Zone28:*

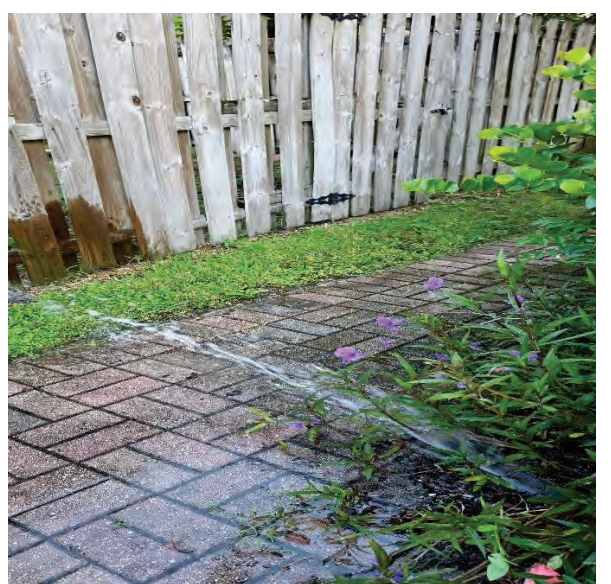
*Need to replace 7 broken spray heads. \$350.00*

*Need to replace 7 clogged nozzles. \$70.00*

*Need to lift and straighten 6 spray heads for proper water distribution. \$90.00*

**Pictures Pump 2 - Timer 2**







## **Recommendation to Triplet Irrigation Pump Station**

*Upon Detailed Inspection it was found that the Pump sensors are not working and will need to be replaced in order to have Irrigation Pumps properly running.*

### **Scope Of Work:**

- Furnish and install two new thermal sensors for irrigation pump station #1*
- Furnish and install one new flow sensor and one new thermal sensor for irrigation pump station #2*

*Labor & Materials - \$3,995.00*



## Irrigation Zone Map



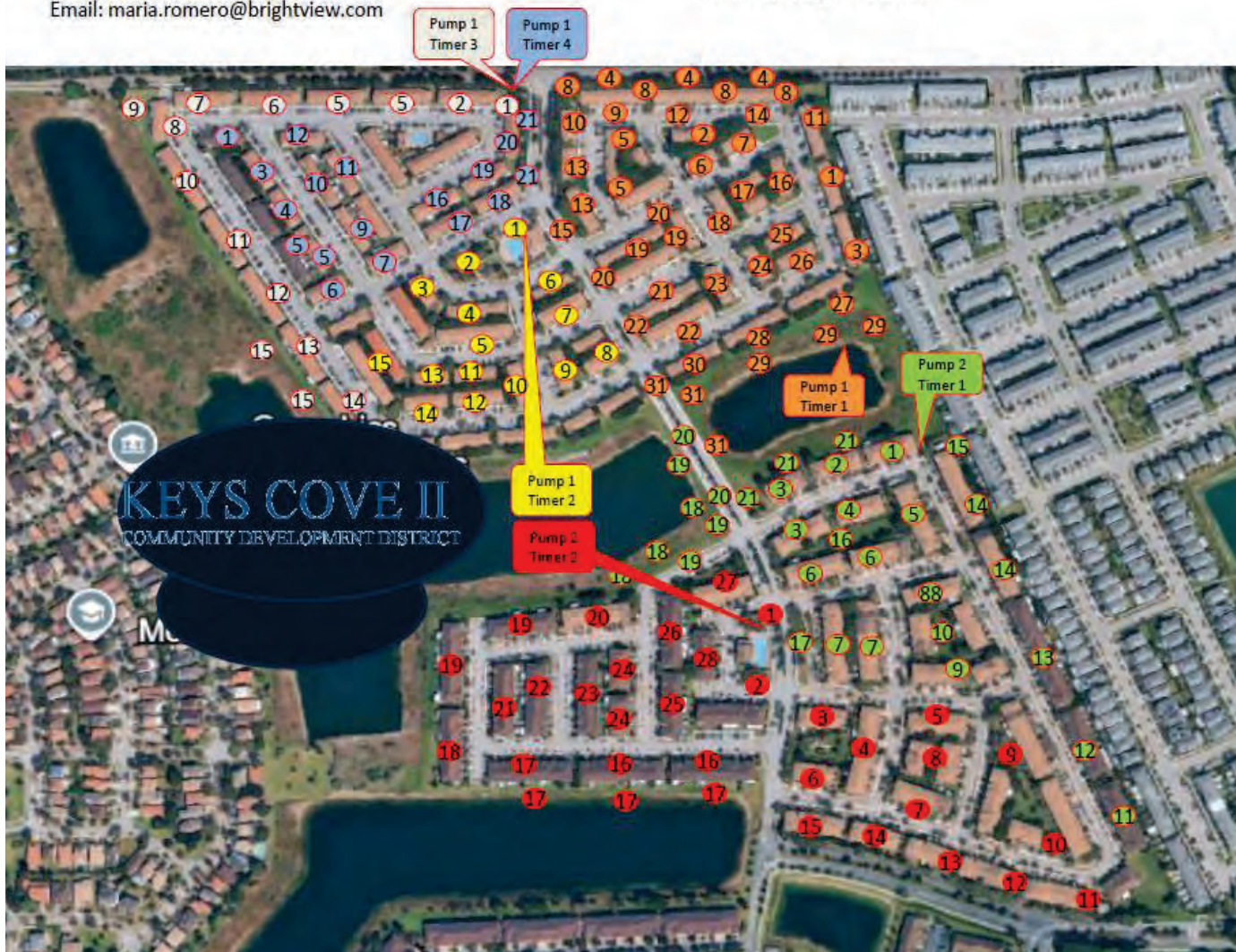
(305) 258-8011

Email: maria.romero@brightview.com

Zone Map for :

Keys Cove II Community

Homestead, Fl. 33033



*All irrigation equipment is to be of the highest professional quality. This includes any spray heads, rotors heads, electric valves, automatic controller, backflow prevention device, and accessories.*

*We propose to furnish irrigation inspection in accordance with the above specifications for the amount of **\$50,700.00**. Any alterations or deviations from the above specifications, will only be executed with your written approval at a cost above and beyond the estimate.*

*This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Please remember that we are dedicated to serve you. If you have any questions regarding this matter, please feel free to give us a call.*

*We thank you for the opportunity to be of service to you and pledge to you our very best efforts for an outstanding, successful project together.*

*Client:*

*Approval:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*Contractor: BrightView Landscape Services*



## **RESOLUTION NO. 2026-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Keys Cove II Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2025-09 on November 12, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of October, 2026.

**ATTEST:**

**KEYS COVE II COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chairman, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

## **Exhibit A**

**Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

**Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
  - o If “yes” explain

**Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

**RESOLUTION NO. 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Keys Cove II Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 14<sup>th</sup> day of October, 2026.

**ATTEST:**

**KEYS COVE II  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Keys Cove II Community Development District

**Amended Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

# **CONTENTS**

- I        AMENDED FINAL OPERATING FUND BUDGET**
- II       AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|                                                     | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/25 - 9/29/26</b> |
|-----------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <b>REVENUES</b>                                     |                                                                   |                                                           |                                                          |
| ADMINISTRATIVE ASSESSMENTS                          | 112,247                                                           | 114,599                                                   | 114,599                                                  |
| MAINTENANCE ASSESSMENTS                             | 1,071,276                                                         | 1,071,958                                                 | 1,071,958                                                |
| DEBT ASSESSMENTS                                    | 314,530                                                           | 314,797                                                   | 314,797                                                  |
| OTHER REVENUES                                      | 0                                                                 | 3,631                                                     | 3,631                                                    |
| INTEREST INCOME                                     | 1,800                                                             | 10,400                                                    | 10,303                                                   |
| <b>TOTAL REVENUES</b>                               | <b>\$ 1,499,853</b>                                               | <b>\$ 1,515,385</b>                                       | <b>\$ 1,515,288</b>                                      |
| <b>ADMINISTRATIVE EXPENDITURES</b>                  |                                                                   |                                                           |                                                          |
| SUPERVISOR FEES                                     | 8,000                                                             | 3,985                                                     | 3,985                                                    |
| PAYROLL TAXES                                       | 612                                                               | 264                                                       | 264                                                      |
| MANAGEMENT                                          | 38,700                                                            | 38,700                                                    | 38,700                                                   |
| SECRETARIAL & FIELD OPERATIONS                      | 9,000                                                             | 9,000                                                     | 9,000                                                    |
| LEGAL                                               | 12,000                                                            | 19,500                                                    | 17,578                                                   |
| ASSESSMENT ROLL                                     | 10,000                                                            | 10,000                                                    | 10,000                                                   |
| AUDIT FEES                                          | 3,500                                                             | 3,500                                                     | 3,500                                                    |
| INSURANCE                                           | 9,200                                                             | 8,803                                                     | 8,803                                                    |
| LEGAL ADVERTISING                                   | 4,000                                                             | 6,500                                                     | 5,481                                                    |
| MISCELLANEOUS                                       | 1,700                                                             | 2,400                                                     | 2,136                                                    |
| POSTAGE                                             | 825                                                               | 250                                                       | 229                                                      |
| OFFICE SUPPLIES                                     | 700                                                               | 675                                                       | 624                                                      |
| DUES & SUBSCRIPTIONS                                | 175                                                               | 175                                                       | 175                                                      |
| TRUSTEE FEES                                        | 4,500                                                             | 4,246                                                     | 4,246                                                    |
| CONTINUING DISCLOSURE FEE                           | 500                                                               | 350                                                       | 350                                                      |
| WEBSITE MANAGEMENT                                  | 2,000                                                             | 2,000                                                     | 2,000                                                    |
| ADMINISTRATIVE CONTINGENCY                          | 1,900                                                             | 1,900                                                     | 0                                                        |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>            | <b>\$ 107,312</b>                                                 | <b>\$ 112,248</b>                                         | <b>\$ 107,071</b>                                        |
| <b>MAINTENANCE EXPENDITURES</b>                     |                                                                   |                                                           |                                                          |
| ENGINEERING/INSPECTIONS                             | 3,000                                                             | 6,500                                                     | 4,875                                                    |
| ANNUAL LANDSCAPE SERVICES                           | 290,000                                                           | 330,000                                                   | 309,670                                                  |
| LANDSCAPING UPKEEP                                  | 35,000                                                            | 2,500                                                     | 0                                                        |
| IRRIGATION MAINTENANCE & UPKEEP                     | 24,000                                                            | 2,500                                                     | 0                                                        |
| STORMWATER MANAGEMENT SYSTEM MAINTENANCE            | 15,000                                                            | 4,500                                                     | 2,300                                                    |
| STREET/ROADWAY MAINTENANCE & UPKEEP                 | 30,000                                                            | 5,000                                                     | 4,350                                                    |
| SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT    | 320,000                                                           | 300,000                                                   | 239,841                                                  |
| OFF DUTY POLICE SERVICES                            | 20,000                                                            | 15,000                                                    | 5,419                                                    |
| GUARD HOUSE UTILITIES & GATE MAINTENANCE            | 25,000                                                            | 28,000                                                    | 26,722                                                   |
| FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS | 30,000                                                            | 19,660                                                    | 19,660                                                   |
| STREET LIGHT MAINTENANCE                            | 35,000                                                            | 45,000                                                    | 42,406                                                   |
| LAKE FOUNTAIN INSTALLATION/MAINTENANCE              | 45,000                                                            | 2,500                                                     | 0                                                        |
| JANITORIAL SERVICES (SADIE'S PAW PATROL)            | 45,000                                                            | 47,500                                                    | 44,639                                                   |
| HOLIDAY LIGHTING                                    | 30,000                                                            | 2,500                                                     | 0                                                        |
| PLAYGROUND MAINTENANCE                              | 5,000                                                             | 500                                                       | 0                                                        |
| MISCELLANEOUS MAINTENANCE (FIXTURES, ETC.)          | 55,000                                                            | 72,000                                                    | 68,534                                                   |
| PRESSURE CLEANING                                   | 0                                                                 | 25,000                                                    | 22,377                                                   |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>               | <b>\$ 1,007,000</b>                                               | <b>\$ 908,660</b>                                         | <b>\$ 790,793</b>                                        |
| <b>TOTAL EXPENDITURES</b>                           | <b>\$ 1,114,312</b>                                               | <b>\$ 1,020,908</b>                                       | <b>\$ 897,864</b>                                        |
| <b>EXCESS/ (SHORTFALL)</b>                          | <b>\$ 385,541</b>                                                 | <b>\$ 494,477</b>                                         | <b>\$ 617,424</b>                                        |
| BOND PAYMENTS                                       | (295,658)                                                         | (299,724)                                                 | (299,724)                                                |
| <b>BALANCE</b>                                      | <b>\$ 89,883</b>                                                  | <b>\$ 194,753</b>                                         | <b>\$ 317,700</b>                                        |
| COUNTY APPRAISER & TAX COLLECTOR FEE                | (29,961)                                                          | (14,421)                                                  | (14,421)                                                 |
| DISCOUNTS FOR EARLY PAYMENTS                        | (59,922)                                                          | (57,353)                                                  | (57,353)                                                 |
| <b>EXCESS/ (SHORTFALL)</b>                          | <b>\$ -</b>                                                       | <b>\$ 122,979</b>                                         | <b>\$ 245,926</b>                                        |
| CARRYOVER FROM PRIOR YEAR                           | 0                                                                 | 0                                                         | 0                                                        |
| <b>NET EXCESS/ (SHORTFALL)</b>                      | <b>\$ -</b>                                                       | <b>\$ 122,979</b>                                         | <b>\$ 245,926</b>                                        |

FUND BALANCE AS OF 9/30/25  
FY 2025/2026 ACTIVITY  
FUND BALANCE AS OF 9/30/26

\$39,598  
\$122,979  
\$162,577

**AMENDED FINAL BUDGET**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|                            | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/25 - 9/29/26</b> |
|----------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <b>REVENUES</b>            |                                                                   |                                                           |                                                          |
| Interest Income            | 1,000                                                             | 5,200                                                     | 5,094                                                    |
| NAV Tax Collection         | 295,658                                                           | 299,724                                                   | 299,724                                                  |
| <b>Total Revenues</b>      | <b>\$ 296,658</b>                                                 | <b>\$ 304,924</b>                                         | <b>\$ 304,818</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>EXPENDITURES</b>        |                                                                   |                                                           |                                                          |
| Principal Payments         | 206,000                                                           | 206,000                                                   | 206,000                                                  |
| Interest Payments          | 89,432                                                            | 94,670                                                    | 94,670                                                   |
| Bond Redemption            | 1,226                                                             | 0                                                         | 0                                                        |
| <b>Total Expenditures</b>  | <b>\$ 296,658</b>                                                 | <b>\$ 300,670</b>                                         | <b>\$ 300,670</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>EXCESS/ (SHORTFALL)</b> | <b>\$ -</b>                                                       | <b>\$ 4,254</b>                                           | <b>\$ 4,148</b>                                          |

|                            |           |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/25 | \$102,238 |
| FY 2025/2026 ACTIVITY      | \$4,254   |
| FUND BALANCE AS OF 9/30/26 | \$106,492 |

Note\*: Revenue Fund Balance = \$106,492.  
Interest Account Balance To Be Used To Make 11/1/2026 Interest Payment Of \$43,596.  
\* Approximate Amounts

**Series 2022 Bond Refunding Information**

|                            |             |                                 |
|----------------------------|-------------|---------------------------------|
| Original Par Amount =      | \$3,264,000 | Annual Principal Payments Due = |
| Interest Rate =            | 3.63%       | May 1st                         |
| Issue Date =               | May 2022    | Annual Interest Payments Due =  |
| Maturity Date =            | May 2036    | May 1st & November 1st          |
| Par Amount As Of 9/30/26 = | \$2,402,000 |                                 |

# KEYS COVE II CDD

## Security Services Proposal Correspondence

**From:** Carlos Rivero, Jr. <crivero@regionssecurity.com>  
**Sent:** Wednesday, June 10, 2026 7:38 PM  
**To:** Armando Silva <asilva@sdsinc.org>  
**Cc:** bruiz@RegionsSecurity.us; Pablo Jerez <pjerez@sdsinc.org>; jrubio@RegionsSecurity.us; Joseph Torres <jtorres@RegionsSecurity.us>  
**Subject:** RE: Keys Cove II CDD - Request for Revised Security Services Proposal

Hello Armando,

Happy Wednesday! I hope you're having a great summer so far.

As requested, below is the pricing breakdown for the proposed security coverage options.

Based on typical community activity patterns and overall risk management objectives, I would recommend the 16-hour option if the budget allows, as it provides greater coverage. The 14-hour option will leave a longer period each day without an on-site officer, which may increase exposure to unauthorized access, loitering, vandalism, or delayed response to incidents during those uncovered hours. However, if budget constraints are the primary consideration, the 14-hour option remains a viable solution and can be reassessed after evaluating operational needs and incident trends.

Please let me know if you have any questions or would like to discuss either option further.

### Option 1 – 14 Hours Per Day Coverage

| Description      | Bill Rate | Weekly     | Monthly     | Annually     |
|------------------|-----------|------------|-------------|--------------|
| Regular Coverage | \$23.52   | \$2,305.34 | \$9,989.81  | \$119,877.71 |
| Holiday Coverage | \$35.29   | \$38.00    | \$164.67    | \$988.00     |
| Patrol Vehicle   | \$325.00  | \$325.00   | \$1,408.33  | \$16,900.00  |
| Subtotal         |           | \$2,668.34 | \$11,562.81 | \$137,765.71 |
| Taxes            | 7%        | \$186.78   | \$809.40    | \$9,643.60   |
| Fuel             | \$0.00    | \$0.00     | \$0.00      | \$0.00       |
| Total            |           | \$2,855.12 | \$12,372.21 | \$147,409.31 |

Note: Fuel will be charged separately. We estimate fuel consumption at approximately \$1.50 per hour of service, though this rate may fluctuate based on current fuel prices.

### Option 2 – 16 Hours Per Day Coverage

| Description      | Bill Rate | Weekly     | Monthly     | Annually     |
|------------------|-----------|------------|-------------|--------------|
| Regular Coverage | \$23.52   | \$2,634.54 | \$11,416.33 | \$136,996.00 |
| Holiday Coverage | \$35.28   | \$43.43    | \$188.18    | \$1,129.09   |
| Patrol Vehicle   | \$325.00  | \$325.00   | \$1,408.33  | \$16,900.00  |
| Subtotal         |           | \$3,002.96 | \$13,012.85 | \$155,025.09 |
| Taxes            | 7%        | \$210.21   | \$910.90    | \$10,851.76  |
| Fuel             | \$0.00    | \$0.00     | \$0.00      | \$0.00       |
| Total            |           | \$3,213.17 | \$13,923.75 | \$165,876.84 |

**Note: Fuel will be charged separately. We estimate fuel consumption at approximately \$1.50 per hour of service, though this rate may fluctuate based on current fuel prices.**

Cordially,

**Carlos Rivero, Jr.**

U.S. Army Veteran

President & CEO at Regions Security Services

(305) 517-1266 x 105

[www.RegionsSecurity.us](http://www.RegionsSecurity.us)

[crivero@RegionsSecurity.us](mailto:crivero@RegionsSecurity.us)

1100 NW 72nd Ave, Miami, FL 33126



2272 West 79th Street, Hialeah, FL 33016  
(305) 362-3355 | office@superlandscapemiami.com  
superlandscapemiami.com | Licensed & Insured

**Proposal Date:** October 3, 2026

## **Keys Cove II**

1140 SE 24th Rd, Homestead, FL 33035

### **Tree Mitigation, Permitting & Landscape Compliance & Grounds Restoration Proposal**

*Prepared for: Special District Services, Inc.*

Super Landscape & Maintenance provides a specialized, fully integrated solution for communities and commercial properties navigating tree mitigation requirements, property re-certifications, and related landscape compliance projects. Rather than requiring multiple vendors, consultants, and contractors, our team offers a single-source delivery model that can include Certified Arborist assessments and consulting, landscape architectural and site plan preparation, permitting coordination with Miami-Dade County and applicable municipal agencies, execution of tree mitigation work, root barrier installation, required replacement planting, and long-term landscape maintenance services where desired. With 28 years in business and a multi-discipline operating structure built around accountability and execution, we pride ourselves on delivering technically sound, code-conscious, and cost-effective solutions while reducing communication gaps and administrative burden for ownership and management teams. The result is a more efficient project experience, clearer expectations, and a seamless final product delivered under one roof.

*(Please see next page for full scope of services.)*

## **Scope of Services**

### **1. Tree Survey (Independent Arborist Assessment)**

---

An independent, ANSI A300-compliant field assessment of all trees on the property, conducted by a licensed ISA Certified Arborist. The arborist will evaluate each tree, document findings, and provide the basis for all mitigation, removal, and barrier recommendations.

## Scope of Services

1. Independent on-site field assessment of all trees on the property, identifying any candidates requiring root barriers, mitigation, or removal.
2. Tree-by-tree verification and reclassification under a four-tier framework per ANSI A300 (Part 8) standards, with findings documented for each tree.
3. Barrier placement specified by affected side — sidewalk or driveway — targeting the actual point of root conflict.
4. Geolocated tree spreadsheet synced to the property's mapping, including a written arborist report with all findings and recommendations.
5. A comprehensive tree management plan covering all trees on the property, outlining recommended treatments, priorities, and long-term maintenance strategies.

*Note: If the client chooses to obtain a separate land and tree survey through an engineering firm, this quote can be revised accordingly. However, an arborist will still be necessary for tree assessment and mitigation compliance.*

**Line Item Pricing: \$8,500.00**

## 2. Landscape Architectural Plans

---

The scope of work includes preparation of landscape architectural plans reflecting tree removals, required mitigation, and replacement planting in accordance with the provided Arborist Report. Deliverables will include a site plan, tree mitigation plan, applicable details, general notes, and landscape calculation tables.

### Included Services

6. Full tree disposition of all trees on property (provided by licensed arborist) to be integrated into architectural landscape plan.
7. Development of site and landscape architectural plans.
8. Response to comments from the applicable building department or reviewing authority in order to support successful permit issuance.
9. Review of required shop drawings submitted by the General Contractor (if applicable).
10. Response to Requests for Information (RFIs) from the General Contractor (if applicable).
11. Site visits, as required.

*Note: If the client chooses to obtain a separate land and tree survey through an engineering firm, this quote can also be revised accordingly. However, a landscape architect's plans will still be necessary for permitting and mitigation compliance.*

**Line Item Pricing: \$11,500.00**

### 3. Tree Removals

---

Per the provided Arborist assessment, all trees identified as Poor are recommended for removal and will require mitigation in accordance with applicable County requirements.

#### Keys Cove II

- **74 total tree removals: 72 oak trees and 2 silver buttonwood trees**

An additional 31 trees were identified during the assessment as potential removal candidates. However, as the damage to surrounding areas is not as significant, these trees have been deferred to Phase 2 and are not included in the current quote.

#### Tree Removal Scope Includes

- Cutting and removal of limbs and trunk sections
- Stump grinding to ground level
- Raking and removal of all debris (branches, cuttings, leaves, etc.)
- Blowing of all pavements and walkways
- Disposal of all generated debris

**Note:** Tree removal pricing varies based on canopy size, trunk diameter, access conditions, and overall removal complexity. Individual removal costs generally range from **\$400 to \$1,500 per tree**.

**Tree Removals (74 trees): \$44,000.00**

### 4. Tree Mitigation Planting – Basis of Pricing & Species Selection

---

Final mitigation quantities and associated replacement planting costs may vary based on Miami-Dade County's final determination of the total canopy square footage required to be mitigated. To assist with planning and budgeting, several approved replacement tree species are included below, each of which qualifies as a Medium Shade Tree (Category 2) under applicable County standards and provides 300 square feet of canopy mitigation credit per tree.

These species have been intentionally selected not only for their mitigation value, but also because they are generally considered to have less aggressive root systems, making them a more suitable long-term choice for this property and helping reduce the likelihood of similar root-related issues in the future.

In our professional opinion, the Medium Shade Tree (Category 2) options presented below typically offer the best overall balance of cost efficiency, aesthetic appeal, and long-term site preservation. Final mitigation quantities and costs will remain subject to the County's required canopy replacement calculations, approved mitigation plan, and the client's final species selection from the applicable approved list.

### **Recommended Species**

*(Selected based on resilience, canopy development, and overall aesthetic value)*

- Quercus virginiana (Live Oak) – 25 gal, 9'–11' height, 1.5" caliper
- Bulnesia arborea (Verawood) – 25 gal, 8' height, 1.5" caliper
- Conocarpus erectus var. sericeus (Silver Buttonwood) – 25 gal, 8' height, 1.5" caliper
- Coccoloba diversifolia (Pigeon Plum) – 25 gal, 8' height, 1.5" caliper
- Elaeocarpus decipiens (Japanese Blueberry) – 25 gal, 8' height, 1.5" caliper
- Filicium decipiens (Japanese Fern Tree) – 25 gal, 7' height, 1" caliper

### **More Colorful Options**

*(Less preferred due to reduced durability and greater susceptibility to disease and insect pressure)*

- Tabebuia caraiba (Yellow Tabebuia) – 25 gal, 8' height, 1.5" caliper
- Tabebuia impetiginosa (Purple Tabebuia) – 25 gal, 8' height, 1.5" caliper
- Tabebuia heterophylla (Pink Tabebuia) – 25 gal, 8' height, 1.5" caliper
- Cordia sebestena (Orange Geiger) – 25 gal, 8' height, 1" caliper

### **Mitigation Planting Pricing**

- All trees listed above: \$575.00 each, delivered, installed, and braced as needed

Final total mitigation planting cost cannot be determined until Miami-Dade County confirms the total required canopy square footage to be mitigated and the community selects its preferred replacement tree species. In addition to the options listed above, there are more than 65 approved wooden shade tree options and approximately 15 approved palm options available should alternate selections be preferred.

**Line Item Pricing (estimated, based on 1-for-1 replacement if approved by city): \$42,550.00**

## **5. Paver Area Intervention & Restoration**

---

Super Landscape & Maintenance, in coordination with a licensed and insured contractor, will perform intervention and restoration work on designated paver areas across 74 residential properties. The work consists of carefully removing the existing pavers, preparing and leveling the underlying base, reinstalling the existing pavers, applying joint sand, and compacting the

restored areas. The objective is to return all designated paver areas to a stable, properly leveled, and functional condition while reusing the existing materials wherever possible.

### **Scope Includes**

- Removal of existing pavers from designated areas
- Base preparation and leveling to establish a stable surface for reinstallation
- Reinstallation of existing pavers to achieve a consistent and properly aligned finished surface
- Joint sand application and compaction to stabilize the restored paver surface
- Final inspection and cleaning of all completed restoration areas

### **Project Quantities**

- 74 residential properties
- 654 linear feet (LF)
- 3,366 square feet (SF) of total paver area

**Note:** Sidewalk and asphalt repairs can be assessed on a case-by-case basis.

*These items are not included in the pricing below so as not to run up the cost of the project unnecessarily, and can be evaluated and decided upon during a walkthrough.*

**Line Item Pricing: \$69,676.20**

## **6. Permitting Coordination & Fee Exclusions**

---

Super Landscape & Maintenance will manage the permitting process for this project as part of our integrated service approach, including in-house coordination of all required documentation, permit application preparation and submission, and communication with Miami-Dade County and any other applicable reviewing departments or agencies necessary to secure approvals.

As part of the permitting requirements, each tree identified for removal will require an individual Tree Assessment Report prepared in accordance with ISA (International Society of Arboriculture) standards. A Tree Assessment Report is a formal evaluation conducted by a Certified Arborist that documents the tree's species, size, condition, structural integrity, and the basis for the removal recommendation. This report is required by Miami-Dade County as part of the tree removal permit application and serves as the official justification that the removal is warranted — without it, permits cannot be issued.

In addition to permit administration, our team will coordinate the related project services under one unified structure, providing the client with a single point of communication and accountability throughout both the permitting and implementation phases.

However, any fees imposed by Miami-Dade County or other governing authorities—including, but not limited to, permit fees, application fees, tree removal fees, mitigation fees, plan review fees, or other agency-assessed charges—are not included in the pricing herein and shall remain the responsibility of the client, as such amounts are determined directly by the applicable jurisdiction upon formal review.

**Permit Coordination Fee: \$3,500.00**

## 7. Terms, Exclusions & Additional Services

---

The pricing and scope outlined in this proposal are based solely upon the services specifically described herein. Any services, revisions, conditions, agency requirements, or field circumstances not expressly included within the defined scope shall be considered outside the base proposal and may require additional authorization and pricing.

### Consultant-Based Services

Landscape architectural services included within this proposal are based upon the respective scopes, assumptions, exclusions, limitations, and fee structures of the licensed third-party professionals engaged for those services. Any additional services, reimbursable expenses, or pass-through charges shall be billed at the consultant's applicable rates, negotiated fee, or actual cost, as applicable.

### Additional Services / Fee Structure

The following services are not included in the base pricing unless specifically stated otherwise and, if required, shall be billed separately upon authorization:

**Arborist Services:** Any additional tree assessment reports or supplemental arborist reports requested beyond the base scope shall be billed at **\$500.00 per report**.

**Watering / Establishment Care:** Newly installed mitigation trees and plant material will require a post-installation establishment watering schedule consisting of **daily watering for the first three (3) weeks**, followed by **three (3) watering visits per week for an additional three (3) weeks**. Where the community does not have an active and adequate irrigation system to support this requirement, Super Landscape & Maintenance can provide establishment watering services as an additional service. Pricing shall be quoted separately.

**Irrigation Adjustments / Repairs:** Irrigation adjustments, modifications, troubleshooting, and repairs associated with mitigation planting areas may be provided on an as-needed basis. Such services are not included in the base proposal and shall be quoted separately.

**Restoration of Disturbed Areas:** Restoration of disturbed areas resulting from removals, mitigation planting, or related work may be provided as an additional service if requested or

deemed necessary. Pricing will vary depending on the extent of restoration and materials selected.

**Consultant Additional Services:** Any additional services required from the landscape architect or other third-party consultants beyond their original contracted scope shall be billed at the consultant's applicable hourly rates or negotiated fee.

**Reimbursable Expenses:** Printing, plotting, courier or overnight delivery, postage, mileage, travel, permit processing support, expeditor coordination, and other reimbursable expenses not included in the base scope shall be billed at actual cost.

### **Excluded Governmental / Agency Fees**

Unless specifically stated otherwise, this proposal excludes any fees imposed by Miami-Dade County, municipalities, permitting agencies, utility providers, review boards, homeowner associations, or other governing authorities. This includes, but is not limited to, permit fees, application fees, plan review fees, tree removal fees, mitigation fees, expeditor fees, escrow deposits, impact fees, recording fees, and any other agency-assessed charges.

### **Landscape Architectural / Design Exclusions**

The included landscape architectural scope is limited to the preparation of the plans and support services specifically described in this proposal. Services not expressly included are excluded, including but not limited to: irrigation engineering, off-site civil engineering, structural, electrical, mechanical, plumbing, fire protection, septic design, full construction management, bidding services, contractor payment review, inspections, threshold inspections, change order documentation, design revisions caused by owner-directed changes, revisions resulting from changes in applicable codes after document preparation, renderings, models, public hearing attendance, variances, arbitration, depositions, and any additional services not specifically listed within the base design scope.

### **Plan Revisions / Scope Changes**

This proposal is based on the currently understood project scope, available documentation, and visible site conditions. Any revisions to the basic project concept, client-requested design changes, modifications required by unforeseen site conditions, or additional plan revisions required after initial submission may result in additional fees.

### **Field Conditions / Hidden Conditions**

Pricing is based on currently visible and reasonably observable site conditions. Hidden or unforeseen conditions—including, but not limited to, underground obstructions, unknown utilities, concealed roots, hardscape conflicts, unsuitable soils, subsurface rock or coral conditions, drainage conflicts, undocumented site features, or restricted access conditions—are excluded from the base proposal and may require revised pricing or additional services.

## **Approvals / Agency Review**

While Super Landscape & Maintenance will coordinate the permitting and review process as outlined herein, no guarantee is made as to final approval, timeline, or final conditions imposed by Miami-Dade County, municipalities, or any other reviewing authority. Final approval is subject to agency discretion, applicable regulations, and site-specific conditions beyond the control of Super Landscape & Maintenance or its consultants.

## **Client Responsibilities**

Client shall provide timely access to the property and furnish any available documents, reports, prior plans, surveys, approvals, governing documents, or other information reasonably necessary to support the work. Delays caused by lack of access, delayed decisions, missing information, or third-party coordination issues may affect schedule and may result in additional fees where applicable.

## **Proposal Validity**

This proposal is based upon current pricing, consultant availability, and currently understood project conditions. Pricing is valid for **30 days** from the date of issuance unless otherwise stated in writing.

**Any work, service, coordination, revision, deliverable, fee, or requirement not specifically described in this proposal shall be considered excluded unless expressly stated otherwise in writing.**

## **8. Payment Terms**

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A 50% deposit for landscape architectural plans and permitting / coordination services is due upon acceptance of this proposal and prior to commencement in order to initiate the project.

### **Project Summary & Investment**

- 1. Tree Survey (Arborist): \$8,500.00**
- 2. Landscape Architectural Plans: \$11,500.00**
- 3. Tree Removals (74 trees): \$44,000.00**
- 4. Tree Mitigation Planting (estimated, based on 1-for-1 replacement): \$42,550.00**
- 5. Paver Area Intervention & Restoration: \$69,676.20**
- 6. Permitting & Coordination: \$3,500.00**

---

**Total: \$179,226.20**

The remaining balance for landscape architectural plan services shall be due upon delivery of the applicable documents. Net 15.

The remaining balance for permitting / coordination services shall be due upon issuance of the final permit. Net 30.

Tree removal services shall require a 50% deposit prior to commencement, with the remaining 50% due upon completion. Final balance due Net 30.

Mitigation planting services, once finalized and authorized, shall require a 60% deposit prior to commencement, with the remaining 40% due upon completion. Final balance due Net 30.

Paver area restoration services shall require a 50% deposit prior to commencement, with the remaining 50% due upon completion. Final balance due Net 30.

Any permit fees, mitigation fees, consultant additional services, reimbursable expenses, expeditor fees, or other pass-through costs not included in the base proposal may be invoiced separately as incurred.

## 9. Acceptance

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By signing below, Client acknowledges acceptance of the scope, pricing, terms, exclusions, and payment structure outlined in this proposal, and authorizes Super Landscape & Maintenance to proceed accordingly.

**Accepted By:** \_\_\_\_\_

**Company / Organization:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

June 29, 2026

Mr. Armando Silva  
District Manager  
Keys Cove II Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2026 Keys Cove II Community Development District Report**

Dear Mr. Silva:

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 in Sections 20 and 21, Township 57 South, Range 39 East, in the City of Homestead, Miami-Dade County, Florida. It is bounded by North Canal Drive on the north, the east line of the plat of Shores at Keys Gate (PB 161, PG 37) on the west, Towne Centre Boulevard (SE 16 Street) on the south and the plat of Keys Gate Residential (PB 174, PG 97) on the east. See Exhibits 1 and 2 for a graphical representation of the District.

The Keys Cove II Community Development District (CDD) is fully encompassed within the limits of the following plats recorded at the Public Records of Miami-Dade County, Florida:

1. Keys Garden, recorded on December 6, 2006 in PB 165, PG 81,
2. Town at Seascape (Replat of Tract "A" of Keys Garden), recorded on November 10, 2020 in PB 175, PG 40,
3. Seascape Point, (Replat of Tract "A" of Keys Garden), recorded on November 10, 2020 in PB 175, PG 60.

**1. Infrastructure Ownership**

**1.1. General**

In general, the infrastructure owned by the CDD is located within roadway Tract "B" of Keys Garden in the Townhomes sector (Miami-Dade County Folio No. 10-7921-026-4040), and the roadway portion of the Condominium sector (Folios No. 10-7921-029-2150 and 10-7921-030-0010), and the common areas of the Townhomes (tracts "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", and "P" (Folio No. 10-7921-026-4060), and the common areas of the Condominium sector, and in lake Tracts "C" and "D" (Folio No. 10-7921-026-4050).

The Plats and the Declaration of Condominium for Shoma Homes Keys Gate, as recorded at ORB 25212, PG 3147, have provisions for the land where the CDD improvements are located, to be used for means of ingress and egress, traffic, the installation and maintenance of utilities, drainage, stormwater management, lakes, landscaping and other uses.

### **1.2. Roads**

The road elements owned by the CDD include the following:

- a. In the Townhomes Sector: All the roadway improvements from back of sidewalk to back of sidewalk, inclusive of earthwork fill, sidewalks, grassed swales, pavement subgrade, base and asphalt layers, curbs, gutters and medians, roadway signs and pavement markings. The CDD roadway improvements exclude all private parking spaces and include the public spaces such as the handicap parking stalls. The improvements are in Tract "B" of the Plat (Folio No. 10-7921-026-4040).
- b. In the Condominium Sector: All the roadway improvements within a two-lane, 24-ft wide driveway throughout the Condominium Sector and a four-lane, divided road known as SE 24 Road. The improvement includes the earthwork fill, the subgrade, base, asphalt layers, curbs, gutters, medians, guardhouse and ancillary gates, mechanical, and electrical equipment. The improvements are located within the land described in the Quit Claim Deed in favor of the District recorded at OR 31112, PG 2710 (Folios No. 10-7921-029-2150 and 10-7921-030-0010).

### **1.3. Drainage and Stormwater Management System**

The drainage and stormwater management owned by the CDD include the drainage system located within the roadways in the Townhomes sector (Tract "B") (Folio No. 10-7921-026-4040), as well as the pipe extensions and yard drains located inside the common areas of the Townhomes sector (Tracts "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P") (Folio No. 10-7921-026-4060). It also includes the drainage system in the roadways of the Condominium sector (Folios No. 10-7921-029-2150 and 10-7921-030-0010), as well as the pipe extensions and yard drains located inside the common areas of the Condominium sector. The CDD also owns the improvements to the lake side slopes adjacent to the Development.

### **1.4. Water Distribution System**

The CDD constructed the water distribution system described in the Engineer's Report of November 14, 2005 and in the Assignment and Acquisition Agreement of November 14, 2005. The water distribution improvements were constructed within tracts and easements provided by the plats for that purpose. The improvements included pipes, valves, fire hydrants, tees, reducers, crosses, bends, water services, tapping sleeves and system appurtenances. The water distribution system was conveyed to the City of Homestead for ownership and maintenance.

### **1.5. Sanitary Sewer System**

The CDD constructed the sanitary sewer system described in the Engineer's Report of November 14, 2005 and in the Assignment and Acquisition Agreement of November 14, 2005. The sanitary sewer system improvements were constructed within tracts and easements

provided by the plats for that purpose. The improvements included sanitary laterals, manholes, pipes, two lift stations and a force main. The sanitary sewer system, including the lift stations and force main, were conveyed to the City of Homestead.

### **1.6. Street Lighting**

In September of 2008 the CDD acquired from the Developer the street lighting system within the CDD-owned tracts of the townhomes and condominium sectors. This infrastructure is described in the 1<sup>st</sup> Supplemental to the Engineer's Report dated September 2, 2008. The improvements acquired were constructed within the ingress and egress tracts as well as within the common areas of the Development. As of the date of this report, the CDD maintains ownership of the lighting system except for the underground electrical feeding system which belongs to Florida Power and Light Company.

In 2016 the CDD acquired from the Developer the lighting improvements within the right of way of SE 24 Road.

### **1.7. Landscaping and Irrigation System**

In September of 2008 the CDD acquired from the Developer the landscaping and irrigation system. This infrastructure is described in the 1<sup>st</sup> Supplemental to the Engineer's Report dated September 2, 2008. The improvements acquired included but were not limited to all trees, shrubs, decorative plants and grass planted within the ingress and egress tract (Tract "B", Folio No. 10-7921-026-4040) as well as within the common areas of the Townhome sector (Tracts "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P") (Folio No. 10-7921-026-4060) and the common areas of the Condominium sector. The CDD also acquired the irrigation system serving the landscaped areas.

In 2016 the CDD acquired from the Developer new landscaping improvements within the right of way of SE 24 Road.

## **2. State, Working Order and Condition of the Infrastructure Currently Owned by the District**

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District.

### **2.1. General**

CDD public infrastructure has been completed including the final lift of asphalt in portions of the Condominium sector known as Seascape.

### **2.2. Roads**

The offsite and onsite roads completed in 2007, 2012 and in 2023 are in general good condition. Some pavement markings are fading due to aging.

### **2.3. Drainage and Stormwater Management System**

The lakes tracts are in good working order and condition. The drainage system in the roads and common areas are in good physical condition.

#### 2.4. Water Distribution System

The system is in good working order and condition.

#### 2.5. Sanitary Sewer System

The system, including two lift stations, are in good working order and condition. The City of Homestead identified the south and north lift stations as Numbers 61 and 62 respectively and has given the following telephone number to call in case of emergencies: 305-248-5201.

#### 2.6. Street Lighting

The street lighting system within the ingress and egress tracts and common areas is in good condition.

#### 2.7. Landscaping and Irrigation System

The irrigation system in areas of the Development, where buildings have been constructed, was found in good working order and condition.

### 3. Estimated Maintenance Costs for District Owned Infrastructure

#### 3.1. General

We think that for Fiscal Year 2026-2027, 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://keyscove2cdd.org/financials/> for the FY 2026-2027 Proposed Budget)

#### 3.2. District Roads

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

| ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS |      |              |                              |                                                                                |                   |           |                                                                            |                      |                                                |
|------------------------------------------------------|------|--------------|------------------------------|--------------------------------------------------------------------------------|-------------------|-----------|----------------------------------------------------------------------------|----------------------|------------------------------------------------|
| Analysis and Annuity Recommendation                  |      |              |                              |                                                                                |                   |           |                                                                            |                      |                                                |
| 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* For 2.5% Inflation Rate (r) | Annual Interest Rate | Annuity to Finance (FC) in (n) Years given (i) |
| From                                                 | To   |              | (n)                          | Quantity (SY)                                                                  | Unit Cost (\$/SY) | (PC)      | FC= (PC)(1+r/100)^n                                                        | (i)                  | FCi/((1+i)^n-1)                                |
| PAVEMENTS                                            |      |              |                              |                                                                                |                   |           |                                                                            |                      |                                                |
| 2007                                                 | 2037 | 2026         | 11                           | 64,110                                                                         | \$10.00           | \$641,100 | \$841,179                                                                  | 0.25%                | \$75,520                                       |
| PAVEMENT MARKINGS AND SIGNING                        |      |              |                              |                                                                                |                   |           |                                                                            |                      |                                                |
| 2020                                                 | 2030 | 2026         | 4                            | 64,110                                                                         | \$2.50            | \$160,275 | \$176,914                                                                  | 0.25%                | \$44,063                                       |

### 3.3. Stormwater Management System

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater 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 be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 305 drainage structures and 23,410 Linear Feet of pipes in the District. It is also estimated that 9-10 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. See Exhibit 4.

| 5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE |                              |      |              |                      |                   |
|-----------------------------------------------------------------------------|------------------------------|------|--------------|----------------------|-------------------|
| Year                                                                        | Drainage Component           | Unit | Quantity (Q) | Unit Price (\$/Unit) | Cost (\$)         |
| (Y1)                                                                        | Structures Cleaning          | EA   | 47           | 230.00               | 10,810            |
|                                                                             | Baffle Detachment            | EA   | 30           | 50.00                | 1,500             |
|                                                                             | Baffle Replacement           | EA   | 8            | 600.00               | 4,800             |
|                                                                             | Pipe Cleaning and CCTV       | LF   | 3,622        | 6.75                 | 24,449            |
|                                                                             | <b>Cost</b>                  |      |              |                      | <b>41,559</b>     |
| (Y2)                                                                        | Structures Cleaning          | EA   | 65           | 236.00               | 15,340            |
|                                                                             | Baffle Detachment            | EA   | 41           | 51.00                | 2,091             |
|                                                                             | Baffle Replacement           | EA   | 10           | 615.00               | 6,150             |
|                                                                             | Pipe Cleaning and CCTV       | LF   | 4,947        | 6.92                 | 34,233            |
|                                                                             | <b>Cost</b>                  |      |              |                      | <b>57,814</b>     |
| (Y3)                                                                        | Structures Cleaning          | EA   | 65           | 242.00               | 15,730            |
|                                                                             | Baffle Detachment            | EA   | 41           | 53.00                | 2,173             |
|                                                                             | Baffle Replacement           | EA   | 10           | 630.00               | 6,300             |
|                                                                             | Pipe Cleaning and CCTV       | LF   | 4,947        | 7.09                 | 35,074            |
|                                                                             | <b>Cost</b>                  |      |              |                      | <b>59,277</b>     |
| (Y4)                                                                        | Structures Cleaning          | EA   | 65           | 248.00               | 16,120            |
|                                                                             | Baffle Detachment            | EA   | 41           | 54.00                | 2,214             |
|                                                                             | Baffle Replacement           | EA   | 10           | 646.00               | 6,460             |
|                                                                             | Pipe Cleaning and CCTV       | LF   | 4,947        | 7.27                 | 35,965            |
|                                                                             | <b>Cost</b>                  |      |              |                      | <b>60,759</b>     |
| (Y5)                                                                        | Structures Cleaning          | EA   | 63           | 254.00               | 16,002            |
|                                                                             | Baffle Detachment            | EA   | 42           | 55.00                | 2,310             |
|                                                                             | Baffle Replacement           | EA   | 11           | 662.00               | 7,282             |
|                                                                             | Pipe Cleaning and CCTV       | LF   | 4,947        | 7.45                 | 36,855            |
|                                                                             | <b>Cost</b>                  |      |              |                      | <b>62,449</b>     |
| <b>Total</b>                                                                | Total Structures Cleaning    | EA   | 305          |                      |                   |
|                                                                             | Total Baffle Detachment      | EA   | 195          |                      |                   |
|                                                                             | Total Baffle Replacement     | EA   | 49           |                      |                   |
|                                                                             | Total Pipe Cleaning and CCTV | LF   | 23,410       |                      |                   |
|                                                                             | <b>Total Cost</b>            |      |              |                      | <b>281,858.00</b> |
| Prices Annual Inflation Rate of:                                            |                              | %    |              |                      | <b>2.50</b>       |

| 5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE       |                    |      |              |                      |           |
|-----------------------------------------------------------------------------------|--------------------|------|--------------|----------------------|-----------|
| Year                                                                              | Drainage Component | Unit | Quantity (Q) | Unit Price (\$/Unit) | Cost (\$) |
| Baffle Replacement Quantity to be 25 % of the Baffle Detachment.                  |                    |      |              |                      |           |
| Quantities (Q) for First Year (Y1) were computed from plans and other sources.    |                    |      |              |                      |           |
| Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$ |                    |      |              |                      |           |
| Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$                  |                    |      |              |                      |           |

Master Stormwater Management System (Lakes). In accordance with Special Condition 2 of SFWMD Permit No. 13-00044-S-09, Keys Gate Community Association, Inc. will continue the operation and maintenance of the lakes under their annual budget.

### 3.4. Water and Sanitary Sewer Systems

The water and sewer systems are maintained, operated and funded by the City of Homestead and may be contacted for emergencies at 305-248-5201.

## 4. Insurance

Alvarez Engineers has reviewed the District's general liability, property, hired non-owned auto, employment practices, public officials policy and deadly weapon protection provided by Florida Insurance Alliance under Agreement No. 100125044 for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to cover the insurance premium of \$8,803.

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 and public documents available.

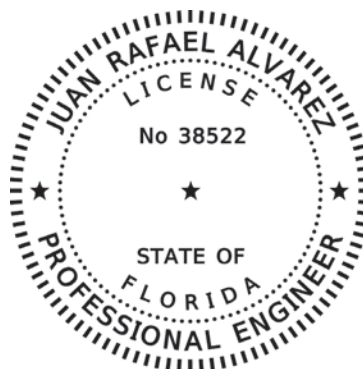
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at [Alvarez@Alvarezeng.com](mailto:Alvarez@Alvarezeng.com).

Sincerely,  
**Alvarez Engineers, Inc.**

Juan R  
Alvarez

Digitally signed by  
Juan R Alvarez  
Date: 2026.06.29  
15:30:58 -04'00'

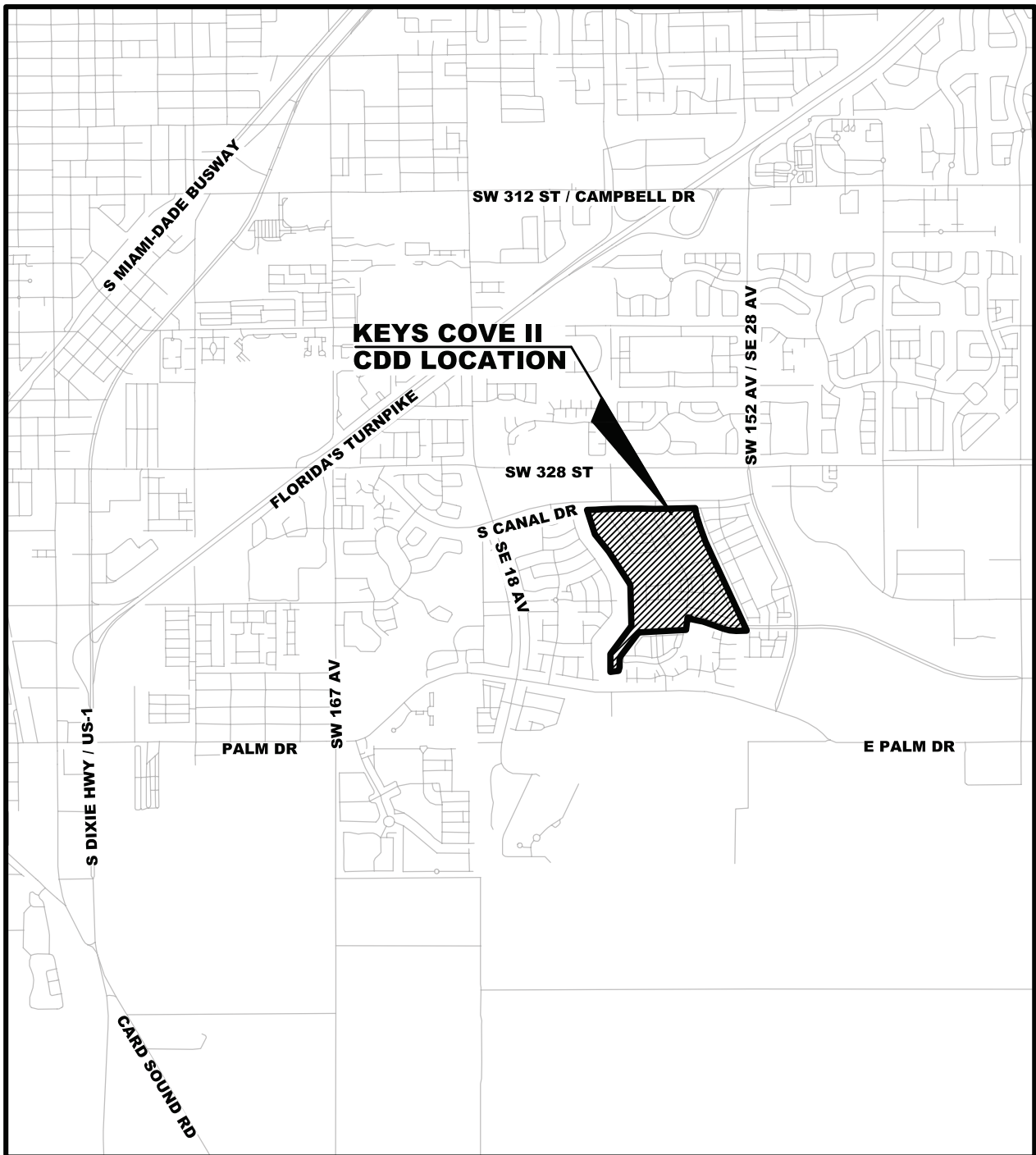
Juan R. Alvarez, PE  
District Engineer  
Date: June 29, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

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



**ALVAREZ ENGINEERS, INC.**

**KEYS COVE II CDD  
LOCATION MAP**

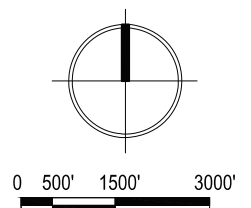
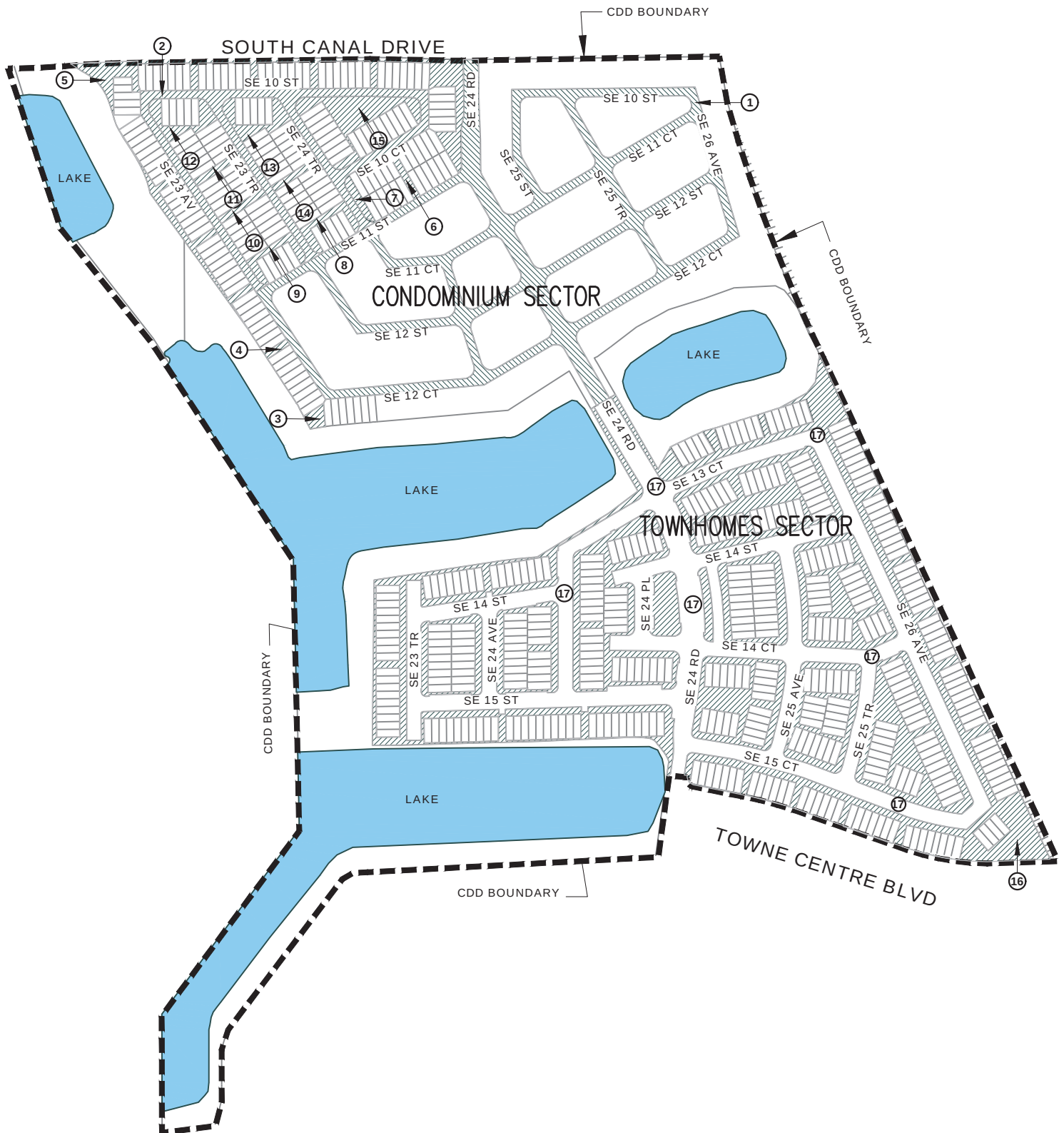


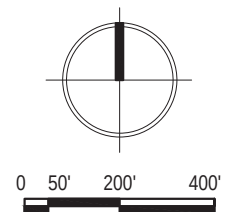
EXHIBIT 1



ALVAREZ ENGINEERS, INC.

KEYS COVE II CDD  
CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 2



CDD OWNERSHIP

- ① TRACT "A" (PB 175, PG 60)  
FOLIO: 10-7921-030-0010  
ORB 31112, PG 2710  
CATEGORY: INTERIOR ROADS
- ② TRACT: "A" (PB 175, PG 40)  
FOLIO: 10-7921-029-2150  
CATEGORY: INTERIOR ROADS
- ⑫ TRACTS: "E" THRU "P" (PB 165, PG 81)  
FOLIO: 10-7921-026-4060  
ORB 32289 PG 3904  
CATEGORY: COMMON AREAS
- ⑬ TRACT "B" (PB 165, PG 81)  
FOLIO: 10-7921-026-4040  
ORB 32289 PG 3904  
CATEGORY: INTERIOR ROADS

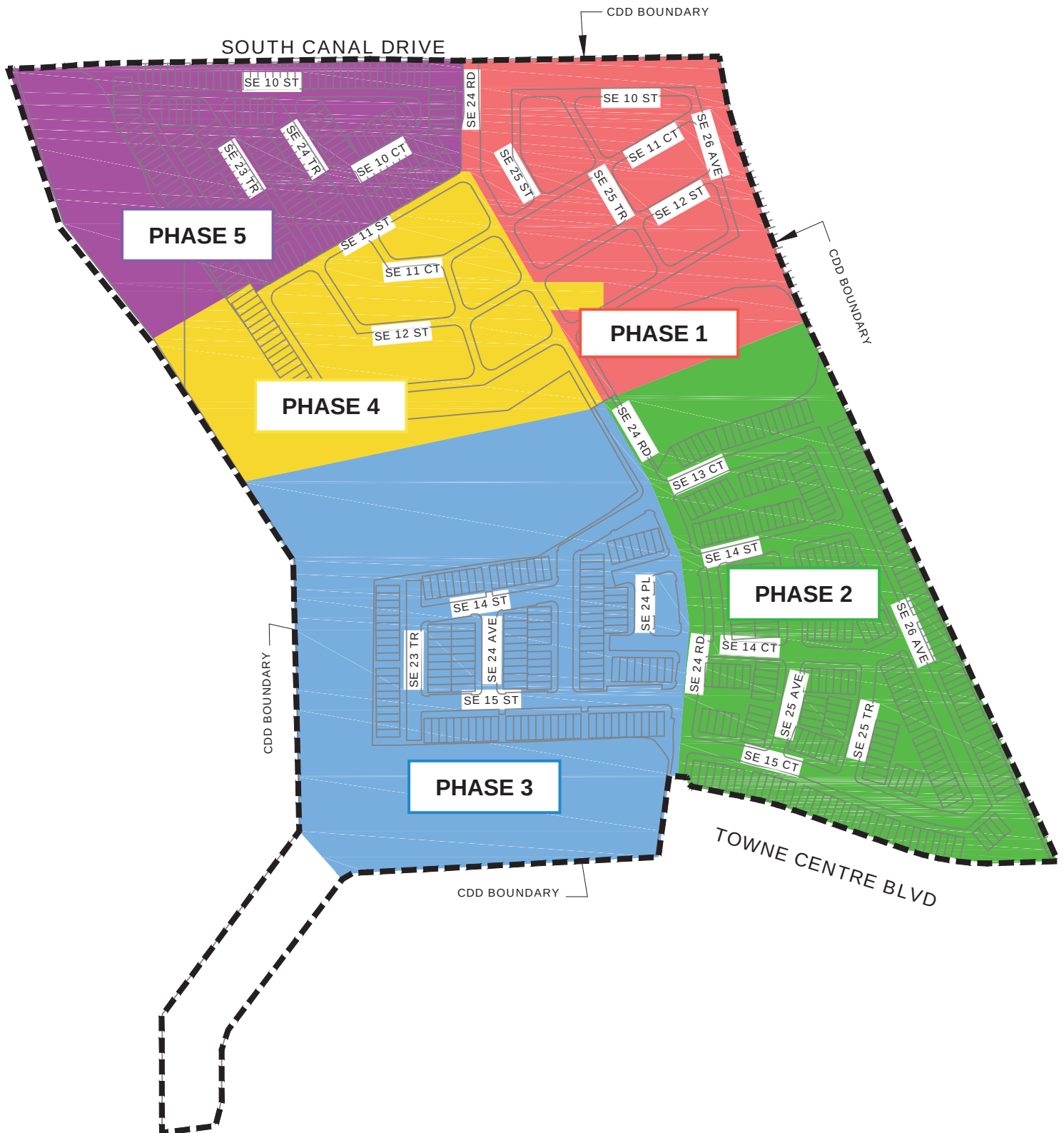
EASEMENT (ORB 33352, PG 4669)

- ③ TRACT: "B" (PB 175, PG 40)  
FOLIO: 10-7921-029-2160  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ④ TRACT: "C" (PB 175, PG 40)  
FOLIO: 10-7921-029-2170  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑤ TRACT: "D" (PB 175, PG 40)  
FOLIO: 10-7921-029-2180  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑥ TRACT: "E" (PB 175, PG 40)  
FOLIO: 10-7921-029-2190  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑦ TRACT: "F" (PB 175, PG 40)  
FOLIO: 10-7921-029-2200  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑧ TRACT: "G" (PB 175, PG 40)  
FOLIO: 10-7921-029-2210  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑨ TRACT: "H" (PB 175, PG 40)  
FOLIO: 10-7921-029-2220  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑩ TRACT: "I" (PB 175, PG 40)  
FOLIO: 10-7921-029-2230  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑪ TRACT: "J" (PB 175, PG 40)  
FOLIO: 10-7921-029-2240  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑫ TRACT: "K" (PB 175, PG 40)  
FOLIO: 10-7921-029-2250  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑬ TRACT: "L" (PB 175, PG 40)  
FOLIO: 10-7921-029-2260  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑭ TRACT: "M" (PB 175, PG 40)  
FOLIO: 10-7921-029-2270  
CATEGORY: ACCESS AND DRAINAGE EASEMENT
- ⑮ TRACT: "N" (PB 175, PG 40)  
FOLIO: 10-7921-029-2280  
CATEGORY: ACCESS AND DRAINAGE EASEMENT

ALVAREZ ENGINEERS, INC.

KEYS COVE II CDD  
CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 3



ALVAREZ ENGINEERS, INC.  
 KEYS COVE II CDD  
 DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 4

