



**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
SEPTEMBER 1, 2026
7:00 P.M.**

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

www.islandsatdoralnecdd.org

786.347.2711 Telephone
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AGENDA
ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park – 2nd Floor Conference Room
11400 NW 82nd Street
Doral, Florida 33178
SPECIAL BOARD MEETING & PUBLIC HEARING
September 1, 2026
7:00 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions to Agenda
- E.** Comments from the Public for Items Not on the Agenda
- F.** Approval of Minutes
 - 1. May 12, 2026 Regular Board Meeting Minutes.....Page 2
- G.** Public Hearing
 - 1. Consider Resolution No. 2026-02 – Resetting Public Hearing for Fiscal Year 2026/2027 Budget.....Page 7
 - 2. Proof of Publication.....Page 9
 - 3. Receive Public Comments Fiscal Year 2026/2027 Final Budget
 - 4. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 10
- H.** New Business
 - 1. Consider Approval of 2nd Amendment to Maintenance Agreement Between Master Association and District.....Page 17
 - 2. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule....Page 28
 - 3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 30
 - 4. Accept and Receive the 2026 Annual Engineers Report.....Page 35
 - 5. Professional Engineer Review of RFQ Engineer Response Submittals, Ranking and Selection.....Page 44
- I.** Old Business
 - 1. Update on the Sidewalk Projects in Mediterranean.....Page 84
- J.** Administrative Matters
 - 1. Financial Update.....Page 87
 - 2. Miami-Dade County Supervisor of Elections 2026 Election Qualified Candidate Website Results
 - 3. Reminder of Required 2025 Annual Four [4] Hours of Ethics Training
- K.** District Counsel Report
 - 1. Legislative Update.....Page 91
- L.** Board Member/Staff Comments and Requests
- M.** Adjourn

Publication Date
2026-08-19

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Special Board Meeting of the
Islands at Doral (NE) Community Development District

The Board of Supervisors (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on September 1, 2026, at 7:00 p.m., or as soon thereafter as can be heard, in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.islandsatdoralnecdd.org) or by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. 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 as required, 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 this Public Hearing and Special 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.

Islands at Doral (NE) Community Development District
www.islandsatdoralnecdd.org

PUBLISH: MIAMI HERALD 08/12/26 & 08/19/26

IPL0364663

Aug 12,19 2026

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 12, 2026**

A. CALL TO ORDER

The May 12, 2026, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:03 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia and Supervisors Dunia Cuneo (via phone) and Denis Schiavi constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez of the following additions to the agenda:

Administrative Matters

- I.3. 2026 General Election and Candidate Qualifying Period Information
- I.4. 2025 Form 1 – Statement of Financial Interests

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

There were no comments at this time.

F. APPROVAL OF MINUTES

1. October 14, 2025, Regular Board Meeting

The minutes of October 14, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed approving the minutes of the October 14, 2025, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Update Regarding Master Association Response and/or Actions Regarding Current Maintenance Agreement and 2nd Amendment

Mrs. Fernandez Perez advised that she was working on finalizing the 2nd Amendment that awaiting information and/or response from the Association Counsel, further noting that she would follow up on this item.

2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mrs. Perez presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez presented Resolution No. 2025-10, entitled:

RESOLUTION 2025-10

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE.

Debt Service Assessment

Mrs. Perez advised that the Debt Service Assessment remained unchanged from last year. As structured, the refunding results in a large balloon payment of **\$2,225,000** due at maturity in **2029**. At that time, a new loan may or may not be required.

By continuing to collect the pre-refunding assessment rates, bond principal prepayments can be made, which will substantially reduce any financing needed at maturity. A prepayment of **\$150,000** was made in **November 2025**. As a result, the projected 2029 balloon payment has been reduced and is currently estimated at **\$880,000**.

Administrative and Maintenance Assessments

The proposed **Administrative Budget** is slightly higher than last year.

The **Maintenance Budget** has increased substantially due to the District assuming full maintenance responsibilities effective **FY 2025/2026**. These responsibilities include maintenance of District-owned roadways, the stormwater management system and related operating costs, and newly added sidewalks.

Fund Balance and Carryover

The estimated available fund balance projected as of **September 30, 2026**, is approximately **\$75,000**, assuming no unforeseen expenditures occur. No carryover balance was applied to the FY 2026/2027 budget.

To mitigate the impact of this increase and avoid an increase to the assessment, a carryover balance of \$33,300 has been applied

Assessment Notice Requirement

Because the overall proposed assessment for **FY 2026/2027** is **less than the FY 2025/2026 assessment**, statutory letters to property owners **will not be required**.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Garcia and unanimously passed adopting Resolution No. 2026-01, as presented, approving a Proposed Budget for FY 2026/2027 and setting the Public Hearing for finalization for August 11, 2026, at 7:00 p.m. at the Doral Legacy Park, 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178; and further authorizing the advertisement as required.

3. Consider Billing Cochran Rate Adjustment

Presented in the meeting materials was the Billing Cochran Rate Adjustment Request letter raising the current rates as follows:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and passed unanimously approving the Billing Cochran rate adjustments, as presented.

4. Consider Alvarez Engineers' Rate Adjustment

This item was tabled until a future meeting.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously directing District management to prepare an RFQ for District Engineering Services and authorizing the advertisement of same.

5. Consider Alvarez Engineers' ArcGIS Proposal

This item was tabled until a future meeting.

6. Consider Raptor Proposal for Issuance of Stormwater Management System Class V Permit and Rate Sheet

Mrs. Perez advised the Board of the new Miami-Dade County Stormwater Management Class V Permit requirements, which changes the process in which district can provide stormwater management services within Miami-Dade County, now requiring the issuance of this permit.

Mrs. Perez added that districts can no longer provide stormwater management cleaning services and/or repairs without said permit and the corresponding service reports to be issued. She recommends that the District engage the service of a licensed and insured contractor to secured a qualified contractor for the length of the permit (and extensions if applicable) and having them issue the permit and provide the required reports on behalf of the District (copying the District for District records) as part of their agreement responsibilities.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Schiavi and passed unanimously approving the Raptor Vac Systems' proposal for the qualification and issuance of the required Miami-Dade County Class V Permit, further approving the provided itemized pricing; and simultaneously, directing District Counsel to prepare an electronic approval agreement and directing District management to execute on behalf of the District.

7. Consider Raptor Proposal for Phase 1

Presented in the meeting materials was a map prepared by the District Engineer that provides the 5-Year Storm Drainage System cleaning and CCTV for the catch basins, pipes and replacement of baffles, as deemed necessary. For this project, the District has been divided into five (5) phases in which each phase represents a year; at the end of the five years, the District Engineer can certify that the District has complied with the requirement. Raptor is recommending the commencement of the work during the months of *November 2026, December 2026 and/or January 2027*, to avoid an escalated price due to water levels and the dewatering process.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Garcia and passed unanimously approving the agreement between the District and Raptor Vac Systems in the amount of \$35,980 for the cleaning of the catch basins and pipelines within the designated area within Phase 1 and as further specified in the proposal dated May 5, 2026, and pursuant to the District Engineer plans and specifications.

8. Sidewalk Maintenance Repairs & Replacements

a. Consider Florida Sidewalk Solutions Repair Proposal

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and passed unanimously approving the Florida Sidewalk Solutions proposal for sidewalk repairs for the discounted amount, if approved prior to May 31, 2026, of \$11,745 for the corrections of 115 areas.

b. Consider Florida Sidewalk Replacement Proposal

- **Consider Acceptance and Receipt of District Engineer Sidewalk Replacement Detail**

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously approving the Southern Asphalt Engineering in the amount of \$5,685 accepting and receiving the District Engineer Sidewalk Replacement Detail; further directing District Counsel to prepare an agreement and directing District management to execute same on behalf of the District.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement. She pointed out that the available funds as of April 30, 2026, were \$205,286.96..

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and passed unanimously ratifying and approving the financial statement, as presented.

2. Qualified Elector (Registered Voter) Certification Announcement

Mrs. Perez announced that the District requested and received the Miami-Dade County Supervisor of Elections certified elector count identifying 862 registered voters who reside within the District as of April 29, 2026, and presented the same in the meeting materials.

3. 2026 General Election and Candidate Qualifying Period

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections' website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

CHR	Seat 1 Jesus Arias	Expires 2026 <i>appointed on 4/03/2019</i>
AS	Seat 2 Denis Schiavi	Expires 2026 <i>appointed on 5/14/2024</i>
AS	Seat 5 Dunia Cuneo	Expires 2026

4. 2025 Form 1 – Statement of Financial Interests

Mrs. Perez advised the Board that for this year's filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file completed Form 1 through their local Supervisor of Elections' office.

J. DISTRICT COUNSEL REPORT

There was no District Counsel Report at this time.

K. BOARD MEMBER/STAFF COMMENTS

There were no further Board Member or Staff comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Arias, seconded by Supervisor Garcia and passed unanimously adjourning the Regular Board Meeting at 7:37 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ISLANDS AT DORAL-NE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-01 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2026/2027 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral-NE Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 12, 2026, at a duly noticed public meeting, the District’s Board of Supervisors (the “**Board**”) adopted Resolution 2026-01, setting a public hearing for consideration and approval of the District’s proposed budget for Fiscal Year 2026/2027, for August 11, 2026; and

WHEREAS, due to the lack of a quorum for the public hearing previously scheduled for August 11, 2026, the District Manager rescheduled the public hearing to September 1, 2026, and authorized the proper District officials to publish the statutory notice required in accordance with Chapter 120, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ISLANDS AT DORAL-NE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the public hearing, and the District Secretary in publishing the notices of the public hearing are hereby ratified. Resolution No. 2026-01 is hereby amended to change the date and time of the Public Hearing to September 1, 2026 at 7:00 p.m. in the Doral Legacy Park 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Final Fiscal Year 2026/2027 Budget.

SECTION 2. RESOLUTION 2026-01 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-01 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED, ADOPTED and EFFECTIVE this 1st day of September, 2026.

ATTEST:

**ISLANDS AT DORAL-NE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Publication Date
2026-08-19

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Special Board Meeting of the
Islands at Doral (NE) Community Development District

The Board of Supervisors (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on September 1, 2026, at 7:00 p.m., or as soon thereafter as can be heard, in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.islandsatdoralnecdd.org) or by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any other business which may properly come before it. 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 as required, 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 this Public Hearing and Special 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.

Islands at Doral (NE) Community Development District
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PUBLISH: MIAMI HERALD 08/12/26 & 08/19/26
IPL0364663
Aug 12,19 2026

RESOLUTION NO. 2026-03

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 1st day of September, 2026.

ATTEST:

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (NE)
Community Development District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	89,662
Maintenance Assessments	105,859
Debt Assessments	554,723
Interest Income	1,200
TOTAL REVENUES	\$ 751,444
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	63,508
Stormwater Management/Reserve	37,000
Storm Drainage/Class V Permit	3,500
Field Operations	1,500
Sidewalks Maintenance	15,000
Engineering/Inspections	4,000
TOTAL MAINTENANCE EXPENDITURES	\$ 129,508
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	35,232
Secretarial	4,200
Legal	11,500
Assessment Roll	7,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	4,000
Miscellaneous	800
Postage	425
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 88,782
TOTAL EXPENDITURES	\$ 218,290
REVENUES LESS EXPENDITURES	\$ 533,154
Bond Payments	(524,213)
BALANCE	\$ 8,941
County Appraiser & Tax Collector Fee	(14,080)
Discounts For Early Payments	(28,161)
EXCESS/ (SHORTFALL)	\$ (33,300)
Carryover From Prior Year	33,300
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	90,665	89,705	89,662	Expenditures Less Interest & Carryover (40%)/.94
Maintenance Assessments	8,537	105,859	105,859	Expenditures & Carryover (60%) / .94
Debt Assessments	554,722	554,723	554,723	Bond Payments/.94
Interest Income	6,703	960	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 660,627	\$ 751,247	\$ 751,444	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,000	5,000	No Change From 2025/2026 Budget
Roadway Maintenance/Reserve	0	63,508	63,508	No Change From 2025/2026 Budget
Stormwater Management/Reserve	0	22,000	37,000	\$15,000 Increase From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Field Operations	0	1,500	1,500	No Change From 2025/2026 Budget
Sidewalks Maintenance	0	0	15,000	Sidewalks Maintenance
Engineering/Inspections	3,947	4,000	4,000	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 3,947	\$ 99,508	\$ 129,508	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	5,000	5,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	214	400	400	Projected At 8% Of Supervisor Fees
Management	33,348	34,308	35,232	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	13,137	10,500	11,500	\$1,000 Increase From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	7,300	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,769
Legal Advertisements	4,173	3,500	4,000	\$500 Increase From 2025/2026 Budget
Miscellaneous	803	800	800	No Change From 2025/2026 Budget
Postage	1,422	450	425	\$25 Decrease From 2025/2026 Budget
Office Supplies	1,024	450	450	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,246	4,100	4,200	\$100 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 86,400	\$ 85,283	\$ 88,782	
TOTAL EXPENDITURES	\$ 90,347	\$ 184,791	\$ 218,290	
REVENUES LESS EXPENDITURES	\$ 570,280	\$ 566,456	\$ 533,154	
Bond Payments	(530,049)	(524,213)	(524,213)	2027 Principal & Interest Payments
BALANCE	\$ 40,231	\$ 42,243	\$ 8,941	
County Appraiser & Tax Collector Fee	(6,303)	(14,081)	(14,080)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(22,696)	(28,162)	(28,161)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,232	\$ -	\$ (33,300)	
Carryover From Prior Year	0	0	33,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 11,232	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,753	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	530,049	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 544,802	\$ 525,413	\$ 525,713	
EXPENDITURES				
Principal Payments	305,000	315,000	325,000	Principal Payment Due In 2027
Interest Payments	93,459	71,321	53,226	Interest Payments Due In 2027
Additional Principal Payments	225,000	139,092	147,487	Additional Principal Payments
Total Expenditures	\$ 623,459	\$ 525,413	\$ 525,713	
Excess/ (Shortfall)	\$ (78,657)	\$ -	\$ -	

Series 2014 Refunding Bond Information

Original Par Amount =	\$5,925,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2029		

Par Amount As Of 1/1/2026 = \$1,860,000

Original Principal Amount Due In May 2029: \$2,225,000

Current Principal Amount Due In May 2029: \$880,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Single Family Homes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Single Family Homes</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
Total	\$ 1,709.21	\$ 1,770.29	\$ 1,955.98	\$ 1,955.90
Administrative For Townhomes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Townhomes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Townhomes</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
Total	\$ 1,255.14	\$ 1,316.22	\$ 1,501.91	\$ 1,501.83
Administrative For Condominiums	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Condominiums	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Condominiums</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,028.10	\$ 1,089.18	\$ 1,274.87	\$ 1,274.79

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Single Family Homes	66
Townhomes	125
<u>Condominiums</u>	<u>340</u>
Total Units	531

SECOND AMENDMENT TO MAINTENANCE AGREEMENT

This Second Amendment to the Maintenance Agreement ("Second Amendment") is made and effective this 1st day of October 2026, by and between:

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida, and whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"); and

ISLANDS AT DORAL MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal and mailing address is 8200 NW 41st Street, Suite 308, Doral, Florida 33166, and its successors and assigns, (all referred to herein as the "Association").

RECITALS

WHEREAS, the District and the Association entered into a Maintenance Agreement on November 11, 2015, amended pursuant to that certain First Amendment to Maintenance Agreement, effective November 8, 2018 (collectively, the "Agreement"); and

WHEREAS, the Association has requested an amendment to the Agreement to remove the Association's responsibility for the maintenance of the stormwater management system and roadways, while retaining responsibility for three (3) lakes and related aquatic maintenance, which shall include, without limitation, monthly lake and aquatic maintenance services for the designated maintenance areas, including inspections and, as necessary, algae and aquatic plant control; water testing; debris removal; fish and wildlife monitoring; permitting and application of biological control agents; and invasive and exotic vegetation control through manual, mechanical, and chemical means; and the maintenance, inspection, repair, and replacement, as necessary, of fountains and all related components and equipment, including mechanical, electrical, plumbing, structural, and other components necessary for the proper operation and functioning of the fountains; and

WHEREAS, at its meeting held on March 11, 2025, the District considered and approved the Association's request and authorized its designated officials to execute this Second Amendment to the Agreement; and

WHEREAS, the Association has agreed and represented to the District that, prior to the transfer of maintenance responsibilities for the stormwater management system and roadways, the Association shall ensure that the stormwater management system and roadways are in good working condition and shall verify to the District that the stormwater management system and roadways have been maintained by the Association in accordance with applicable industry standards, including by providing the District with all applicable maintenance records if any; and

WHEREAS, the Association and the District desire to amend the Agreement to provide that the Association shall no longer be responsible for the maintenance of the stormwater management system and roadways, and to address other ancillary matters concerning the contractual relationship.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

Section 1. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Second Amendment.

Section 2. Section 2.0, Description of Improvements, of the Agreement is hereby deleted in its entirety and replaced with a reference to revised Exhibit “A,” attached hereto and incorporated herein by this reference, which Exhibit “A” removes the stormwater management system and roadways from the scope of the Improvements subject to the Agreement and more particularly describes those Improvements for which the Association remains responsible. Exhibit “D” to the Agreement is deleted in its entirety and replaced with Exhibit “C-2”, a map, attached hereto and incorporated herein, for purposes of further identifying the Improvements.

Exhibit “B,” Description of Maintenance Services, is hereby deleted in its entirety and replaced with revised Exhibit “B,” attached hereto and incorporated herein by this reference, which sets forth the Maintenance Services to be performed by the Association consistent with the revised scope of Improvements.

Section 3. Section 10.2 of the Agreement entitled ”NOTICES” is hereby replaced in its entirety with the following:

10.2 Notices: All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (air mail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: Islands at Doral Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager

With a copy to: Billing Cochran, P.A.
515 E. Las Olas Blvd., Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

AS TO THE ASSOCIATION: Islands at Doral Master Association, Inc.
c/o Affinity Management Services
8200 NW 41st Street, Suite 200
Miami, Florida 33166
Attention: Stephanie Nodar

With Copies to: Islands at Doral Master Association, Inc.
8200 NW 41st Street, Suite 308
Doral, Florida 33166
Attention: President

Kaye Bender Rembaum, P.L.
1200 Park Central Blvd. S.
Pompano Beach, FL 33064
lmagill@KBRlegal.com
Attention: Lisa Magill, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the addresses set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 4. The Agreement is hereby amended to include the following provisions:

10.16 PUBLIC RECORDS: Association 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:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. 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

3. 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 Agreement term and following completion of the Agreement if the Association does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association 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.

B. Association 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 Association, the Association shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Association acknowledges that should Association fail to provide the public records to the District within a reasonable time, Association may be subject to penalties pursuant to Section 119.10, Florida Statutes. Association shall have the authority to provide records pursuant to an Official Records Request made directly to the Association by a member of the Association pursuant to Chapter 720, Florida Statutes.

C. IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ASSOCIATION MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FLORIDA 33410**

TELEPHONE: (561) 630-4922 EXT. 238
EMAIL: BBARBA@SDSINC.ORG

10.17 COMPLIANCE WITH APPLICABLE LAWS:

The Association shall, and shall cause its subcontractors (if any) to, comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations applicable to the performance of the Maintenance Services under this Agreement, including, without limitation, all laws relating to labor, employment, contracting, subcontracting, immigration, public records, and procurement.

Without limiting the generality of the foregoing, the Association represents and warrants that it is in compliance with all applicable requirements of Florida law concerning the hiring and employment of individuals authorized to work in the United States and shall remain so throughout the term of this Agreement. The Association shall promptly notify the District of any material violation or alleged violation of such laws by the Association or any of its subcontractors and shall take immediate corrective action, at its sole expense, to remedy any such violation.

The Association acknowledges that the District is a public agency and agrees to cooperate reasonably with the District in fulfilling any compliance or reporting obligations imposed upon the District by law in connection with this Agreement.

Section 5. This Second Amendment shall take effect on October 1, 2026 (the “Effective Date”).

Section 6. In all other respects the Agreement and the First Amendment between the District and the Association is hereby ratified, reaffirmed and shall remain in full force and effect as provided by its terms.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Second Amendment and further agree that it shall take effect as of the Effective Date.

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT
DISTRICT**

Gloria Perez, signing on behalf of
the Chair, pursuant to the motion
authorizing her to sign at the meeting
of the Board of Supervisors on
March 11, 2025

WITNESS: (not needed if this instrument is
executed via DocuSign in accordance with the
requirements of Chapter 688, F.S.)

**ISLANDS AT DORAL MASTER
ASSOCIATION, INC.**

Print Name:

(CORPORATE SEAL)

By: Brent McNab
Brent McNab (Jul 29, 2026 17:41:08 EDT)
Name: Brent McNab
Title: President
Address: 7863 nw 111th ct Doral Fla 33178

29 day of July, 2026

EXHIBIT “A”

Description of Improvements

The Improvements shall include the three (3) lakes, together with any fountains and all related appurtenances located therein or associated therewith, including, without limitation, any motors, pumps, and similar equipment, whether now existing or hereafter installed, it being the intent that the Association shall be responsible for the maintenance of the lakes and all such lake Improvements, including anything within or connected thereto.

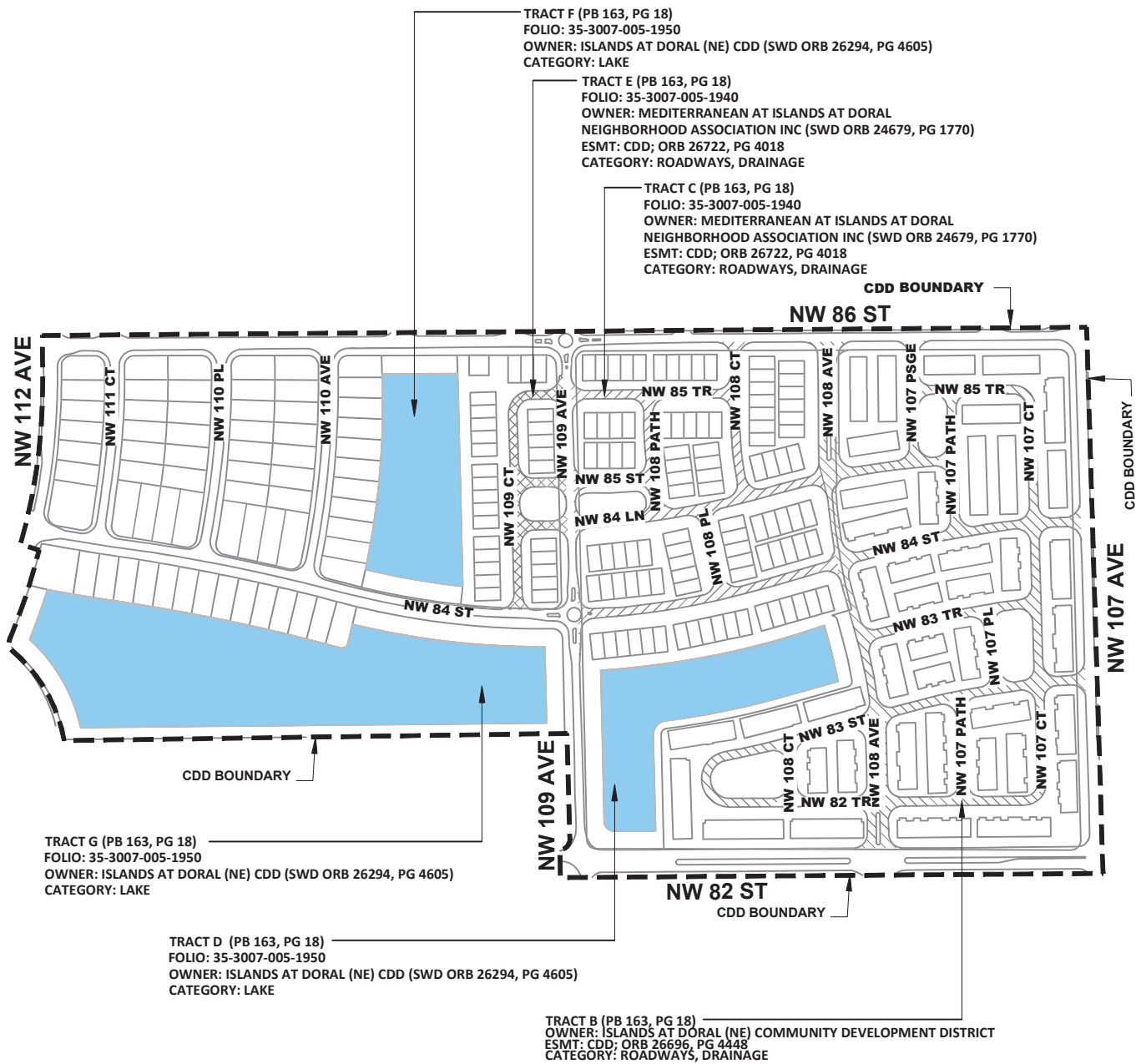
EXHIBIT “B”

Description of Maintenance Services

Aquatic maintenance, aquatic vegetation control, fountain maintenance, and the maintenance and repair of the lake Improvements owned by the District.

EXHIBIT “C-2”

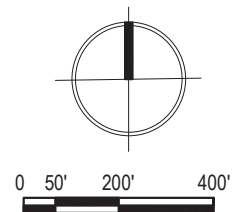
Map



ALVAREZ ENGINEERS, INC.

**ISLANDS AT DORAL (NE) CDD
CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 2



2nd Amd. Maintenance Agreement with Islands at Doral Master Association_ Final

Final Audit Report

2026-07-29

Created:	2026-07-29
By:	Stephanie Nodar (SNodar@managedbyaffinity.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABYP6eVjV9jy1uRxOfdMDcd1LzG9adOKf

"2nd Amd. Maintenance Agreement with Islands at Doral Master Association_ Final" History

-  Document created by Stephanie Nodar (SNodar@managedbyaffinity.com)
2026-07-29 - 2:46:09 PM GMT
-  Document emailed to islandsatdoralpresident@gmail.com for signature
2026-07-29 - 2:47:49 PM GMT
-  Email viewed by islandsatdoralpresident@gmail.com
2026-07-29 - 9:40:11 PM GMT
-  Signer islandsatdoralpresident@gmail.com entered name at signing as Brent McNab
2026-07-29 - 9:41:06 PM GMT
-  Document e-signed by Brent McNab (islandsatdoralpresident@gmail.com)
Signature Date: 2026-07-29 - 9:41:08 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-07-29 - 9:41:08 PM GMT

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Islands at Doral (NE) Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 1st day of September, 2026.

ATTEST:

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at **7:00 p.m.** in the Doral Legacy Park, 2nd Floor Conference Room, located at 11400 NW 82nd Street, Doral, Florida 33178, on the following dates:

October 13, 2026

January 12, 2027

March 9, 2027

May 11, 2027

August 10, 2027

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present as required, at the meeting location so that Supervisors 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 Ext 2011 and/or 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 without advertised notice.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecdd.org

PUBLISH: MIAMI HERALD 00/00/26

RESOLUTION NO. 2026-05

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

WHEREAS, the Board of Supervisors of the Islands at Doral (NE) Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, THAT:

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

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

PASSED, ADOPTED and EFFECTIVE this 1st day of September, 2026.

ATTEST:

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (NE)
Community Development District

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

CONTENTS

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

AMENDED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 7/31/26
REVENUES			
Administrative Assessments	89,705	90,936	90,936
Maintenance Assessments	105,859	106,001	106,001
Debt Assessments	554,723	555,397	555,397
Interest Income	960	5,500	5,108
TOTAL REVENUES	\$ 751,247	\$ 757,834	\$ 757,442
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	20,000	14,236
Roadway Maintenance/Reserve	63,508	63,508	0
Stormwater Management/Reserve	22,000	22,000	0
Storm Drainage/Class V Permit	3,500	3,500	0
Field Operations	1,500	1,500	1,250
Engineering/Inspections	4,000	7,000	4,156
TOTAL MAINTENANCE EXPENDITURES	\$ 99,508	\$ 117,508	\$ 19,642
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	2,400	1,400
Payroll Taxes (Employer)	400	187	107
Management	34,308	34,308	28,590
Secretarial	4,200	4,200	3,500
Legal	10,500	15,000	12,270
Assessment Roll	7,500	7,500	0
Audit Fees	3,600	3,600	3,600
Arbitrage Rebate Fee	650	650	650
Insurance	7,300	7,769	7,769
Legal Advertisements	3,500	1,500	533
Miscellaneous	800	800	649
Postage	450	125	83
Office Supplies	450	650	553
Dues & Subscriptions	175	175	175
Trustee Fees	4,100	4,246	4,246
Continuing Disclosure Fee	350	350	0
Website Management	2,000	2,000	1,666
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283	\$ 85,460	\$ 65,791
TOTAL EXPENDITURES	\$ 184,791	\$ 202,968	\$ 85,433
REVENUES LESS EXPENDITURES	\$ 566,456	\$ 554,866	\$ 672,009
Bond Payments	(524,213)	(530,582)	(530,582)
BALANCE	\$ 42,243	\$ 24,284	\$ 141,427
County Appraiser & Tax Collector Fee	(14,081)	(7,252)	(7,252)
Discounts For Early Payments	(28,162)	(26,312)	(26,312)
EXCESS/ (SHORTFALL)	\$ -	\$ (9,280)	\$ 107,863
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (9,280)	\$ 107,863
FUND BALANCE AS OF 9/30/25		\$72,095	
FY 2025/2026 ACTIVITY		(\$9,280)	
FUND BALANCE AS OF 9/30/26		\$62,815	

Notes

\$33,300 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 7/31/26
REVENUES			
Interest Income	1,200	10,408	9,008
NAV Tax Collection	524,213	530,582	511,038
Total Revenues	\$ 525,413	\$ 540,990	\$ 520,046
EXPENDITURES			
Principal Payments	315,000	315,000	315,000
Interest Payments	71,321	74,498	74,498
Additional Principal Payments	139,092	150,000	150,000
Total Expenditures	\$ 525,413	\$ 539,498	\$ 539,498
Excess/ (Shortfall)	\$ -	\$ 1,492	\$ (19,452)

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

\$496,633
\$1,492
\$498,125

Notes

Reserve Fund Balance = \$220,067*. Revenue Fund Balance = \$278,058*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$29,741 and
Extraordinary Principal Payment Of \$200,000.
* Approximate Amounts

Series 2014 Bond Refunding Information

Original Par Amount =	\$5,925,000	Annual Principal Payments Due:
Interest Rate =	3.85%	May 1st
Issue Date =	April 2014	Annual Interest Payments Due:
Maturity Date =	May 2029*	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$1,545,000	

*Original Principal Amount Due In May 2029: \$2,225,000

*Current Principal Amount Due In May 2029: \$880,000

June 29, 2026 Revised August 4, 2026 (*Revisions are italicized*)

Ms. Gloria Perez
District Manager
Islands at Doral NE Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2026 Islands at Doral (NE) CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

See Exhibits 1 and 2 for a graphical representation of the development.

1. Infrastructure Ownership

a. City Roads

The right of ways within the District for NW 107 Av, NW 109 Av, NW 110 Av, NW 110 Place, NW 111 Court, NW 112 Av, NW 82 St, a portion of NW 84 St and NW 86 St, which are located within the single-family home area of the District, were dedicated to the City of Doral for ownership, maintenance, and for the perpetual use of the public. This was accomplished by recording the following plat:

"Islands at Doral" Recorded on April 6, 2005 at PB 163, PG 18.

b. Other Roads

- i. The roads within the townhomes area were constructed within ingress and egress tracts which have been reserved by plat for such use. The tracts were granted to Mediterranean at Islands at Doral Neighborhood Association, Inc. by Quitclaim Deed recorded on June 29, 2006 at ORB 24679, PG 1770. The District owns the roadway improvements within those tracts as described in the Engineer's Report of February 9 of 2004. The District was granted an easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. for road and drainage purposes on October 30, 2008. Such easement was recorded at ORB 26722, PG 4018.
- ii. The District owns the roadway improvements within the condominium area as described in the Engineer's Report of February 9, 2004. Leeward at Islands at Doral Condominium Association, Inc. owns the land where the road improvements are located. The condominium association granted the District an easement for roadway

and drainage purposes on December 3, 2008. Such easement was recorded at ORB 26696, PG 4448.

c. Stormwater Management System

- i. The road drainage system within City right of ways was completed and dedicated to the City of Doral for ownership, maintenance and the perpetual use of the public by the recording of the plat described above.
- ii. The road drainage system within ingress and egress tracts within the townhome area was completed and is owned by the District. The District was granted a drainage easement by Mediterranean at Islands at Doral Neighborhood Association, Inc. on October 30, 2008. Such easement was recorded at ORB 26722, PG 4018.
- iii. The road drainage system within the condominium area was completed and is owned by the District. The District was granted a drainage easement by Leeward at Islands at Doral Condominium Association, Inc. Such easement was recorded at ORB 26696, PG 4448.
- iv. The District owns the water portion of the three lakes within the District boundaries, and the HOAs own the grassed slopes that surround the lakes. The District was granted the lakes by Special Warranty Deed from Century Homebuilders, LLC on March 10, 2008. The Special Warranty Deed was recorded at ORB 26294, PG 4605.

d. Water and Sewer Systems

The water and sewer systems were completed and conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade County Water and Sewer Department (WASD) Agreement No. 18202.

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

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and drainage system:

a. Roads

- i. The roads within the Townhomes area are in good to fair condition.
- ii. All the roads within the City right of ways are in good condition.
- iii. The District is currently considering localized repairs to the sidewalks in the townhomes area and is seeking costs from vendors for inspecting and repairing.

b. Stormwater Management System

The stormwater management and drainage system appear to be in good working order and condition, except for some asphalt catch basin aprons that show severe wear.

c. Water and Sewer Systems

The water and sewer systems were conveyed in good condition to Miami-Dade County for ownership and maintenance. Issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

a. Maintenance Agreements

Below is a list of current and potential future agreements the District has entered, or will most likely enter, with other entities in connection with operations and maintenance of District facilities. Copies of the agreements are available upon request to the District Manager.

- i. Maintenance agreement dated November 11, 2015 between the District and Islands at Doral Master Association, Inc. assigning maintenance responsibilities to the Association related to stormwater management systems and facilities, landscaping, streetscaping, roadway and roadway improvements for which the District is responsible.*
- ii. First Amendment to Maintenance Agreement dated November 8, 2018 between the District and Islands at Doral Master Association, Inc. by which the Association has installed and paid for fountains in the District-owned lakes, and which the Association will be responsible for maintaining.*
- iii. As of the date of this Yearly Engineer's Report, a potential Second Amendment to Maintenance Agreement yet-to-be-dated between the District and Islands at Doral Master Association, Inc. by which the maintenance responsibility of the stormwater management system and the roadways will be removed from the Association, except for the responsibility to continue maintaining the lakes.*

b. General

- i. We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <http://islandsdoralnecdd.org/financials/> for the FY 2026-2027 Proposed Budget):

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

c. District Roads (Townhomes and Condominium Areas)

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

As of the date of this report, the District has approximately \$63,500 in roadway maintenance reserve for this purpose.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2006	2036	2026	10	30,500	\$10.00	\$305,000	\$390,426	0.25%	\$38,605
PAVEMENT MARKINGS AND SIGNING									
2020	2030	2026	4	30,500	\$2.50	\$76,250	\$84,166	0.25%	\$20,963

Stormwater Management System (Townhomes and Condominium Areas)

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 132 drainage structures and 13,750 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors. Refer to Exhibit 3.

As of the date of this report, the District has approximately \$37,000 in stormwater management reserve for this purpose.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	54	230.00	12,420
	Baffle Detachment	EA	19	50.00	950
	Baffle Replacement	EA	5	600.00	3,000
	Pipe Cleaning and CCTV	LF	3,283	6.75	22,160
	Cost				38,530
(Y2)	Structures Cleaning	EA	20	236.00	4,720
	Baffle Detachment	EA	17	51.00	867
	Baffle Replacement	EA	4	615.00	2,460
	Pipe Cleaning and CCTV	LF	2,617	6.92	18,110
	Cost				26,157
(Y3)	Structures Cleaning	EA	20	242.00	4,840
	Baffle Detachment	EA	17	53.00	901
	Baffle Replacement	EA	4	630.00	2,520
	Pipe Cleaning and CCTV	LF	2,617	7.09	18,555
	Cost				26,816

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y4)	Structures Cleaning	EA	20	248.00	4,960
	Baffle Detachment	EA	17	54.00	918
	Baffle Replacement	EA	4	646.00	2,584
	Pipe Cleaning and CCTV	LF	2,617	7.27	19,026
	Cost				27,488
(Y5)	Structures Cleaning	EA	18	254.00	4,572
	Baffle Detachment	EA	15	55.00	825
	Baffle Replacement	EA	4	662.00	2,648
	Pipe Cleaning and CCTV	LF	2,616	7.45	19,489
	Cost				27,534
Total	Total Structures Cleaning	EA	132		
	Total Baffle Detachment	EA	85		
	Total Baffle Replacement	EA	21		
	Total Pipe Cleaning and CCTV	LF	13,750		
	Total Cost				146,525.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

d. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability, public officials liability and crime insurance policy provided by Florida Insurance Alliance under Agreement No. 100125038 for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to renew the insurance policy.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report, and public documents available.

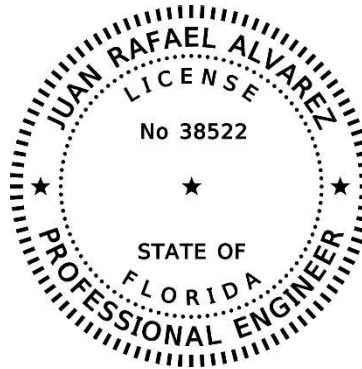
If you have any questions, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

**Juan R
Alvarez**

Digitally signed by
Juan R Alvarez
Date: 2026.08.04
14:17:56 -04'00'

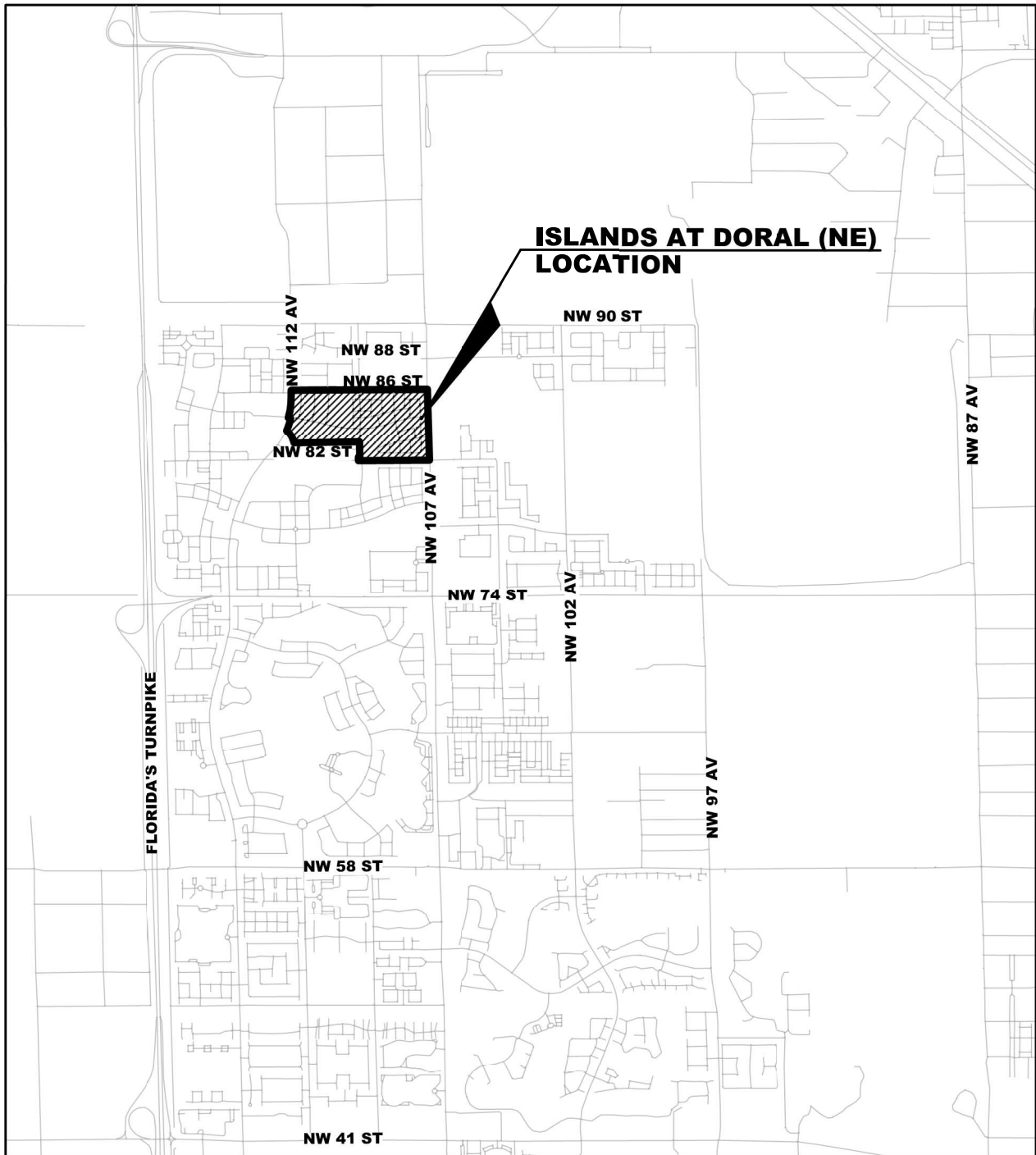
Juan R. Alvarez, PE
District Engineer
Date: June 26, 2026
Revised: August 4, 2026



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

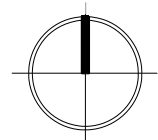
Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com



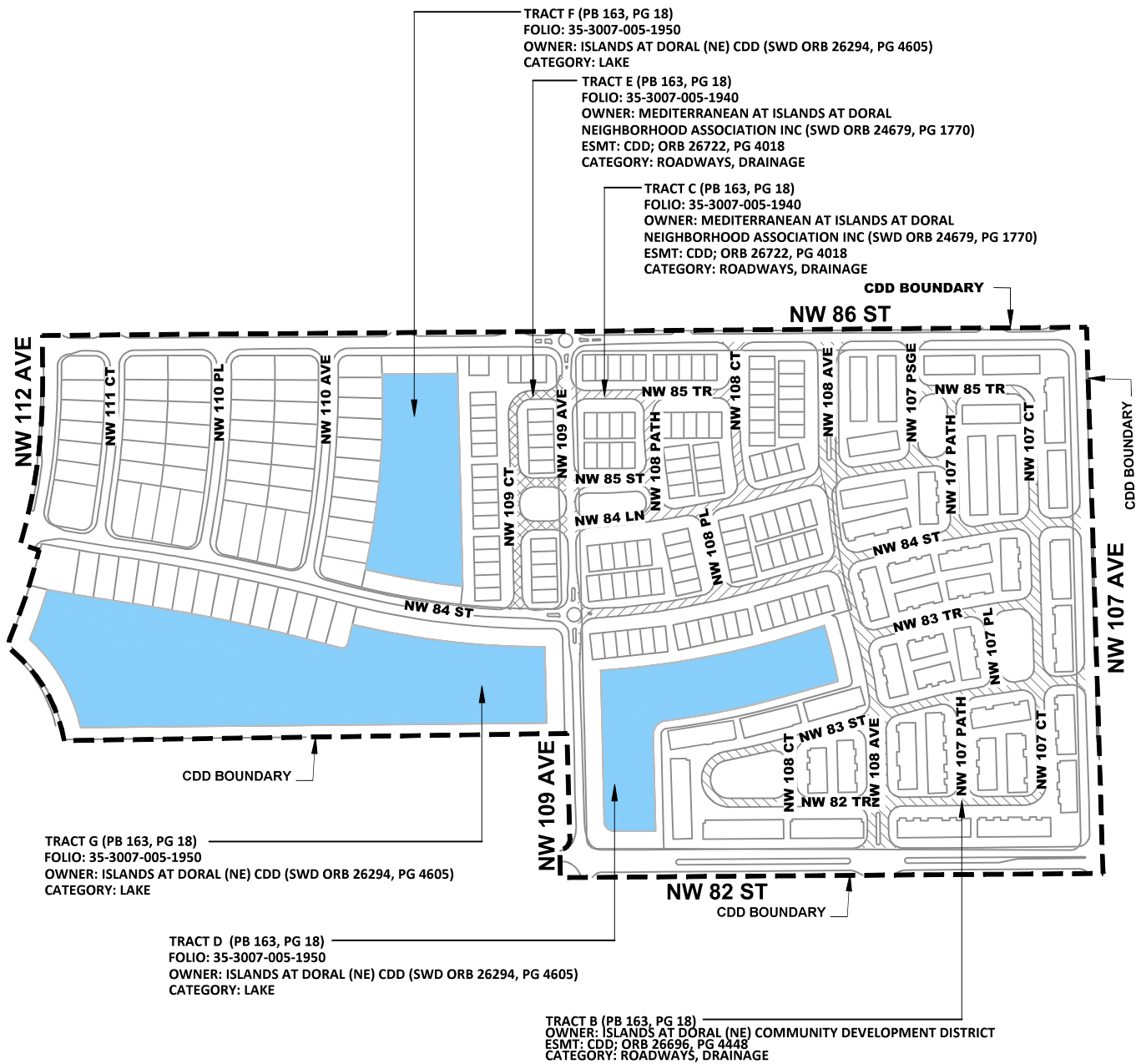
ALVAREZ ENGINEERS, INC.

**ISLANDS AT DORAL (NE)
LOCATION MAP**



0 500' 1500' 3000'

A horizontal graphic scale bar with markings for 0, 500, 1500, and 3000 feet.

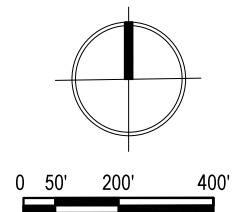


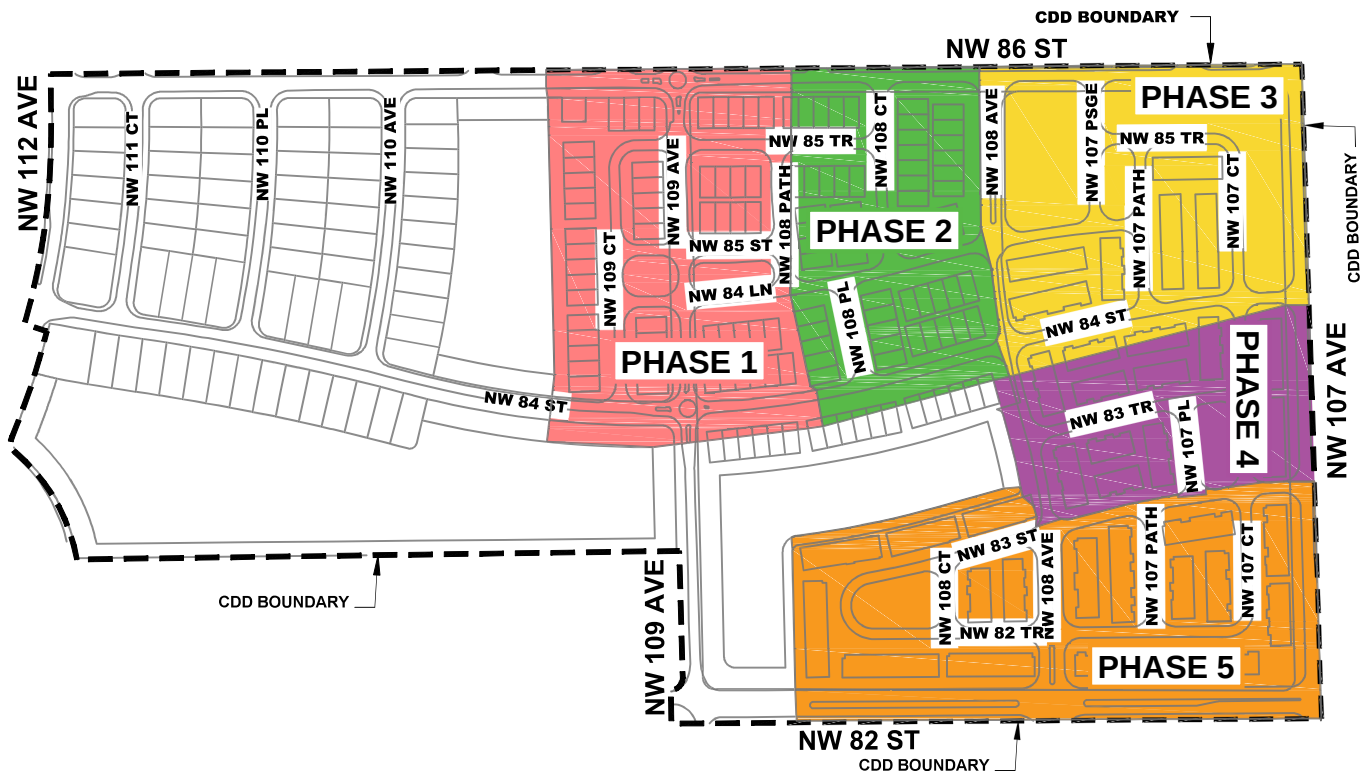
LEGEND:
 ESMT: EASEMENT
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

ALVAREZ ENGINEERS, INC.

**ISLANDS AT DORAL (NE) CDD
 CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 2

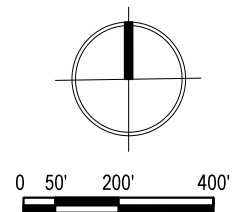




ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (NE) CDD
DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 3



RESPONSE TO REQUEST FOR DISTRICT ENGINEER QUALIFICATIONS

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

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

July 29, 2026



8935 NW 35 Lane, Suite 101, Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.com

Website www.alvarezeng.com

July 29, 2026

Ms. Gloria Perez, District Manager, gperez@sdsinc.org
Islands at Doral (NE) Community Development District
Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193

Re: Response to Request for District Engineer Qualifications for the Islands at Doral (NE) Community Development District

Dear Ms. Perez,

Alvarez Engineers, Inc. is pleased to submit this proposal to serve as District Engineer for Islands at Doral (NE) Community Development District (the "District" or "CDD"). Our firm possesses the experience, qualifications, personnel, and resources necessary to successfully fulfill this role. Since 1998, Alvarez Engineers has served as Engineering Consultant to more than 80 Community Development Districts and has supported the issuance of over \$1.7 billion in bonds to finance public infrastructure improvements.

Alvarez Engineers has extensive knowledge of the Islands at Doral (NE) project. The District engaged Alvarez Engineers as Consulting Engineer to assist during the formation phase of the District. Our firm identified the public infrastructure improvements to be financed through District-issued bonds and prepared the corresponding cost estimate. The findings were documented in the Engineer's Report and presented to the District's Board of Supervisors on February 9, 2004.

Headquartered in Doral, Florida, Alvarez Engineers provides engineering services throughout the State of Florida. Enclosed for your review is Standard Form 330, which outlines our firm's structure, qualifications, personnel, and relevant experience. Also included is our certification as a Certified Minority Business Enterprise in accordance with the Florida Small and Minority Business Assistance Act.

If selected as District Engineer, I will serve as the firm's Principal Officer and primary point of contact for District meetings, construction-related services, and all engineering assignments, supported by the professional staff identified in Standard Form 330. Alvarez Engineers is fully prepared to meet the District's schedule and budget requirements, and our current and projected workload will not impact our ability to provide responsive, high-quality service.

Thank you for your consideration of our proposal. Please feel free to contact me at 305-640-1345 or Juan.Alvarez@AlvarezEng.com should you have any questions or require additional information.

Sincerely,
Alvarez Engineers, Inc.

Signed by:

841831F8CCEDD4E0
Juan R. Alvarez, P.E.
President

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Islands at Doral (NE) Community Development District (Doral, Miami-Dade County, Florida)

2. PUBLIC NOTICE DATE

07/08/2026

3. SOLICITATION OR PROJECT NUMBER

n/a

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

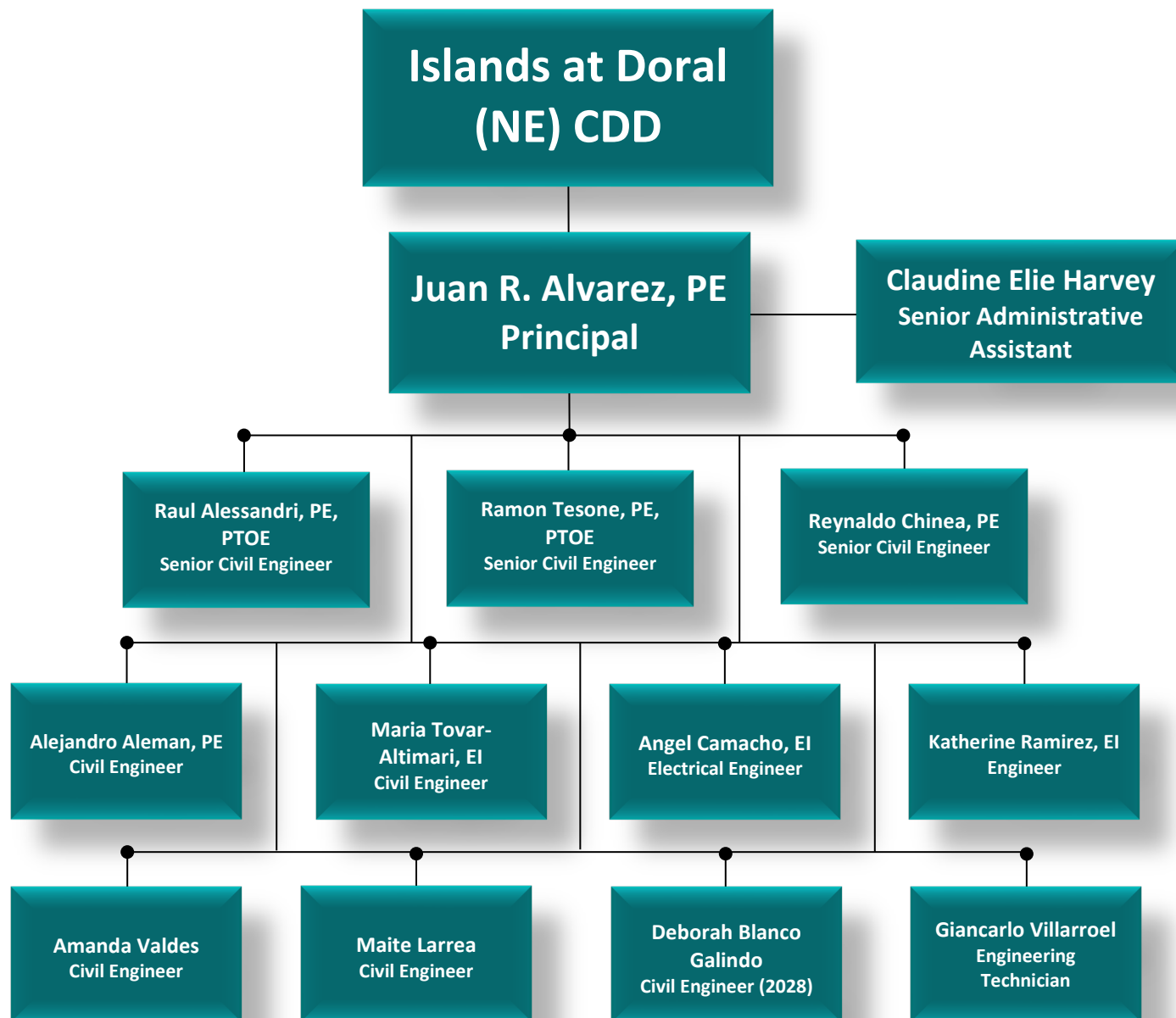
(Complete this section for the prime contractor and all key subcontractors.)

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

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

Organizational Chart



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	
Juan R. Alvarez, P.E.	District Engineer	a. TOTAL 45	b. WITH CURRENT FIRM 30
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 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>	(2) YEAR COMPLETED	
Grand Bay at Doral CDD (City of Doral, 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 ☒ 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>	(2) YEAR COMPLETED	
Beacon Tradeport CDD (Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Landmark at Doral CDD (City of Doral, 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 ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Centre Lake CDD (Town of Miami Lakes, Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Two Lakes CDD (City of Hialeah, Miami-Dade County)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		



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 45 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 25 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:

Century Park Square CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 306 residential townhomes on 28.45 acres. Client: Century Park Square CDD. District Manager: Special District Services, Inc. (2024 – Present)

East Palm Drive CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 387 single family units, 419 villa units, and 481 townhome units on 325.60 acres. Client: East Palm Drive CDD. District Manager: Management Services - CDDs, LLC. (2024 – Present)

A.H. at Turnpike South CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 473 single family dwellings on 98.35 acres. Client: A.H. at Turnpike South CDD. District Manager: Special District Services, Inc. (2023 – Present)

Bahia Mar CDD – City of Fort Lauderdale, Broward County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to a parking garage, a park and open, spaces, and a promenade on 7.31 acres. Client: Bahia Mar CDD. District Manager: Governmental Management Services. (2023 – Present)

Los Cayos CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 231 townhomes on 25.72 acres. Client: Los Cayos CDD. District Manager: Special District Services, Inc. (2023 – Present)

Villa Portofino East CDD – City of Homestead, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 189 townhomes on 30.80 acres. Client: Villa Portofino East CDD. District Manager: Governmental Management Services. (2023 – Present)

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)

Palm Gate CDD – City of Florida City, Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 521 residential villas on 38.48 acres. Client: Palm Gate CDD. District Manager: Management Services - CDDs, LLC. (2022 – 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)

Sebastian Isles CDD – Miami-Dade County, FL. District Engineer overseeing the development of the infrastructure that will give access and service to 251 townhomes on 27.86 acres. Client: Sebastian Isles CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2021 – 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: Management Services - CDDs, LLC. (2021 – Present)

Regal-Village CDD – City of Florida City, Miami-Dade County, FL. District

Engineer overseeing the development of the infrastructure that will give access and service to 459 townhome units on 34.29 acres. Client: Regal-Village CDD. District Manager: Wrathell, Hunt and Associates, LLC. (2020 – 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: Management Services - CDDs, LLC. (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 – 2023)

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: Management Services - CDDs, LLC. (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 – 2023).

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: District Manager: Management Services - CDDs, LLC. (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 – 2026).

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. Interim 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	
		a. TOTAL	b. WITH CURRENT FIRM
Raul E. Alessandri, P.E., PTOE	Senior Civil Engineer	35	27

15. FIRM NAME AND LOCATION *(City and State)*

Alvarez Engineers, Inc. (City of Doral, FL)

16. EDUCATION *(Degree and Specialization)*

B.A. Columbia College
 B.S. Columbia School of Engineering and Applied Science
 MBA Florida Atlantic University

17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*

Florida Professional Engineer #75506
 Professional Traffic Operations Engineer #5922

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

American Society of Civil Engineers; National Society of Professional Engineers; Florida Engineering Society; MOT / TTC
 Advanced Certification; IMSA II, Advanced MOT

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SR A1A/ Harding Av at 87 St, 89 St, 90 St, and Collins at 89 St. Cities of Miami Beach and Surfside, FL	2024	Current
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Three Intersection Improvement projects to provide crosswalks across the mainline with new mast arms with Signals or Rectangular Rapid Flashing Beacons (RRFBs) including upgrade of signing and pavement markings, and lighting / Project Manager and EOR / \$1,902,835		
SR-860 / Miami Gardens Dr. at Biscayne Blvd. City of Miami Gardens, Miami Dade County, FL	2019	2021
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Intersection Safety Improvement 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 / EOR / \$1,171,214		
SR A1A / Collins Ave at 79 St Miami Beach, FL	2019	2020
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm New full signalization of the intersection to provide pedestrian crossings. Used creative design of Roadway and Signalization to avoid RW acquisition while providing safety, ADA compliance and elegance./ EOR / \$454,454.		
SR-5 / S. Dixie Hwy. at SW 127 Ave/SW 232 St. Miami Dade County, FL	2019	2020
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Intersection safety improvements including milling and resurfacing, modification of traffic separator, replacement of one traffic signal structure and addition of signal back plates / 0.14 mile / EOR / \$492,620.		
Kendall Dr. Beautification design Village of Pinecrest, Miami Dade County, FL	2017	2018
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Landscape/median enhancement project from east of US1 to SW 65 Ct. Provide support to Prime Consultant by designing roadway, SPM, lighting and drainage plans, and assisting with permitting / 0.4 mile / EOR		

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 25	b. WITH CURRENT FIRM 22
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 Professional Traffic Operations Engineer # 2803	
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-953 / Le Jeune Rd., from SW 8 Ave. to NW 11 Ave. Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Resurfacing project with upgrades to access management, ADA pedestrian ramps, three signalized intersections, signing and pavement markings, and lighting / 1.2 miles / \$3,986,113 / PM and Roadway EOR.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-913 / SW 26 Rd from SW 1 Ave to Rickenbacker Causeway Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Resurfacing project with addition of a bike lane, safety improvements, ADA, two signalized intersections, signing and pavement markings, and lighting / 0.5 mile / \$2,427,793 / PM and Roadway EOR.		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-932 / NW-NE 103 St., from NW 6 Ave. to NE 2 Ave. Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Resurfacing project with upgrades to ADA pedestrian ramps, five signalized intersections, signing and pavement markings, and lighting. / 0.9 mile / \$1,857,275 / PM and Roadway EOR		
(1) TITLE AND LOCATION <i>(City and State)</i> SW 162 Avenue and SW 320 Street Intersection Improvement Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Installation of new traffic signals at the intersection with milling and resurfacing and upgrades to ADA pedestrian ramps, signing and pavement markings and lighting / EOR		
(1) TITLE AND LOCATION <i>(City and State)</i> SW 162 Avenue and SW 320 Street Left Turn Widening Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Roadway widening to provide a Southbound left turn bay with traffic signal modifications, milling and resurfacing, upgrades to ADA pedestrian ramps and signing and pavement markings / EOR		

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 Chinaea, P.E.	Senior Civil Engineer	a. TOTAL 39	b. WITH CURRENT FIRM 27
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>	(2) YEAR COMPLETED	
Downtown Doral CDD (City of Doral, Florida)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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>	(2) YEAR COMPLETED	
Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(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>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(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>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Crestview West 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 ☒ 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		

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	
Alejandro Aleman, P.E.	Civil Engineer	a. TOTAL 6	b. WITH CURRENT FIRM 2
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 #99139	
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	
Downtown Doral South CDD (City of Doral, 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 ☒ 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 Downtown Doral South a 129.93 acre development. Role: Civil Engineer. Estimated Cost: \$139,716,000		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Landmark at Doral 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 ☒ 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 133 acre residential development. Role: Civil Engineer. Estimated Cost: \$77,389,000		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Waterford Estates CDD (Charlotte 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 ☒ 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 Waterford Estates, a 193 acre residential development. Role: Civil Engineer. Estimated Cost: \$11,894,000		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Oakridge CDD (Broward County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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 Oakridge, a 242 acre residential development. Role: Civil Engineer. Estimated Cost: \$3,105,686		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Biscayne Drive Estates 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 ☒ 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 Biscayne Drive Estates, a 64.02 acre residential development. Role: Civil Engineer. Estimated Cost: \$11,200,000		

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 15	b. WITH CURRENT FIRM 15
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-NE 103 St., East of NW 6 Ave. to East of NE 2 Ave. Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm RRR for repaving of roadway, saw cut & replacement of damaged curb & gutter and pedestrian ramps; removal, or relocation of sight distance obstructions at intersections within the R/W; construction of 4 ft minimum unobstructed sidewalk width; damaged & uneven sidewalks / Engineering Technician / 0.9 mile / Cost Estimate: \$1,857,275.		
(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 2019	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Intersection Safety Improvement 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 / Engineering Technician / Intersection / \$1,171,214.00		
(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>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Intersection Safety Improvement project to add crosswalks and a signal. Design of roadway, signing and pavement marking and signalization / Engineering Technician / Cost Estimate: \$454,454		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / SE 2nd Ave., from SE 2nd St. to SE 4th St. Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm 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 / Engineering Technician		
(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>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm 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 / Engineering Technician / 0.5 mile / \$2,145,473		

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 8	b. WITH CURRENT FIRM 8
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> SR 932/NW-NE 103 St., East of NW 6 Ave. to East of NE 2 Ave. Miami-Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm RRR for repaving of roadway, saw cut and replacement of damaged curb and gutter and pedestrian ramps; removal, or relocation of sight distance obstructions at intersections within the R/W; construction of four feet minimum unobstructed sidewalk width where feasible; damaged and uneven sidewalks. Engineering Technician / 0.9 mile / \$1,857,275.		
(1) TITLE AND LOCATION <i>(City and State)</i> NW 110 Ave. at NW 14 St. and NW 17 St. City of Sweetwater, 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 ☒ Check if project performed with current firm 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, coordination with DERM, and utility coordination with WASD and City. Engineering Technician / 0.72 mile / \$3,993,103		
(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 2019	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Intersection safety improvement including horizontal alignment correction along Miami Gardens Dr., milling & resurfacing, addition of a pedestrian crosswalk, replacement of one traffic signal structure & addition of back plates, modification of lighting, and SPM. Engineering Technician / Intersection / Cost Estimate: \$1,171,214.00		
(1) TITLE AND LOCATION <i>(City and State)</i> SR-5 / S. Dixie Hwy. at SW 127 Ave./SW 232 St. Miami Dade County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Intersection safety improvements including milling and resurfacing, modification of traffic separator, replacement of one traffic signal structure and addition of signal back plates. Engineering Technician / Cost Estimate: \$457,433		
(1) TITLE AND LOCATION <i>(City and State)</i> NW 122 Ave., from NW 25 St. to NW 41 St. 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 ☒ Check if project performed with current firm Construction of a new urban 1 mile 2-lane road, including environmental, curb and gutter, continuous storm drain system, signing and pavement marking, lighting, and landscaping, coordination with DERM, and utility coordination with WASD, FDEP, and FPL. / 1 mile / Project Manager / Cost Estimate: \$2,551,989		

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, E.I.	Engineer	a. TOTAL 7	b. WITH CURRENT FIRM 4
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 ☒ 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. Engineer / Estimated Cost: \$22,272,000		
(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 ☒ 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. Engineer / Estimated Cost: \$27,741,113		
(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 ☒ 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. Engineer / Estimated Cost: \$13,580,000		
(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 ☒ 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 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 ☒ 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 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	
Amanda Valdes	Civil Engineer / CADD Designer	a. TOTAL 2	b. WITH CURRENT FIRM 2
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>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Sebastian Isles 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 ☒ 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 Sebastian Isles, a 27.86 acre residential development / Estimated Cost: \$7,428,000. Role: Civil Engineer / Professional services: 2024 - present		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Solterra CDD (Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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 160.95 acre residential development, which will give access and service to 87 affordable townhomes, 413 townhomes, and 400 single family units. / Role: Civil Engineer / Estimated cost: \$69,970,410		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
South Kendall CDD GIS Master Model Miami-Dade County, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Virtually map all district infrastructure and pertaining information/documents. Responsibilities: created geospatial shapefiles of all stormwater. Uploaded tabulation of infrastructure data to all shape files. Archived technical records (as-built plans, plat information, design plans, etc.) into interactive links within GIS model / 54 acres / CADD Designer.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Griffin Lakes CDD GIS Master Model Miami-Dade County, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Virtually map all district infrastructure and pertaining information/documents. Responsibilities: created geospatial shapefiles of all stormwater. Uploaded tabulation of infrastructure data to all shape files. Archived technical records (as-built plans, plat information, design plans, etc.) into interactive links within GIS model / 33 acres / CADD Designer.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Lakes by the Bay South CDD GIS Master Model Miami-Dade County, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Virtually map all district infrastructure and pertaining information/documents. Responsibilities: created geospatial shapefiles of all stormwater. Uploaded tabulation of infrastructure data to all shape files. Archived technical records (as-built plans, plat information, design plans, etc.) into interactive links within GIS model / 516 acres / CADD Designer.		

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	
Maite Larrea	Civil Engineer	a. TOTAL <1	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 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>	(2) YEAR COMPLETED	
Biscayne Drive Estates 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 ☒ 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 Biscayne Drive Estates, a 64.02 acre residential development. Role: Engineering technician. Estimated Cost: \$11,200,000		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Solterra CDD (Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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 160.95 acre residential development, which will give access and service to 87 affordable townhomes, 413 townhomes, and 400 single family units. / Role: Engineering technician / Estimated cost: \$69,970,410		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Downtown Doral South CDD (City of Doral, 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 ☒ 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 Downtown Doral South a 129.93 acre development. Role: The District was created for the purpose of financing and managing the acquisition. Estimated Cost: \$139,716,000		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Landmark at Doral CDD (City of Doral, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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 133 acre residential development. Role: The District was created for the purpose of financing and managing the acquisition, c. Estimated Cost: \$77,389,000		

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	
Giancarlo Villarroel	Engineering Technician	a. TOTAL 2	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> A.A. Business Administration		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> FAA Part 107 Drone Certified; Advanced MOT; Open Roads Designer AutoCAD			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Beacon Tradeport CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL)	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope: Mapping of stormwater infrastructure and develop a maintenance plan. Responsibilities: Field review and tabulation of measurements of drainage structures. Role: Engineering Technician. Estimated Construction Cost: \$N/A		
South-Dade Venture CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL)	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope: Mapping of stormwater infrastructure and develop a maintenance plan. Responsibilities: Field review and tabulation of measurements of drainage structures. Role: Engineering Technician. Estimated Construction Cost: \$N/A		
Princeton Commons CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL)	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope: Mapping of stormwater infrastructure and develop a maintenance plan. Responsibilities: CADD design of map layout for drainage map. Role: Engineering Technician. Estimated Construction Cost: \$N/A		
Palm Glades CDD Master Stormwater Maintenance Plan (Miami-Dade County, FL)	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope: Map all stormwater infrastructure and develop a maintenance plan. Responsibilities: Field Inspections, ArcGIS to tabulate drainage structure data., created and labeled plats, Lakes, pipes & French drains. Role: Engineering Technician. Estimated Construction Cost: \$N/A		
River Place on St Lucie CDD (Saint Lucie County, FL)	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Scope: Inspection of project. Responsibilities: Field inspection of both the North and South areas of the community. Inspected asphalt and concrete sidewalk surrounding the area. Role: Engineering Technician. Estimated Construction Cost: \$N/A		

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 28	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.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>	(2) YEAR COMPLETED	
Grand Bay at Doral CDD (City of Doral, 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 ☒ 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>	(2) YEAR COMPLETED	
Landmark at Doral CDD (City of Doral, Miami-Dade County, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Two Lakes CDD (City of Hialeah, Miami-Dade County)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Hollywood Beach CDD 1 (City of Hollywood Beach, FL)	PROFESSIONAL SERVICES On going	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ 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		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Silver Palms West 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 ☒ 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		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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 1
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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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 2
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
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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 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 <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 3
21. TITLE AND LOCATION <i>(City and State)</i> Lakes by the Bay South 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 Lakes by the Bay South CDD	b. POINT OF CONTACT NAME Juliana Duque, GMS-SF, LLC	c. POINT OF CONTACT TELEPHONE NUMBER (954) 721-8681
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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 <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 4
21. TITLE AND LOCATION <i>(City and State)</i> Downtown Doral South 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 Downtown Doral South CDD	b. POINT OF CONTACT NAME Ben Quesda, GMS-SF, LLC	c. POINT OF CONTACT TELEPHONE NUMBER (954) 721-8681
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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 <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 5
21. TITLE AND LOCATION <i>(City and State)</i> Midtown Miami Community Development District (City of Miami, Miami-Dade County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Midtown Miami CDD	b. POINT OF CONTACT NAME Daniel Rom, Wrathell, Hunt & Associates	c. POINT OF CONTACT TELEPHONE NUMBER (561) 571-0010
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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

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <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 6
21. TITLE AND LOCATION <i>(City and State)</i> Landmark 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 Landmark at Doral CDD	b. POINT OF CONTACT NAME Kristen Thomas, Wrathell, Hunt & Associates	c. POINT OF CONTACT TELEPHONE NUMBER (561) 571-0010
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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 <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 7
21. TITLE AND LOCATION <i>(City and State)</i> Two Lakes Community Development District (City of Hialeah, Miami-Dade County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	

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 <i>(Include scope, size, and cost)</i>		

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 <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 8				
21. TITLE AND LOCATION <i>(City and State)</i> Beacon Lakes Community Development District (Miami-Dade County, FL)	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td></td> <td>2019</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>		2019
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
	2019					

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Beacon Lakes CDD	b. POINT OF CONTACT NAME Camille Berloune, Inframark	c. POINT OF CONTACT TELEPHONE NUMBER (754) 349-5788
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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 <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 9
21. TITLE AND LOCATION <i>(City and State)</i> Centre Lake Community Development District (Town of Miami Lakes, Miami-Dade County, FL)	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Centre Lake CDD	b. POINT OF CONTACT NAME Jesus Lorenzo, GMS-SF, LLC	c. POINT OF CONTACT TELEPHONE NUMBER (954) 721-8681
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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 <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 10
21. TITLE AND LOCATION <i>(City and State)</i> Silver Palms West 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 Silver Palms West CDD	b. POINT OF CONTACT NAME Ben Quesada, GMS-SFL, LLC	c. POINT OF CONTACT TELEPHONE NUMBER (954) 721-8681
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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

a.	(1) FIRM NAME Alvarez Engineers, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 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

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., PTOE	Senior Civil Engineer					X			X		
Ramon Tesone, P.E., PTOE	Senior Civil Engineer								X		
Reynaldo Chinaea, P.E.	Senior Civil Engineer	X	X	X	X	X	X	X	X	X	X
Alejandro Aleman, P.E.	Civil Engineer	X	X	X	X	X	X	X	X	X	X
Maria Tovar-Altimari, E.I	Civil Engineer								X		
Angel Camacho, E.I.	Electrical Engineer	X	X	X	X	X	X	X	X	X	X
Katherine Ramirez, E.I.	Engineer	X	X	X	X	X	X	X	X	X	X
Amanda Valdes	Civil Engineer	X	X	X	X	X	X	X	X	X	X
Maite Larrea	Civil Engineer	X	X	X	X	X	X	X	X	X	X
Deborah Blanco Galindo	Civil Engineer (2028)										
Giancarlo Villarroel	Engineering Technician	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

H. ADDITIONAL INFORMATION

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.

Our firm was established in 1995 and is located in the City of Doral in Miami-Dade County. It is organized as a Florida S-Corporation with officers Juan R. Alvarez, P.E. (President) and Marjorie Alvarez (Corporate Secretary). 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.

Since 1998 our firm has been Engineering Consultant to over 80 Community Development Districts ("CDD") in Broward, Charlotte, Miami-Dade, Palm Beach, and Saint Lucie Counties. These CDDs have issued more than \$1.7 Billion in bonds for financing public infrastructure to serve over 63,000 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. Alvarez Engineers has built strong professional relationships through a company-wide commitment to excellence, professional integrity and focus on our clients' needs. We pride ourselves in being highly qualified, efficient, flexible and with a focus on teamwork.

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.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Signed by:



94E24FBBCEBD4E0...

32. DATE

7/29/2026

33. NAME AND TITLE

Juan R. Alvarez, P.E., President

References

Mr. Rich Hans
Governmental Management Services-South Florida
5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

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

Mr. Luis Hernandez
MS-CDDs, LLC
2730 Oakbrook Lane
Weston, FL 33332
(954) 385-6659

State of Florida

Minority Business Certification

Alvarez Engineers, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

04/02/2025 to 04/02/2027



Pedro Allende
Florida Department of Management Services



POST PROJECT REVIEW

Sidewalk Trip Hazard Removal

**ISLANDS AT DORAL(NE) COMMUNITY DEVELOPMENT DISTRICT
C/O SPECIAL DISTRICT SERVICES INC
2501A Burns Road
Palm Beach Gardens, FL 33410**

Total # of Trip Hazards Repaired	115
Total Inch Feet (Concrete Removed)	290
Total Lineal Feet	583
Total # of Trip Hazards Beyond Our Scope of Work In Need of Replacement	15
Total Repair Cost	\$11,745.00

GEOGRAPHIC INFORMATION SYSTEM:

The location data collected during this process can be a valuable asset to you. This data can be imported into a GIS, in order to organize ongoing sidewalk maintenance activities.

The map below is a snapshot of the project area. Pinpoints marked in yellow are locations of hazards repaired by Florida Sidewalk Solutions.

Pinpoints marked in red are locations of hazards that could NOT be repaired, are beyond our scope of work and therefore in need of removal and/or replacement.

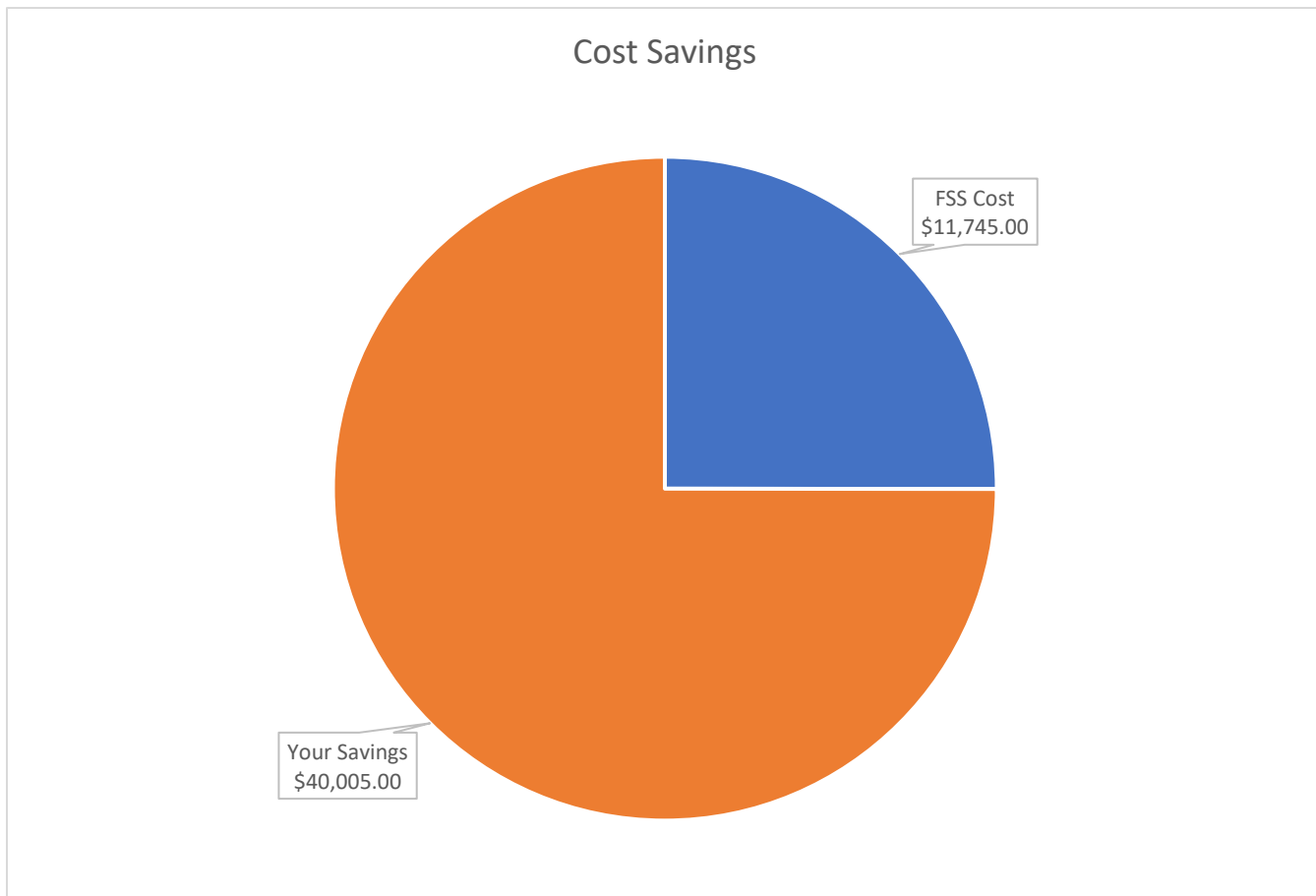


Florida Sidewalk Solutions
7051 SW 22nd Ct
Davie, FL 33317
954-514-7218

COST SAVINGS:

Based on an average replacement cost of \$450.00 per sidewalk/slab, the removal and replacement alone would have cost \$51,750.00. ($\450×115 trip hazards = \$51,750.00)

We calculated that by repairing your sidewalks with Florida Sidewalk Solutions, **we saved you more than \$40,005.00** over traditional removal and replacement methods.



THANK YOU FOR YOUR BUSINESS!

Florida Sidewalk Solutions
7051 SW 22nd Ct
Davie, FL 33317
954-514-7218

Islands At Doral (NE)
Community Development District

**Financial Report For
July 2026**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2025 through July 2026

	Oct 25 - July 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	90,936.52	89,705.00	1,231.52	101.37%
363.101 · Maint Assessment Income	106,000.93	105,859.00	141.93	100.13%
363.810 · Debt Assessment	555,396.86	554,723.00	673.86	100.12%
363.820 · Debt Assessment-Paid To Trustee	-530,582.49	-524,213.00	-6,369.49	101.22%
363.830 · Assessment Fees	-7,252.48	-14,081.00	6,828.52	51.51%
363.831 · Discounts For Early Payments	-26,312.20	-28,162.00	1,849.80	93.43%
369.401 · Interest Income	5,108.57	960.00	4,148.57	532.14%
Total Income	193,295.71	184,791.00	8,504.71	104.6%
Expense				
511.122 · Payroll Expense	107.10	400.00	-292.90	26.78%
511.131 · Supervisor Fee	1,400.00	5,000.00	-3,600.00	28.0%
511.305 · Maintenance Contingency	0.00	5,000.00	-5,000.00	0.0%
511.306 · Roadway Maintenance/Reserve	0.00	63,508.00	-63,508.00	0.0%
511.304 · Sidewalk Maintenance	14,235.50	0.00	14,235.50	100.0%
511.307 · Stormwater Maintenance/Reserve	0.00	22,000.00	-22,000.00	0.0%
511.308 · Storm Drainage/Class V Permit	0.00	3,500.00	-3,500.00	0.0%
511.309 · Field Operations	1,250.00	1,500.00	-250.00	83.33%
511.310 · Engineering	4,155.88	4,000.00	155.88	103.9%
511.311 · Management Fees	28,590.00	34,308.00	-5,718.00	83.33%
511.312 · Secretarial Fees	3,500.00	4,200.00	-700.00	83.33%
511.315 · Legal Fees	12,270.00	10,500.00	1,770.00	116.86%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
511.450 · Insurance	7,769.00	7,300.00	469.00	106.43%
511.480 · Legal Advertisements	532.76	3,500.00	-2,967.24	15.22%
511.512 · Miscellaneous	649.49	800.00	-150.51	81.19%
511.513 · Postage and Delivery	82.95	450.00	-367.05	18.43%
511.514 · Office Supplies	552.55	450.00	102.55	122.79%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	4,100.00	146.25	103.57%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,666.60	2,000.00	-333.40	83.33%
Total Expense	85,433.08	184,791.00	-99,357.92	46.23%
Net Income	107,862.63	0.00	107,862.63	100.0%

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
REVENUES			
Administrative Assessments	89,705	0	90,936
Maintenance Assessments	105,859	0	106,001
Debt Assessments	554,723	0	555,397
Interest Income	960	0	5,108
Total Revenues	\$ 751,247	\$ -	\$ 757,442
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	0	0
Roadway Maintenance/Reserve	63,508	0	0
Stormwater Management/Reserve	22,000	0	0
Storm Drainage/Class V Permit	3,500	0	0
Field Operations	1,500	125	1,250
Engineering/Inspections	4,000	2,800	4,156
Sidewalk Maintenance	0	785	14,236
TOTAL MAINTENANCE EXPENDITURES	\$ 99,508	\$ 3,710	\$ 19,642
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	1,400
Payroll Taxes (Employer)	400	0	107
Management	34,308	2,859	28,590
Secretarial	4,200	350	3,500
Legal	10,500	2,370	12,270
Assessment Roll	7,500	0	0
Audit Fees	3,600	3,600	3,600
Arbitrage Rebate Fee	650	0	650
Insurance	7,300	0	7,769
Legal Advertisements	3,500	0	533
Miscellaneous	800	47	649
Postage	450	12	83
Office Supplies	450	9	553
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	4,246
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,666
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283	\$ 9,414	\$ 65,791
TOTAL EXPENDITURES	\$ 184,791	\$ 13,124	\$ 85,433
Revenues Less Expenditures	\$ 566,456	\$ (13,124)	\$ 672,009
Bond Payments	(524,213)	0	(530,582)
Balance	\$ 42,243	\$ (13,124)	\$ 141,427
County Appraiser & Tax Collector Fee	(14,081)	0	(7,252)
Discounts For Early Payments	(28,162)	0	(26,312)
Excess/ (Shortfall)	\$ -	\$ (13,124)	\$ 107,863
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (13,124)	\$ 107,863

Note: Reserve Balances To Be Updated On 10/1/26.

Bank Balance As Of 7/31/26	\$ 216,813.73
Accounts Payable As Of 7/31/26	\$ 36,490.32
Accounts Receivable As Of 7/31/26	\$ -
Roadway Maintenance/Reserve As of 7/31/26	\$ -
Stormwater/Management Reserve As Of 7/31/26	\$ -
Available Funds As Of 7/31/26	\$ 180,323.41

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2025-2026**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$750,289.00	\$89,707.00	\$105,860.00	\$ 554,722.00	\$89,707.00	\$105,860.00	\$554,722.00	
									\$709,004.00	\$85,283.00	\$99,508.00	\$ 524,213.00	\$85,283.00	\$99,508.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	11/12/25	NAV Taxes	\$ 1,274.87		\$ (12.24)	\$ (50.99)	\$ 1,211.64	\$ 152.48	\$ 179.88	\$ 942.51	\$ 144.92	\$ 170.96	\$ 895.76	\$ 895.76
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 67,376.11		\$ (646.81)	\$ (2,695.15)	\$ 64,034.15	\$ 8,058.18	\$ 9,506.77	\$ 49,811.16	\$ 7,658.48	\$ 9,035.22	\$ 47,340.45	\$ 47,340.45
3	3	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 463,914.40		\$ (4,453.56)	\$ (18,556.78)	\$ 440,904.06	\$ 55,484.16	\$ 65,458.32	\$ 342,971.92	\$ 52,732.13	\$ 62,211.56	\$ 325,960.37	\$ 325,960.37
4	4	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 61,089.11		\$ (586.46)	\$ (2,443.60)	\$ 58,059.05	\$ 7,306.26	\$ 8,619.67	\$ 45,163.18	\$ 6,943.86	\$ 8,192.13	\$ 42,923.06	\$ 42,923.06
5	5	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 10,522.22		\$ (100.09)	\$ (512.97)	\$ 9,909.16	\$ 1,258.45	\$ 1,484.69	\$ 7,779.08	\$ 1,185.13	\$ 1,398.19	\$ 7,325.84	\$ 7,325.84
6	6	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 27,994.81		\$ (269.72)	\$ (1,023.79)	\$ 26,701.30	\$ 3,348.18	\$ 3,950.07	\$ 20,696.56	\$ 3,193.48	\$ 3,767.55	\$ 19,740.27	\$ 19,740.27
7	7	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 11,107.11		\$ (108.85)	\$ (222.16)	\$ 10,776.10	\$ 1,328.41	\$ 1,567.21	\$ 8,211.49	\$ 1,288.82	\$ 1,520.50	\$ 7,966.78	\$ 7,966.78
8	Int -1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 657.10			\$ 657.10	\$ 657.10			\$ 657.10			\$ -
9	8	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 17,935.54		\$ (177.15)	\$ (219.88)	\$ 17,538.51	\$ 2,145.10	\$ 2,530.70	\$ 13,259.74	\$ 2,097.63	\$ 2,474.67	\$ 12,966.21	\$ 12,966.21
10	9	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 19,724.22		\$ (191.51)	\$ (574.14)	\$ 18,958.57	\$ 2,359.01	\$ 2,783.09	\$ 14,582.12	\$ 2,267.43	\$ 2,675.06	\$ 14,016.08	\$ 14,016.08
11	10	Miami-Dade Tax Collector	04/17/26	NAV Taxes	\$ 31,904.69		\$ (318.92)	\$ (12.74)	\$ 31,573.03	\$ 3,815.80	\$ 4,501.75	\$ 23,587.14	\$ 3,776.14	\$ 4,454.95	\$ 23,341.94	\$ 23,341.94
12	Int -2	Miami-Dade Tax Collector	04/24/26	Interest		\$ 117.48			\$ 117.48	\$ 117.48			\$ 117.48			\$ -
13	11	Miami-Dade Tax Collector	05/15/26	NAV/Interest	\$ 11,700.87	\$ 312.80	\$ (120.13)		\$ 11,893.54	\$ 1,712.23	\$ 1,650.99	\$ 8,650.45	\$ 1,697.86	\$ 1,634.04	\$ 8,561.64	\$ 8,561.64
14	12	Miami-Dade Tax Collector	06/17/26	NAV/Interest	\$ 9,854.51	\$ 242.59	\$ (100.98)		\$ 9,996.12	\$ 1,207.61	\$ 1,424.70	\$ 7,464.79	\$ 1,195.53	\$ 1,410.45	\$ 7,390.14	\$ 7,390.14
16	13	Miami-Dade Tax Collector	06/26/26	NAV/Interest TC	\$ 15,890.77	\$ 715.10	\$ (166.06)		\$ 16,439.81	\$ 1,986.06	\$ 2,343.09	\$ 12,276.72	\$ 1,966.20	\$ 2,319.66	\$ 12,153.95	\$ 12,153.95
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
21									\$ -							\$ -
					\$ 750,289.23	\$ 2,045.07	\$ (7,252.48)	\$ (26,312.20)	\$ 718,769.62	\$ 90,936.51	\$ 106,000.93	\$ 555,396.86	\$ 86,922.19	\$ 101,264.94	\$ 530,582.49	\$ 530,582.49

Assessment Roll	
Admin:	\$89,707.14
Maint:	\$105,860.16
Debt:	\$554,721.93
Total	\$750,289.23

Collections
100.00%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$	750,289.23	
\$	2,045.07	\$ 718,769.62
\$	(90,936.51)	\$ (86,922.19)
\$	(106,000.93)	\$ (101,264.94)
\$	(555,396.86)	\$ (530,582.49)
\$	-	\$ -

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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 [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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/>.