

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 15, 2022**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND**

**REGULAR MEETING**

**AGENDA**

**Juniper Cove 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**

August 8, 2022

Board of Supervisors  
Juniper Cove Community Development District

Dear Board Members:

The Board of Supervisors of the Juniper Cove Community Development District will hold a Public Hearing and a Regular Meeting on August 15, 2022 at 10:30 A.M., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor, Christian Cotter *(the following will 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. Chapter 190, Florida Statutes
  - D. 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
  - E. Form 8B: Memorandum of Voting Conflict
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2022-35, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Fiscal Year 2022/2023 Funding Agreement
6. Consider Engagement of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., in Connection with Bond Issuances

**ATTENDEES:**

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

- 7. Ratification of Stormwater Needs Analysis
- 8. Consideration of Resolution 2022-36, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
- 9. Update: Validation Proceedings and Final Hearing Date
- 10. Acceptance of Unaudited Financial Statements as of June 30, 2022
- 11. Approval of April 18, 2022 Regular Meeting Minutes
- 12. Staff Reports
  - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
  - B. District Engineer: *Alvarez Engineers, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 0 Registered Voters in District as of April 15, 2022
    - II. NEXT MEETING DATE: September 19, 2022 at 10:30 A.M.

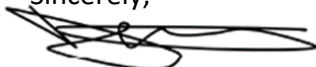
○ QUORUM CHECK

<b>CHRISTIAN COTTER</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MARIA CAMPOREALE</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>KARL ALBERTSON</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>JAVI TAVEL</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MARY MOULTON</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 13. Board Members' Comments/Requests
- 14. Public Comments
- 15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 528 064 2804**

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

## Miscellaneous Notices



Published in Miami Daily Business Review on August 3, 2022

### Location

Miami-Dade County,

### Notice Text

JUNIPER COVE COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION OF THE  
FISCAL YEAR 2022/2023 BUDGET;  
AND NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Juniper Cove Community Development District, ("District"), located in Miami-Dade County, will hold a Public Hearing on August 15, 2022 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #10, Doral, Florida 33172 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the public hearing or meeting.

Any person requiring special accommodations at this meeting and/or public hearing or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

7/27 8/3 22-11/0000609315M

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**RESOLUTION 2022-35**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE JUNIPER COVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (“**Board**”) of the Juniper Cove Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year ending September 30, 2023 (“**Fiscal Year 2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a),

*Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Juniper Cove Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023, the sum of \$72,265 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	SEE EXHIBIT A
<b>TOTAL ALL FUNDS</b>	<b>SEE EXHIBIT A</b>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023 or within 60 days following the end of the Fiscal Year 2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.



The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF AUGUST, 2022.**

ATTEST:

**JUNIPER COVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
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**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	\$ 67,098	\$ -	\$ 67,098	\$ 67,098	\$ 97,290
Total revenues	<u>67,098</u>	<u>-</u>	<u>67,098</u>	<u>67,098</u>	<u>97,290</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	24,000	2,000	22,000	24,000	48,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	333	-	333	333	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	16	184	200	200
Postage	500	-	500	500	500
Printing & binding	500	42	458	500	500
Legal advertising	6,500	233	6,267	6,500	1,500
Annual special district fee	175	-	175	175	175
Insurance - GL and D&O	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>67,098</u>	<u>2,291</u>	<u>64,807</u>	<u>67,098</u>	<u>97,290</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,291)	2,291	-	-
Fund balance - beginning (unaudited)	-		(2,291)	-	-
Fund balance - ending (projected)					
Unassigned	-	(2,291)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (2,291)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

\* These items will be realized when bonds are issued

\*\* WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording**	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit*	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee*	5,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance - GL and D&O	5,500
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 97,290</u></u>

\* These items will be realized when bonds are issued

\*\* WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**JUNIPER COVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 15th day of August, 2022, by and between:

**Juniper Cove Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

**Forestar (USA) Real Estate Group, Inc.**, a Delaware corporation, and the developer of the lands in the District ("**Developer**") with a mailing address of 10700 Pecan Park Blvd., Austin, Texas 78750.

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for Fiscal Year 2023, which year concludes on September 30, 2023; and

**WHEREAS**, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023 budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and



**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

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

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be

entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**JUNIPER COVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**FORESTAR (USA) REAL ESTATE GROUP INC.**

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

**Exhibit A:** Fiscal Year 2023 General Fund Budget

**Exhibit A**

Fiscal Year 2022/2023 General Fund Budget

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

LAW OFFICES

**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**

ESTABLISHED 1977

DENNIS E. LYLES  
JOHN W. MAURO  
KENNETH W. MORGAN, JR.  
BRUCE M. RAMSEY  
RICHARD T. WOULFE  
CAROL J. HEALY GLASGOW  
MICHAEL J. PAWELCZYK  
ANDREW A. RIEF  
MANUEL R. COMRAS  
SHIRLEY A. DELUNA  
GINGER E. WALD  
JEFFERY R. LAWLEY  
DONNA M. KRUSBE  
SCOTT C. COCHRAN  
SHAWN B. MCKAMEY  
ALINE O. MARCANTONIO

LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
FAX: (954) 764-7279

NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON  
CHRISTINE A. BROWN  
GREGORY F. GEORGE  
BRAD J. KIMBER  
JOHN C. WEBBER

OF COUNSEL  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
GERALD L. KNIGHT

STEVEN F. BILLING, 1947-1998  
HAYWARD D. GAY, 1943-2007

May 19, 2022

Mr. Craig Wrathell  
Wrathell Hunt & Associates  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

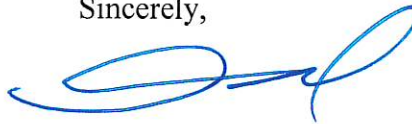
Re: Engagement as Counsel for Bond Issuances  
Juniper Cove Community Development District

Dear Craig:

This letter will serve to memorialize this firm's engagement in connection with bond issuances for Juniper Cove Community Development District ("CDD").

Our total fee for performing legal services is \$38,000 per bond issuance for Calendar Year 2022, plus costs. The fee will be increased annually by \$1,000 per year for each bond issuance thereafter.

Sincerely,



GINGER E. WALD  
For the Firm

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**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:	Juniper Cove Community Development District ("CDD")
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Juan R. Alvarez, P.E
Position/Title:	CDD Engineer
Email Address:	Juan.Alvarez@AlvarezEng.com
Phone Number:	305-640-1345

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

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Northwest Florida Water Management District (NFWMD)  |
| <input type="checkbox"/>            | Suwannee River Water Management District (SRWMD)     |
| <input type="checkbox"/>            | St. Johns River Water Management District (SJRWMD)   |
| <input type="checkbox"/>            | Southwest Florida Water Management District (SWFWMD) |
| <input checked="" type="checkbox"/> | South Florida Water Management District (SFWMD)      |

Indicate the type of local government:

- |                                     |                              |
|-------------------------------------|------------------------------|
| <input type="checkbox"/>            | Municipality                 |
| <input type="checkbox"/>            | County                       |
| <input checked="" type="checkbox"/> | 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:

The strategy consists of a 5-year cyclical program for cleaning the storm sewers, exfiltration trenches, and control structures by servicing 20% of the drainage system each year for 100% completion on the fifth year. The stormwater program is funded by non-ad-valorem assessments levied on the properties within the CDD. Yearly collection of the assessments is through the County tax bill.

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 checked="" 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 checked="" 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.

The stormwater program is funded by non-ad-valorem assessments levied on the properties within the CDD. Yearly collection of the assessments is through the County tax bill.
- 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?

No

Please provide a link to the most recently adopted version of the document (if it is published online):

N/A
- 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)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

CDD Manager responsibilities include documenting stormwater complaints from residents or issues observed by field personnel and referring them to the CDD Engineer for assessment and solution.

**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)? Yes

Notes or Comments on the above:

The CDD operates and maintains systems located within parcels that are either owned by the CDD, or that the CDD has an easement over them. The CDD does not maintain systems within the CDD boundaries that have been conveyed to the County or to a municipality.

- 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. ?	No
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

N/A

**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:	1,258.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):	0	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

French drain system

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	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
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):
- Paving, Grading, and Drainage plans and CDD Records.



**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:

Miami-Dade County

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.

The current service are for the stormwater management program is the area of the CDD, 58.90 acres, and does not extend beyond the boundaries of the CDD.

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. ).

The service area is not expected to change.

[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	0	19	21	24	26
Brief description of growth greater than 15% over any 5-year period:					
O&M expenditures are intended to begin in 2023, upon development construction completion.					



**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
N/A					

**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
N/A					

**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
N/A					

**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
N/A					

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
N/A					

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
N/A					

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

**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
N/A					

**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
N/A					

**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	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**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	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**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	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**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	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**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.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	19	21	24	26
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>19</b>	<b>21</b>	<b>24</b>	<b>26</b>

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

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.

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









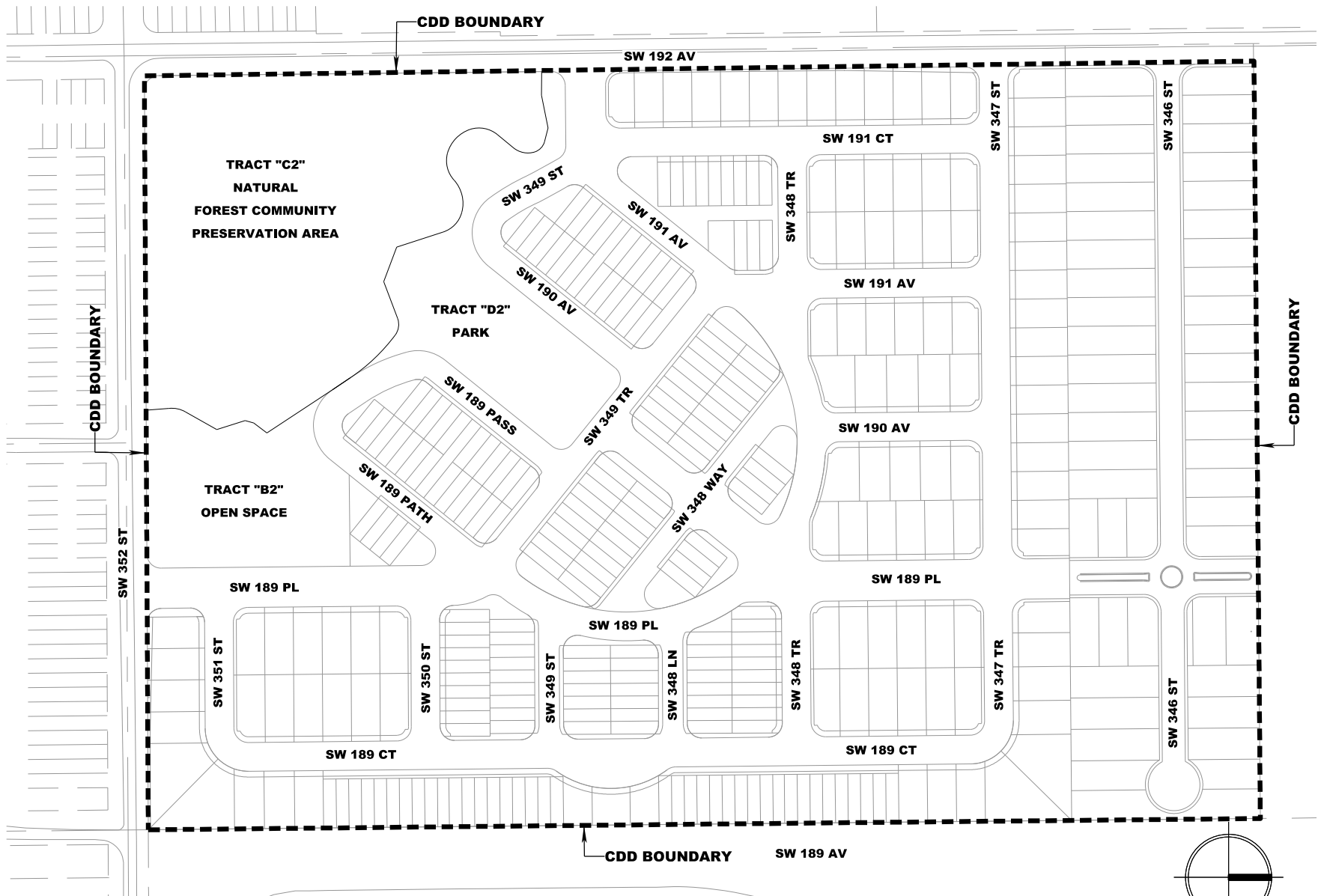


Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

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

<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
--	--	--	----------	----------	----------	----------	----------





# ALVAREZ ENGINEERS, INC.

## JUNIPER COVE CDD CDD BOUNDARY

EXHIBIT 2

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2022-36**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE JUNIPER COVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE JUNIPER COVE COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2022/2023 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 15th day of August, 2022.

ATTEST:

**JUNIPER COVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>JUNIPER COVE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Alvarez Engineers, 8935 NW 35<sup>th</sup> Lane, #101, Doral, Florida 33172</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 17, 2022</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>November 21, 2022</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>December 19, 2022</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>January 16, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>February 20, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>March 20, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>April 17, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>May 15, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>June 19, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>July 17, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>August 21, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>September 18, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2022**

**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Undeposited funds	\$ 47,435	\$ -	\$ 47,435
Due from Landowner	2,549	-	2,549
Due from general fund	-	25,000	25,000
Total assets	\$ 49,984	\$ 25,000	\$ 74,984
 <b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 18,900	\$ 25,000	\$ 43,900
Due to debt service fund	25,000	-	25,000
Due to other	84	-	84
Due to Landowner	-	25,000	25,000
Landowner advance	6,000	-	6,000
Total liabilities	49,984	50,000	99,984
 <b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	2,549	-	2,549
Total deferred inflows of resources	2,549	-	2,549
 Fund balances:			
Restricted for:			
Debt service	-	(25,000)	(25,000)
Unassigned	(2,549)	-	(2,549)
Total fund balances	(2,549)	(25,000)	(27,549)
 Total liabilities, deferred inflows of resources and fund balances			
	\$ 49,984	\$ 25,000	\$ 74,984

**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 8,230	\$ 16,435	\$ 67,098	24%
Total revenues	<u>8,230</u>	<u>16,435</u>	<u>67,098</u>	24%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording**	2,000	10,000	24,000	42%
Legal	-	5,370	25,000	21%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	333	0%
Telephone	16	83	200	42%
Postage	-	27	500	5%
Printing & binding	42	208	500	42%
Legal advertising	421	3,016	6,500	46%
Annual special district fee	-	-	175	0%
Insurance - GL and D&O	-	-	5,500	0%
Contingencies/bank charges	70	70	500	14%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>2,549</u>	<u>18,984</u>	<u>67,098</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	5,681	(2,549)	-	
Fund balances - beginning	(8,230)	-	-	
Fund balances - ending	<u>\$ (2,549)</u>	<u>\$ (2,549)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.



**JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	<u>-</u>	<u>25,000</u>
Total debt service	<u>-</u>	<u>25,000</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	  (25,000)
 Fund balances - beginning	 <u>(25,000)</u>	 <u>-</u>
Fund balances - ending	<u>\$ (25,000)</u>	<u>\$ (25,000)</u>

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**DRAFT**

**MINUTES OF MEETING  
JUNIPER COVE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Juniper Cove Community Development District held Multiple Public Hearings and a Regular Meeting on April 18, 2022 at 10:30 A.M., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

**Present at the meeting were:**

Karl Albertson	Vice Chair
Javi Tavel	Assistant Secretary
Mary Moulton	

**Also present were:**

Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Zachary Griffin	Forestar (USA) Real Estate Group Inc.
Maria Camporeale	Forestar (USA) Real Estate Group Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:30 a.m. The Oath of Office was administered prior to the meeting to Mr. Albertson, Mr. Tavel and Ms. Moulton, who were present in person. Supervisor Cotter was not present. Supervisor-Elect Rodriquez was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors *(the following will also be provided in a separate package)***

Mr. Rom reiterated that the Oath of Office was administered to Supervisors Moulton Albertson and Tavel prior to the meeting.

- 39 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 40 B. Membership, Obligations and Responsibilities
- 41 C. Chapter 190, Florida Statutes
- 42 D. Financial Disclosure Forms
  - 43 I. Form 1: Statement of Financial Interests
  - 44 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
  - 45 III. Form 1F: Final Statement of Financial Interests
- 46 E. Form 8B: Memorandum of Voting Conflict

47

48 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-28,**  
 49 **Canvassing and Certifying the Results of**  
 50 **the Landowners’ Election of Supervisors**  
 51 **Held Pursuant to Section 190.006(2),**  
 52 **Florida Statutes, and Providing for an**  
 53 **Effective Date**  
 54

55 Mr. Rom presented Resolution 2022-28. The Landowners’ Election results were:

56	Seat 1	Christian Cotter	48 votes	4-Year Term
57	Seat 2	Pedro Rafael Rodriguez	48 votes	4-Year Term
58	Seat 3	Karl Albertson	47 votes	2-Year Term
59	Seat 4	Javi Tavel	47 votes	2-Year Term
60	Seat 5	Mary Moulton	47 votes	2-Year Term

61

62 **On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor,**  
 63 **Resolution 2022-28, Canvassing and Certifying the Results of the Landowners’**  
 64 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes,**  
 65 **and Providing for an Effective Date, was adopted.**

66

67

- 68 ▪ **Appointment of Maria Camporeale to Fill Seat 2**

69 **This item was an addition to the agenda.**

70 Mr. Rom stated, as Mr. Pedro Rafael Rodriguez declined Seat 2, it is necessary to

71 appoint someone to fill the vacant seat.

72 Ms. Maria Camporeale was nominated to fill Seat 2.

73 No other nominations were made.

74

**On MOTION by Mr. Albertson and seconded by Ms. Moulton, with all in favor, appointment of Ms. Maria Camporeale to fill Seat 2, was approved.**

77

78

79 Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of

80 Office to Ms. Camporeale.

81

82 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-29, Designating Certain Officers of the District, and Providing for an Effective Date**

83

84

85

86 Mr. Rom presented Resolution 2022-29.

87 Ms. Moulton nominated the following slate of officers:

88 Chair Christian Cotter

89 Vice Chair Mary Moulton

90 Secretary Craig Wrathell

91 Assistant Secretary Javi Tavel

92 Assistant Secretary Karl Albertson

93 Assistant Secretary Maria Camporeale

94 Assistant Secretary Cindy Cerbone

95 Assistant Secretary Daniel Rom

96 No other nominations were made.

97 Prior appointments by the Board for Treasurer and Assistant Treasurer remain

98 unaffected by this Resolution.

99

**On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor, Resolution 2022-29, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

100

101

102

103

104

105 **SIXTH ORDER OF BUSINESS**

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

106  
107  
108  
109  
110

- 111 • *Hear testimony from the affected property owners as to the propriety and advisability*
- 112 *of making the improvements and funding them with special assessments on the*
- 113 *property.*
- 114 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*
- 115 *all complaints as to the special assessments on a basis of justice and rights.*

116 These items were addressed below.

117 **A. Affidavit/Proof of Publication**

118 **B. Mailed Notice to Property Owner(s)**

119 The affidavit of publication and Mailed Notice were included for informational purposes.

120 **C. Engineer’s Report (for informational purposes)**

121 Mr. Rom stated the Engineer’s Report was previously presented and there were no  
122 changes; it was included for informational purposes.

123 **D. Preliminary Master Special Assessment Methodology Report (for informational  
124 purposes)**

125 Mr. Rom stated the Master Special Assessment Methodology Report was previously  
126 presented and there were no changes; it was included for informational purposes.

127 **E. Consideration of Resolution 2022-30, Authorizing District Projects for Construction  
128 and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,  
129 and Levying Special Assessments on Property Specially Benefitted by Such Projects to  
130 Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special  
131 Assessments By the Methods Provided for By Chapters 170, 190 and 197, Florida  
132 Statutes; Providing for True-Up Payments; Making Provisions Relating to the Transfer  
133 of Real Property to Governmental Bodies; Providing for the Recording of an  
134 Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

- 135 • *Hear testimony from the affected property owners as to the propriety and advisability*  
 136 *of making the improvements and funding them with special assessments on the*  
 137 *property.*

138

139 **On MOTION by Mr. Albertson and seconded by Ms. Moulton, with all in favor,**  
 140 **the Public Hearing was opened.**

141

142

143 No members of the public spoke,

144

145 **On MOTION by Mr. Albertson and seconded by Ms. Moulton, with all in favor,**  
 146 **the Public Hearing was closed.**

147

148

- 149 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*  
 150 *all complaints as to the special assessments on a basis of justice and rights.*

151 The Board met as the Equalizing Board. No changes were made.

152 Mr. Rom presented Resolution 2022-30 and read the title.

153

154 **On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor,**  
 155 **Resolution 2022-30, Authorizing District Projects for Construction and/or**  
 156 **Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**  
 157 **and Levying Special Assessments on Property Specially Benefitted by Such**  
 158 **Projects to Pay the Cost Thereof; Providing for the Payment and the Collection**  
 159 **of Such Special Assessments By the Methods Provided for By Chapters 170, 190**  
 160 **and 197, Florida Statutes; Providing for True-Up Payments; Making Provisions**  
 161 **Relating to the Transfer of Real Property to Governmental Bodies; Providing for**  
 162 **the Recording of an Assessment Notice; Providing for Severability, Conflicts**  
 163 **and an Effective Date, was adopted.**

164

165

166 **SEVENTH ORDER OF BUSINESS**

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171

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes**

172 **A. Affidavit/Proof of Publication**

173 The affidavit of publication was included for informational purposes.

174 **B. Consideration of Resolution 2022-31, Confirming the Intent of the District to Use the**  
175 **Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments**  
176 **as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the**  
177 **Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal**  
178 **Description of the Real Property Within the District’s Jurisdictional Boundaries that**  
179 **May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments;**  
180 **Providing for Severability; Providing for Conflict and Providing for an Effective Date**

181

182 **On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor,**  
183 **the Public Hearing was opened.**

184

185

186

No members of the public spoke.

187

188 **On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor,**  
189 **the Public Hearing was closed.**

190

191

192

Mr. Rom presented Resolution 2022-31 and read the title.

193

194 **On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor,**  
195 **Resolution 2022-31, Confirming the Intent of the District to Use the Uniform**  
196 **Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments**  
197 **as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing**  
198 **the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the**  
199 **Legal Description of the Real Property Within the District’s Jurisdictional**  
200 **Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem**  
201 **Assessments; Providing for Severability; Providing for Conflict and Providing for**  
202 **an Effective Date, was adopted.**

203

204

205

206



207 EIGHTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

212 A. Affidavit of Publication

213 The affidavit of publication was included for informational purposes.

214 B. Consideration of Resolution 2022-32, Adopting Rules of Procedure; Providing a  
215 Severability Clause; and Providing an Effective Date

217 On MOTION by Ms. Moulton and seconded by Mr. Tavel, with all in favor, the  
218 Public Hearing was opened.

221 No members of the public spoke.

223 On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor,  
224 the Public Hearing was closed.

227 Mr. Rom presented Resolution 2022-32 and read the title.

229 On MOTION by Mr. Tavel and seconded by Mr. Albertson, with all in favor,  
230 Resolution 2022-32, Adopting Rules of Procedure; Providing a Severability  
231 Clause; and Providing an Effective Date, was adopted.

234 NINTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

237 A. Affidavit/Proof of Publication

238 The affidavit of publication was included for informational purposes.

239 B. Consideration of Resolution 2022-33, Relating to the Annual Appropriations and  
240 Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending  
241 September 30, 2022; Authorizing Budget Amendments; and Providing an Effective  
242 Date

243 Mr. Rom presented the Fiscal Year 2022 budget; there were no changes since it was last  
244 presented.

245

246 **On MOTION by Mr. Albertson and seconded by Ms. Camporeale, with all in**  
247 **favor, the Public Hearing was opened.**

248

249

250

No members of the public spoke,

251

252 **On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor, the**  
253 **Public Hearing was closed.**

254

255

256

Mr. Rom presented Resolution 2022-33 and read the title.

257

258 **On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor,**  
259 **Resolution 2022-33, Relating to the Annual Appropriations and Adopting the**  
260 **Budget for the Fiscal Year Beginning October 1, 2021, and Ending September**  
261 **30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,**  
262 **was adopted.**

263

264

265 **TENTH ORDER OF BUSINESS**

**Consideration of Response to Request for  
Qualifications (RFQ) for Engineering  
Services**

266

267

268

269 **A. Affidavit of Publication**

270 The affidavit of publication was included for informational purposes.

271 **B. RFQ Package**

272 The RFQ package was included for informational purposes.

273 **C. Respondent: Alvarez Engineers**

274 Mr. Rom stated that Alvarez Engineers was the sole respondent to the RFQ.

275 **D. Competitive Selection Criteria/Ranking**

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**On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor, waiving the requirement for more than one respondent, was approved.**

**E. Award of Contract**

**On MOTION by Ms. Moulton and seconded by Mr. Tavel, with all in favor, awarding the contract for Engineering Services to Alvarez Engineers, the #1 ranked respondent to the RFQ for Engineering Services, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Responses to Request for Proposals (RFP) for Annual Audit Services**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. RFP Package**

The RFP package was included for informational purposes.

**C. Respondents**

**On MOTION by Ms. Moulton and seconded by Mr. Tavel, with all in favor, the Regular Meeting recessed at 10:47 a.m., and the Auditor Selection Committee Meeting commenced.**

**I. Berger, Toombs, Elam, Gaines & Frank**

The fee would be \$3,065 for Fiscal Year 2022 or \$3,850 if bonds are issued. Although the fee if additional bonds are issued was not provided, he was advised that the cost would be an additional \$1,250 per bond issuance.

**II. Grau and Associates**

The fee would be \$3,200 for Fiscal Year 2022, increasing \$200 per year, with an additional \$1,500 fee per bond issuance.

Mr. Rom stated that both firms are qualified.

Discussion ensued regarding whether any bonds would be issued in Fiscal Year 2022.

311 **D. Auditor Evaluation Matrix/Ranking**

312 The Auditor Selection Committee evaluated and ranked the respondents, as follows:

313 #1 Berger, Toombs, Elam, Gaines & Frank 100 points

314 #2 Grau and Associates 99 points

315

316 **On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor,**  
317 **ranking Berger Toombs, Elam Gaines & Frank #1, with 100 points, and ranking**  
318 **Grau and Associates #2, with 99 points, and waiving the requirement to**  
319 **provide the fee for when for additional bonds are issued, was approved.**

320

321

322 **On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor,**  
323 **the Auditor Selection Committee adjourned at 10:52 a.m., and the Regular**  
324 **Meeting reconvened.**

325

326

327 **E. Award of Contract**

328

329 **On MOTION by Ms. Moulton and seconded by Mr. Tavel, with all in favor,**  
330 **accepting the recommendations of the Auditor Selection Committing, and**  
331 **ranking Berger, Toombs, Elam Gaines & Frank the #1 ranked respondent and**  
332 **ranking Grau and Associates the #2 ranked respondent, and awarding the**  
333 **contract for Annual Audit Services to Berger, Toombs, Elam Gaines & Frank, the**  
334 **#1 ranked respondent to the RFP for Annual Audit Services, and authorizing**  
335 **District Counsel to draft the Agreement and for the Chair to execute, was**  
336 **approved.**

337

338

339 **TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-34,**  
**Approving a Proposed Budget for Fiscal**  
**Year 2022/2023 and Setting a Public**  
**Hearing Thereon Pursuant to Florida Law;**  
**Addressing Transmittal, Posting and**  
**Publication Requirements; Addressing**  
**Severability; and Providing for an Effective**  
**Date**

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348 Mr. Rom presented the proposed Fiscal Year 2023 budget. He highlighted the following

349 changes compared to the Fiscal Year 2022 budget:

350 ➤ Management’s fee will increase to the full contract price of \$48,000 per year, once the  
351 bonds are issued.

352 ➤ Audit fees will be incurred.

353 ➤ Arbitrage rebate calculation fees will be incurred.

354 ➤ Dissemination Agent fees will be incurred.

355 ➤ Bond Trustee fees will be incurred.

356 Mr. Rom presented Resolution 2022-34 and read the title.

357

**On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor, Resolution 2022-18, Resolution 2022-34, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 20, 2022 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

365

366

367 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

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372 Mr. Rom stated the Principal Headquarter of the CDD must be in the County in which  
373 the CDD is located; therefore, a location for the Principal Headquarters must be determined.

374 Resolution 2022-07 would be updated to add the District Engineer’s firm as the Principal  
375 Headquarters of the District.

376 Mr. Rom presented Resolution 2022-07 and read the title.

377

**On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor, Consideration of Resolution 2022-07, as amended, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.**

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386 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

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Mr. Rom presented Resolution 2022-14.

394 The following would be inserted into the Meeting Schedule:

395 DATES: Third Monday of each month.

396 TIME: 10:30 AM

397

**On MOTION by Mr. Tavel and seconded by Mr. Albertson, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date, was adopted.**

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404 **FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2022**

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Mr. Rom presented the Unaudited Financial Statements as of February 28, 2022.

**On MOTION by Ms. Moulton and seconded by Mr. Albertson, with all in favor, the Unaudited Financial Statements as of February 28, 2022, were accepted.**

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414 **SIXTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

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Mr. Rom presented the following:

417 **A. February 7, 2022 Organizational Meeting**

418 **B. March 11, 2022 Landowners' Meeting**

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**On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor, the February 7, 2022 Organizational Meeting and the March 11, 2022 Landowners' Meeting Minutes, as presented, were approved.**

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424 SEVENTEENTH ORDER OF BUSINESS Staff Reports

425

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

427 Ms. Wald stated that the bond validation hearing will be June 29, 2022.

428 B. District Engineer [Interim]: *Alvarez Engineers, Inc.*

429 There was no report.

430 C. District Manager: *Wrathell, Hunt and Associates, LLC*

- 431 • NEXT MEETING DATE: TBD

- 432 ○ QUORUM CHECK

433 The next meeting will be held on June 20, 2022.

434

435 EIGHTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

436

437 There were no Board Members' comments or requests.

438

439 NINETEENTH ORDER OF BUSINESS Public Comments

440

441 No members of the public spoke.

442

443 TWENTIETH ORDER OF BUSINESS Adjournment

444

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

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448 On MOTION by Mr. Albertson and seconded by Ms. Moulton, with all in favor,  
449 the meeting adjourned at 11:02 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair



# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12CI**



**Elections**  
2700 NW 87th Avenue  
Miami, Florida 33172

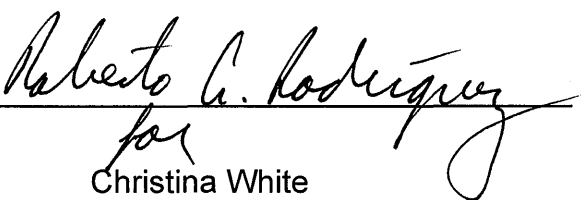
miamidade.gov

## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Juniper Cove Community Development District, as described in the attached LEGAL DESCRIPTION, has 0 voters.

  
for  
Christina White  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 24<sup>th</sup> DAY OF  
MAY, 2022

*Please submit a check for \$70.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.*

**JUNIPER COVE CDD**

**LEGAL DESCRIPTION:**

ALL OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; EXCEPTING THEREFROM THE FOLLOWING; BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE RUN EAST, ALONG THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 528.00 FEET; THENCE RUN SOUTH, ALONG A LINE PARALLEL TO THE CENTERLINE OF SAID SECTION 26 A DISTANCE OF 206.25 FEET; THENCE RUN WEST A DISTANCE OF 234.65 FEET TO A POINT WHICH IS 293.35 FEET EAST OF THE CENTERLINE OF SAID SECTION 26; THENCE RUN DUE SOUTH, ALONG A LINE WHICH IS PARALLEL TO THE CENTERLINE OF SAID SECTION 26, TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE RUN WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 293.35 FEET TO THE CENTER OF SAID SECTION 26; THENCE RUN NORTH ALONG THE CENTERLINE OF SAID SECTION 26 TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, TO THE POINT OF BEGINNING. ALSO LESS THE SOUTH 35 FEET OF THE TRACT HEREIN CONVEYED.

AND

THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, AS A POINT OF BEGINNING; THENCE RUN SOUTH ALONG THE LONG VIEW ROAD 206.25 FEET; THENCE EAST 528.00 FEET; THENCE NORTH 206.25 FEET; THENCE WEST 528.00 FEET TO THE POINT OF BEGINNING, ALL OF THE ABOVE DESCRIBED LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

# **JUNIPER COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**12CII**

**JUNIPER COVE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Alvarez Engineers, 8935 NW 35<sup>th</sup> Lane, #101, Doral, Florida 33172*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>April 18, 2022</b>	<b>Regular Meeting</b> <i>(presentation of FY2023 proposed budget)</i>	<b>10:30 AM</b>
<b>May 16, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>June 20, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>July 18, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>August 15, 2022</b>	<b>Public Hearing and Regular Meeting</b> <i>(adoption of FY2023 budget)</i>	<b>10:30 AM</b>
<b>September 19, 2022</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>