



**LOS CAYOS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING & PUBLIC  
HEARINGS  
AUGUST 16, 2023  
9:45 A.M.**

Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.loscayoscd.org](http://www.loscayoscd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**  
**REGULAR BOARD MEETING & PUBLIC HEARINGS**  
LENNAR HOMES, LLC  
5505 BLUE LAGOON DRIVE  
MIAMI, FL 33126  
August 16, 2023  
9:45 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Confirmation of Initial Landowners' Election Results
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. June 16, 2023 Organizational Meeting Minutes.....Page 2
- K. Public Hearing - Fiscal Year 2022/2023 Final Budget
  - 1. Proof of Publication.....Page 17
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2023-18 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 18
- L. Public Hearing - Fiscal Year 2023/2024 Final Budget
  - 1. Proof of Publication.....Page 23
  - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
  - 3. Consider Resolution No. 2023-19 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 24
- M. Public Hearing – Authorizing Uniform Method of Collection Chapter 197, F.S.
  - 1. Proof of Publication.....Page 29
  - 2. Receive Public Comment on the Use of the Uniform Method of Collection
  - 3. Consider Resolution No. 2023-20 – Approving the Use of the Uniform Method of Levy, Collection, Collection and the Enforcement of Non-Ad Valorem Assessments Pursuant to Chapter 197, F.S.....Page 31
- N. Public Hearing – Levy of Non-Ad Valorem Assessments Chapter 170, F.S.
  - 1. Proof of Publication.....Page 33
  - 2. Receive Public Comment Regarding the Intent to Levy Special Assessments
  - 3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public
  - 4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public

5. Consider Resolution No. 2023-21 – Authorizes the District Project, Equalizing, Approving, Imposing and Levying Non-Ad Valorem Special Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S.....	Page 35
O. Update on Fill Project	
• Ratification of the Fill Agreement and Related Documents.....	Page 42
P. Old Business	
Q. New Business	
R. Administrative & Operational Matters	
1. Consider Appointment of Audit Committee, Committee Approval of Evaluation Criteria and Authorizing District Management to Advertise RFP for Auditing Services in accordance with Section 218.391, F.S.....	Page 53
2. Professional Engineer Selection Committee Meeting – Review of Proposal(s) and Make Recommendation.....	Page 57
S. Board Members & Staff Closing Comments	
1. Bond Validation Hearing – Scheduled for September 11, 2023	
2. Update on the Status of the Statement of Financial Interests Disclosure 2022 Form 1	
3. District Counsel Update on the 2023 Florida Legislative Session.....	Page 94
T. Adjourn	

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

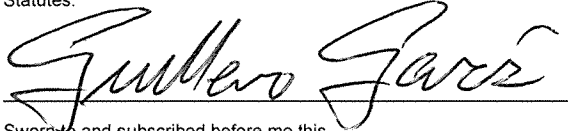
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT - FISCAL  
YEAR 2022/2023 REGULAR MEETING SCHEDULE


in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

07/07/2023

Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

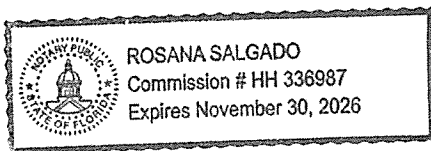


Sworn to and subscribed before me this  
7 day of JULY, A.D. 2023



(SEAL)

GUILLERMO GARCIA personally known to me



### LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Los Cayos Community Development District (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 at 9:45 a.m. on the following dates:

July 19, 2023  
August 16, 2023  
September 20, 2023

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 786-347-2711 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 insure 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 786-347-2711 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.

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

[www.loscayosodd.org](http://www.loscayosodd.org)  
7/7

23-60/0000671877M



**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT  
ORGANIZATIONAL MEETING  
JUNE 16, 2023**

**A. CALL TO ORDER**

District Manager Gloria Perez called the June 16, 2023, Organizational Meeting of the Los Cayos Community Development District (the "District") to order at 10:31 p.m. at the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that Notice of the Organizational Meeting had been published in the *Miami Daily Business Review* on June 6, 2023, as legally required.

**C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)**

Mrs. Perez welcomed the petition appointed/named Board Members of the District Maria Carolina Herrera, Teresa Baluja and Vanessa Perez who were present at this meeting. Carmen Orozco was not in attendance and Yadira Monzon declined as she is no longer qualified to be on the Board.

**D. ADMINISTER OATHS OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES**

Mrs. Perez, Notary Public in the State of Florida, administered the oaths to the petition named Board Members: Maria Carolina Herrera, Teresa Baluja and Vanessa Perez followed by reviewing the responsibilities and duties of Board Members.

**E. ESTABLISH QUORUM**

A quorum was established with the presence of the following Board Members: Maria Carolina Herrera, Teresa Baluja and Vanessa Perez and it was in order to proceed.

Staff present included District Manager Gloria Perez of Special District Services, Inc.; District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. and Marc Szasz of Lennar.

**F. ELECTION OF OFFICERS**

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – Teresa Baluja
- Vice Chairperson – Maria Carolina Herrera

- Assistant Secretary – Vanessa Perez
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers for Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed electing the Slate of Officers, as nominated.

## **G. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

## **H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

## **I. NEW BUSINESS**

### **1. Consider Appointment of District Manager**

Mrs. Perez stated that it would be in order to appoint a District Manager and provided the Special District Services, Inc.’s Agreement for management and validation dated June 16, 2023. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed appointing the firm of Special District Services, Inc. to serve as District Manager, as outlined in the Agreement for Services (“Agreement”) dated June 6, 2023; and authorizes District officials to execute the Agreement.

### **2. Consider Appointment of District General Counsel**

Mrs. Perez stated it would now be in order to appoint General Counsel to provide legal representation for the District. A proposal from Billing, Cochran, Lyles, Mauro & Ramsey, P.A., dated May 31, 2023, was presented.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed approving the selection of Billing, Cochran, Lyles Mauro & Ramsey, P.A. to serve as District Counsel, as outlined in their proposal letter dated May 31, 2023.

### **3. Consider Appointment of Interim District Engineer**

Mrs. Perez stated that it would now be in order to appoint an Interim Engineer. The Alvarez Engineers, Inc. proposal dated January 30, 2023, was presented.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed appointing Alvarez Engineers, Inc. as the District Interim Engineer, as outlined in the proposal dated January 30, 2023.

#### 4. AUTHORIZATION TO ISSUE RFQ FOR ENGINEERING SERVICES

Pursuant to Section 287.055, Florida Statutes, the Consultants' Competitive Negotiation Act ("CCNA"), the District will solicit proposals from qualified engineering firms to serve as the Engineer for the District (the "District Engineer"), pursuant to the requirements of Chapter 190, Florida Statutes.

The selection criteria was presented and the Board was asked to authorize the District Manager to issue/advertise an RFQ (proposal package) for Professional Engineering Services for the District. Mr. Perez explained that the District's Board would appoint a Professional Engineer Selection Committee to review the proposals and make a recommendation of no less than three (3) firms to the Board (or as determined by same). Mrs. Perez noted that it would be in order to consider the Engineer Selection Criteria, as presented, and authorize the District Manager to prepare the required notice for advertisement and that the Board of Supervisors of the District and the District Manager would be appointed as the Professional "Engineer Selection Committee."

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and passed unanimously approving the Engineer Selection Criteria and the Notice, as *presented*; authorizing the advertisement; and that the Board of Supervisors of the District and the District Manager are appointed as the Professional "Engineer Selection Committee."

#### 5. CONSIDER APPOINTMENT OF INVESTMENT BANKER

Presented in the meeting booklet was the investment banking agreement dated May 31, 2023, from FMS Bonds, Inc. The Board was advised that the underwriter would serve solely in the capacity as an underwriter and not as a financial consultant.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed to engage FMS Bonds, Inc., solely as underwriter, as outlined in the agreement May 31, 2023.

#### 6. CONSIDER APPOINTMENT OF BOND COUNSEL

Mr. Sanford of Greenberg Traurig presented an agreement dated June 1, 2023, for the Board's consideration.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and passed unanimously approving the engagement of Greenberg Traurig, P.A, as the District's Bond Counsel, as outlined in the agreement dated June 1, 2023.

#### 7. CONSIDER APPOINTMENT OF TRUSTEE

Provided in the meeting booklet was a Trustee Agreement dated May 18, 2023, which had been provided by Robert Hedgecock, Assistant Vice President of U.S. Bank National Association (Global Corporate Trust Services).

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed appointing U.S. Bank National Association (Global Corporate Trust Services) as Trustee for the District, as outlined in the agreement dated May 18, 2023.

## **8. CONSIDER DESIGNATING A REGISTERED AGENT AND OFFICE**

Mrs. Perez stated that it would now be in order to designate a Registered Agent and Office for the District.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed approving Dennis E. Lyles, Esq. of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located in the SunTrust Center, Sixth Floor, 515 East Las Olas Boulevard, Ft. Lauderdale, Florida 33301, to serve as the Registered Agent and the Registered Office for the District.

## **9. CONSIDER RATIFICATION OF NOTICE OF ESTABLISHMENT**

Mr. Pawelczyk provided a copy of the Notice of Establishment pursuant to Section 190.0485, Florida Statutes that was Recorded on June 2, 2023, in the Public Records of Miami-Dade County, Florida

A **MOTION** was made by Supervisor Perez seconded by Supervisor Baluja and passed unanimously ratifying and approving the Notice of Establishment Recorded in the Public Records of Miami-Dade County, Florida on June 2, 2023

## **10. DESIGNATING LOCAL RECORDS OFFICE**

Mrs. Perez stated that it would now be in order to designate a local records office for the Official Records of the District.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed designating the offices of Special District Services, Inc. located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 as the primary administrative office and the Kendall Executive Center, 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, as the local records office for the District.

## **11. CONSIDER RESOLUTION NO. 2023-01 – ADOPTING A PUBLIC COMMENT POLICY**

Mrs. Perez presented Resolution No. 2023-01, entitled:

### **RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT  
ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING  
MEMBERS OF THE PUBLIC WITH A REASONABLE  
OPPORTUNITY TO BE HEARD AT DISTRICT BOARD**

**MEETINGS IN ACCORDANCE WITH SECTION 286.0114,  
FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-01, as presented, establishing the District's public comment policy.

**12. CONSIDER RESOLUTION NO. 2023-02 – ADOPTING A LEGAL DEFENSE POLICY**

Mrs. Perez presented Resolution No. 2023-02, entitled:

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE POLICY OF THE DISTRICT WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-02, as presented, approving the setting of the policy of the District for support and legal defense of the Board of Supervisors.

**13. CONSIDER AUTHORIZATION TO OBTAIN GENERAL LIABILITY AND PUBLIC OFFICERS INSURANCE**

Mrs. Perez outlined the importance of the coverage. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed authorizing the District Manager to bind general liability and public officer's liability insurance coverage for the fiscal year 2022/2023.

**14. CONSIDER RESOLUTION NO. 2023-03 – AUTHORIZING CHAIRMAN TO EXECUTE PLATS, PERMITS AND CONVEYANCES**

Mrs. Perez presented Resolution No. 2023-03, entitled:

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON AND THE VICE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE**

**DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-03, as amended, thereby adding an additional authorized signer, thereby authorizing the Chairperson and the Vice Chairperson to execute conveyance documents, plats and other documents related to the development of the District's improvements.

**15. CONSIDER RESOLUTION NO. 2023-04 – SETTING THE FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE AND LOCATION**

Mrs. Perez presented Resolution No. 2023-04, entitled:

**RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

The Board of Supervisors (the "Board") of the **Los Cayos Community Development District** (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 at **9:45 a.m.** on the following dates:

**July 19, 2023  
August 16, 2023  
September 20, 2023**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-04, approving the Regular Meeting Schedule for Fiscal Year 2022-2023, holding meetings in the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126, unless otherwise authorized, with the start time of 9:45 a.m. and further authorizes the advertisement of same, as required by law.

**16. Consider Resolution No. 2023-05 – Setting the Fiscal Year 2023/2024 Regular Meeting Schedule, Location and Notice Thereof**

Mrs. Perez presented Resolution No. 2023-05, entitled:

**RESOLUTION NO. 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2023/2024**

**AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

The Board of Supervisors (the “Board”) of the **Los Cayos Community Development District** (the “District”) will hold Regular Meetings at the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 at **9:45 a.m.** on the following dates:

**October 18, 2023  
November 15, 2023  
January 17, 2024  
February 21, 2024  
March 20, 2024  
April 17, 2024  
May 15, 2024  
June 19, 2024  
August 21, 2024  
September 18, 2024**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-05, approving the Regular Meeting Schedule for Fiscal Year 2023-2024, holding meetings at the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126, unless otherwise authorized, with the start time of 9:45 a.m., and further authorizes the advertisement of same, as required by law.

**17. CONSIDER RESOLUTION NO. 2023-06 – ORDERING AND CALLING FOR INITIAL LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF**

Mrs. Perez presented Resolution No. 2023-06, entitled:

**RESOLUTION NO. 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE INITIAL LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF FOR THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and passed unanimously adopting Resolution No. 2023-06, setting the Initial Landowners’ Meeting for Wednesday, August 16, 2023, at 9:45 a.m. in the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

**18. CONSIDER RESOLUTION NO. 2023-07 – APPROVING PROPOSED FISCAL YEAR 2022/2023 ANNUAL BUDGET AND SETTING A PUBLIC HEARING DATE FOR FINAL ADOPTION**

Mrs. Perez presented Resolution No. 2023-08, entitled:

## **RESOLUTION 2023-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document and noted that funding for operating the District would initially come from the Developer via a Developer's Funding Agreement. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja adopting Resolution No. 2023-08 and setting Fiscal Year 2023/2024 Budget and setting the Public Hearing date for Wednesday, August 16, 2023, at 9:45 a.m., in the Lennar Homes, LLC, 5505 Blue Lagoon Drive, Miami, Florida 33126 and authorizing the publication of the notice, as required by law.

#### **19. Consider Resolution No. 2023-08 – Adopting a Proposed Fiscal Year 2023/2024 Annual Budget and Setting a Public Hearing Date for Final Adoption**

Mrs. Perez presented Resolution No. 2023-08, entitled:

## **RESOLUTION 2023-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document and noted that funding for operating the District would initially come from the Developer via a Developer's Funding Agreement. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja adopting Resolution No. 2023-08 and setting Fiscal Year 2023/2024 Fiscal Year Budget and setting the Public Hearing date for Wednesday, August 16, 2023, at 9:45 a.m., in the Lennar Homes, LLC, 5505 Blue Lagoon Drive, Miami, Florida 33126 and authorizing the publication of the notice, as required by law.

#### **20. CONSIDER DEVELOPER'S FUNDING AGREEMENT FOR FISCAL YEARS 2022/2023 & 2023/2024**

Mrs. Perez provided an explanation for the document and noted that funding for operating the District would initially come from Lennar Homes, LLC (the "Developer") for and through the end of the 2022/2023 fiscal year and for the 2023/2024 fiscal year. A discussion ensued after which:



A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed approving the Developer's Funding Agreement for the fiscal years 2022/2023 and 2023/2024 as presented, subject to final review by Developer's Counsel, District Counsel, the Chairperson and the District Manager.

## **21. DISCUSSION REGARDING ACQUISITION AGREEMENT**

Mr. Pawelczyk provided an explanation for the agreement. No action was taken at this time.

## **22. CONSIDER RESOLUTION NO. 2023-09 – ESTABLISHING CHECKING ACCOUNT SIGNATORIES**

Mrs. Perez presented Resolution No. 2023-09, entitled:

### **RESOLUTION NO. 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-09, as presented, selecting *Todd Wodraska, Jason Pierman, Patricia LasCasas, Gloria Perez and Teresa Baluja* to serve as the signatories on the District's checking/operating account. Checks will be released after electronic approvals have been provided by Chairperson or the Vice Chairperson in their absence.

## **23. CONSIDER RESOLUTION NO. 2023-10 – ADOPTING ALTERNATIVE INVESTMENT GUIDELINES**

Resolution No. 2023-010 was presented, entitled:

### **RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-10, as presented.

**24. CONSIDER RESOLUTION NO. 2023-11 – APPROVING STATEWIDE MUTUAL AID AGREEMENT**

Resolution No. 2023-11 was presented, entitled:

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation of the benefits of the mutual aid program. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-11, as presented.

**25. CONSIDER RESOLUTION NO. 2023-12 – DESIGNATING A QUALIFIED PUBLIC DEPOSITORY**

Mrs. Perez presented Resolution No. 2023-12, entitled:

**RESOLUTION NO. 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY, PURSUANT TO CHAPTER 280, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document and advised that SouthState Bank, a qualified public depository, had the most economical banking plan for opening an operating account. A discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-12, as presented, authorizing the establishment of an operating/checking account with SouthState Bank to serve as a depository of public funds for the District.

**26. CONSIDER ENGINEER'S REPORT**

Mr. Alvarez provided an overview of the Engineer's Report presented in the meeting materials dated June 16, 2023, with emphasis on the infrastructure improvements and their estimated costs to be financed by the District. The District contains approximately 25.72+/- gross acres and the plan of development currently contemplates a mix of 231 residential units. The Public Infrastructure Improvements are broken down into the following categories: (i) Roadway Improvements; (ii)

Stormwater Management and Drainage Facilities; (iii) Water Distribution and (iv) Sewer Collection Systems, etc. Further discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed approving and accepting the Los Cayos Community Development District Engineer's Report dated June 16, 2023, as *presented*.

## **27. CONSIDER MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**

Presented in the meeting materials was the District's Master Special Assessment Methodology Report ("Master Report") dated June 16, 2023. An overview was provided indicating that the non-ad valorem special assessment levels in the Master Report were a product of bond issuance financing costs and other assumptions and the current estimated infrastructure costs, as outlined in the accepted Engineer's Report. At this time, the project is undergoing the plat process and until such time as final plat approval, the assessments levied against the lands within the District will be apportioned on a gross assessable acreage basis. The projected bond sizing is currently approximately \$5,803,000. The Master Report identified a preliminary assessment roll that outlined the maximum annual debt service with one unit type. Further discussion ensued after which:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Baluja and unanimously passed approving and accepting the Los Cayos Community Development District Master Special Assessment Methodology Report ("Master Report") dated June 16, 2023, as *presented*,

## **28. CONSIDER RESOLUTION NO. 2023-13 – AUTHORIZING THE ISSUANCE OF BONDS**

Mrs. Perez presented Resolution No. 2023-13, entitled:

### **RESOLUTION NO. 2023-13**

**AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$7,000,000 AGGREGATE PRINCIPAL AMOUNT OF LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; WATER AND SEWER FACILITIES, INCLUDING CONNECTION FEES, IF APPLICABLE; LANDSCAPING, IRRIGATION AND HARDSCAPE IN PUBLIC RIGHTS OF WAY; ENTRANCE FEATURES AND OFF-SITE ROADWAY IMPROVEMENTS, INCLUDING IMPACT FEES; AND PROFESSIONAL FEES AND CONTINGENCY (COLLECTIVELY, THE "PROJECT"), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED**

**HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), THE CITY OF HOMESTEAD, FLORIDA, MIAMI-DADE COUNTY, FLORIDA, THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.**

Mr. Sanford provided an explanation for the document with emphasis on authorizing the issuance of not to exceed \$7,000,000 aggregate principal amount of Bonds; designation of attesting Board Members; authorization of execution and delivery of the Master Trust Indenture and Supplemental Trust Indenture; sale of the Bonds; appointment of a Trustee (U.S. Bank); and authorizes proceedings for validation of the Bonds/Assessments. A discussion ensued after which:

A **MOTION** made by Supervisor Herrera, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-13, *as presented*, authorizing the issuance of not to exceed \$7,000,000 aggregate principal amount of Los Cayos Community Development District special assessment bonds, in one or more series, to pay all or a portion of the design, acquisition, connection and impact fees and construction of certain public infrastructure improvements, as described in the Engineer's Report accepted and dated June 16, 2023.

## **29. CONSIDER RESOLUTION NO. 2023-14 – DECLARING ASSESSMENTS**

Mrs. Perez presented Resolution No. 2023-14, entitled:

### **RESOLUTION NO. 2023-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS TO BE CONSTRUCTED, A PORTION OF WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE APPORTIONED; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING CERTAIN LANDS IN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF THE SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document with emphasis on the location, nature and estimated cost of the improvements to be constructed, a portion of which cost will be defrayed by the special assessments; providing the manner in which such special assessments shall be apportioned; designating certain lands in the District upon which the special assessments shall be levied; preparation of a preliminary assessment roll; and providing for a public hearing to consider the advisability and propriety of the special assessments and the related improvements. A discussion ensued regarding revisions to the estimated costs and par bond amount after which:

A **MOTION** was made by Supervisor Herrera, seconded by Supervisor Perez and unanimously passed adopting Resolution No. 2023-14, *as presented*, describing the general location of the improvements, the nature of the improvements, the estimated cost of the improvements, the amount the special assessments will defray (approximately \$7,000,000), the manner in which the special assessments will be apportioned and paid, preparation of an assessment plat and preliminary assessment roll and providing for publication of this resolution, as required by law.

### **30. CONSIDER RESOLUTION NO. 2023-15 – NOTICE OF INTENT TO USE UNIFORM METHOD**

Mrs. Perez presented Resolution No. 2023-15, entitled:

#### **RESOLUTION NO. 2023-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document and stated that for purposes of notifying the majority landowner within thirty (30) days of the public hearing on the levy of non-ad valorem special assessments, pursuant to Chapters 170, 190 and 197, Florida Statutes.

A **MOTION** was made by Supervisor Herrera, seconded by Supervisor Perez and unanimously passed adopting Resolution No. 2023-15, as presented, setting the public hearing date for the levy of special assessments for August 16, 2023, at 9:45 a.m., in the Lennar Homes Building located at 5505 Blue Lagoon Drive, Miami, Florida 33126; and authorizes publication of the public hearing notice, as required by law.

### **31. CONSIDER RESOLUTION NO. 2023-16 – SETTING A PUBLIC HEARING ON ASSESSMENTS**

Mrs. Perez presented Resolution No. 2023-16, entitled:

**RESOLUTION NO. 2023-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 16, 2023 AT 9:45 A.M., IN THE LENNAR HOMES BUILDING LOCATED AT 5505 BLUE LAGOON DRIVE, MIAMI, FLORIDA 33126, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided an explanation for the document and stated that the Board should express the intent of the District to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments; setting the public hearing for August 16, 2023, at 9:45 a.m. A discussion ensued after which:

A **MOTION** was made by Supervisor Herrera, seconded by Supervisor Perez and unanimously passed adopting Resolution No. 2023-16, as presented, setting the public hearing date for advising the public of the District's intent to use the uniform method of levy, collection and enforcement of non-ad valorem assessments for August 16, 2023 at 9:45 a.m., in the Lennar Homes Building located at 5505 Blue Lagoon Drive, Miami, Florida 33126; and authorizes publication of the public hearing notice, as required by law.

**32. CONSIDER COMPENSATION FOR BOARD MEMBERS**

After a brief discussion the following motion was made:

A **MOTION** was made by Supervisor Herrera, seconded by Supervisor Baluja and passed unanimously waiving Board Member compensation at this time.

**33. CONSIDER RESOLUTION NO. 2023-17 – RECORDS RETENTION POLICY ADOPTION**

Mrs. Perez presented Resolution No. 2023-17, entitled:

**RESOLUTION 2023-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mrs. Perez explained that with this action appoints a records liaison and designates the electronic copy of documents as the official District record. This means that only one copy needs to be signed at meetings, and once it is scanned, the original can be discarded, which will create a more economical and efficient records management system.

A **MOTION** was made by Supervisor Herrera, seconded by Supervisor Baluja and unanimously passed adopting Resolution No. 2023-17, thereby approving a Records Retention Policy as presented.

**J. ADMINISTRATIVE AND OPERATIONAL MATTERS**

There were no administrative or operational matters to come before the Board.

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

There were no further comments from the Board Members or Staff.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Organizational Meeting of the District was adjourned at 10:55 a.m. on a MOTION made by Supervisor Baluja, seconded by Supervisor Perez and passed unanimously.

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Secretary  
Chairperson

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Chairperson

Publication Date  
2023-08-03

Subcategory

NOTICE OF PUBLIC HEARINGS & REGULAR BOARD MEETING OF THE LOS CAYOS COMMUNITY  
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Los Cayos Community Development District (the "District") will hold Public Hearings and a Regular Board Meeting on August 16, 2023, at 9:45 a.m., or as soon thereafter as can be heard, in the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

The purpose of the Public Hearings is to receive public comment on the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Proposed Final Budgets of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the District's website ([www.loscayoscd.org](http://www.loscayoscd.org)) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at these Public Hearings and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

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

7/27 8/3 23-41/0000675176M



**RESOLUTION NO. 2023-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Los Cayos Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2022/2023, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2022/2023 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Operating Fund Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or 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 EFFECTIVE** this 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**LOS CAYOS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Los Cayos  
Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
June 16, 2023 - September 30, 2023**

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**FINAL BUDGET**  
**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**JUNE 16, 2023 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	56,250
Developer Contribution - Import Fill Material	4,200,000
Debt Assessments	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 4,256,250</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	9,750
Legal	30,000
Assessment Roll	0
Audit Fees	0
Arbitrage Rebate Fee	0
Insurance	5,000
Legal Advertisements	5,000
Miscellaneous	1,500
Postage	200
Office Supplies	2,000
Dues & Subscriptions	175
Website Management	625
Trustee Fees	0
Continuing Disclosure Fee	0
<b>Total Administrative Expenditures</b>	<b>\$ 54,250</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Field Operations	0
Import Fill Material	4,200,000
<b>Total Maintenance Expenditures</b>	<b>\$ 4,202,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,256,250</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**JUNE 16, 2023 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	0	0	56,250	Developer Contribution
Developer Contribution - Import Fill Material	0	0	4,200,000	Developer Contribution - Import Fill Material
Debt Assessments	0	0	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,256,250</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	0	0	9,750	\$3,250 X 3 Months
Legal	0	0	30,000	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	0	Will Commence In Fiscal Year 2023/2024 (For 2022/2023 Audit)
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	0	5,000	
Legal Advertisements	0	0	5,000	
Miscellaneous	0	0	1,500	
Postage	0	0	200	
Office Supplies	0	0	2,000	
Dues & Subscriptions	0	0	175	Annual Fee Due Department Of Economic Opportunity
Website Management	0	0	625	\$208.33 X 3 Months
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,250</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	0	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Field Operations	0	0	0	
Import Fill Material	0	0	4,200,000	\$1,400,000 X 3 Months
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,202,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,256,250</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

Publication Date  
2023-08-03

Subcategory

NOTICE OF PUBLIC HEARINGS & REGULAR BOARD MEETING OF THE LOS CAYOS COMMUNITY  
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Los Cayos Community Development District (the "District") will hold Public Hearings and a Regular Board Meeting on August 16, 2023, at 9:45 a.m., or as soon thereafter as can be heard, in the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

The purpose of the Public Hearings is to receive public comment on the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Proposed Final Budgets of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the District's website ([www.loscayoscd.org](http://www.loscayoscd.org)) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at these Public Hearings and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

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

7/27 8/3 23-41/0000675176M

**RESOLUTION NO. 2023-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Los Cayos Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2023/2024, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2023/2024 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Operating Fund Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or 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 EFFECTIVE** this 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**LOS CAYOS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Los Cayos  
Community Development District

**Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**



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**FINAL BUDGET**  
**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	119,375
Developer Contribution - Import Fill Material	2,300,000
Debt Assessments	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 2,419,375</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	39,000
Legal	40,000
Assessment Roll	0
Audit Fees	4,000
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	20,000
Miscellaneous	1,500
Postage	200
Office Supplies	2,000
Dues & Subscriptions	175
Website Management	2,500
Trustee Fees	0
Continuing Disclosure Fee	0
<b>Total Administrative Expenditures</b>	<b>\$ 115,375</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	2,000
Miscellaneous Maintenance	2,000
Field Operations	0
Import Fill Material	2,300,000
<b>Total Maintenance Expenditures</b>	<b>\$ 2,304,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,419,375</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	0	56,250	119,375	Developer Contribution
Developer Contribution - Import Fill Material	0	4,200,000	2,300,000	
Debt Assessments	0	0	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 4,256,250</b>	<b>\$ 2,419,375</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	0	9,750	39,000	\$3,250 X 12 Months
Legal	0	30,000	40,000	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	4,000	Will Commence In Fiscal Year 2023/2024 (For 2022/2023 Audit)
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	5,000	6,000	
Legal Advertisements	0	5,000	20,000	
Miscellaneous	0	1,500	1,500	
Postage	0	200	200	
Office Supplies	0	2,000	2,000	
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management	0	625	2,500	\$208.33 X 12 Months
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ -</b>	<b>\$ 54,250</b>	<b>\$ 115,375</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	2,000	
Field Operations	0	0	0	
Import Fill Material	0	4,200,000	2,300,000	Import Fill Material
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ 4,202,000</b>	<b>\$ 2,304,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 4,256,250</b>	<b>\$ 2,419,375</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

Publication Date  
2023-08-01

Subcategory

PUBLIC NOTICE BY THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT OF  
  
THE INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND  
  
ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given to all owners of lands located within the boundaries of the Los Cayos Community Development District (the "District"), that the District's Board of Supervisors (the "Board") intends to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District.

The District's Board will hold a Public Hearing on August 16, 2023, at 9:45 a.m. in the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 the purpose of which is to receive public comment and consider the adoption of a resolution authorizing the District to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District. Such non-ad valorem assessments will be collected by the Miami-Dade County Tax Collector. Said Public Hearing may be continued, if necessary, to a time and date as specified on the record.

The non-ad valorem assessments anticipated to be levied commencing with the District's fiscal year 2022/2023 is estimated to be in the annual amounts of \$2,000 for townhome units, for the purpose of payment of long term bond indebtedness, which amounts, due to amortization may change from year to year, but levied for no more than thirty (30) years; and additionally in the annual amount of approximately \$400 per dwelling unit for the purpose of annual operation and maintenance and other lawful obligations to run and operate the District. The District's no-ad valorem assessments shall be subject to the same discounts and penalties and the issuance of tax certificates and tax deeds for nonpayment as ad valorem taxes. The non-payment of said non-ad valorem assessments will subject the property to the potential loss of title.

All affected property owners and interested parties have the right to and may appear at the Public Hearing to be heard regarding the District's use of the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, Florida Statutes, for such non-ad valorem assessments as may be levied by the District. All affected property owners and interested parties have the right to file written objections with the District's Manager, Special District Services, Inc., Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices") within 20 days of the first publication of this notice.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this Public Hearing, such person will need a record of the proceedings, and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, at their own expense, which record includes the testimony and evidence on which the appeal is based.

In accordance with Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the District Manager by calling (786) 347-2711 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the proceeding.



LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

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

7/18-25 8/1-8 23-27/0000673574M

## RESOLUTION NO. 2023-20

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE USE OF THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 197, *Florida Statutes*, provides for the usage by the Los Cayos Community Development District (the "District") of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, Chapter 197, *Florida Statutes*, sets forth certain requirements and procedures which have been implemented by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County, Florida for four (4) consecutive weeks prior to such hearing; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District, have determined that it is in the best interest of the District, for the District, to elect to use the uniform method for levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.
2. That the uniform method for levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, *Florida Statutes*, is hereby adopted for usage by the District.
3. That non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:
  - (a) Satisfying the lawful debt obligations of the District, and/or
  - (b) Financing, constructing, maintaining and servicing the Improvements within the District, and/or
  - (c) The administrative operation of the District, and/or

- (d) Such other lawful purposes which the District is empowered to provide as authorized by law.

4. That the uniform method for the levying, collecting and enforcing of non-ad valorem assessments now and in the future, shall, to the extent authorized by law, apply to all assessable lands in the District, and said boundaries of the District are described in attached **Exhibit "A"** which is incorporated herein and made a part hereof.

5. This resolution shall take effect immediately upon its adoption.

**THIS RESOLUTION PASSED AND WAS ADOPTED** this 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**LOS CAYOS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print name: \_\_\_\_\_  
Chairperson/Vice Chairperson

Publication Date  
2023-08-02

Subcategory

NOTICE OF HEARING TO LEVY AND

PROVIDE FOR THE COLLECTION AND

ENFORCEMENT OF NON-AD VALOREM

SPECIAL ASSESSMENTS

Notice is hereby given that the Board of Supervisors (the "Board") of the Los Cayos Community Development District (the "District") will conduct a Public Hearing to consider adoption of an assessment roll and the imposition of special assessments against certain properties within the boundaries of the District. The general location of the area to be assessed where the proposed public infrastructure improvements are to be located is within parcels of land in the District consisting of approximately 25.72 acres of land. The District is in the City of Homestead, Miami-Dade County, Florida (the "City" and "County", respectively), and is bounded by SW 172 Avenue on the west, State Road 821/ Homestead Extension of Florida's Turnpike on the north, Theoretical SW 169 Court on the east, and SW 336 Street on the south.

The purpose of the special assessments is to fund the cost of certain public infrastructure improvements to certain properties within the area described above. The nature of the proposed improvements generally consists of, but are not necessarily limited to, offsite roadway improvements including the payment by the District of road impact fees, stormwater management system, water distribution system including the payment by the District of connection charges relating thereto, sanitary sewer system including the payment by the District of connection charges relating thereto and other related improvements (the "Improvements"), which Improvements are described more particularly in the Engineer's Report, dated and accepted June 16, 2023, prepared by Alvarez Engineers, Inc., as may be amended and supplemented from time to time (collectively, the "Engineer's Report"), and the plans and specifications on file at the offices of Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"). A description of each property to be assessed and the amount to be assessed to each piece or parcel of assessable property is set forth in the Master Special Assessment Methodology Report, dated and accepted June 16, 2023, prepared by Special District Services, Inc., as may be amended and supplemented from time to time (the "Methodology Report"), which Methodology Report and Engineer's Report are on file and available for inspection at the District Offices.

A Public Hearing to receive comments from affected property owners as to the propriety and advisability of making such Improvements, as to the cost thereof, as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held in conjunction with the Regular Board Meeting on August 16, 2023, at 9:45 a.m., in the Lennar Homes Building located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

All affected property owners have a right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days of the publication of this Notice. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of direct and special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to



ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at 786-347-2711 Ext. 2011 and/or 877-737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT

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

8/2-9 23-13/0000676186M

## RESOLUTION NO. 2023-21

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE** Board of Supervisors (the "Board") of the Los Cayos Community Development District (the "District") as follows:

**Section 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

**Section 2. FINDINGS ASCERTAINMENTS AND DETERMINATIONS** The Board of the District hereby finds and determines as follows:

1. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, of the State of Florida ("State"), and was established by Ordinance No. 23-35 of the Board of County Commissioners of Miami-Dade County, Florida, enacted May 16, 2023 and effective May 26, 2023; and
2. The District is authorized by Chapter 190, *Florida Statutes*, to construct offsite roadway improvements, including the payment by the District of road impact fees, stormwater management system, water distribution system including the payment by the District of related connection charges, sanitary sewer system including the payment by the District of related connection charges and other related improvements to serve lands in the District (the "Improvements"); and
3. The District is authorized by Chapters 170 and 190, *Florida Statutes*, to levy non-ad valorem special assessments to pay all or any part of the cost of such improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, *Florida Statutes* (the "Special Assessment Bonds"); and
4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the "Engineer's Report" (as hereinafter defined) and in the plans and specifications on file at the offices of the District Manager located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, and The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"); (ii) all or a portion of the cost of the Improvements be assessed against the lands within the District specially benefited by the

Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and

5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and
6. As set forth in and pursuant to Resolution No. 2023-14, adopted by the Board on June 16, 2023 (the “Initial Assessment Resolution”), it is the Board’s intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and
7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series; and
8. The Board has expressed its intention to issue Special Assessment Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and
9. The Initial Assessment Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to its adoption, the requirements of Section 170.04, *Florida Statutes*, had been complied with; and
10. The Initial Assessment Resolution was published as required by Section 170.05, *Florida Statutes*. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Offices provided in paragraph 4, above; and
11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*; and
12. Pursuant to Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution No. 2023-16, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2023-16 further provided for notice of the public hearing to be provided by publication and mail; and
13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, *Florida Statutes*, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and
14. At the time and place specified in Resolution No. 2023-16 and in the notice referred to in paragraph 13 above, the Board met as an “Equalization Board”, conducted such public hearing and heard and considered all comments and

complaints as to the matters described in paragraph 12 above, and based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and

15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:
  - i. that the estimated costs of the Improvements is \$5,803,000, as specified in the Initial Assessment Resolution and in the District's Engineer's Report, dated and accepted on June 16, 2023, as may be revised (the "Engineer's Report"), a copy of which is attached hereto and incorporated herein as Exhibit "A", and that the amount of such costs is reasonable and proper;
  - ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Special Assessment Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the District's Master Special Assessment Methodology Report, dated and accepted June 16, 2023, as may be revised (the "Master Report"), a copy of which is attached hereto and incorporated herein as Exhibit "B", which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;
  - iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit "C", and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;
  - iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,
  - v. it is desirable and in the best interests of the District that the non-ad valorem special assessments be paid and collected as herein provided.

**Section 3. AUTHORIZATION OF DISTRICT IMPROVEMENTS.** The Improvements are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the Improvements to be made following the issuance of the Special Assessment Bonds.

**Section 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Improvements and the costs to be paid by non-ad valorem special assessments on all specially benefited properties within the District are set forth in Exhibits "A" and "B", respectively, hereto.

**Section 5. EQUALIZATION, APPROVAL, CONFIRMATION, AND LEVY OF SPECIAL ASSESSMENTS.** The Master Report is hereby approved and confirmed. The

non-ad valorem special assessment or assessments against each respective parcel shown on the final assessment roll, a copy of which is attached hereto and incorporated herein as Exhibit "C", are hereby equalized, approved, confirmed and levied, and together with interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on each such parcel until paid. Such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental ad valorem taxes and superior in dignity to all other liens, titles and claims as provided in Section 190.021(9), *Florida Statutes*. Immediately following the adoption of this Resolution these non-ad valorem special assessments, as reflected in Exhibit "B", attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The special assessment or special assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the liens of all state, county, district, municipal or other governmental taxes and superior in dignity to all other non-federal liens, titles, and claims. Prior to the issuance of any Special Assessment Bonds or any refunding bonds by the District, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of the Special Assessment Bonds or any refunding bonds by the District would result in a decrease of the special assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Special Assessment Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**Section 6. FINALIZATION OF NON-AD VALOREM SPECIAL ASSESSMENTS.** When all of the Improvements have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs, including financing costs thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each non-ad valorem special assessment for the Improvements, the difference between the non-ad valorem special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but, in no event shall the final amount of any such non-ad valorem special assessment exceed the amount of the benefits originally fixed, determined, ascertained, levied, imposed and assessed hereunder. In making such credits, no discount shall be granted nor credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of any such Improvements. Subject to the foregoing, such credits shall be entered in the "Improvement Lien Book." Once the final amount of non-ad valorem special assessments for all of the Improvements has been determined, the terms "special assessment", "non-ad valorem assessment" or "non-ad valorem special assessment" shall, with respect to each parcel, mean the sum of the costs of the Improvements.

**Section 7. PAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

1. All non-ad valorem special assessments shall be payable in no more than (30) annual installments, such installments to include principal and interest and be

payable at the same time and in the same manner as are ad valorem taxes as prescribed in Chapter 197, *Florida Statutes*.

2. The District may elect, pursuant to its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has timely taken, or will timely take, all necessary actions to comply with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and any applicable rules adopted pursuant thereto; and, on or prior to the date the Special Assessment Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of Miami-Dade County. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.
3. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment lien as provided for by law.

All special assessments may be prepaid, in whole or in part at any time, by payment in an amount equal to the principal amount of such prepayment, plus applicable interest accrued to that next interest payment date for the Bonds, which is more than forty-five (45) days after the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*, provided, however, that the owner of land subject to the Special Assessments may elect to waive such statutory right of prepayment. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

#### **Section 8. APPLICATION OF TRUE-UP PAYMENTS.**

There may be required from time to time certain true-up payments as specified in the Master Report and in agreement(s) between the District and the Landowner(s) of lands within the District.

The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

The foregoing is based on the District's understanding with Lennar Homes, LLC, that it intends to develop the lands within the District as described in the Master Report, as amended and supplemented by the District. In no event shall the District collect special assessments pursuant to this Resolution in excess of the total debt service related to Special Assessment Bonds issued to finance all or a portion of the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology in the Master Report to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate or reduce the special assessments accordingly. Further, upon the

District's review of the final plat for the developable acres, any unallocated special assessments shall become due and payable and must be paid prior to the District's approval of that plat.

The application of the monies received from true-up payments or special assessments to pay debt service on the Special Assessment Bonds, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for of the Special Assessment Bonds. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**Section 9. GOVERNMENTAL PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.**

Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the special assessments levied by the District pursuant to this Resolution. If at any time, any real property on which special assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity (without consent of such governmental unit or entity to the imposition of Assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable to the District immediately prior to such transfer without any further action of the District.

**Section 10. ASSESSMENT NOTICE.** The District's Secretary is hereby authorized to record, for of the Special Assessment Bonds, a general Notice of Assessments or Lien of Record relating the special assessments in the Official Records of Miami-Dade County, Florida.

**Section 11. SEVERABILITY.** If any section or part of a section of this resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**Section 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, only to the extent of such conflict, superseded, amended or repealed as the circumstances may require.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**LOS CAYOS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print name: \_\_\_\_\_  
Chairperson/Vice Chairperson

Attachments:

Exhibit “A” – Engineer’s Report, dated June 16, 2023

Exhibit “B” – Master Special Assessment Methodology Report, dated June 16, 2023

Exhibit “C” – Final Assessment Roll



**PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT**  
**(Los Cayos Fill Project)**

This Partial Assignment and Assumption Agreement ("Assignment") is made and entered into this 28 day of July, 2023, by and between:

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Homestead, Miami-Dade County, Florida, and whose mailing address is c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"); and

**LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126, its successors and assigns (the "Developer"); and

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration from the District to the Developer, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Partial Assignment.** The Developer hereby sells and assigns to the District any and all of their right title and interest in and to the portion of that certain WORK AGREEMENT NO. 16733992 SUPPLY PRO, dated April 26, 2023 TO LAND BASE MASTER TRADE PARTNER AGREEMENT, dated July 1, 2019, Vendor No. 454416 (the "Agreement"), between Lennar Homes, LLC and Downrite Engineering Corporation (the "Contractor"), limited to the purchase and delivery of shot rock import fill to the District located within the City of Homestead, Miami-Dade County, Florida, as set forth in Exhibit A and incorporated herein, together with any and all change orders, amendments, or modifications thereto to date. Such assignment further includes, to the extent capable of being assigned (a) all plans, specifications and other design and construction documents relating thereto; (b) all tests, records, licenses, permits, and authorizations obtained by or on behalf of the Developer, including those obtained from any federal, state, or local governmental entity relating to the assigned contract, to the improvements or to the lands upon which said improvements are to be designed, constructed, serviced, operated or maintained; (c) all bonds, guarantees, warranties and other undertakings covering the quality or performance of the work or the quality of the materials required by the assigned contract (such assigned contract and related rights to be referred to collectively herein as the "Contract Rights"). The District hereby assumes all of the rights, benefits, responsibilities and obligations of Developer under the assigned Contract Rights, subject to that which is provided in Exhibit A.

2. **Assumption.** Subject to the District receiving funding as provided below from the Developer for the assigned work hereunder in the amount (excludes 7% sales tax) of **SIX MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$6,500,000.00) DOLLARS** (the "Developer Funding Amount"), this Assignment shall be effective on said date of the Initial Developer Funding,

Partial Assignment and Assumption (Downrite Fill)  
Rev. 07-24-2023



as defined below (the "Effective Date") and as of said Effective Date, the District accepts the foregoing partial assignment and, in consideration thereof, to the fullest extent permitted by law, the District assumes and agrees to perform all obligations of the Developer, with respect to the assigned Contract Rights, that accrue or arise on or after the Effective Date within the scope of this Assignment. The amount set forth in this section is calculated (as provided in the Agreement) as \$5,854,430.80 for shot rock (excluding sales tax) plus approximately 10% contingencies (\$645,569.20) totaling the Developer Funding Amount. Prior to the District receiving first pay application or request for payment from the Contractor under the Contract Rights, Developer shall pay the District an initial installment of \$1,400,000 ("Initial Developer Funding"), unless the first pay application or request for payment from the Contractor is for an amount greater than the Initial Developer Funding, in which case Developer shall pay the District the greater amount reflected in the initial pay application or request for payment. Thereafter, Developer shall pay monthly installments to District of \$1,400,000, unless the import fill work slows (by Contractor) under the scope of the Agreement, in which case Developer shall pay the District the amount necessary so that District has a minimum \$1,400,000 in its account designated for payments to Contractor as provided herein and in the Agreement. If at any time the District requires Developer to make a payment in accordance with these terms, Developer shall do so within five (5) days of emailed notice from District to Developer. Until the Developer has paid the District the entirety of the Developer Funding Amount or the import fill portion of the Agreement is completed, the intent is that the Developer shall be make advance payments to the District so that the District has at least \$1,400,000 available and designated to pay Contractor prior to Contractor performing the work (delivering the import shot rock fill) under the assigned Contract Rights. All payments by the Developer to the District under this section shall be accounted for by the District and shall only be used to make payments to Contractor under the Agreement. Upon receipt of the amount set forth herein, District shall notify the Contractor that this Assignment is in place and effective. The District does not assume any obligation to pay sales tax, as it is a tax-exempt entity. Upon the Effective Date of the assignment and assumption of the Contract Rights, the Developer is released from the obligations under said Contract Rights described in Exhibit A that arise after the Effective Date; however, nothing herein shall be construed to release Developer from any obligation, to provide additional funding necessary to complete the Contract Rights.

3. Scope. The District accepts the portion of the Contract Rights as more specifically described and set forth in Exhibit A.

4. Interpretation. Nothing in this Assignment shall be interpreted or construed as a waiver of any Developer obligation to complete any public infrastructure improvements as or to be defined in any Engineer's Report accepted by the District Board of Supervisors, or acquisition agreement or completion agreement between the District and the Developer.

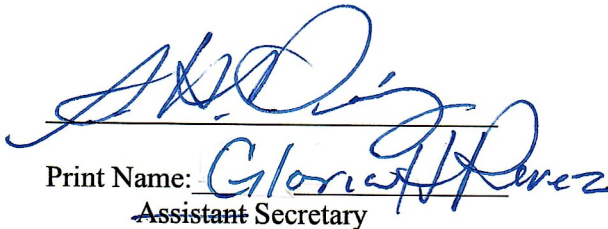
5. Third Party Consents. To the extent any third party consent is required for the assignment and assumption of any Contract Rights, such consent attached hereto as Exhibit B has been obtained.

6. Authority. Each person executing this Assignment on behalf of its respective party represents and warrants that he/she has the authority to execute and deliver this Assignment on behalf of his/her respective company, corporation, or entity.

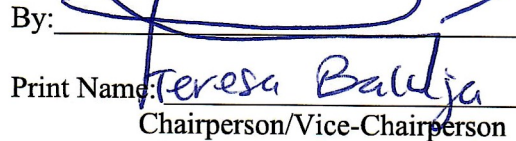
7. Miscellaneous. This Assignment shall be governed and interpreted in accordance with the laws of the State of Florida. This Assignment shall be binding upon each of the parties hereto and their permitted successors and assigns. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original and all of which when taken together shall constitute a single instrument.

**IN WITNESS WHEREOF**, the parties hereby execute this Assignment and further agree that it shall take effect as of the Effective Date first above written.

Attest:

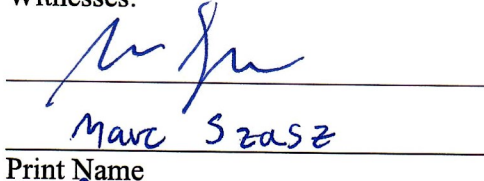
  
Print Name: Gloria H. Perez  
Assistant Secretary

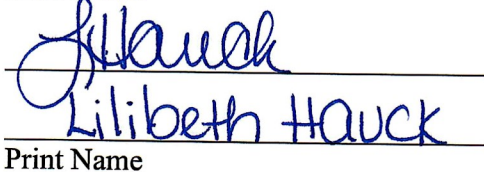
**LOS CAYOS COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Print Name: Teresa Baluja  
Chairperson/Vice-Chairperson

Date: July 28, 2023

Witnesses:

  
Print Name: Marc Szasz

  
Print Name: Lilibeth Hauck

**LENNAR HOMES, LLC, a Florida limited  
liability company**

By:   
Greg McPherson, Vice President

Date: July 28, 2023

### **Exhibit A - Contract Rights**

Those identified portions of that certain contract by and between Lennar Homes, LLC, as Owner, and Downrite Engineering Corporation, as Contractor, as follows:

WORK AGREEMENT NO. 16733992 SUPPLY PRO, dated April 26, 2023 TO LAND BASE MASTER TRADE PARTNER AGREEMENT, dated July 1, 2019, Vendor No. 454416, between Lennar Homes, LLC and Downrite Engineering Corporation, along with any applicable amendments and change orders (the "Agreement").

This Agreement above shall be partially assigned by Developer to District with respect to the cost of the import of shot rock material fill only, as specified in Exhibit "A" of the Agreement (the "Contract Rights").



## **Exhibit B - Third Party Consent to Partial Assignment and Amendment to Agreement**

### **Agreement:**

WORK AGREEMENT NO. 16733992 SUPPLY PRO, dated April 26, 2023 TO LAND BASE MASTER TRADE PARTNER AGREEMENT, dated July 1, 2019, Vendor No. 454416, between Lennar Homes, LLC and Downrite Engineering Corporation, along with any applicable amendments and change orders.

The undersigned, party to the above-described Agreement, hereby consents to the partial assignment of such Contract Rights as set forth in the preceding Exhibit A by Lennar Homes, LLC (the "Developer") to Los Cayos Community Development District (the "District") and to the District's assumption of such rights, benefits, responsibilities and obligations of Developer under such Agreement, as limited by Exhibit A, and hereby releases Developer from the obligations and liabilities under the above Agreement with respect to the Contract Rights only, as limited by the Partial Assignment to Assumption Agreement (Los Cayos Fill Project) between the District and the Developer (the "Assignment"). The undersigned further acknowledges and agrees to the Assignment and that the terms provided in the Assignment shall be applicable to the assigned Contract Rights and that the Assignment is not effective until such time as the District receives the required funding detailed in the Assignment for the assigned work.

The Contractor further agrees to an amendment to the above Agreement, with respect to the assigned Contract Rights only, as follows:

- A. Contractor shall report to the District Manager or her designee.
- B. Upon receipt of a notice to proceed (an "Order") from the District Manager of the District or his designee, Contractor shall commence to provide those materials requested in accordance with the specifications and the terms and conditions of the Agreement.
- C. All materials subject to this Agreement shall be transported F.O.B. destination. Contractor shall be responsible for any and all loss or damage to the materials until delivered to District at the F.O.B. destination set forth in the Order.
- D. All shipments of materials shall be made within five (5) days of the date of an Order, unless otherwise agreed to by the District. Contractor shall be responsible for all costs incurred or damages suffered by District, including, but not limited to, any excess transportation charges and other costs incurred to meet the specified delivery dates. District shall have no liability for payment for materials delivered that are in excess of quantities specified herein unless otherwise agreed to by the parties prior to shipment, and District's count shall be accepted as conclusive on all shipments not accompanied by a packing slip. Delivery shall not be deemed complete until materials have been

actually received and accepted by District. Contractor shall notify District promptly of any delays and any actual or potential labor disputes or other circumstances that are delaying or threaten to delay the timely performance of the Contract Rights assigned under the Agreement.

E. All materials are subject to District's right of inspection and rejection within a reasonable time after arrival at the ultimate destination. Payment for materials shall not be construed to be an acceptance thereof. Contractor shall promptly reimburse District for all expenses resulting from or associated with District's rejection of materials.

F. A completed Certificate of Entitlement for materials purchased by the District under this Agreement and for the purposes described herein is attached to and made a part of this Assignment as Exhibit C, and shall be a part of the Agreement, as it pertains to the Contract Rights.

G. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its agents, servants or employees arising from this contract or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Supplier, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes. The Contractor's consent to this Assignment shall obligate the Contractor to comply with the foregoing indemnification provision. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes. This and any other indemnification obligations provided for in the Agreement shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

H. Prior to any materials being delivered to District pursuant to the assigned Contract Rights, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the Los Cayos Community Development District (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

I. For purposes of Notice as set forth in the Agreement, notice to the District shall be sent in the manner provided in the Agreement to:



**DISTRICT:**                   **Los Cayos Community Development District**  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
Attention: District Manager

**With copy to:**           **District Counsel**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**J.     Public Records.**

(1) Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- (a) Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- (b) Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
- (d) Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request

from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

(2) Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**(3) IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**SPECIAL DISTRICT SERVICES, INC.  
2501A BURNS ROAD  
PALM BEACH GARDENS, FLORIDA 33401  
TELEPHONE: (561) 630-4922  
EMAIL: [GPerez@SDSINC.ORG](mailto:GPerez@SDSINC.ORG)**

K. E-Verify. Consultant, on behalf of itself and its contractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. Consultant further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. If the District has a good faith belief that the Consultant has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a contractor of the Consultant performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Consultant and order the Consultant to immediately terminate its contract with the contractor. Consultant shall be liable for any additional costs incurred by the District as a result of the termination of any contract,



including this Agreement, based on Consultant's failure to comply with the E-Verify requirements referenced in this Section.

L. The person executing this consent and amendment on behalf of its company, corporation, or other entity, represents and warrants that he/she has the authority to execute and deliver this consent on behalf of his/her respective company, corporation or other entity.

**DOWNRITE ENGINEERING CORPORATION**, a Florida corporation

By: [Signature]  
Name: SAM LOBUE  
Title: Pres.

Date: 7/28, 2023

**LENNAR HOMES, LLC**, a Florida limited liability company

By: [Signature]  
Greg McPherson, Vice President

Date: 7/28, 2023

Agreed to by the **LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**

[Signature]  
Teresa Baluja, Chairperson  
Board of Supervisors

Date: 7/28, 2023

**Exhibit C**

**Certificate of Entitlement**

### CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number \_\_\_\_\_, affirms that the tangible personal property purchased pursuant to Purchase Order Number \_\_\_\_\_ from \_\_\_\_\_ (Vendor) on or after \_\_\_\_\_ (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to contract # \_\_\_\_\_ with \_\_\_\_\_ (Name of Contractor) for the construction of \_\_\_\_\_.

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

***You must initial each of the following requirements.***

- \_\_\_\_\_ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- \_\_\_\_\_ 2. The vendor's invoice will be issued directly to Governmental Entity.
- \_\_\_\_\_ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- \_\_\_\_\_ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- \_\_\_\_\_ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony.

Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Purchaser's Name (Print or Type)

\_\_\_\_\_  
Date

Federal Employer Identification Number: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**You must attach a copy of the Purchase Order to this Certificate of Entitlement.**

Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records.

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2022/2023, 2023/2024 and 2024/2025  
With Two Year Option (2025/2026 and 2026/2027)  
Miami-Dade County, Florida**

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than September 27, 2023 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. REJECTION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit two (2) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Los Cayos Community Development District” on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**SECTION 15. REJECTION OF ALL PROPOSALS.** The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1.     *Ability of Personnel (10 Points).***

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

**2.     *Proposer's Experience (10 Points).***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3.     *Understanding of Scope of Work (10 Points).***

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4.     *Ability to Furnish the Required Services (10 Points).***

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5.     *Price (10 Points).***

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

# **RESPONSE TO REQUEST FOR DISTRICT ENGINEER QUALIFICATIONS**

## **LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT**

**Alvarez Engineers, Inc.  
8935 NW 35 Lane, Suite 101  
Doral, FL 33172  
(305)640-1345**

**July 19, 2023**



July 19, 2023

Ms. Gloria Perez, District Manager  
Los Cayos Community Development District  
c/o Special District Services, Inc.  
8785 SW 165 Avenue, Suite 200, Miami, FL 33193  
[gperez@sdsinc.org](mailto:gperez@sdsinc.org)

**Re.: Response to Request for District Engineer Qualifications for Los Cayos CDD**

Dear Ms. Perez,

Alvarez Engineers, Inc. is pleased to submit this proposal. Our firm is experienced and has the qualifications, personnel, and resources necessary to serve as District Engineer to Los Cayos Community Development District. Since 1998 our firm has been Engineering Consultant to over 70 Community Development Districts throughout Miami-Dade, Broward and Charlotte Counties which have issued more than \$1,600,000,000 in bonds for financing public infrastructure.


Alvarez Engineers is intimately familiar with the Los Cayos project. As Consulting Engineer, our firm assisted during the formation phase of the District by identifying and estimating the cost of the infrastructure to be financed with District-issued bonds. The results were summarized in an Engineer's Report that was presented to, and accepted by, the District's Board of Supervisors on June 16, 2023.

Alvarez Engineers, Inc., located in Doral, Florida, is a civil engineering firm organized as a Florida S-Corporation, and whose officers are Juan R. Alvarez and Marjorie Alvarez. For your consideration, I am enclosing Standard Form 330 which includes information regarding our corporation's personnel, qualifications, and experience. I have also included a list of references, and our hourly rate schedule.

Should Alvarez Engineers be selected to serve as District Engineer, I will be serving as the firm's Principal Officer. I will be the primary contact to handle District meetings, construction services and other engineering tasks, with the support of our staff listed in Standard Form 330. Alvarez Engineers is willing to meet time and budget requirements for Los Cayos, and our recent, current, and projected workload will not hinder us from providing the required services.

Please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com), if you have any questions or require additional information.

Sincerely,  
Alvarez Engineers, Inc.

DocuSigned by:  
  
91E21FBBCEDD4E0...  
Juan R. Alvarez, P.E.  
President

# ARCHITECT-ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Los Cayos CDD (Miami-Dade County, Florida)

2. PUBLIC NOTICE DATE

06/29/2023

3. SOLICITATION OR PROJECT NUMBER

670481M

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Juan R. Alvarez, P.E., President

5. NAME OF FIRM

Alvarez Engineers, Inc.

6. TELEPHONE NUMBER

305-640-1345

7. FAX NUMBER

305-640-1346

8. E-MAIL ADDRESS

Juan.Alvarez@Alvarezeng.com

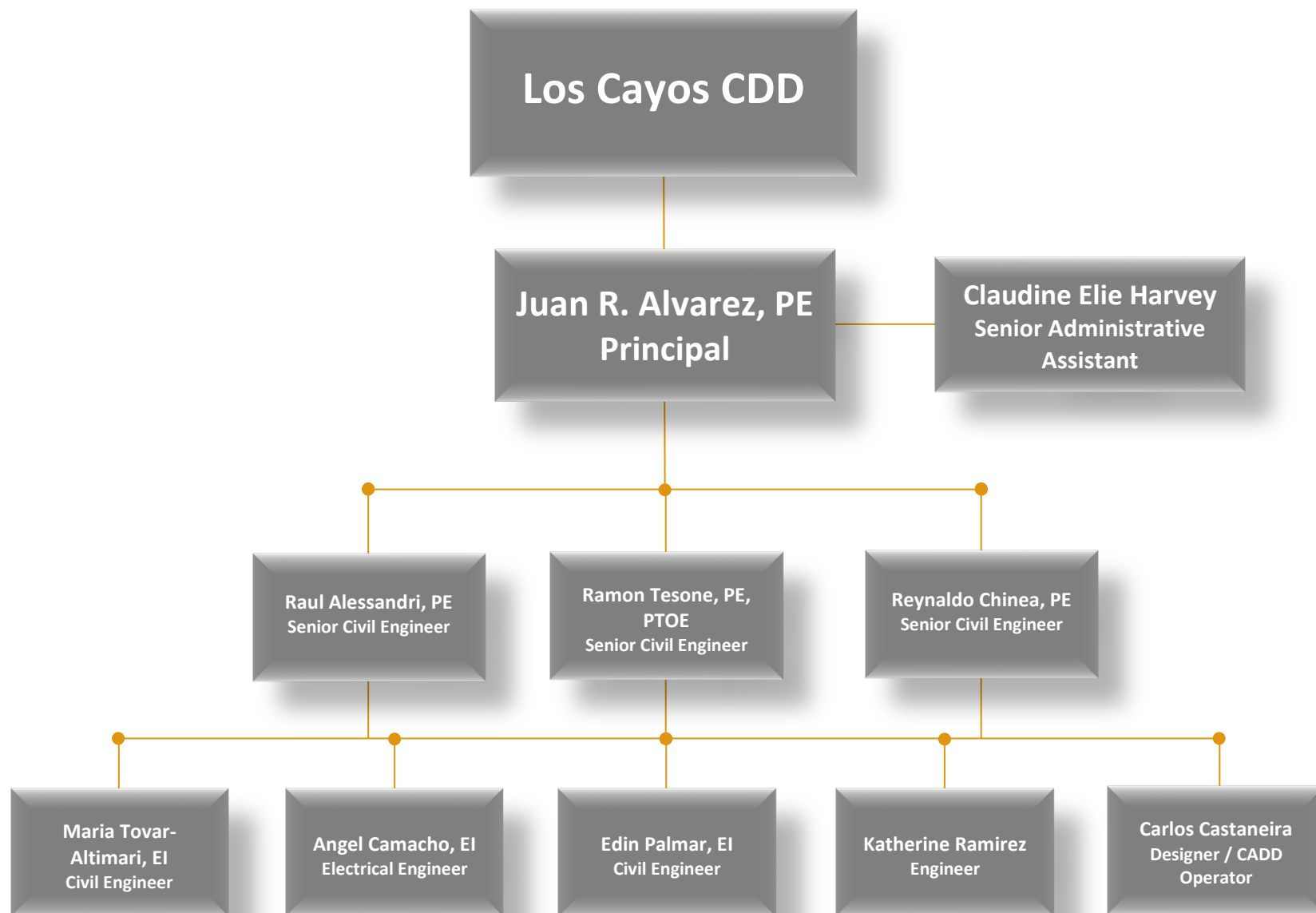
### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	✓				Alvarez Engineers, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	8935 NW 35 Lane, Suite 101 Doral, FL 33172	District Engineer
b.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME Juan R. Alvarez, P.E	13. ROLE IN THIS CONTRACT Principal / District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 43	b. WITH CURRENT FIRM 28
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, Florida)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering B.S. in Architectural Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #38522	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> National Society of Professional Engineers; Florida Engineering Society; American Society of Civil Engineers			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral CDD (City of Doral, Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development / Estimated Cost: \$168,000,000. Role: District Engineer / Professional services: 2006 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Beacon Tradeport CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 377 gross-acre industrial and commercial development which includes Dolphin Mall and a 1,282 space parking garage / Estimated cost: \$90,000,000 Role: District Engineer / Professional services: 1998 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral CDD (City of Doral, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development. The development offers residential, retail, office and industrial uses / Estimated cost: \$75,000,000 Role: District Engineer / Professional services: 2005 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Centre Lake CDD (Town of Miami Lakes, Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 142.67 acre residential development, which will give access and service to 256 single family units and 226 townhomes. / Estimated cost: \$48,433,917 Role: District Engineer / Professional services: 2015 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Two Lakes CDD (City of Hialeah, Miami-Dade County)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 221.58 acre residential development, which will give access and service to 396 single family homes, and 1,273 townhomes and 335 Villas. / Estimated cost: \$66,541,617 Role: District Engineer / Professional services: 2016 - present		



**Education**

B.S., Civil Engineering,  
University of Miami, 1979

B.S., Architectural  
Engineering,  
University of Miami, 1979

**Registrations**

Professional Engineer  
Florida # 38522

**Professional  
Affiliations**

National Society of  
Professional  
Engineers

Florida Engineering  
Society

**Office Location**

8935 NW 35 Lane  
Suite 101  
Doral, FL 33172

**Employment with  
Alvarez Engineers**

1996 – Present

Mr. Alvarez is the founder and President of Alvarez Engineers, a company specializing in Civil Engineering, with offices in Miami, Florida. He has had extensive experience in the past 40 years in the fields of Highway Design, Land Development, Community Development Districts, Stormwater Management Systems and Architectural Engineering projects.

Alvarez Engineers, under the leadership of Mr. Alvarez, has been providing Highway Design engineering services to the Florida Department of Transportation continuously for over 24 years in Miami-Dade and Monroe counties. Alvarez Engineers has acquired extensive experience designing numerous other roadway projects of varying sizes for the Consultant Management and Drainage divisions of FDOT, including Drainage, Signing and Pavement Marking, Signalization and Street Lighting located from the rural highways in the Lower Keys to the highly-urbanized area of Downtown Miami.

Mr. Alvarez’ experience has enabled him to successfully complete and coordinate projects with agencies such as the Florida Department of Transportation, Miami-Dade County Expressway Authority, Miami-Dade Public Works, Miami-Dade DERM, Miami Dade WASD, South Florida Water Management District, the United States Army Corps of Engineers, the Department of Environmental Protection, Southwest Florida Water Management District, Saint Johns River Water Management District, the City of Miami, the City of Miami Beach, the City of North Miami, Surfside, Hallandale Beach and others.

CDD project experience includes on-going services as District Engineer for:

**Princeton Commons CDD – Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 87 townhomes on 9.84 acres. Client: Princeton Commons CDD. District Manager: Governmental Management Services. (2023 – Present)

**Aventura Isles CDD – Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 166 townhomes, and 487 single family homes on 148.15 acres. Client: Aventura Isles CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2022 – Present)

**Biscayne Drive Estates CDD – Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 148 single family units within 64.02 acres. Client: Biscayne Drive Estates CDD. District Manager: Governmental Management Services. (2021 – Present)

**Griffin Lakes CDD – City of Dania Beach, Broward County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 427 townhomes on 33.62 acres. Client: Griffin Lakes CDD. District Manager: Governmental Management Services. (2021 – Present)

**Merrick Square CDD – Broward County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 211 townhomes on 23.50 acres. Client: Merrick Square CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2021 – Present)

**Bauer Drive CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 105 townhomes on 13.85 acres. Client: Bauer Drive CDD. District Manager: Governmental Management Services. (2021 – Present)

**Silver Palms West CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 183 single family homes, 253 villas, and 217 townhomes on 79.27 acres. Client: Silver Palms West CDD. District Manager: Governmental

Management Services. (2021 – Present)

**Solterra CDD – Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 87 affordable townhomes, 413 townhomes, and 400 single family units on 160.95 acres. Client: Solterra CDD. District Manager: Governmental Management Services. (2021 – Present)

**Westview North CDD – Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 102 single family homes, 346 villa units, and 285 townhomes on 88.12 acres. Client: Westview North CDD. District Manager: Governmental Management Services. (2021 – Present)

**Homestead 50 CDD – Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 117 single family units, 183 townhomes on 51.8 acres. Client: Homestead 50 CDD. District Manager: Governmental Management Services. (2021 – Present)

**Vizcaya in Kendall CDD – Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 297 single family units, 19 live/work units, and 470 townhomes on 160 acres. Client: Vizcaya in Kendall CDD. District Manager: Governmental Management Services. (2020 – Present)

**Pine Isle CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 57 single family units, 211 villa units, and 188 townhomes on 45.10 acres. Client: Pine Isle CDD. District Manager: Governmental Management Services. (2020 – Present)

**Crystal Cay CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 32 single family units, 153 townhomes and 140 townhomes-villas on 60.31 acres. Client: Crystal Cay CDD. District Manager: Governmental Management Services. (2020 – Present)

**Botaniko CDD – City of Weston, Broward County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 125 single family homes on 116.93 acres. Client: Botaniko CDD. District Manager: Governmental Management Services. (2020 – Present)

**Sawyer's Landing CDD – City of Miami, Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to an 18-story, 578-apartment unit residential/commercial building with a 955-space public parking garage on 3.42 acres. Client: Sawyer's Landing CDD. District Manager: Governmental Management Services. (2019 – Present)

**Kingman Gate CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 117 single family units, 349 townhomes and 304 villas on 79.62 acres. Client: Kingman Gate CDD. District Manager: Governmental Management Services. (2019 – Present)

**Century Park South CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 156 condominiums and 121 townhomes on 18.73 acres. Client: Century Park South CDD. District Manager: Special District Services, Inc. (2019 – Present)

**Hemingway Point CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 321 single family homes on 57.6 acres. Client: Hemingway Point CDD.

District Manager: Governmental Management Services. (2018 – Present)

**Waterstone CDD – Saint Lucie County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 544 single family homes and 176 multifamily units on 240.07 acres. Client: Waterstone CDD. District Manager: Governmental Management Services. (2018 – Present)

**Quail Roost CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 85 single family units on 33.08 acres. Client: Quail Roost CDD. District Manager: Governmental Management Services. (2018 – Present)

**San Simeon CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 55 single family units and 647 townhomes, for a total of 702 residential units on 181.35 acres. Client: San Simeon CDD. District Manager: Governmental Management Services. (2018 – Present)

**Century Park Place CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 122 townhomes on 9.58 acres. Client: Century Park Place CDD. District Manager: Special District Services, Inc. (2017 – Present)

**Downtown Doral South CDD – City of Doral, Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to single family units, 557 townhomes and 398 multi-family units on 123.39 acres. Client: Downtown Doral South CDD. District Manager: Governmental Management Services. (2016 – Present)

**Oakridge CDD - City of Hollywood, Broward County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to single family units on 242.80 acres. Client: Oakridge CDD. District Manager: Governmental Management Services. (2016 – Present)

**Two Lakes CDD - City of Hialeah, Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 203 single family units, 256 townhomes, and 506 villas on 130.14 acres. Client: Two Lakes CDD. District Manager: Special District Services, Inc. (2016 – Present)

**Oleta River CDD - City of North Miami, Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 3,755 residential units, 560 Assisted/Independent Unit Facilities, condominium units, 150 hotel rooms, and approximately 1,491,256 square feet of commercial, office, vehicle sales and display, institutional and/or retail space on 183.55 acres. Client: Oleta River CDD. District Manager: Governmental Management Services. (2016 – Present)

**Centre Lake CDD - Town of Miami Lakes, Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 256 single family units and 226 townhomes on 142.67 acres. Client: Centre Lake CDD. District Manager: Governmental Management Services. (2016 – Present)

**Coco Palms CDD - Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 181 single family units, 309 townhomes and 253 villas homes on 91.43 acres. Client: Coco Palms CDD. District Manager: Special District Services, Inc. (2014 – Present)

**Bonterra CDD – City of Hialeah, Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 858 residential units on 109 acres. Client: Bonterra CDD. District Manager: Inframark Infrastructure Management Services. (2015 – 2019)

**Lakes by the Bay South CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to single family and multi-family units on 516 acres. Client: Lakes by the Bay South CDD. District Manager: Governmental Management Services. (2015 – Present)

**South Kendall CDD – Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 155 homes on 54.30 acres. Client: South Kendall CDD. District Manager: Governmental Management Services. (2013 – Present)

**Academical Village CDD – Town of Davie, Broward County, FL.** District Engineer overseeing the development of the infrastructure on a university campus on 39.54 acres. Client: Academical Village CDD. District Manager: Governmental Management Services. (2010 – Present).

**Hollywood Beach CDD 1 – City of Hollywood Beach, Broward County, FL.** District Engineer overseeing the development of the infrastructure of a guest room hotel building with a public and guest parking garage on 5.13 acres. Client: Hollywood Beach CDD 1. District Manager: Governmental Management Services. (2011 – Present).

**Spicewood CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure on 77.72 acres. Client: Spicewood CDD. District Manager: Inframark Infrastructure Management Services. (2011 – Present)

**Midtown Miami CDD, City of Miami, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to residential and commercial units on 56 acres. Client: Midtown Miami CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2010 – Present).

**Meadow Pines CDD, City of Pembroke Pines, Broward County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 812 townhouses on 123.30 acres. Client: Meadow Pines CDD. District Manager: Special District Services, Inc. (2009 – 2010).

**Stonegate CDD, City of Homestead, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 1,055 dwelling units on 137 acres. Client: Stonegate CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2008 – Present).

**Palace at Coral Gables CDD, City of Coral Gables, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 243 independent and assisted living units, approximately 9,314 sf of retail space in the residential building and 3,654 sf in the parking, and 564 parking stalls (337 public and 227 private) on 2.5 acres. Client: The Palace Group CDD. District Manager: The Palace Management. (2008 – Present).

**Trails at Monterey CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure. The infrastructure is a network of roadway, drainage, water and sanitary sewer systems on 92.47 acres. Client: Trails at Monterey CDD. District Manager: Special District Services, Inc. (2008 – Present).

**Crestview West CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 114 single family units on 25.26 acres. Client: Crestview West CDD. District Manager: Special District Services, Inc. (2008 – Present).

**Venetian Parc CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 604



residential units on 122 acres. Client: Venetian Parc CDD. District Manager: Special District Services, Inc. (2007 – Present).

**Keys Edge CDD, Florida City, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 174 townhomes, 624 villas and 389 “zero lot line” residential units for a total of 1,187 dwelling units on 81.84 acres. Client: Keys Edge CDD. District Manager: Special District Services, Inc. (2007 – Present).

**Century Gardens at Tamiami CDD, Miami Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 844 residential units on 121 acres. Client: Century Gardens at Tamiami CDD. District Manager: Special District Services, Inc. (2007 – Present).

**The Village at Gulfstream Park CDD, Broward County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 1,500 multi-family dwelling units, a hotel, 750,000 square feet of retail space, 140,000 square feet of office space, and a movie theater on 54.60 acres. Client: The Village at Gulfstream Park CDD. District Manager: PFM Group Consulting LLC. (2007 – Present).

**Majorca Isles CDD, City of Miami Gardens, Miami-Dade County FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 594 single family dwelling units on 60.13 acres. Client: Majorca Isles CDD. District Manager: Governmental Management Services. (2007 – Present).

**Coconut Cay CDD, City of Miami Gardens, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 543 single family dwelling units on 108 acres. Client: Coconut Cay CDD. District Manager: Governmental Management Services. (2007 – Present).

**Enclave at Black Point Marina CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 240 single family units on 50.38 acres. Client: Enclave at Black Point Marina CDD. District Manager: Governmental Management Services. (2007 – Present).

**Walnut Creek CDD, City of Hallandale, Broward County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 759 single family dwellings and 153 villas/townhomes on 227 acres. Client: Walnut Creek CDD. District Manager: Special District Services, Inc. (2007 - 2012).

**Downtown Doral CDD, City of Doral, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to construct 2,840 residential units, as well as 650,000 SF of retail and office space, and 100,000 SF of civic space dwelling units on 90.30 acres. Client: Downtown Doral CDD. District Manager: Governmental Management Services. (2006 – Present).

**Grand Bay at Doral CDD, City of Doral, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 2,469 residential units, 148 units of workshop, and 1,489 rental units on 334.48 acres. Client: Grand Bay at Doral CDD. District Manager: Special District Services, Inc. (2006 – Present).

**Century Gardens Village CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 272 dwellings on 38.25 acres of land. Client: Century Gardens Village CDD. District Manager: Special District Services, Inc. (2006 – Present).

**Lake Frances CDD, Miami-Dade County, FL.** District Engineer overseeing the

development of the infrastructure that will give access and service to 143 single family dwelling units on 47.89 acres of land. Client: Lake Frances CDD. District Manager: Special District Services, Inc. (2006 – Present).

**Fontainebleau Lakes CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to construct 1,386 mid-rise condominium units, 238 courtyard units and 212 townhomes on 272.12 acres of land. Client: Fontainebleau Lakes CDD. District Manager: Special District Services, Inc. (2006 – Present).

**South-Dade Venture CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 2,274 dwellings on 389 acres of land. Client: South Dade Venture CDD. District Manager: Governmental Management Services. (2006 – Present).

**Coronado CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 327 condominium dwelling units on 17.41 acres of land. Client: Coronado CDD. District Manager: Special District Services, Inc. (2006 – Present).

**Waterford Estates CDD, Charlotte County, FL.** District engineer overseeing the development of the infrastructure that will give service to 211 single family units, 266 duplexes and 224 quadruplex dwellings on 193 acres of land. Client: Waterford Estates CDD. District Manager: Governmental Management Services. (2006 – Present).

**Crestview II CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give service to 120 single family units on 30 acres of land. Client: Crestview II CDD. District Manager: Special District Services, Inc. (2005 – Present).

**Keys Cove II CDD, City of Homestead, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 523 townhomes and 406 executive townhomes on 84 acres of land. Client: Keys Cove II CDD. District Manager: Special District Services, Inc. (2005 – Present).

**Coral Keys Homes CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 614 residential units on 43.27 acres of land. Client: Coral Keys Homes CDD. District Manager: Governmental Management Services. (2005 – Present).

**Landmark at Doral CDD, City of Doral, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 1,100 residential units, 94,700 SF of retail space, 93,346 SF of office and 180,000 SF of flex office space on 118 acres of land. Client: Landmark at Doral CDD. District Manager: Wrathell, Hunt & Associates, LLC. (2005 – Present).

**Summerville CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 111 townhouses and 156 single family residences on 47.88 acres of land. Client: Summerville CDD. District Manager: Special District Services, Inc. (2004 – Present).

**Islands at Doral Townhomes CDD, City of Doral, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 145 townhomes on 20 acres of land. Client: Islands at Doral Townhomes CDD. District Manager: Governmental Management Services. (2004 – Present).

**Keys Cove CDD, City of Homestead, Miami-Dade County, FL.** District engineer overseeing the development of the infrastructure that will give access

and service to 398 villas and 576 courtyard condominiums on 72.41 acres of land. Client: Keys Cove CDD. District Manager: Special District Services, Inc. (2004 – Present).

**Kendall Breeze West CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 208 townhouse units on 26.34 acres of land. Client: Kendall Breeze West CDD. District Manager: Special District Services, Inc. (2004 – Present).

**Valencia Acres CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 144 single family dwelling units 63.89 acres of land. Client: Valencia Acres CDD. District Manager: Special District Services, Inc. (2004 – Present).

**Bluewaters CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 246 single family dwelling units and 230 townhomes on 80 acres of land. Client: Bluewaters CDD. District Manager: Special District Services, Inc. (2003 – Present).

**Cutler Cay CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 505 single family units 215.34 acres of land. Client: Cutler Cay CDD. District Manager: Special District Services, Inc. (2003 – Present).

**Islands at Doral III CDD, City of Doral, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 771 three story garden dwelling units, 720 townhomes and 227 single family residences on 262 acres of land. Client: Islands at Doral III CDD. District Manager: Governmental Management Services. (2003 – Present).

**Tree Island Estates CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 178 single family dwellings and 96 townhouses on 86 acres of land. Client: Tree Island Estates CDD. District Manager: Special District Services, Inc. (2003 – Present).

**Islands at Doral NE CDD, City of Doral, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 66 single family dwellings, 125 townhomes and 340 condominium residences on 71.70 acres of land. Client: Islands at Doral NE CDD. District Manager: Special District Services, Inc. (2003 – Present).

**Century Gardens CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 330 family dwelling units on 76.11 acres of land. Client: Century Gardens CDD. District Manager: Special District Services, Inc. (2003 – Present).

**Sausalito Bay CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 225 single family dwellings and 204 townhouses on 104 acres of land. Client: Sausalito Bay CDD. District Manager: Special District Services, Inc. (2002 – Present).

**Islands at Doral SW CDD, City of Doral, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 101 single family dwellings and 563 townhouses on 108 acres of land. Client: Islands at Doral SW CDD. District Manager: Special District Services, Inc. (2002 – Present).

**Venetian Isles CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 358 single family dwellings and 216 townhouses on 127.52 acres of land. Client: Venetian Isles CDD. District Manager: Special District Services, Inc. (2002 – Present).

**Pentathlon CDD, Miami-Dade County, FL.** District Engineer overseeing the

development of the infrastructure that will give access and service to 514 single family dwellings on 95.12 acres of land. Client: Pentathlon CDD. District Manager: Special District Services, Inc. (2002 – Present).

**Kendall Breeze CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 129 single family dwellings and 650 townhouses on 90 acres of land. Client: Kendall Breeze CDD. District Manager: Special District Services, Inc. (2002 – Present).

**Beacon Lakes CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to the industrial and commercial buildings on 478 acres of land. Client: Beacon Lakes CDD. District Manager: Inframark Infrastructure Management Services. (2002 – Present).

**Century Parc CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to 692 condominium units and 74 townhomes on 48 acres of land. Client: Century Parc CDD. District Manager: Special District Services, Inc. (2001 – Present).

**Beacon Tradeport CDD, Miami-Dade County, FL.** District Engineer overseeing the development of the infrastructure that will give access and service to industrial and commercial buildings within the development on 377 acres of land. Client: Beacon Tradeport CDD. District Manager: Governmental Management Services (1998 – Present).

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Raul E. Alessandri, P.E.	Senior Civil Engineer	a. TOTAL 35	b. WITH CURRENT FIRM 24
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B. S. School of Engineering and Applied Science Masters Business Administration		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #75506	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> American Society of Civil Engineers; National Society of Professional Engineers; Florida Engineering Society; MOT / TTC Advanced Certification			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> SR-860 / Miami Gardens Dr. at Biscayne Blvd., (City of Miami Gardens, Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Intersection Safety Improvement project including horizontal alignment correction along Miami Gardens Drive, milling and resurfacing, addition of a pedestrian crosswalk, replacement of one traffic signal structure and addition of back plates, modification of lighting, and signing and pavement marking. Responsibilities: design of roadway, signing and pavement marking, signalization and lighting. Client: FDOT D6, Cost: \$ 805,632 / 2016- 2018. <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / SE 2nd Ave., from SE 2nd St. to SE 4th St.	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE RRR and safety project for a 3-lane urban roadway; compliance with ADA accessibility standards. Design of roadway, signing and pavement marking, signalization and lighting / Construction Cost: \$1,701,482 (estimated) Role: Lighting and Signalization Engineer of Record Professional Services: 2014 - 2017 <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-932 / NW 103 St. / W 49th St., from W 12th Ave. to E 5th Ave (City of Hialeah, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Safety improvement project, for a 2.24 mile, 6-lane divided urban principal arterial with three lanes in each direction. Design of roadway, SPM and signalization / Construction Cost: \$728,967 (estimated) Role: Project Manager and Engineer of Record Professional Services: 2015 - 2016 <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100 St. (Miami Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Intersection safety project to improve the horizontal alignment for 0.5 mile of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting. Construction cost: \$2,635,893 (estimated) Role: Project Manager and Engineer of Record Professional Services: 12/2013 – 2015 <input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / Ovs. Hwy. from W. of Indies Dr. (MM 27.4) to W. of Ships Way (MM 29.5) / (Monroe County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i> 2015
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Restoration, Rehabilitation and Resurfacing of a 2-lane, 2 mile undivided rural road. Design of roadway and signing and pavement markings. Construction Cost: \$1,483,128 Role: Project Engineer Professional Services: 2011 - 2013 <input checked="" type="checkbox"/> Check if project performed with current firm		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Reynaldo Chinae, P.E.	Senior Civil Engineer	a. TOTAL 35	b. WITH CURRENT FIRM 24
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering M.S. in Regional Development and Population		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer #58579	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> The Irrigation Association; Colegio Cubano de Ingeniero Agrónomos; MOT / TTC Advanced Certification			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> Downtown Doral CDD (City of Doral, Florida)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Downtown Doral, a 90.3 acre commercial and residential development. / Estimated Cost: \$42,405,843 Role: Senior Civil Engineer / Professional services: 2006 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was established for the purpose of financing, acquiring or constructing, maintaining and operating the public portion of the parking garage, which is part of the infrastructure necessary to support the Project. It covers 5.13 acres, includes a 17-story, 347 guest room hotel building with a public and guest parking garage / Estimated Cost: \$28,395,000 Role: Senior Civil Engineer / Professional services: 2011 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Islands at Doral III CDD (City of Doral, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Islands at Doral III, a 262 acre residential development. Estimated Cost: \$27,741,113 Role: Senior Civil Engineer / Professional services: 2003 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Century Gardens at Tamiami CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Gardens at Tamiami, a 121 acre residential development. Estimated Cost: \$22,272,000 Role: Senior Civil Engineer / Professional services: 2007 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Crestview West CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The Crestview West Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Crestview West, a 25.26 acre residential development. / Estimated Cost: \$4,114,740 Role: Senior Civil Engineer / Professional services: 2008 - present		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Ramon Tesone, P.E., PTOE	Senior Civil Engineer	a. TOTAL 24	b. WITH CURRENT FIRM 19
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Florida Professional Engineer # 56070 PTOE # 2803	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Professional Traffic Operations Engineer Certification; MOT / TTC Advanced Certification			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> SR-A1A/ Indian Creek Drive from Abbott Ave to 63 Street (0.6 miles), (Miami Beach, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Pavement rehabilitation project that consisted of milling and resurfacing, reconstruction of existing substandard pedestrian ramps, upgrade of three signalized intersections with video detection and provision of full pedestrian actuation, and signing and pavement marking improvements. Role: Engineer of Record for the Roadway and Signalization.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 973 / NW 87 Ave at NW 7 Street (0.3 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Safety project to widen NW 87th Ave to provide an auxiliary right turn lane to NW 7 St. The project also included providing drainage French drains, replacement of mast arms at two intersections and signing and pavement marking improvements. Role: Engineer of Record for the Roadway, Drainage and Signing and Pavement Markings.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 826 / Palmetto Expressway Ramps and Frontage Road (1.3 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm RRR project to rehabilitate five ramps and a frontage road on the SR 826 system. The project included roadway resurfacing, shoulder widening, providing a bicycle lane along the frontage road, and miscellaneous drainage, signalization and signing and pavement markings improvements. Role: Engineer of Record for the Roadway, Drainage, SPM and Signalization improvements.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-959 / SW 57 Ave., from SW 24 St. to SW 8 St. (1.1 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm widening project from 2 lanes to 3 lanes which includes sidewalk reconstruction, drainage improvements, signing and pavement markings, signalization and lighting improvements. The lighting included installation of a new lighting system with decorative poles. Role: Engineer of Record for the Signalization and Lighting improvements.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR 9 / NW 27 Ave from N. of NW 141 St. to I-95 Park & Ride On-Ramp (2.1 miles), MDC, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Resurfacing project of a 4-lane divided arterial which included cross slope correction, addition of bicycle lanes, ADA improvements, signalization, lighting and upgrades to bridge railings. Role: Engineer of Record (EOR) for the Roadway, SPM, Lighting and Signalization.		



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Maria Tovar- Altimari, E.I.	Civil Engineer	a. TOTAL 12	b. WITH CURRENT FIRM 12
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> MOT / TTC Advanced Certification			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> SR-932 / NW 103 St. / W. 49 St., from W. 12 Ave. to E 5 Ave. (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Safety improvement project, for a 2.24 mile, 6-lane divided urban principal arterial with three lanes in each direction. Design of roadway, SPM and signalization./ Construction Cost: \$728,967 (estimated) Role: Engineering Technician responsible for the design of roadway signing and pavement marking Professional Services: 2015 - Present		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy. at SR-9 / SW 27 Ave. (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i> 2015
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection improvements on a 6-lane divided urban road including roadway resurfacing, pavement widening, cross slope correction, roadside safety improvement, signing and pavement marking, signalization upgrades per safety. Construction Cost: \$1,061,110 Role: Engineering Technician preparing report and performed QAQC / Professional Services: 2012 - 2014		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100 St. (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection safety project to improve the horizontal alignment of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting. / Construction Cost: \$2,635,893 (estimated). Role: Engineering Technician responsible for the design of signing and for QAQC / Professional Services: 2013-2015		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-994 / SW 186 St., from E. of SR-821 Florida's Turnpike to W. of SR-5/US1/S. Dixie / (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i> 2015
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Ride rehabilitation project with ADA improvements and utility adjustments for a 5-lane 1 mile undivided roadway. Construction Cost: \$485,546 Role: Engineering Technician responsible for QAQC/ Professional Services: 2012 - 2014		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-9 / NW 27th Ave., from NW 141st St. to I-95 On-Ramp (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i> 2015
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Resurfacing project for a 4-lane 2.1 mile divided roadway; design included roadway, signing and pavement marking, signalization and lighting. / Construction Cost: \$2,431,819 Role: Engineering Technician responsible for QAQC / Professional Services: 2012 - 2014		



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Angel Camacho, E.I., E.E.	Electrical Engineer	a. TOTAL 5	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Electrical Engineering M.A. in Engineering Management		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> NW 122 Ave., from NW 25 St. to NW 41 St. (1.0 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Construction of a new urban 2-lane road. Shop drawing review and approval. Responsibilities: review of shop drawings, inspections, permit coordination, utility coordination, responded to request for information, coordinated and performed inspections, design of fencing plan per FDOT specs, maintenance coordination. Role: Engineering Technician. Design Dates: 06/2018 – Present.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-A1A / Collins Ave. at 79 St., City of Miami Beach, Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection Safety Improvement project to add crosswalks and a signal. Design of roadway, SPM and signalization. Responsibilities: design of signalization. Role: Engineering Technician. Design Dates: 10/2017 – 01/2019.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / S. Dixie Hwy. at SW 127 Ave./SW 232 St. (0.14 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection safety improvements including milling and resurfacing, modification of traffic separator, replacement of one traffic signal structure and addition of signal back plates. Responsibilities: design of signalization: addition of new loop window and pull boxes, update of runs for conduits, and relocation of existing lighting conduit in conflict with new location of mast arm. Client: FDOT D6, Role: Engineering Technician. Design Dates: 2/2017 – 01/2019.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-817 / NW 27 Ave. from NW 171 St. to NW 177 St. (0.38 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Pedestrian safety improvement project. Design of roadway, SPM, signalization and lighting. Responsibilities: post design: revision for relocation mast arm. Client: FDOT D6. Design Dates: 12/2015 – 07/2017. Post Design services in 2018. Role: Engineering Technician.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100 St. (0.5 mile), Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection safety project to improve the horizontal alignment of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting. Responsibilities: post design: revision of plans; field reviews for RFIs and location pull boxes for video camera; addition of video detection camera and zones, and blue toad to signalization plans. Client: FDOT D6, Design Dates: 12/2013 – 12/2016. Role: post design: Engineering Technician.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Edin Palmar, E.I.	Civil Engineer	a. TOTAL 3	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> Kendall Breeze CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Kendall Breeze, a 90 acre residential development / Estimated Cost: \$5,866,000 Professional services: 2002 - present Role: Civil Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i> South Kendall CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of South Kendall, a 54.3 acre residential development / Estimated Cost: \$10,805,000 Professional services: 2013 - present Role: Civil Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i> NW 105 St and NW 112 Ave (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design of new signalized intersection at NW 105 St and NW 112 Ave. Project included milling and resurfacing, construction of pedestrian ramps, signing and pavement markings and signalization Professional services: 2020 - present Role: Civil Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i> SW 320 St and SW 162 Ave (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design of new signalized intersection at SW 320 St and SW 162 Ave. Project included milling and resurfacing, roadway widening to accommodate a left turn bay, signing and pavement markings and signalization. Professional services: 2020 - present Role: Civil Engineer		
(1) TITLE AND LOCATION <i>(City and State)</i> SW 344 St and SW 13 Ave (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design of new signalized intersection for the roundabout. Project included milling and resurfacing, roadway widening to accommodate a left turn bay, and signing and pavement markings. Responsibilities: Design of roadway, signing and pavement markings. Professional services: 04/2019 – Present / Role: Civil Engineer		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Katherine Ramirez	Engineer	a. TOTAL 4	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S. in Petroleum Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Century Gardens at Tamiami CDD (Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Gardens at Tamiami, a 121 acre residential development. Estimated Cost: \$22,272,000 Role: Civil Engineer / Professional services: 2022 - present		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Islands at Doral III CDD (City of Doral, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Islands at Doral III, a 262 acre residential development. Estimated Cost: \$27,741,113 Role: Civil Engineer / Professional services: 2022 - present		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Cutler Cay CDD (Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Cutler Cay, a 215.34 acre residential development. Estimated Cost: \$13,580,000 Role: Civil Engineer / Professional services: 2022 - present		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Kendall Breeze CDD (Miami-Dade County)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Kendall Breeze, a 90 acre residential development. Estimated Cost: \$5,866,000 Role: Civil Engineer / Professional services: 2022 - present		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Century Parc CDD (Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The CDD was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Century Parc, a 48 acre residential development. Estimated Cost: \$5,449,000 Role: Civil Engineer / Professional services: 2022 - present		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Carlos Castaneira	Designer and CADD Operator	a. TOTAL 35	b. WITH CURRENT FIRM 13
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (City of Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> A.A. in Architecture		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> NW 110 Ave at NW 14 St. and NW 17 St. (0.72 mile) (City of Sweetwater, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Roadway construction project including environmental, road compaction, widening, bike lanes, sidewalks, curb and gutter, continuous storm drain system, water and sewer, signing and pavement marking, lighting and landscape. Responsibilities: design of roadway, SPM, lighting and W&S plans. Client: Beacon Tradeport CDD. Role: Senior CAD Designer. Estimated cost: \$2M.		
(1) TITLE AND LOCATION <i>(City and State)</i> NE 16 Ave. Corridor, from NE 123 St. to NE 35 St. (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Reconstruction of a 2-lane 0.76 mile roadway, which includes striped center turn lane, sidewalks, curb & gutter, bike lanes, continuous storm drainage system, pavement markings and signage, signal modifications, landscaping. Estimated construction cost: \$3.6M Role: Designer and CADD Operator		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy., from C-100A Canal to SW 100th St. (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection safety project to improve the horizontal alignment of US-1 and create an auxiliary lane on the NB direction. Design of roadway, SPM, signalization and lighting Estimated construction cost: \$2.6M Role: Designer and CADD Operator		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie Hwy. at SR-9 / SW 27th Ave. (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i> 2015
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection improvements on a 6-lane divided urban road including roadway resurfacing, pavement widening, cross slope correction, roadside safety improvement, signing and pavement marking, signalization upgrades per safety. Estimated construction cost: \$1.0M Role: Designer and CADD Operator		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / US-1 / S. Dixie at SW 211 St. / SW 117 Ave. (Miami-Dade County, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i> 2015
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Scope: Intersection Safety improvements project, design of roadway, signing and pavement marking, signalization and lighting. Design of roadway, SPM, signalization and lighting Estimated construction Cost: \$264,539 Role: Designer and CADD Operator		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Claudine Elie Harvey	Senior Administrative Assistant	a. TOTAL 25	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alvarez Engineers, Inc. (Doral, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.A. Business Administration (Marketing and International Business)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral CDD (City of Doral, Miami Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development / Estimated Cost: \$168,000,000. Role: Senior Executive Assistant / Professional services: 2006 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Landmark at Doral CDD (City of Doral, Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development. The development offers residential, retail, office and industrial uses / Estimated cost: \$75,000,000 Role: Senior Executive Assistant / Professional services: 2005 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Two Lakes CDD (City of Hialeah, Miami-Dade County)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 221.58 acre residential development, which will give access and service to 396 single family homes, and 1,273 townhomes and 335 Villas. / Estimated cost: \$66,541,617 Role: Senior Executive Assistant / Professional services: 2016 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the public portion of the garage which is part of the infrastructure necessary to support the Project. / Estimated cost: \$28,395,000 Role: Senior Executive Assistant / Professional services: 2011 - present		
(1) TITLE AND LOCATION <i>(City and State)</i> Silver Palms West CDD (Miami-Dade County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 79.27 acre residential development, which will give access and service to 253 villas, 217 townhomes and 183 single family units. / Estimated cost: \$24,483,225 Role: Senior Executive Assistant / Professional services: 2021 - present		



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i> Grand Bay at Doral Community Development District (City of Doral, Miami-Dade County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Grand Bay at Doral CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

The Grand Bay at Doral Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Grand Bay at Doral, a 334 acre residential development located in the City of Doral in Miami-Dade County, Florida. The development offers single family dwellings and includes 3 phases.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 2,469 residential units, 148 units of workshop, and 1,489 rental units.

Estimated Cost: \$ 168,600,000

District Engineer currently overseeing the development of the infrastructure (2006 to present).



#### 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i> Fontainebleau Lakes Community Development District (Miami-Dade County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Fontainebleau Lakes CDD	b. POINT OF CONTACT NAME Armando Silva, SDS Inc.	c. POINT OF CONTACT TELEPHONE NUMBER (561) 630-4922
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

District Engineer currently overseeing the development of the infrastructure.

The Fontainebleau Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Fontainebleau Lakes, a 272 acre residential development located in Miami-Dade County, Florida. The development offers mid-rise condominium units, courtyard units and townhomes.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to construct 1,386 mid-rise condominium units, 238 courtyard units and 212 townhomes.

Estimated Cost: \$ 104,323,000



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION *(City and State)*

Lakes by the Bay South Community Development District  
 (Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Lakes by the Bay South CDD

b. POINT OF CONTACT NAME

Luis Hernandez, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Lakes by the Bay South Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Lakes by the Bay South, a 516.54 acre residential development located in Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to residential units.

Estimated Cost: \$ 99,416,450

District Engineer currently overseeing the development of the infrastructure (2015 to present).



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION *(City and State)*

Downtown Doral South Community Development District  
 (City of Doral, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Downtown Doral South CDD

b. POINT OF CONTACT NAME

Rich Hans, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Downtown Doral South Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Downtown Doral, a 129.93 acre residential and a 6.54-acre commercial tract development located in the City of Doral, Miami-Dade County, Florida.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to 343 single family units, 557 townhomes and 398 multi-family units for a total of 1,298 residential units, and a commercial development.

Estimated Cost: \$ 99,210,955.

District Engineer currently overseeing the development of the infrastructure (2016 to present).



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION *(City and State)*

Midtown Miami Community Development District  
 (City of Miami, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Midtown Miami CDD

b. POINT OF CONTACT NAME

Greg Wrathell, Wrathell, Hunt & Associates

c. POINT OF CONTACT TELEPHONE NUMBER

(561) 571-0010

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

District Engineer currently overseeing the development of the infrastructure.

The District financed the construction of a network of roadways within the boundaries of the District as well as improvements to offsite roads adjacent to the development. The District also financed portions of three public garages, water and sanitary sewer systems, stormwater management systems, landscaping, streetscaping, irrigation, a public plaza and miscellaneous public improvements, such as utility undergrounding and signalization for a 56 acre development located in the city of Miami, Miami-Dade County, Florida. The 56 gross acres include residential and commercial areas.

The infrastructure is a network of roadway, stormwater management, sanitary sewer, and water systems that will give access and service to the industrial and commercial buildings within the development.

Estimated Cost: \$ 77,535,000



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
Landmark at Doral Community Development District (City of Doral, Miami-Dade County, FL)	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

## 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Landmark at Doral CDD	Craig Wrathell, Wrathell, Hunt & Associates	(561) 571-0010

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Landmark at Doral Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Landmark at Doral, a 118 acre mixed use development located in the City of Doral, Miami-Dade County, Florida. The development offers residential, retail, office and industrial uses.

The infrastructure is a network of roadway, parking garage, drainage, water, sanitary sewer systems and outdoor recreational areas that will give access and service to 1,100 residential units, 94,700 SF of retail space, 93,346 SF of office and 180,000 SF of flex office space.

Estimated Cost: \$ 75,000,000

District Engineer currently overseeing the development of the infrastructure (2005 to present).



## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION *(City and State)*

Two Lakes Community Development District  
 (City of Hialeah, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Two Lakes CDD

b. POINT OF CONTACT NAME

Armando Silva, SDS Inc.

c. POINT OF CONTACT TELEPHONE NUMBER

(561) 630-4922

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Two Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Two Lakes, a 221.58 acre residential development located in the City of Hialeah, Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 396 single family homes and 1,273 townhomes and villas.

Estimated Cost: \$ 66,541,617

District Engineer currently overseeing the development of the infrastructure (2016 to present).



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION *(City and State)*

Beacon Lakes Community Development District  
 (Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

2019

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Beacon Lakes CDD

b. POINT OF CONTACT NAME

Ken Cassell, Inframark

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 753-5841

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Beacon Lakes Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for a 522 acre development located in Northwest Miami-Dade County, Florida. The infrastructure is a network of roadway, stormwater management, sanitary sewer, and water systems that will give access and service to the industrial and commercial area.

Estimated Cost: \$ 63,000,000

District Engineer currently overseeing the development of the infrastructure (2002 to present).



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

21. TITLE AND LOCATION *(City and State)*

Centre Lake Community Development District  
 (Town of Miami Lakes, Miami-Dade County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Centre Lake CDD

b. POINT OF CONTACT NAME

Luis Hernandez, GMS-SF, LLC

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Centre Lake Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure at Centre Lake, a 142.67 acre residential development located in the Town of Miami Lakes, Miami-Dade County, Florida.

The infrastructure is a network of roadway, drainage, water and sanitary sewer systems that will give access and service to 256 single family units and 226 townhomes.

Estimated Cost: \$ 48,433,917

District Engineer currently overseeing the development of the infrastructure (2015 to present).



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 8935 NW 35 Lane, Suite 101 Doral, Florida	(3) ROLE CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION *(City and State)*

Silver Palms West Community Development District Miami-Dade County, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Silver Palms West CDD

b. POINT OF CONTACT NAME

Luis Hernandez, GMS SFL

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Silver Palms West Community Development District was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure of Silver Palms West, a 79.27 acre residential development located in Miami-Dade County, Florida.

The infrastructure is a network of roadway, stormwater management, water and sanitary sewer systems that will give access and service to 253 villas, 217 townhome units, and 183 single family units.

Estimated Cost: \$ 24,483,225.

District Engineer currently overseeing the development of the infrastructure (2021 to present).



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alvarez Engineers, Inc.	Doral, Florida	CDD District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Juan R. Alvarez, P.E.	District Engineer	X	X	X	X	X	X	X	X	X	X
Raul Alessandri, P.E.	Senior Civil Engineer					X					
Reynaldo China, P.E.	Senior Civil Engineer	X	X	X	X	X	X	X	X	X	X
Ramon Tesone, P.E., PTOE	Senior Civil Engineer					X					
Angel Camacho, E.I.	Electrical Engineer					X	X		X		
Maria Tovar-Altimari, E.I.	Civil Engineer										
Edin Palmar, E.I.	Civil Engineer										
Katherine Ramirez	Engineer	X	X	X	X	X	X	X	X	X	X
Carlos Castaneira	CADD Designer	X	X	X	X	X	X	X	X	X	X
Claudine Elie Harvey	Senior Administrative Assistant	X	X	X	X	X	X	X	X	X	X

**29. EXAMPLE PROJECTS KEY**

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	Grand Bay at Doral CDD	6	Landmark at Doral CDD
2	Fontainebleau Lakes CDD	7	Two Lakes CDD
3	Lakes by the Bay South CDD	8	Beacon Lakes CDD
4	Downtown Doral South CDD	9	Centre Lake CDD
5	Midtown Miami CDD	10	Silver Palms West CDD



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**H. ADDITIONAL INFORMATION**

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30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alvarez Engineers, Inc. is a Civil Engineering Consulting Firm specializing in Land Development, Highway Design, Drainage, Stormwater Management, Environmental Permits, Signing & Pavement Markings, Signalization, and Lighting.

Established in 1995 by Juan R. Alvarez, P.E., Alvarez Engineers is a Florida corporation organized in Miami-Dade, Florida with offices in the City of Doral. We pride ourselves in being highly qualified, efficient, flexible and with a focus on teamwork. Since our inception we have experienced continued success with state and local government agencies and private sector businesses covering well over 100,000 acres of land. Alvarez Engineers has built strong professional relationships through a company-wide commitment to excellence, professional integrity and focus on our clients' needs.

Since 1998 our firm has been Engineering Consultant to over 70 Community Development Districts in Miami-Dade County which have issued more than \$1.6 Billion in bonds for financing public infrastructure to serve over 50,000 homes.

We are able to engage and complete major projects due to the high level of preparation of our staff, its diligence, work discipline, and most importantly, its capacity to work with other firms by paying special attention to interpersonal relationships with co-workers and members of the team.

Areas of Expertise:

- (1) Site Development and Parking Lot Design
- (2) Water Distribution and Sanitary Sewage Collection
- (3) Minor and Major Highway Design
- (4) Roadway Signing, Pavement Marking and Channelization
- (5) Roadway Lighting
- (6) Roadway Signalization
- (7) General Civil Engineering for planning and conceptual studies, permitting and construction administration

Insurance:

Alvarez Engineers' current General Liability insurance is at \$2,000,000 and current Professional Liability insurance is at \$2,000,000.

Business Ethics:

Alvarez Engineers adheres to the highest standards of business ethics and has never been the subject of a judicial investigation.

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**I. AUTHORIZED REPRESENTATIVE**

*The foregoing is a statement of facts.*

31. SIGNATURE

DocuSigned by:



32. DATE

7/19/2023

33. NAME AND TITLE

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Juan R. Alvarez, P.E., President



## **References**

Mr. Rich Hans  
Governmental Management Services-South Florida  
5385 N. Nob Hill Road  
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(954) 721-8681

Mr. Craig Wrathell  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
(561) 571-0010

Mr. Ken Cassell  
Inframark  
210 N. University Drive, Suite 702  
Coral Springs, FL 33071  
(954) 753-5841

**Schedule "A"****Alvarez Engineers, Inc.****2023 Hourly Personnel Billing Rates**

<b>Principal</b> .....	\$ 220.00 / Hour
Professional Engineer with 20+ years of post-registration experience	
<b>Senior Engineer</b> .....	\$ 185.00 / Hour
Professional Engineer with 10+ years of post-registration experience	
<b>Engineer 2</b> .....	\$ 160.00 / Hour
Professional Engineer with 5+ years of post-registration experience	
<b>Engineer 1</b> .....	\$ 140.00 / Hour
Professional Engineer with 0+ years of post-registration experience	
<b>Electrical Engineer</b> .....	\$ 135.00 / Hour
Electrical Engineer with 2+ years of post-graduate experience	
<b>Engineer Intern</b> .....	\$ 130.00 / Hour
Entry level with engineering degree; Engineering Intern License	
<b>Senior Designer</b> .....	\$ 110.00 / Hour
15+ years of design experience, non-registered	
<b>CADD/Computer Technician</b> .....	\$ 100.00 / Hour
Design and Drafting with 1+ year of experience	
<b>Senior Engineering Technician</b> .....	\$ 95.00 / Hour
5+ years of experience	
<b>Engineering Technician</b> .....	\$ 90.00 / Hour
Entry level, with 0-4 years of experience	
<b>Senior Administrative</b> .....	\$ 95.00 / Hour
Degreed executive assistant with 8+ years of experience	
<b>Administrative</b> .....	\$ 60.00 / Hour
Secretary / Clerical	

\*Billing Rates subject to change on the anniversary of this agreement

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: July 20, 2023

RE: 2023 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2023 – 134, Laws of Florida (SB 346).** The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”<sup>1</sup> of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

**2. Chapter 2023 – 17, Laws of Florida (SB 102).** The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

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<sup>1</sup> The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

**3. Chapter 2023 – 31, Laws of Florida (SB 1604).** The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

**4. Chapter 2023 – 28, Laws of Florida (HB 3).** This legislation codifies and extends the policy adopted by the Trustees<sup>2</sup> requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors<sup>3</sup>. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

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<sup>2</sup> The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

<sup>3</sup> The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity<sup>4</sup> and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers<sup>5</sup> from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond<sup>6</sup>, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

**5. Chapter 2023 – 32, Laws of Florida (SB 258).** The legislation bans the use of prohibited applications<sup>7</sup> on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

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<sup>4</sup> The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

<sup>5</sup> Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

<sup>6</sup> An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

<sup>7</sup> A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer's records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS' publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

**6. Chapter 2023 – 33, Laws of Florida (SB 264).** The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern<sup>8</sup>. The law further prohibits a foreign principal<sup>9</sup> from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People's Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

**7. Chapter 2023 – 264, Laws of Florida (SB 7008).** The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

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<sup>8</sup> The People's Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People's Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

<sup>9</sup> "Foreign principal" means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.



- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

**8. Chapter 2023 – 75, Laws of Florida (HB 7007).** The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.