

**MIAMI WORLD
CENTER**

**COMMUNITY DEVELOPMENT
DISTRICT**

January 18, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Miami World Center Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

January 11, 2022

Board of Supervisors
Miami World Center Community Development District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Miami World Center Community Development District will hold a Regular Meeting on January 18, 2022, at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Ave., G188, Miami, Florida 33132. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2022-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date
5. Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consideration of First Amendment to US Lawns Customized Grounds Care Proposal and Agreement

7. Consideration of GreenTeam Building Services, Storm Drain Cleaning Estimate 57993473
8. Consideration of Jones Lang Lasalle Americas, Inc., First Amendment to Property Management Services Agreement
9. Update: Stormwater Management Needs Analysis Reporting Requirements
10. Ratification Items
 - A. Bond Counsel Invoice Regarding Resolution Review on Metro Mover Time Extension
 - B. Covenant for Maintenance of Landscaping Within Right of Way
 - C. Under Power Corp., First Amendment to Small Project Agreement (Entrance Expansion Project)
11. Acceptance of Unaudited Financial Statements as of November 30, 2021
12. Approval of Minutes
 - A. September 14, 2021 Regular Meeting
 - B. November 16, 2021 Landowners' Meeting
13. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - I. Construction Requisition Report of Metro Mover Soft Costs
 - II. Budget Report of Remaining CDD Improvements
 - C. Operations Manager: *Jones Lang LaSalle Americas, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 15, 2022 at 11:00 A.M.

○ QUORUM CHECK

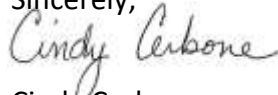
John Chiste	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Peter Brown	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jared Bouskila	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Joe DiCristina	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Cora DiFiore	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Public Comments

15. Adjournment

Should you have any questions, please contact me directly at (561) 346-5294 or Daniel Rom at (561) 909-7930.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held November 16, 2021 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
Jared Bouskila	3	195
Joe DiCristina	4	207
Cora DiFiore	5	207

SECTION 2: Terms of Office. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
Jared Bouskila	2 Years	November 2023
Joe DiCristina	4 Years	November 2025
Cora DiFiore	4 Years	November 2025

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. 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 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miami World Center Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 18th day of January, 2022.

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Miami World Center Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Daniel Rom is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of January, 2022.

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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Miami World Center Community Development District: L-1400 & L-4301B
(305) 582-5803 Stacy Diamond Stacy.Diamond@am.jll.com

 **U.S. LAWNS**[®]
Your Turf. Our Lawn.

Customized Grounds Care Proposal and Agreement



OUR STORY

Since 1986, U.S. Lawns has led the commercial grounds care industry by providing local, hometown service, ***backed by the operational support of a national company.*** We focus solely on commercial properties, serving property managers and business owners, promising national caliber professionalism coupled with local responsiveness. We're just like you: managers and small business owners. Leaders in our community. We understand the challenges you face.

CONSISTENT SERVICE YOU CAN TRUST

Our promise is 100% client retention. That's not exaggeration; it's a real goal. We follow proven systems and procedures that keep your property looking great while keeping you well informed.

Training Programs

Our uniformed crew members enjoy ongoing education through gardener and crew leader training programs to ensure we consistently meet your service expectations.

Safety Standards

We are fully insured and our employees participate in OSHA approved safety training programs to reduce risk/liability on your property and to ensure our crews return safely home.

Quality Service

Landscape management reports keep you informed each and every service visit. Ongoing quality control inspections help us monitor our performance so our team achieves our standard of excellence.

MEET THE OWNER

Larry & Marissa Rabbat operate U.S. Lawns Miami. They first started their business in 2005, and with strong backgrounds in customer service, have continued to grow through high quality, consistency and clear communications with customers. We are fully personally certified in all facets of landscape services: **ISA Certified Arborist, State of Florida Certified Pest Control Operators, and Licensed Irrigation Contractor.** Outside of work, Larry and Marissa enjoy spending time with their two sons, Max and Roman. Along with a strong team of dedicated professionals in the field, they are committed to your property.

A CUSTOMIZED PROPOSAL FOR: MWC CDD Additional Areas -L-1400 & L-4301B

<p>MOW, BLOW, TRIM</p> <ul style="list-style-type: none"> All accessible turf areas shall be mowed on an agreed upon schedule during the growing season Weather conditions may dictate mowing schedule Turf areas inaccessible to mowers will be trimmed to a height consistent with the mowed turf Debris created from the mowing process will be blown from walks and paved areas 	<p>SHRUBS, BEDS, WEED CONTROL</p> <ul style="list-style-type: none"> All shrubs shall be sheared of current year's growth to maintain the current shape Shrub rejuvenation or heading back is an additional charge Mechanical and chemical methods shall be used to control weeds in sidewalks, parking lots and plant beds <p>PRE-EMERGENT. Pre-emergent treatment for weed control</p>	<p>LEAF REMOVAL</p> <ul style="list-style-type: none"> Fallen leaves will be removed from the maintained areas, to include blowing, raking, vacuuming, mowing and mulching 2 times per year Weather conditions may dictate timing of the process Large leaf falls due to storm to be billed separately.
<p>HARD EDGING</p> <ul style="list-style-type: none"> The edging of all walk and curb areas shall be performed each mowing visit or as inspection requires. The edging of all plant beds shall be performed every other mowing visit or as inspection requires <p>LITTER REMOVAL</p> <ul style="list-style-type: none"> Litter shall be removed in the turf and bed areas each maintenance visit <p>Excessive litter removal may result in an additional charge.</p>	<p>IN SCOPE <u>As per terms of original agreement May 11, 2021</u></p> <p>Mulch & Rock</p> <p>Fertilization and Pest Control</p> <p>Irrigation checks and repairs of heads and pipes up to 1"</p> <p>Tree and Palm Tree Trim as per ANSI A-300 standards</p>	<p>OUT OF SCOPE</p> <p>Installation of new plant materials</p>

U.S. Lawns is not responsible for the condition of the landscape due to drought, freeze, irrigation deficiencies, or storm damage. Not responsible for imported and untreatable landscape pests. Any repairs due to hurricanes, floods, storms or lightning are considered extra work and proposals will be provided as requested. U.S. Lawns is not responsible for trip hazards existing in landscape as we are only on site during short, select periods of time and cannot keep property continually hazard free. Under separate contract, U.S. Lawns will provide the following services:

- * The installation of annuals
- * The replacement of turf, plant life, or irrigation components.

U.S. Lawns of Miami agrees to maintain the additional **Miami World Center CDD areas L-1400 and L-4301B** as per terms of original agreement dated **May 11, 2021** for a total annual amount of Six Thousand Seven Hundred Twenty Dollars (\$6,720.00), payable in monthly installments of **Five Hundred Sixty Dollars (\$560.00)** due on the last day of the service month. (This amount does not include extra services chosen on the following page.)

U.S. Lawns assumes no liability for damages or consequential damages caused by conditions beyond our control.

This annual agreement shall commence on _____ and renew annually with a Five percent cost of living increase on the anniversary date. The parties agree that either party may terminate this agreement with cause upon 30 days written notice to the other party. Late charges (18% APR) apply to past due amounts over 30 days.

We welcome the opportunity to be of service and thank you for your consideration of our proposal.

Respectfully submitted by:
U.S. Lawns Miami

Approved and accepted for:
Miami World Center CDD

Larry Rabbat
President

Date: _____

By: _____
Stacy Diamond
General Manager

Date: _____

U.S. LAWNS MIAMI
BUSINESS REFERENCES

Edgeconnex

Maintenance of Data Centers & Installations

Sal Carullo

scarullo@edgeconnex.com (772) 359-0462

Haag Management

**Maintenance of Commercial HOA &
Tree and Palm Services**

Don White dwhite@haagcompanies.com
561 241-0285

Avison Young

**Maintenance and Installation at Commercial Properties
Tree and Palm Services**

Jackie Dyer
jackie.dyer@avisonyoung.com
954 826-8779

Payments are due on the last day of the service. month Additional services, including Select Services and remedial enhancements will be invoiced upon completion with payment due upon receipt. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of the invoice.

The parties agree that either party may terminate this agreement with 30 days written notice to the other party. Upon termination of this contract, all monies for services that have already been rendered shall become immediately due and payable. For the convenience of the Client only, the monthly charge under this Agreement is the sum of the total charge for all work performed under the Agreement divided by the number of calendar months included in the payment period of the Agreement. In the event this Agreement is terminated early by either party, U.S. Lawns is entitled to recover their unrecovered costs incurred through the date of the termination. Substantial portions of the work for the year may be performed in the early months of each year of the Agreement including potentially significant mobilization costs in start-up.

Should it become necessary for U.S. Lawns to pursue collections of outstanding amounts due, Client agrees to pay attorney fees, court costs, interest, and all expenses incurred in said collection efforts. Client agrees that U.S. Lawns may institute any action against Client in any state or federal court of competent jurisdiction in the state where the Contract Duties are to be performed and Client irrevocably submits to the jurisdiction of such courts and waives any objection he may have to either the jurisdiction or venue of such court.

General Terms

U.S. Lawns shall furnish all supervision, labor, materials, and equipment required to maintain the landscape throughout the contract period. The scope of our services shall be limited exclusively to those items approved on the Pricing Summary page. Additional services, terms, and conditions may be a part of this agreement if included in exhibits attached hereto, or later agreed to by both parties.

U.S. Lawns is not responsible for the condition of the landscape due to drought, freeze, irrigation deficiencies, storm damage, other acts of God, or regulations imposed by governing authorities.

U.S. Lawns assumes no liability for damages or consequential damages caused by conditions beyond our control. It is understood and agreed that U.S. Lawns is not liable for any damage that is not caused by the negligence of U.S. Lawns, its agents or employees.

U.S. Lawns shall perform in accordance with the written terms and specifications contained or referred to in the Landscape Maintenance Proposal / Agreement, Exhibits, or other written documents or drawings attached to the Agreement. U.S. Lawns reserves the right to renegotiate the contract when the price or scope of work is affected by changes to any local, state, or federal law, regulation, or ordinance that goes into effect after the Agreement is signed.

Bio-Hazards / Hazardous Materials

Unless specifically included in the scope of work U.S. Lawns shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards or considered hazardous materials on the Customer's property. This includes, but is not limited to, items such as hypodermic needles, items containing bodily fluids, clothing or materials used in the process of cleaning up bodily fluids, or items that may be considered hazardous.

Pest Control / Fertilization

If included in the scope of the Proposal / Agreement U.S. Lawns shall be responsible for selecting control materials from a list of products approved for specific use by the U.S. Environmental Protection Agency, or other agencies with regulatory responsibility over the specific use, and affirmed for that use by the appropriate State Government. MSDS product information will be available for all applications performed. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval has been cancelled by regulatory authorities, U.S. Lawns shall not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, U.S. Lawns will not be responsible for control or repair of damage caused by such uncontrollable pests.

Irrigation

Sufficient water must be available on a timely basis to prevent drought damage to turf grass, shrubs, trees, and flowers. Deficiencies arising from any of the following conditions are grounds to terminate the expressed or implied warranty on plants:

- * Water bans issued by governing bodies
- * Failure of irrigation systems beyond U.S. Lawns' control
- * Failure of Customer to maintain irrigation system in effective working condition
- * Refusal to irrigate for needs of plants
- * Power failures beyond U.S. Lawns' control
- * Unavailability of sufficient and suitable water for irrigation of any reason

Sufficient water must be available at the time of treatment for insect and diseases, as well as at the time of fertilizer and control applications, to comply with the instructions for use of the products. In the event sufficient water is not available U.S. Lawns cannot guarantee the effectiveness of such treatments.

License and Permits

U.S. Lawns will comply with all licenses and permit requirements of the City, State, and Federal Governments, as well as all other requirements of law.

Taxes

U.S. Lawns agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

Insurance

U.S. Lawns agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law.

Liability

It is understood and agreed that U.S. Lawns is not liable for any damage of any kind whatsoever that is not caused by the negligence of U.S. Lawns, its agents or employees.

Subcontractors

U.S. Lawns reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

Access to Jobsite

Customer shall furnish access to all parts of jobsite where U.S. Lawns is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after-hours emergencies.

Notice of Defect

Customer shall give U.S. Lawns at least ten (10) business days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. U.S. Lawns shall not accept any deduction or offset unless such written notice is given and U.S. Lawns agrees to the offset.

Assignment

The Customer and U.S. Lawns respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this agreement. Neither the Customer nor U.S. Lawns shall assign or transfer any interest in this Agreement without written consent of the other party.

Disputes

This Agreement shall be governed by and construed in accordance with the laws of the state where the Contract Duties are to be performed. In the event of any action for breach of or to enforce or declare rights under any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs, to be paid by the losing party.

Termination

This Agreement may be terminated by either party, with or without cause, with thirty (30) days written notice to the other party.

Upon early termination, the following charts will be used to determine the difference between payments received and work performed. Payments to either party will be due prior to the final service date.

Billings for additional work performed for the Customer, outside the scope of this Agreement, shall be invoiced upon completion. All billings are due and payable thirty (30) days following the date of the invoice. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of the invoice. This represents an annual rate of 18%. Should it become necessary for U.S. Lawns to pursue collections of outstanding amounts due, Customer agrees to pay attorney fees, court costs, interest, and all expenses incurred in said collection efforts.

If the Agreement is not terminated pursuant to the termination provisions of this Exhibit, or not terminated by either party thirty (30) days prior to the expiration of the term of the Agreement, the Agreement shall be automatically extended for additional one year periods.

For the convenience of the Customer only, the monthly charge under this Agreement is the sum of the total charge for all work performed under the Agreement divided by the number of calendar months included in the payment period of the Agreement. In the event this Agreement is terminated early by either party, U.S. Lawns is entitled to recover their unrecovered costs incurred through termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Customer through the date of the termination. Substantial portions of the work for the year may be performed in the early months of each year of the Agreement including potentially significant mobilization costs in start-up.

We welcome the opportunity to be of service and thank you for your consideration of our proposal. By signing and acceptance, I have read, understand, and agree to the foregoing Agreement and hereby accept it on behalf of the Customer.

Service Definitions

Tree Pruning - Trees shall be pruned to remove dead, diseased and cross branches, to improve light and air circulation within canopy.

Tree and Shrub Fertilization - The application of an appropriate fertilizer to promote the health and vigor of selected trees and shrubs on the property.

Plant Health Care - The application of an appropriate product to control any pest issues which threaten the health and vigor of selected trees and shrubs on the property.

Turf Pre-Emergent - The application of pre-emergent weed control products to the turf areas, based season and turf type.

Fertilize Turf - Turf areas will be fertilized with the proper blend of fertilizer based on the turf type.

Turf Post-Emergent - The application of post-emergent weed control products to the turf areas, based on the season, target weeds, and turf type.

Turf Insect Control - The application of insect control products to the turf areas based on the season and target pest.

Turf Fungicide - The application of fungicide for the control of diseased turf areas based on the season and the target disease.

Install Mulch - An agreed type of mulch (hardwood, colored mulch, pine needles, granite or other specified material) shall be applied to all planting beds currently mulched to a specified depth or quantity. Care will be taken to avoid excessive mulch build up.

Seasonal Color Install - The process will include the removal of existing annual color plants, the cultivation, and addition of fertilizers, plant health products, mulch and water.

Irrigation Inspections - Irrigation systems will be checked for proper operation. Minor adjustments will be made as necessary. Any other repairs will be made on an agreed upon basis at an additional charge.

Client Information Form

1. Insurance Certificate

Please fill out the following information to ensure that your property gets covered under our liability insurance.

Once we receive this information our insurance agent will send you a copy of the insurance certificate for your property.

2. Property Information

Contact: _____ Title: _____

Company: _____

Address: _____

Phone: _____ Fax: _____

Comments: _____

3. Billing Information if different from above:

Contact: _____ Title: _____

Company: _____

Address: _____

Phone: _____ Fax: _____

Comments: _____

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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GreenTeam Building Services
4811 SW 28th Avenue
Fort Lauderdale, Florida 33312
Office:(954) 210-4100
Fax:(754) 201-1682
State License: CFC1428181

Estimate 57993473
Estimate Date 9/24/2021

Billing Address

MWC Garage, LLC - c/o Jones Lang LaSalle
 888 Northeast 2nd Avenue
 Miami, FL 33132 USA

Job Address

Miami World Center
 Garage, LLC-888 NE 2nd
 Ave
 888 Northeast 2nd
 Avenue
 Miami, FL 33132 USA

Description of work

Storm Drain Cleaning - Presented by Conner Boyle for Stacy Diamond

Task #	Description	Quantity	Your Price	Total
StormDrnCleanSrvc	<p>GreenTeam Service Corp. will provide all necessary labor, materials, and equipment needed to vacuum out 15 storm drain catch basins and 40 storm drain man holes and hydro jet unbaffled lateral storm drainage lines located throughout property. Upon completion all evacuated material will be disposed of at the appropriate offsite receiving facility. This scope of work is estimated to be performed after hours throughout the course of 3 days. Drainage plans will be marked and dated throughout the course of this project. Any structures needing additional work will be noted so that a report can be generated and provided to property management.</p> <p>An extension hose will be brought on-site in a separate vehicle as needed.</p> <p>Exclusions:</p> <ul style="list-style-type: none"> - We cannot guarantee that the ground will drain large volumes of rain water after heavy rain. - Work performed outside regular working hours unless specified. -Permits and or related fees unless specified. - Work not mentioned in the scope above. - Repairs concrete, asphalt or landscaping. - Relocation or replacement of piping not mentioned in the scope above. - Replacement of valves not mentioned in the scope above. - Replacement of broken manhole/catch basin lids. - Warranties to existing pipes, valves, parts of and or fittings outside our scope of work. - Relocating of obstructions to our scope of work. - Unexpected delays beyond our control. 	1.00	\$11,775.00	\$11,775.00

Sub-Total \$11,775.00
Tax \$0.00

Total Due \$11,775.00

Deposit/Downpayment \$0.00

Thank you for choosing GreenTeam Building Services.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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**MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT FIRST AMENDMENT TO
PROPERTY MANAGEMENT SERVICES AGREEMENT**

THIS FIRST AMENDMENT TO PROPERTY MANAGEMENT AGREEMENT (“First Amendment”) is made and entered into this _____ day of _____, 2022 (the “Effective Date”), by and between:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Miami, Miami-Dade County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”); and

JONES LANG LASALLE AMERICAS, INC., a foreign corporation registered in the State of Florida, with its principal address at 200 East Randolph Drive, Chicago, Illinois 60601 (the “Manager”).

RECITALS

WHEREAS, the District and the Manager entered into a Property Management Services Agreement, dated May 19, 2020, (the “Agreement”); and

WHEREAS, the District has a need for property management services to provide for the operation and management of the District-owned property and property that the District has the legal responsibility to maintain; and

WHEREAS, Manager has requested an increase in compensation following the first year of providing service under the Agreement; and

WHEREAS, the District desires to continue its contractual relationship with Manager by entering into this First Amendment with Manager to increase the compensation provided to the Manager.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Manager agree as follows:

Section 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

Section 2. That “**Section 4 A. Base Compensation.**” of the Agreement is hereby amended and replaced in its entirety as follows:

A. Base Compensation:

The total amount of the Base Compensation shall not exceed **ONE HUNDRED FIFTY-ONE THOUSAND TWO HUNDRED THIRTY-EIGHT AND 00/100 (\$151,238.00) DOLLARS** (the “Contract Amount”). The contract amount shall be payable monthly, on the last day of each calendar month.

Section 3. That “**Section 28. E-Verify.**” is hereby added to the Agreement as follows:

Section 28. E-Verify. Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 6 herein, if the District has a good faith belief that the Manager has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager’s failure to comply with the E-Verify requirements referenced in this subsection.

Section 4. This First Amendment shall take effect on October 1, 2021, nunc pro tunc.

Section 5. In all other respects, the Agreement between the parties is hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

ATTEST:

**MIAMI WORLD CENTER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary

By: _____
Chairperson/Vice-Chairperson

Date: _____, 2022

**JONES LANG LASALLE AMERICAS, INC., a
foreign corporation registered to do business
in the state of Florida**

WITNESSES:

Print Name

By: _____
Print Name: _____
Title: _____

Date: _____, 2022

Print Name

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

9

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.
 Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.
[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

10A

Invoice No. : 5779507
File No. : 160451.010100
Bill Date : September 29, 2021

Miami World Center CDD
c/o Wrathell, Hunt & Associates
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Attn: Craig Wrathell
District Manager

INVOICE

Re: 2017 Bond Financing

Legal Services through September 29, 2021:

	\$	1,900.00
Less Courtesy Discount:	\$	<u>(380.00)</u>
Total Fees:	\$	1,520.00
Current Invoice:	\$	<u><u>1,520.00</u></u>

RCG:CME
Tax ID: 59-1270754

Invoice No. : 5779507
File No. : 160451.010100

REMITTANCE ADVICE

PLEASE RETURN WITH YOUR PAYMENT
Note: Payment is Due 30 Days from Date of Invoice

CLIENT NAME: MIAMI WORLD CENTER CDD
FILE NUMBER: 160451.010100
INVOICE NUMBER: 5779507*
BILLING PROFESSIONAL: Robert C. Gang

Current Invoice:	\$	1,520.00
Total Amount Due:	\$	1,520.00

FOR YOUR CONVENIENCE, WIRE TRANSFER FUNDS TO:

For Wire Instructions:

Bank: WELLS FARGO BANK
ABA #: 121000248

For ACH Instructions:

Bank: WELLS FARGO BANK
ABA#: 063107513

CREDIT TO: GREENBERG TRAURIG DEPOSITORY ACCOUNT
ACCOUNT #: 2000014648663

PLEASE

REFERENCE: **CLIENT NAME:** MIAMI WORLD CENTER CDD
FILE NUMBER: 160451.010100
INVOICE NUMBER: 5779507*
BILLING
PROFESSIONAL: Robert C. Gang

IF YOU WISH TO PAY BY CHECK PLEASE REMIT TO THE ADDRESS BELOW:

Greenberg Traurig
PO Box 936769
ATLANTA GA 31193-6769

Wire fees may be assessed by your bank.

*** If paying more than one invoice, please reference all invoice numbers in wiring instructions.**

RCG:CME
Tax ID: 59-1270754

Invoice No.: 5779507
Re: 2017 Bond Financing
Matter No.: 160451.010100

Description of Professional Services Rendered:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>DESCRIPTION</u>
04/15/21	Robert C. Gang	TC Cindy Cerbone re possible use of bond proceeds for street art.
07/16/21	Robert C. Gang	Attn to resolution requesting another 2 year extension of metromover payment. investigate background with district counsel.
07/20/21	Robert C. Gang	Attention to resolution requesting a second extension of deadline for payment to County for metromover station.
07/21/21	Robert C. Gang	Review and revise resolution re metromover contribution delay. Confer ginger Wald.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

10B



Department of Transportation and Public Works
111 NW First Street, 14th Floor
Miami, FL 33128

COVENANT FOR MAINTENANCE OF LANDSCAPING WITHIN RIGHT OF WAY

WHEREAS, Miami World Center Community Development District
2300 Glades Road Suite 401 W
Boca Raton, Florida 33431

Hereinafter referred to as the OWNER(S) of the following described property:

651 NE 1st Ave, Miami, Florida 33132 Folio# 01-3137-036-0016
Property Address

Request(s) permission to install landscaping within the public right-of-way in accordance Miami Dade County's Landscape Ordinance Chapter 18A & B and with the approved plans and specifications on file with the Department of Transportation and Public Works.

IN CONSIDERATION of the approval and issuance of the permit by the Miami-Dade County Department of Transportation and Public Works, the Owner(s) agree(s) as follows:

- To maintain and replace, where necessary, the approved landscaping, installed within the swale area of the dedicated public right-of-way adjacent to the property described above. To repair any damage to the roadway, driveway approach or sidewalk area that may occur a result of the approved landscaping. If it becomes necessary for the County to maintain said item(s) within public right of way (including, without limitation, restoration of streets and sidewalks) by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.
- That Landscaping has been designed and will be maintained in such a way as to provide safe and unobstructed views at intersections of roadways, driveways, recreational paths and sidewalks in accordance with Section 33-11 of the Code of Miami-Dade County and in compliance with federal and state standards, specifically FDOT Index 546 Sight Distance at Intersection and Table 3-12 Minimum Width of Clear Zone of the Florida Green Book.
- The Owner acknowledges the use of appropriate species located under, or adjacent to Overhead power lines and near underground utility lines
- The Owner does hereby agree to indemnify, save and hold Miami-Dade County harmless and defend from any and all liability including legal fees and court costs which may arise by virtue of Miami-Dade County permitting the installation of these item(s) within the public right of way.
- The Owner does hereby agree to remove or relocate their facilities at their own expense, within 60 days' notice by the Department of Transportation and Public Works to do so. Failure to comply with this notice will result in the County causing the items(s) to be removed and a lien being placed on the property and/or assessed against the owner for all costs incurred in the removal and disposal of the Item(s).
- The undersigned further agrees that these conditions shall be deemed a covenant running with the land in favor of Miami-Dade County and shall remain in full force and effect and be binding on the undersigned, his/their heirs and assigns, until such time as this obligation has been cancelled by an affidavit filed in the Public Records of Miami-Dade County, Florida by the Director of the Department of Transportation and Public Works (or fully authorized representative).
- That all individual(s) signing this agreement have the legal authority to enter into this agreement.



Signature of Owner [Signature]
 PRINT NAME Craig Allen Smith
 STATE OF FLORIDA COUNTY OF MIAMI-DADE
 Sworn to and subscribed before me this 9th
 day of December, 20 21
 (SEAL) Elizabeth Gomez
 Personally known Produced Identification
 Type of Identification Produced Drivers License

Signature of Owner [Signature]
 PRINT NAME CORA D. FIORE
 STATE OF FLORIDA COUNTY OF MIAMI-DADE PALM BEACH
 Sworn to and subscribed before me this 10th
 day of Dec, 20 21
 (SEAL) Tara Michelle Valle
 Personally known Produced Identification
 Type of Identification Produced Drivers License





Department of Transportation and Public Works
111 NW First Street, 14th Floor
Miami, FL 33128

COVENANT FOR MAINTENANCE OF LANDSCAPING WITHIN RIGHT OF WAY

WHEREAS, Miami World Center Community Development District

2300 Glades Road Suite 401 W

Boca Raton, Florida 33431

Hereinafter referred to as the OWNER(S) of the following described property:

650 NE 2nd Ave, Miami, Florida 33132 Follo# 01-3137-036-0016

Property Address

Request(s) permission to install landscaping within the public right-of-way in accordance Miami Dade County's Landscape Ordinance Chapter 18A & B and with the approved plans and specifications on file with the Department of Transportation and Public Works.

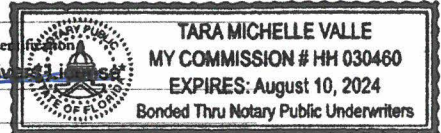
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- That Landscaping has been designed and will be maintained in such a way as to provide safe and unobstructed views at intersections of roadways, driveways, recreational paths and sidewalks in accordance with Section 33-11 of the Code of Miami-Dade County and in compliance with federal and state standards, specifically FDOT Index 548 Sight Distance at Intersection and Table 3-12 Minimum Width of Clear Zone of the Florida Green Book.
- The Owner acknowledges the use of appropriate species located under, or adjacent to Overhead power lines and near underground utility lines
- The Owner does hereby agree to indemnify, save and hold Miami-Dade County harmless and defend from any and all liability including legal fees and court costs which may arise by virtue of Miami-Dade County permitting the installation of these item(s) within the public right of way.
- The Owner does hereby agree to remove or relocate their facilities at their own expense, within 60 days' notice by the Department of Transportation and Public Works to do so. Failure to comply with this notice will result in the County causing the items(s) to be removed and a lien being placed on the property and/or assessed against the owner for all costs incurred in the removal and disposal of the item(s).
- The undersigned further agrees that these conditions shall be deemed a covenant running with the land in favor of Miami-Dade County and shall remain in full force and effect and be binding on the undersigned, his/their heirs and assigns, until such time as this obligation has been cancelled by an affidavit filed in the Public Records of Miami-Dade County, Florida by the Director of the Department of Transportation and Public Works (or fully authorized representative).
- That all individual(s) signing this agreement have the legal authority to enter into this agreement.



Signature of Owner [Signature]
 PRINT NAME Craig Allen Smith
 STATE OF FLORIDA COUNTY OF MIAMI-DADE
 Sworn to and subscribed before me this 9th
 day of December, 20 21
 (SEAL) Elizabeth Gomez
 Personally known Produced Identification
 Type of Identification Produced Drivers License

Signature of Owner [Signature]
 PRINT NAME CORA Di Fiori
 STATE OF FLORIDA COUNTY OF MIAMI-DADE PALM BEACH
 Sworn to and subscribed before me this 10
 day of Dec, 20 21 Juanille
 (SEAL) Personally known Produced Identification
 Type of Identification Produced Drivers License



**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

10C

**FIRST AMENDMENT TO SMALL PROJECT AGREEMENT
(Entrance Expansion Project)**

THIS FIRST AMENDMENT TO SMALL PROJECT AGREEMENT ("First Amendment") is made and entered into this 23rd day of NOVEMBER, 2021 (the "Agreement"), by and between:

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Miami, Miami-Dade County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"); and

and

UNDER POWER CORP., a Florida corporation, having as its principal business address, 7900 N.W. 60TH Street, Miami, Florida 33166 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and the Contractor entered into a Small Project Agreement dated December 15, 2020 (the "Agreement") to provide removal, storage and installation of the existing pedestrian traffic signal poles and maintenance of the intersection located at NE 2 Avenue and NE 7 Street and the maintenance of the intersection located at the 700 block of NE 1 Avenue; and

WHEREAS, the Contractor has advised that there is additional work necessary for the installation of the existing pedestrian traffic signal poles, including repair of damaged areas and has submitted two change orders for the additional work in the total amount of \$16,701.30, as set forth in **Composite Exhibit "C"** attached hereto and made a part hereof.

WHEREAS, Board of Supervisors of the District has taken official action to authorize the proper District officials to enter into this First Amendment to provide for this additional work and costs.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this First Amendment.

SECTION 2. The Contractor shall provide additional services as set forth in attached **Composite Exhibit C** for the required work prior to reinstallation of the pedestrian traffic signal poles.

SECTION 3. COMPENSATION. The District agrees to compensate the Contractor in the amount not to exceed **SIXTEEN THOUSAND SEVEN HUNDRED AND ONE AND 30/100 (\$16,701.30) DOLLARS** for the additional services as set forth in attached **Composite Exhibit C**.


SECTION 4. The effective date of this First Amendment shall be upon execution.

SECTION 5. In all other respects, the Agreement between the Contractor and the District is hereby ratified, reaffirmed and shall remain in full force and effect as provided by its own terms.


[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:



Secretary Assistant Secretary


MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

Chair, Board of Supervisors

this 2nd day of December, 2021

WITNESS:

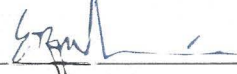

Print name: Ana B Garcia Perez


Print name: SUSANA SEMPREDIN

(CORPORATE SEAL)

CONTRACTOR

UNDER POWER CORP., a Florida corporation

By: 
Print name: EDUARDO B. MARIAS
Title: VPI GENERAL MANAGER

this 13th day of NOVEMBER, 2021

COMPOSITE EXHIBIT C

Job No: MWC
 Project: Miami World Center
 Location: VARIOUS
 County: DADE
 Project Mgr: EDDIE M
 Printed: 7/13/2018



COR # 1
~~INVOICE # 2~~

CONTRACTOR:
 MIAMI WORLD CENTER
 SQUARE EDGE

SUBCONTRACTOR:
 UNDER POWER CORP
 7900 NW 60 STREET
 MIAMI, FL 33166

PROJECT: 1.00
 3/25/2021

Item	Description	U/M	Quantity	Unit Cost	Extension
	Removal, reinstallation & connecting of NWC & SWC ped pole	HR	11	250.00	\$2,750.00
	includes three man crew to excavate hole for subcontractor to core 2" hole in manhole, install conduit from vault to pullbox and close the hole (FPL vault-work)				\$2,750.00

TERMS & CONDITIONS:

All terms and conditions of the original subcontract apply to the above work.

\$ **2,750.00**

SIGNATURE REQUIRED IN ORDER TO PROCEED.

AGREED TO:

CONTRACTOR:

SUBCONTRACTOR:

 (Authorized Signature)

 (Authorized Signature)

 (Printed Name and Title)

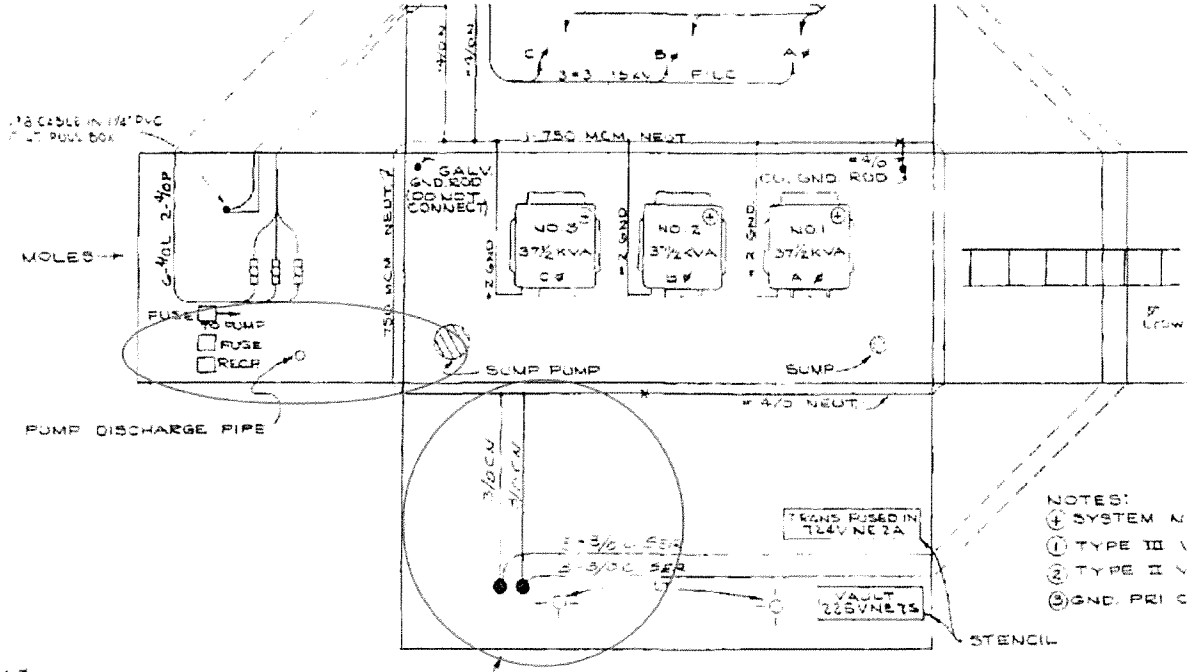
EDDIE MACIAS/ VICE PRESIDENT
 (Printed Name and Title)

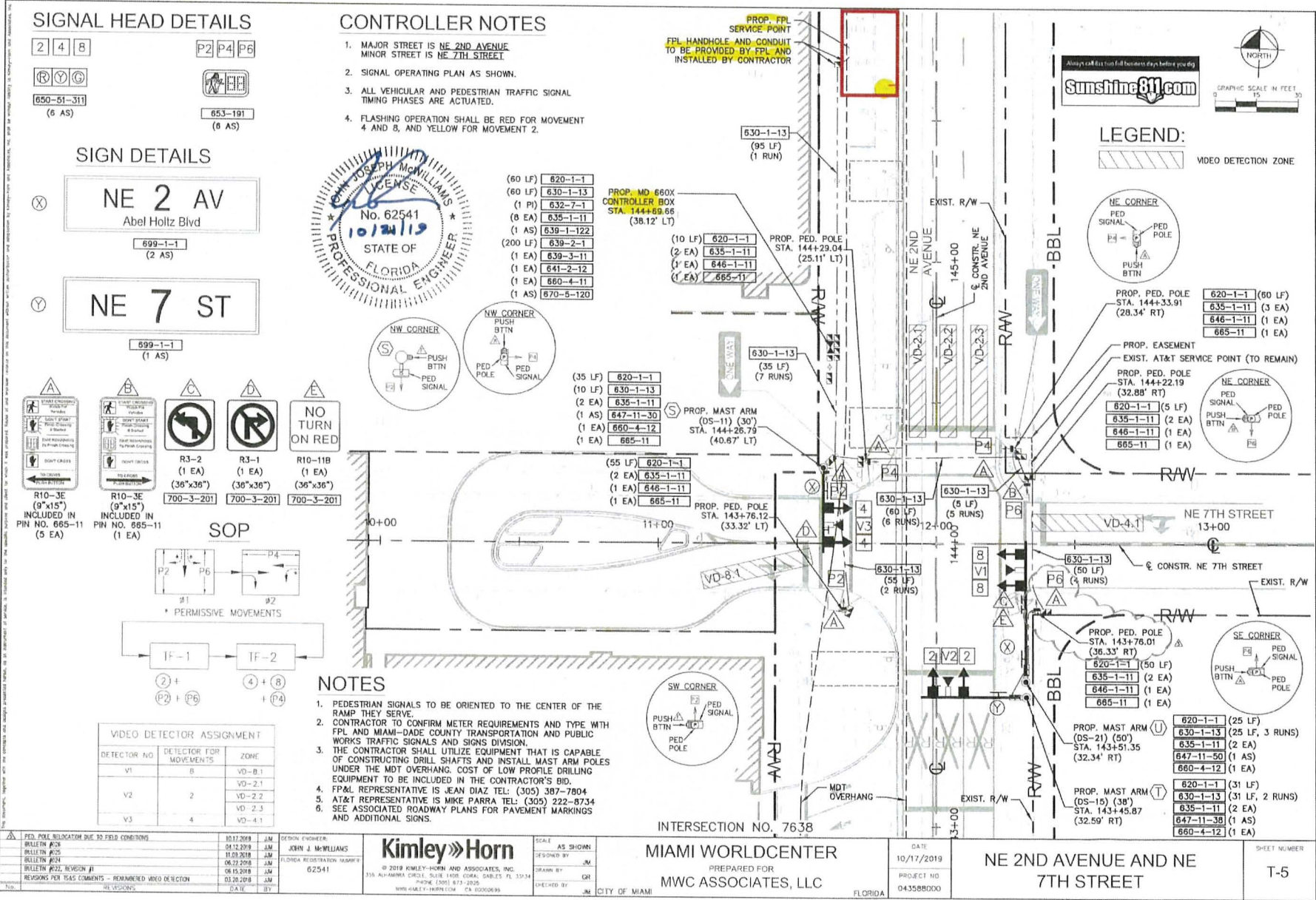
 (Date)

3/25/2021
 (Date)

Jose E. Bull 9/27/21

7900 NW 60 St
 Miami, FL 33166

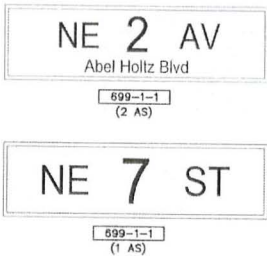




SIGNAL HEAD DETAILS



SIGN DETAILS



CONTROLLER NOTES

- MAJOR STREET IS NE 2ND AVENUE MINOR STREET IS NE 7TH STREET
- SIGNAL OPERATING PLAN AS SHOWN.
- ALL VEHICULAR AND PEDESTRIAN TRAFFIC SIGNAL TIMING PHASES ARE ACTUATED.
- FLASHING OPERATION SHALL BE RED FOR MOVEMENT 4 AND 8, AND YELLOW FOR MOVEMENT 2.



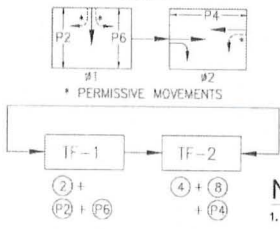
(60 LF) [620-1-1]
 (60 LF) [630-1-13]
 (1 PI) [632-7-1]
 (8 EA) [635-1-11]
 (1 AS) [639-1-122]
 (200 LF) [639-2-1]
 (1 EA) [639-3-11]
 (1 EA) [641-2-12]
 (1 EA) [660-4-11]
 (1 AS) [670-5-120]

PROP. MD 660X CONTROLLER BOX STA. 144+69.66 (38.12' LT)

PROP. FPL SERVICE POINT
 FPL HANDLEHOLE AND CONDUIT TO BE PROVIDED BY FPL AND INSTALLED BY CONTRACTOR



SOP



VIDEO DETECTOR ASSIGNMENT

DETECTOR NO.	DETECTOR FOR MOVEMENTS	ZONE
V1	8	VO-B-1 VO-2-1
V2	2	VO-2-2 VO-2-3
V3	4	VO-4-1

NOTES

- PEDESTRIAN SIGNALS TO BE ORIENTED TO THE CENTER OF THE RAMP THEY SERVE.
- CONTRACTOR TO CONFIRM METER REQUIREMENTS AND TYPE WITH FPL AND MIAMI-DADE COUNTY TRANSPORTATION AND PUBLIC WORKS TRAFFIC SIGNALS AND SIGNS DIVISION.
- THE CONTRACTOR SHALL UTILIZE EQUIPMENT THAT IS CAPABLE OF CONSTRUCTING DRILL SHAFTS AND INSTALL MAST ARM POLES UNDER THE MDT OVERHANG. COSTS OF LOW PROFILE DRILLING EQUIPMENT TO BE INCLUDED IN THE CONTRACTOR'S BID.
- FPL REPRESENTATIVE IS JEAN DIAZ TEL: (305) 387-7804
- AT&T REPRESENTATIVE IS MIKE PARRA TEL: (305) 222-8734
- SEE ASSOCIATED ROADWAY PLANS FOR PAVEMENT MARKINGS AND ADDITIONAL SIGNS.

NO.	REVISIONS	DATE	BY
1	ADD SIGNAL HEADLOCATION DUE TO FIELD CONDITIONS	10/17/2019	JM
2	BULLETIN #206	01/12/2019	JM
3	BULLETIN #205	11/09/2018	JM
4	BULLETIN #207	06/22/2018	JM
5	BULLETIN #222, REVISION #1	08/15/2018	JM
6	REVISIONS PER TS&S COMMENTS - REMOVED VIDEO DETECTION	03/20/2018	JM

DESIGN ENGINEER:
JOHN J. McWILLIAMS
 FLORIDA REGISTRATION NUMBER:
 62541



© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 318 PALMBERG CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
 PHONE: (305) 873-2000
 WWW.KIMLEY-HORN.COM TX 02020699

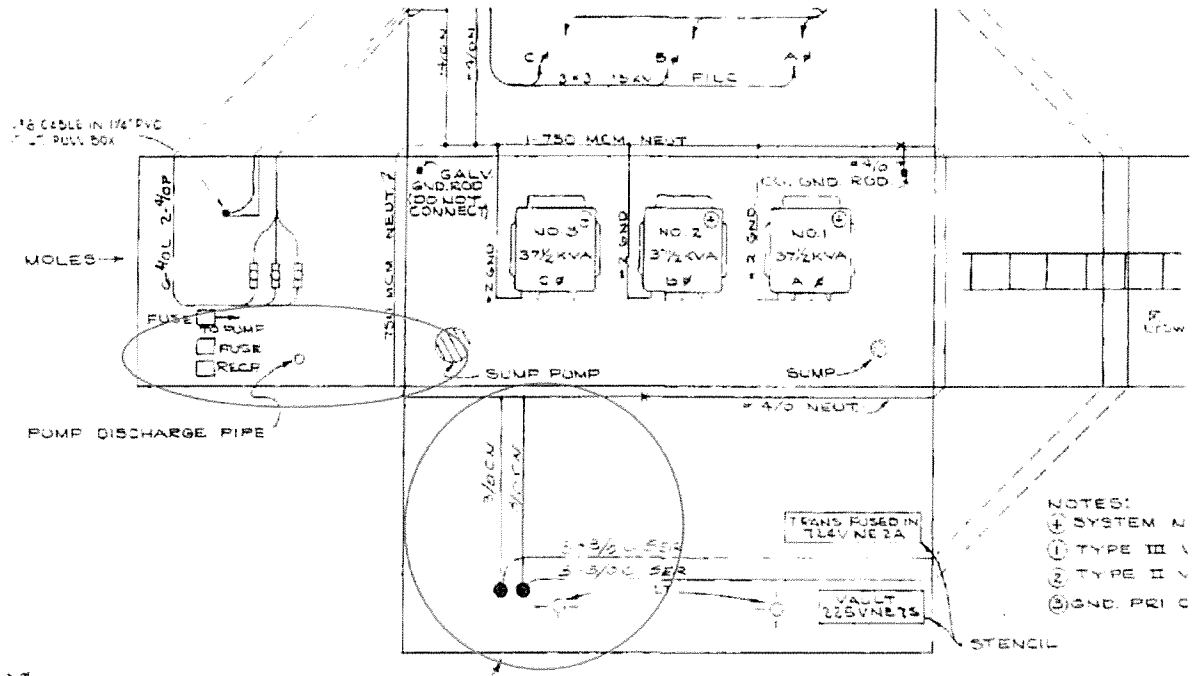
SCALE AS SHOWN

DESIGNED BY	JM
DRAWN BY	GR
CHECKED BY	JM

MIAMI WORLDCENTER
 PREPARED FOR
MWC ASSOCIATES, LLC
 CITY OF MIAMI FLORIDA

DATE	10/17/2019
PROJECT NO.	043588200

NE 2ND AVENUE AND NE 7TH STREET
 SHEET NUMBER
T-5



Job No: MWC
 Project: Miami World Center
 Location: NE 2 AVE & NE 7 ST
 County: DADE
 Project Mgr: EDDIE M
 Printed: 7/13/2018



CHANGE ORDER

CONTRACTOR:

MIAMI WORLD CENTER

SUBCONTRACTOR:

UNDER POWER CORP
 7900 NW 60 STREET
 MIAMI, FL 33166

PROJECT:

32.00
 9/30/2021

Item	Description	U/M	Quantity	Extension
1.00	NE 2 AVE & NE 8 ST - REPLACE REPLACE PED POLES & WIRES	LS	13951.30	\$12,571.30
2.00	NE 2 AVE & NE 8 ST - REPLACE DAMAGED PULLBOXES	LS	1380.00	\$1,380.00

PRICE INCLUDES REMOVAL AND DISPOSAL
 1. REMOVAL & DISPOSAL OF EXISTING
 DAMAGED PULLBOXES & PED POLE
 2. CREW TO INVESTIGATE CONDUITS
 ARE IN WOORKING ORDER
 3. MATERIAL, EQUIPMENT AND LABOR TO
 INSTALL PEDS, WIRE, CONNECT AND
 LEAVE IN ACCEPTABLE MANNER
 4. CHIP DOWN, REMOVE CONCRETE OF
 PED FOUNDATIONS, REPOUR FOUNDATION
 WITH NEW ANCHOR BOLTS
 5. REPLACEMENT OF 3 PULBOXES THAT
 ARE DAMAGED AND ALL NECESSARY
 COMPONENTS INSIDE THE PULLBOX
 IN AN ACCEPTABLE MANNER

PRICE DOES NOT INCLUDE RESTORATION
 PRICE DOES NOT INCLUDE MOT & POLICE IF NEEDED
 PRICE DOES NOT INCCLUDE PERMIT FEES
 ****PRICE DOES NOT INCLUDE CONDUITS REPAIRS IF NEEDED***

\$13,951.30

TERMS & CONDITIONS:

All terms and conditions of the original subcontract
 apply to the above work.

\$ 13,951.30

SIGNATURE REQUIRED IN ORDER TO PROCEED.

AGREED TO:

CONTRACTOR:

SUBCONTRACTOR:

Location: NE 2 AVE & NE 7 ST
County: DADE
Project Mgr: EDDIE M
Printed: 7/13/2018



CHANGE ORDER

CONTRACTOR:

MIAMI WORLD CENTER

PROJECT:

SUBCONTRACTOR:

UNDER POWER CORP
7900 NW 60 STREET
MIAMI, FL 33166

32.00

(Authorized Signature)

(Printed Name and Title)

(Date)

(Authorized Signature)

EDDIE MACIAS/ VICE PRESIDENT
(Printed Name and Title)

9/30/2021
(Date)

Caro E. Bull 10/4/21

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

11

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2021**

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash - SunTrust	\$ 2,488,421	\$ -	\$ -	\$ 2,488,421
Undeposited funds	-	-	5,365	5,365
Investments				
Revenue	-	266,898	-	266,898
Reserve	-	4,917,220	-	4,917,220
Interest	-	4	-	4
Sinking	-	2	-	2
Construction	-	-	10,710,917	10,710,917
Construction reserve ¹	-	-	2,000,000	2,000,000
Retainage subaccount	-	-	1,005	1,005
Due from other funds				
General	-	132,384	-	132,384
Interest receivable	-	38	95	133
Prepaid expenses	6,082	-	-	6,082
Electric deposits	1,230	-	-	1,230
Total assets	<u>\$ 2,495,733</u>	<u>\$ 5,316,546</u>	<u>\$ 12,717,382</u>	<u>\$ 20,529,661</u>
LIABILITIES				
Due to other funds				
Debt service	\$ 132,384	\$ -	\$ -	\$ 132,384
Total liabilities	<u>132,384</u>	<u>-</u>	<u>-</u>	<u>132,384</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	38	95	133
Total deferred inflows of resources	<u>-</u>	<u>38</u>	<u>95</u>	<u>133</u>
FUND BALANCES				
Restricted for:				
Debt service	-	5,316,508	-	5,316,508
Capital projects	-	-	10,717,287	10,717,287
Metro Mover ¹	-	-	2,000,000	2,000,000
Unassigned	2,363,349	-	-	2,363,349
Total fund balances	<u>2,363,349</u>	<u>5,316,508</u>	<u>12,717,287</u>	<u>20,397,144</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,495,733</u>	<u>\$ 5,316,546</u>	<u>\$ 12,717,382</u>	<u>\$ 20,529,661</u>

¹Reserve for Metro Mover.

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 57,550	\$ 57,550	\$ 2,182,921	3%
Total revenues	<u>57,550</u>	<u>57,550</u>	<u>2,182,921</u>	3%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	8,000	0%
FICA	-	-	612	0%
District engineer	-	4,590	30,000	15%
General counsel	1,765	1,765	40,000	4%
District manager	4,167	8,333	50,000	17%
Accounting O&M	458	917	5,500	17%
Debt service fund accounting	1,250	2,500	15,000	17%
Assessment roll services	1,667	3,333	20,000	17%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	-	9,200	0%
Postage	-	16	1,000	2%
Insurance - GL, POL	-	14,197	15,938	89%
Legal advertising	215	320	1,500	21%
Miscellaneous- bank charges	-	-	750	0%
Website				
Hosting and maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Dissemination agent	250	500	3,000	17%
Annual district filing fee	175	175	175	100%
Trustee	-	-	5,500	0%
Total professional & administrative	<u>9,947</u>	<u>37,351</u>	<u>207,840</u>	18%
Field operations				
Capital improvements/replacements	-	-	20,000	0%
Electrical				
Street light services	-	10,664	72,000	15%
Electrical repairs and relamping	1,000	1,000	8,000	13%
Insurance				
Insurance: property	-	12,471	14,000	89%
Landscaping				
Landscape services	5,166	10,333	80,000	13%
Irrigation - maintenance	685	685	5,000	14%
Plant tree replacement	3,942	3,942	32,000	12%
Architect site visit	41	41	3,500	1%
Landscape assessment	-	-	5,000	0%
Arborist report	-	-	3,500	0%

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Maintenance & repairs				
Benches	-	-	15,000	0%
Air conditioning	-	-	10,000	0%
General	-	-	20,000	0%
Stormwater drain inspections/cleanout	-	-	10,000	0%
Janitorial and pressure washing	10,663	10,663	165,000	6%
Janitorial - resealing wood decking	-	-	10,000	0%
Pest control	586	1,172	8,050	15%
Maintenance storage	-	-	1,000	0%
Waste removal	275	550	4,000	14%
Paver sealing and repairs	-	-	50,000	0%
Painting	-	-	2,000	0%
Civil engineering and maintenance	-	-	6,000	0%
Coordination of third party damage	-	-	7,000	0%
Management office				
On-site field management	9,236	22,066	109,725	20%
Telephone/internet	100	200	1,200	17%
Office lease	700	1,400	8,400	17%
Office supplies	400	800	4,800	17%
Marketing				
Holiday lighting	-	-	67,000	0%
Security				
Security services	-	-	870,000	0%
Security operations internet	572	1,145	6,960	16%
Camera repairs and replacement	-	-	10,000	0%
Camera maintenance program	2,848	5,695	43,000	13%
Leased spaces rent	3,041	6,082	52,468	12%
Utilities				
Electricity - site	213	1,206	25,000	5%
Irrigation	6,848	14,211	105,000	14%
Contingency	-	-	75,000	0%
Total field operations	<u>46,316</u>	<u>104,326</u>	<u>1,929,603</u>	5%
Other fees and charges				
Property appraiser	-	-	22,739	0%
Tax collector	-	-	22,739	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>45,478</u>	0%
Total expenditures	<u>56,263</u>	<u>141,677</u>	<u>2,182,921</u>	6%
Excess/(deficiency) of revenues over/(under) expenditures	1,287	(84,127)	-	
Fund balance - beginning	<u>2,362,062</u>	<u>2,447,476</u>	<u>1,670,518</u>	
Fund balance - ending (projected):				
Assigned:				
3 months working capital	546,532	546,532	545,730	
Unassigned	1,816,817	1,816,817	1,124,788	
Fund balance - ending	<u>\$ 2,363,349</u>	<u>\$ 2,363,349</u>	<u>\$ 1,670,518</u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 132,384	\$ 132,384	\$ 5,021,758	3%
Interest	70	138	-	N/A
Total revenues	<u>132,454</u>	<u>132,522</u>	<u>5,021,758</u>	3%
EXPENDITURES				
Principal	1,195,000	1,195,000	1,195,000	100%
Interest	1,860,106	1,860,106	3,696,313	50%
Total expenditures	<u>3,055,106</u>	<u>3,055,106</u>	<u>4,891,313</u>	62%
Other fees and charges				
Property appraiser	-	-	52,310	0%
Tax collector	-	-	52,310	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>104,620</u>	0%
Total expenditures	<u>3,055,106</u>	<u>3,055,106</u>	<u>4,995,933</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(2,922,652)	(2,922,584)	25,825	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(248)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(248)</u>	<u>-</u>	N/A
Net change in fund balance	(2,922,652)	(2,922,832)	25,825	
Fund balance - beginning	8,239,160	8,239,340	8,172,902	
Fund balance - ending	<u>\$ 5,316,508</u>	<u>\$ 5,316,508</u>	<u>\$ 8,198,727</u>	

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year to Date
REVENUES		
Interest	\$ 108	\$ 179
Total revenues	<u>108</u>	<u>179</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	108	179
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	248
Total other financing sources/(uses)	<u>-</u>	<u>248</u>
Net change in fund balance	108	427
Fund balance - beginning	12,717,179	12,716,860
Fund balance - ending	<u>\$ 12,717,287</u>	<u>\$ 12,717,287</u>

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

12A

DRAFT

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Miami World Center Community Development District held a Regular Meeting on September 14, 2021, at 11:00 a.m., at the Caoba Sales Center Management Office, 698 NE 1st Avenue, G188, Miami, Florida 33132.

Present at the meeting were:

John Chiste	Chair
Cora DiFiore (via telephone)	Vice Chair
Joseph DiCristina	Assistant Secretary
Peter Brown (via telephone)	Assistant Secretary
Jared Bouskila	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Gregory George	District Counsel
Aaron Buchler (via telephone)	District Engineer
Paola Lamprea (via telephone)	Square Edge, Inc. (SEI)
Stacy Diamond	Operations Manager (JLLA)
Cristina Machado (via telephone)	Allied Universal Representative (Allied)
Alberto Porras (via telephone)	Total Cleaning
Todd Wolf	Total Cleaning

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:00 a.m. Supervisors Chiste, DiCristina and Bouskila were present in person. Supervisors Brown and DiFiore were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

40 **THIRD ORDER OF BUSINESS**

41 **Consideration of Resolution 2021-09,**
42 **Extending the Term Set Forth in Resolution**
43 **No. 2017-16 Acknowledging That Certain**
44 **Proceeds of the Miami World Center**
45 **Community Development District Special**
46 **Assessment Bonds, Series 2017 Shall be**
47 **Allocated Towards and Reserved for a**
48 **Portion of the Costs of Constructing the**
49 **Freedom Tower Metro Mover Station, as**
50 **Described in the Engineer’s Report; and**
51 **Providing for an Effective Date**

52 Ms. Cerbone presented Resolution 2021-09. Mr. Rom stated that the version of
53 Resolution 2021-09 with the final updates was emailed to the Board and differed from the one
54 in the agenda package. He highlighted the revisions and noted that \$2 million of the bond
55 proceeds was allocated towards construction of the Freedom Tower Metro Mover Station.

56
57 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor,**
58 **Resolution 2021-09, Extending the Term Set Forth in Resolution No. 2017-16**
59 **Acknowledging That Certain Proceeds of the Miami World Center Community**
60 **Development District Special Assessment Bonds, Series 2017 Shall be Allocated**
61 **Towards and Reserved for a Portion of the Costs of Constructing the Freedom**
62 **Tower Metro Mover Station, as Described in the Engineer’s Report; and**
63 **Providing for an Effective Date, was adopted.**

64
65
66 **FOURTH ORDER OF BUSINESS**

Discussion: Allied Universal –
Understanding Wages 2021

67
68 • **2022 Annual Investment**

69 Ms. Diamond presented the Allied Security Services request to increase wages, due to
70 labor shortages throughout the area and to retain existing staff and lessen turnover. She noted
71 there were sufficient funds in the budget to offset this increase.

72
73 **On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the**
74 **Allied Universal Wage Increase and authorizing District Counsel to prepare**
75 **amendments to the contract and for the Chair to execute outside of a meeting,**
76 **was approved.**

77

78 **FIFTH ORDER OF BUSINESS****Consideration of Total Cleaning Fee
Increase for Professional Janitorial Services**79
80

81 Ms. Diamond presented the Total Cleaning Professional Janitorial Services request to
82 increase fees, due to labor shortages throughout the area and to retain existing staff and lessen
83 turnover. She noted there are sufficient funds in the budget to offset this increase.

84

85 **On MOTION by Mr. Chiste and seconded by Mr. DiCristina, with all in favor, the**
86 **Total Cleaning Fee Increase for Professional Janitorial Services, and authorizing**
87 **District Counsel to prepare amendments to the contract and for the Chair to**
88 **execute, was approved.**

89

90

91 **SIXTH ORDER OF BUSINESS****Ratification of Holiday Lighting
Amendment**

92

93

94 Ms. Diamond presented the First Amendment to the Plant Professionals, Inc., Services
95 Agreement for ratification. She highlighted that the Amendment to the Agreement was due to
96 design changes and cost increases for the upcoming holiday season. There are sufficient funds
97 in the budget to offset this increase. Ms. Cerbone stated that the Chair executed the
98 Amendment, since it was within the threshold amount for approving modifications and it was
99 necessary to lock in the vendor in advance of the holiday season.

100

101 **On MOTION by Mr. Bouskila and seconded by Mr. Chiste, with all in favor, the**
102 **First Amendment to the Plant Professionals, Inc., Services Agreement, for**
103 **Holiday Lighting, was ratified.**

104

105

106 **SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of July 31, 2021**

107

108

109 Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2021.
110 Management had not received any construction requisitions since August.

111 A Board Member asked if soft costs were paid and where they were allocated. Mr.
112 Buchler confirmed that some costs and a small amount of legal and engineering expenses were
113 processed out of the CDD proceeds but he did not know where they were allocated. He would

114 work with Ms. Lamprea and review the requisitions and soft costs submitted to Management
115 and forward the list to Ms. Cerbone to have them reclassified and update the Board.

116 Ms. Cerbone discussed her conversation with Mr. Feldman, Bond Counsel and District
117 Counsel about the CDD potentially using "General-Unassigned" bond funds for public art and, if
118 they proceed, she suggested scheduling a follow-up conversation with the Chair and other
119 appropriate parties. A Board Member's recommendation was not to earmark any funds until
120 all the capital projects are completed. In response to a question, Mr. Bucher stated the CDD is
121 on track for the completion of the public improvement. The projected improvements remaining
122 are being tracked, while looking at some of the art components; however, the intention is to
123 complete other improvements first before using some of the remaining funds for art.

124

125 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
126 **Unaudited Financial Statements as of July 31, 2021, were accepted.**

127

128

129 **EIGHTH ORDER OF BUSINESS**

**Approval of July 20, 2021 Public Hearing
and Regular Meeting Minutes**

130

131

132 Ms. Cerbone presented the July 20, 2021 Public Hearing and Regular Meeting Minutes.

133

134 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
135 **July 20, 2021 Public Hearing and Regular Meeting Minutes, as presented, were**
136 **approved.**

137

138

139 **NINTH ORDER OF BUSINESS**

Staff Reports

140

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

142 Mr. George presented a Memorandum listing recently approved 2021 legislation.
143 Changes were made related to the Audited Report and stormwater management. The later
144 change will require the CDD to submit a Stormwater Needs Analysis Report to the County by
145 July 2022.

146 **B. District Engineer: *Kimley-Horn and Associates, Inc.***

147 Mr. Buchler stated that construction was underway and on budget.

148 In response to a request, Mr. Bucher will work with Ms. Lamprea and provide a list to
149 the Board next week of the potential expenditures remaining for the capital project. He noted
150 receiving significant funds from the County, submitted early in the project for platting.

151 Staff will notify Mr. Szymonowicz of the request to email the final allocation of folio
152 assessments to the Board.

153 **C. Operations Manager: *Jones Lang Lasalle Americas, Inc.***

154 There was nothing further to report.

155 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 156 • **NEXT MEETING DATE: October 19, 2021 at 11:00 A.M.**

- 157 ○ **QUORUM CHECK**

158 The next meeting will be held on October 19, 2021, unless cancelled.

159

160 **TENTH ORDER OF BUSINESS**

Public Comments

161

162 There were no public comments.

163

164 **ELEVENTH ORDER OF BUSINESS**

Adjournment

165

166 There being nothing further to discuss, the meeting adjourned.

167

168 **On MOTION by Mr. Chiste and seconded by Mr. Bouskila, with all in favor, the**
169 **meeting adjourned at 11:21 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

12B

DRAFT

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Miami World Center Community Development District was held on November 16, 2021, at 11:00 a.m., at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132.

Present were:

Daniel Rom	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC (WHA)
Ben Feldman	Proxy Holder
Stacy Diamond	Operations Manager (JLLA)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:04 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

Mr. Rom presented the affidavit of publication.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom volunteered to serve as Chair to conduct the Landowners' Meeting. There were no objections.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 3, 4, 5]

A. Nominations

Mr. Rom stated Mr. Feldman was the Proxy Holder on behalf of 13 different Landowners, who all nominated the following:

Seat 3 Jared Bouskila

37 Seat 4 Joe DiCristina

38 Seat 5 Cora DiFiore

39 No other nominations were made.

40 **B. Casting of Ballots**

41 **I. Determine Number of Voting Units Represented**

42 A total of 207 voting units were represented.

43 **II. Determine Number of Voting Units Assigned by Proxy**

44 Of the 207 voting units represented, all were assigned by proxy to Mr. Feldman.

45 Mr. Rom listed the number of voting units assigned by proxy to Mr. Feldman by the
46 various landowners and the votes cast, as follows:

47 Miami A/I, LLC: 2 authorized votes

48 Seat 3 Jared Bouskila 1 Vote

49 Seat 4 Joe DiCristina 2 Votes

50 Seat 5 Cora DiFiore 2 Votes

51 Miami A/I Parcel 3 Subsidiary, LLC: 2 authorized votes

52 Seat 3 Jared Bouskila 1 Vote

53 Seat 4 Joe DiCristina 2 Votes

54 Seat 5 Cora DiFiore 2 Votes

55 Miami A/I Commercial Association Holdings, LLC: 3 authorized votes

56 Seat 3 Jared Bouskila 2 Votes

57 Seat 4 Joe DiCristina 3 Votes

58 Seat 5 Cora DiFiore 3 Votes

59 MWC Block E, LLC: 1 authorized vote

60 Seat 3 Jared Bouskila 0 Votes

61 Seat 4 Joe DiCristina 1 Vote

62 Seat 5 Cora DiFiore 1 Vote

63 MWC Retail, LLC: 2 authorized votes

64 Seat 3 Jared Bouskila 1 Vote

65 Seat 4 Joe DiCristina 2 Votes

66	Seat 5	Cora DiFiore	2 Votes
67	MWC Garage, LLC: 1 authorized vote		
68	Seat 3	Jared Bouskila	0 Votes
69	Seat 4	Joe DiCristina	1 Vote
70	Seat 5	Cora DiFiore	1 Vote
71	MWC Garage H, LLC: 2 authorized votes		
72	Seat 3	Jared Bouskila	1 Vote
73	Seat 4	Joe DiCristina	2 Votes
74	Seat 5	Cora DiFiore	2 Votes
75	MWC Retail F East, LLC: 2 authorized votes		
76	Seat 3	Jared Bouskila	1 Vote
77	Seat 4	Joe DiCristina	2 Votes
78	Seat 5	Cora DiFiore	2 Votes
79	Miami Retail F West, LLC: 1 authorized vote		
80	Seat 3	Jared Bouskila	0 Votes
81	Seat 4	Joe DiCristina	1 Vote
82	Seat 5	Cora DiFiore	1 Vote
83	Block G Phase 1, LLC: 2 authorized votes		
84	Seat 3	Jared Bouskila	1 Vote
85	Seat 4	Joe DiCristina	2 Votes
86	Seat 5	Cora DiFiore	2 Votes
87	Block G Phase 2, LLC: 1 authorized vote		
88	Seat 3	Jared Bouskila	0 Votes
89	Seat 4	Joe DiCristina	1 Vote
90	Seat 5	Cora DiFiore	1 Vote
91	Tower 2, LLC: 188 authorized votes		
92	Seat 3	Jared Bouskila	187 Votes
93	Seat 4	Joe DiCristina	188 Votes
94	Seat 5	Cora DiFiore	188 Votes

95 **C. Ballot Tabulation and Results**

96 Mr. Rom reported the following ballot tabulation, results and term lengths:

97	Seat 3	Jared Bouskila	195 Votes	2-year Term
98	Seat 4	Joe DiCristina	207 Votes	4-year Term
99	Seat 5	Cora DiFiore	207 Votes	4-year Term

100

101 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

102

103 There being no Landowners' questions or comments, the next item followed.

104

105 **SIXTH ORDER OF BUSINESS**

Adjournment

106

107 There being nothing further to discuss, the meeting adjourned at 11:09 a.m.

108

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110

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

13D

MIAMI WORLD CENTER COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021-2022 MEETING SCHEDULE****LOCATION***Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2021 CANCELED	Regular Meeting	11:00 AM
November 16, 2021	Landowners' Meeting	11:00 AM
November 16, 2021 CANCELED	Regular Meeting	immediately following landowners' meeting
December 21, 2021 CANCELED	Regular Meeting	11:00 AM
January 18, 2022	Regular Meeting	11:00 AM
February 15, 2022	Regular Meeting	11:00 AM
March 15, 2022	Regular Meeting	11:00 AM
April 19, 2022	Regular Meeting	11:00 AM
May 17, 2022	Regular Meeting	11:00 AM
June 21, 2022	Regular Meeting	11:00 AM
July 19, 2022	Regular Meeting	11:00 AM
August 16, 2022	Public Hearing & Regular Meeting	11:00 AM
September 20, 2022	Regular Meeting	11:00 AM