



**NEWFIELD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MARTIN COUNTY**

**REGULAR BOARD MEETING  
DECEMBER 20, 2023  
9:30 A.M.**

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

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

**AGENDA**  
**NEWFIELD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
2400 SE Federal Highway, #203  
Stuart, Florida 34994  
Conference Call (877) 873-8017 Access # 9758310  
**REGULAR BOARD MEETING**  
December 20, 2023  
9:30 A.M.

A. Call to Order	
B. Proof of Publication.....	Page 1
C. Establish Quorum	
D. Consider Resignation and Appointment to Board Vacancy.....	Page 2
E. Administer Oath of Office and Review Board Member Duties and Responsibilities	
F. Additions or Deletions to Agenda	
G. Comments from the Public	
H. Approval of Minutes	
1. September 27, 2023 Regular Board Meeting & Public Hearing.....	Page 3
I. Old Business	
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1. Consider Approval of Permit for Phase 1A.....	Page 7
2. Consider Resolution No 2023-14 – Approving the Form of RFP Evaluation Criteria and Advertisement.....	Page 12
K. Administrative Matters	
L. Board Members Comments	
M. Adjourn	

?NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors (Board) of the Newfield Community Development District (District) will hold a Regular Board of Supervisors Meeting (Meeting) on December 20, 2023, at 9:30 a.m. in the Second Floor Conference Room located at 2400 SE Federal Highway, #203, Stuart, Florida 34994, where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922 (District Managers Office), during normal business hours, or by visiting the Districts website at [www.newfieldcdd.org](http://www.newfieldcdd.org).

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this Meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the Meeting. 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Andrew Karmeris  
District Manager  
Pub: Dec 11, 2023  
TCN9603316

**From:** Matt Berkis <[Matt.Berkis@mattamycorp.com](mailto:Matt.Berkis@mattamycorp.com)>  
**Sent:** Wednesday, September 27, 2023 9:42 AM  
**To:** Andrew Karmeris <[akarmeris@sdsinc.org](mailto:akarmeris@sdsinc.org)>  
**Subject:** CDD Resignation

Andrew,

I am resigning my duties from the Newfield CDD board effective 9/27/2023.

Thank you,  
Matt



SOUTH FLORIDA BUSINESS JOURNAL



2023 BEST PLACES TO WORK

**Matt Berkis**  
**VP, Sales and Marketing – Southeast Florida**  
O (561) 413-6100 ext. 6097 | C (215) 630-6577  
[Matt.Berkis@mattamycorp.com](mailto:Matt.Berkis@mattamycorp.com)

**Mattamy Homes USA**  
Division Office: 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 33426

Connect with us:     

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**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
SEPTEMBER 27, 2023**

**A. CALL TO ORDER**

The September 27, 2023, Regular Board Meeting of the Newfield Community Development District (the “District”) was called to order at 9:30 a.m. in Suite 203 of 2400 SE Federal Highway, Stuart, Florida 34994.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Stuart News* on September 7, 2023 and September 14, 2023 as legally required.

**C. ESTABLISH QUORUM**

A quorum was established with the following Supervisors in attendance: Vice Chairman Steven Dassa, Supervisor Jason Corp and Supervisor Celine Walsh.

Also in attendance were: District Manager Andrew Karmeris of Special District Services, Inc.; District Counsel Lindsay Whelan of Kutak Rock LLP (via phone); and District Engineer Bob Higgins of Higgins Engineering (via phone).

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

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

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

**F. APPROVAL OF MINUTES**

**1. May 31, 2023 Regular Board Meeting & Public Hearing**

The May 31, 2023, Regular Board Meeting & Public Hearing minutes were presented for Board consideration.

A **motion** was made by Mr. Dassa, seconded by Mr. Corp and passed unanimously approving the minutes of the May 31, 2023, Regular Board Meeting & Public Hearing, as presented.

The regular board meeting was recessed, and the public hearing was opened at 9:31 a.m.

**G. PUBLIC HEARING**

**1. Proof of Publication: *The Stuart News* on 9/7/2023 & 9/14/2023**

2. **Consider Resolution No. 2023-09 – Resetting Public Hearing Date to Adopt Fiscal Year 2023/2024 Final Budget**

Mr. Karmeris presented.

**RESOLUTION NO. 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2023-08 TO RESET THE DATE AND TIME OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2023/2024 FINAL BUDGET AND ASSESSMENTS; RATIFYING THE STAFF' ACTIONS IN RESETTING THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Dassa, seconded by Ms. Walsh and passed unanimously adopting Resolution No. 2023-09, as presented.

3. **Receive Public Comments on Adopting a Fiscal Year 2023/2024 Final Budget**

There were no public comments.

4. **Consider Resolution No. 2023-10 – Adopting a Fiscal Year 2023/2024 Final Budget**

Mr. Karmeris presented.

**RESOLUTION NO. 2023-10**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Corp, seconded by Ms. Walsh and passed unanimously adopting Resolution No. 2023-10, as presented.

At 9:32 a.m. the public hearing was closed and the regular board meeting reconvened.

**H. OLD BUSINESS**

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

**I. NEW BUSINESS**

1. **Consider Resolution No. 2023-11 – Adopting a Fiscal Year 2023/2024 Meeting Schedule**

Mr. Karmeris presented.

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE.**

A **motion** was made by Mr. Dassa, seconded by Mr. Corp and passed unanimously adopting Resolution No. 2023-11, as presented.

**2. Consider Resolution No. 2023-12 – Adopting a Records Retention Policy**

Mr. Karmeris presented.

**RESOLUTION 2023-12**

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

A **motion** was made by Mr. Corp, seconded by Ms. Walsh and passed unanimously approving Resolution No. 2023-12, as presented.

**3. Consider Resolution No. 2023-13 – Adopting a Fiscal Year 2022/2023 Amended Budget**

Mr. Karmeris presented.

**RESOLUTION 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Corp, seconded by Ms. Walsh and passed unanimously approving Resolution No. 2023-13, as presented.

**4. Discussion Regarding Required Ethics Training**

Ms. Whelan discussed the upcoming year’s required ethics training and fielded questions from the board of supervisors.

**J. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to come before the Board.

**K. BOARD MEMBER COMMENTS**

There were no Board member comments.

**L. ADJOURNMENT**

A **motion** was made by Mr. Dassa, seconded by Mr. Corp and passed unanimously adjourning the meeting at 9:38 a.m.

**ATTESTED BY:**

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chair



**Newfield Community Development District  
Work Authorization**

Date Received: \_\_\_\_\_ Plat #: N/A  
WA #: \_\_\_\_\_  
CDD #: NCDD

**Work Authorization Type**

- |  |  |
|--|--|
| <input type="checkbox"/> Irrigation Withdrawal       | <input checked="" type="checkbox"/> Surface Water Management |
| <input type="checkbox"/> Plat                        | <input type="checkbox"/> SWM/Plat Combined                   |
| <input checked="" type="checkbox"/> Right-of-Way Use | <input type="checkbox"/> Maintenance Access                  |

Name of Project: Newfield Crossroads Phase 1A  
Parcel ID#: \_\_\_\_\_

Description of Project: The proposed development area consists mainly of single family residential with multifamily, commercial, offices, and civic uses towards the center to the north and south of Citrus Blvd. The eastern portion of the project area north of Citrus Blvd and west of the turnpike is proposed to be industrial development. Throughout the proposed development, wetlands, natural areas, and some farmland are proposed to be preserved.

Anticipated Construction Start Date: 11/15/2023  
Anticipated Construction Duration: 6/1/2024

**Applicant Information**

Name: Mattamy Palm Beach LLC, James FitzGerald  
Address: 2500 Quantum Lakes Drive, Suite 215  
Phone: (678) 316-6856  
Email: james.fitzgerald@mattamycorp.com

**Agent Information**

Name: Kimley-Horn/ Michael F. Schwartz, P.E  
Address: 1920 Wekiva Way, Suite 200, West Palm Beach, Florida 33411-2410  
Phone: (561) 404-7247  
Email: mike.schwartz@kimley-horn.com

- I hereby authorize the above listed agent to represent me.
- I grant the planning District permission to access the property for inspection. I fully understand that prior to the issuance of a work authorization and commencement of any development, all

**When a Corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved Resolution authorizing the individual to sign such applications.

  
\_\_\_\_\_  
Signature  
JAMES FITZGERALD  
\_\_\_\_\_  
Printed Name

12/4/23  
\_\_\_\_\_  
Date  
AUTH. AGENT  
\_\_\_\_\_  
Title

## Newfield Community Development District Work Authorization

GENERAL CONDITIONS ARE AS FOLLOWS:

1. In the event the NEWFIELD COMMUNITY DEVELOPMENT DISTRICT ("District") wishes to obtain ingress or egress to its easement and/or right-of-way for the purpose of maintenance of District works, the removal and reinstallation of any construction permitted hereunder shall be at Applicant's expense.
2. In undertaking any of the activities contemplated by this Work Authorization, the Applicant hereby agrees to comply with all Federal, State and local statutes, laws, rules and regulations governing such activities including but not limited to, water quality standards for off-site discharges; and to abide by all terms and conditions of any permit or other approval issued by any agency exercising regulatory jurisdiction over such activities.
3. The applicant, by acceptance of the Work Authorization, covenants and agrees that the District, its officers, its employees, and its agents, shall be promptly indemnified, defended, protected, exonerated, and saved harmless by the applicant from and against all expenses, liabilities, claims, demands and proceedings, including reasonable attorney's fees in defense of such matters, incurred by or imposed on said District in connection with any claim proceeding, demand, administrative hearing, suit, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any activities, operations, use or occupancy by the applicant, or by any and all of the applicant's agents, contractors, employees, or anyone for whom applicant may be responsible, under this Work Authorization, including but not limited to use of canal water for irrigation purposes; damage to landscaping; paint damage to automobiles, buildings, or other structures; liability for charges, fees, assessments, fines, and penalties levied by any agency exercising regulatory jurisdiction over any of the activities contemplated by this Work Authorization; and any property damage or personal injuries, fatal or non-fatal, of any kind or character. The applicant further agrees that any such expense so incurred by the District may be recovered by the District through offset against any claim for reimbursement or other charge that the applicant may assert as due from the District. If any such expense so incurred by the District is not paid upon demand and is placed in the hands of an attorney for collection by suit or otherwise, the applicant hereby agrees to pay all costs of collection and litigation, including, but not limited to reasonable attorney's fees.
4. By undertaking the construction allowed under this Work Authorization, the applicant agrees and understands that it is solely responsible for, and shall indemnify and hold the District, its officers, its employees, and its agents harmless from, (1) any and all restoration of District owned or controlled properties and facilities required as a result of such construction, and (2) any and all claims of third parties who currently have facilities located in District owned or controlled property and which facilities are damaged as a result of such construction.
5. The applicant agrees and understands that it enters upon the District's property at its own risk and that the District does not make any representations or warranties as to the condition of the property. The applicant shall not store any personal property on the District's property. The applicant shall only enter upon the District's property for the purposes set forth in this Work Authorization.
6. Applicant shall also comply with Standard Conditions listed in the Policies and Procedures Manual and project specific Special Conditions.
7. This work authorization may be terminated at any time for any cause immediately upon written notice to the applicant by the District by U.S. Mail, facsimile transmission, or hand delivery.

## Newfield Community Development District Work Authorization

SPECIAL CONDITIONS ARE AS FOLLOWS:

For Right-of-Way Use Authorizations:

1. The Applicant declares that prior to filing this application, the location of all existing utilities that it owns or has interest in, both aerial and underground, are accurately shown on the plans and a letter of notification was mailed on \_\_\_\_\_ to the following utilities known to be involved or potentially impacted in the area of the proposed installation.
2. All directional bores shall be in accordance with the *FDOT Standard Specifications for Road and Bridge Construction Section 555 (latest version)*, *Directional Bores* and the *FDOT Utilities Accommodation Manual*.
3. The applicant is responsible for obtaining and complying with a National Pollutant Discharge Elimination System ("NPDES") permit for stormwater discharges associated with industrial activity from construction sites when required.
4. The Applicant, at their sole expense, shall restore all portions of the public utility systems disturbed or impaired during the maintenance, modification, relocation, or removal of the permitted facility and the District shall accept no responsibility.
5. A minimum of 2 business days prior to commencement of activity within the District right-of-way, the Applicant shall notify the District Engineer.
6. A preconstruction meeting is required, Applicant must contact the District Engineer to schedule the meeting. Meetings are scheduled on a first come first served basis and may not be available on the dates/times requested by Applicant. Applicant shall not perform any work in the right-of-way prior to the pre-construction meeting with the District.
7. A minimum of twenty-four (24) hours' notice to the District Engineer shall be given for scheduling of all tests and inspections. Scheduling is prioritized on a first come -first served basis and may not be available for the time requested. The Applicant's Engineer of Record is required to be present for all inspections and tests unless otherwise agreed upon by the Applicant and the District.
8. All materials, installations, and methods of work in the public right-of-way shall be in accordance with the applicable District and applicable utility service provider's minimum standards for materials, specifications, and construction.
9. All work or activity within the District right-of-way shall require a valid right-of-way permit. Applications shall include a maintenance of traffic plan, where applicable.
10. All work in the public right-of-way for the District compliance with the requirements of the District Engineer, FDOT Standard Details, MUTCD, and Occupational Safety and Health Administration. Failure to comply shall result in the immediate cessation of operations and the removal of project- related obstructions from the right-of-way until compliance is achieved.
11. Work in the District right-of-way is only permitted during the hours of 7 a.m. to 7 p.m. without prior written approval from the District Manager or District Chairman.
12. Original copies of all District issued permits required for the project shall be maintained on site and subject to inspection without advance notice. Failure to maintain permits may result in the suspension of work, testing, inspections and assessment of re-inspection fees.

## Newfield Community Development District Work Authorization

### For Surface Water Management Authorizations:

1. Lake banks intended to be turned over to the District for maintenance as part of the master surface water management system included in the authorized work shall be immediately sodded upon completion of excavation and grading of the banks to avoid erosion. Silt fencing shall be properly installed along the top of bank of all lakes following construction and shall be maintained by the applicant until such time as homes adjacent to the lake(s) are completed.
2. A Surface Water Management Work Authorization does not exempt the applicant from meeting all other applicable regulations and ordinances governing stormwater management systems including SFWMD Permit #43-104896-P.
3. The applicant is responsible for obtaining and complying with a National Pollutant Discharge Elimination System ("NPDES") permit for stormwater discharges associated with industrial activity from construction sites when required.

### For Irrigation Authorizations:

1. Irrigation water service purchased from the District shall be used by the Customer only for the purposes specified in the application for irrigation water service and the Customer shall not sell or otherwise dispose of such irrigation water service supplied by the District. The irrigation water is not suitable for domestic uses.
2. In no case shall a Customer, except with the written consent of the District, extend his lines across a street, alley, lane, court, property lines, avenue, or other way, in order to furnish irrigation water service for adjacent property through one meter, even though such adjacent property may be owned by him. In case of such unauthorized extension, re-metering, sale or disposition of service, Customer's irrigation water service is subject to discontinuance until such unauthorized extension, re-metering, sale or disposition is discontinued and full payment is made of bills for irrigation water service, calculated on proper classification and rate schedules and reimbursement in full made to the District for all extra expenses incurred for clerical work, testing, and inspections.
3. The District will, subject to force majeure, at all times use reasonable diligence to provide continuous irrigation water service, and provided it has used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous irrigation water service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigation's, breakdowns, shutdowns for emergency repairs, or adjustments, acts of sabotage, enemies of the United States, State, Municipal or other governmental interference, acts of God or other causes beyond its control.
4. All Customer's irrigation water service installations or changes shall be inspected, at Customer's expense, upon completion by competent authority to ensure that Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and such local governmental or other rules as may be in effect.
5. The Customer shall exercise reasonable diligence to protect the Company's property on the Customer's premises, and shall knowingly permit no one but the Company's agents, or persons authorized by law, to have access to the Company's pipes and apparatus. In the event of any loss, or damage to property of the Company caused by or arising out of the carelessness, neglect or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer. The Company may fine the Customer for tampering of Company's property.
6. The duly authorized agents of the Company shall have access at all reasonable hours to the premises of the Customer for the purpose of its installing, maintaining and inspecting or removing the Company's property, reading meters and other purposes incident to performance under or termination of the Company's agreement with the Customer and in such performance shall not be liable for trespass.

**Newfield Community Development District  
Work Authorization**

Additional Special Conditions:

1. Schedule a preconstruction meeting with the District prior to the start of any construction. Meeting may be held jointly with the County and/or SFWMD.
2. All infrastructure intended to be turned over to the District must be inspected by the District as outlined on the attached list of District Required Inspections.
3. Prior to the return of the Surface Water Deposit and acceptance of any infrastructure by the CDD, items on the attached District Infrastructure Turnover Acceptance Checklist must be submitted to, and accepted by, the District.

**District Engineer Approval**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert W. Higgins, P.E.  
Printed Name

\_\_\_\_\_  
District Engineer  
Title

**Board of Supervisors Approval**

\_\_\_\_\_  
Board Meeting Date

**RESOLUTION 2024-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR AGRICULTURAL IMPROVEMENTS INSTALLATION AND MAINTENANCE SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Act authorizes the District to construct, acquire, operate, and maintain certain public improvements; and

**WHEREAS**, it is in the District’s best interests to competitively solicit proposals through a Request for Proposals (“RFP”) process for agricultural improvements installation and maintenance services for the District (the “Project”); and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) desires to approve in substantial form the RFP Notice and Evaluation Criteria for the Project attached hereto as **Exhibit A**; and

**WHEREAS**, the Board desires to authorize the Chairperson, in consultation with District staff, to effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare a final RFP project manual for the Project, and other documents that are in the best interests of the District;

**WHEREAS**, the Board further desires to authorize the Chairperson, in consultation with District staff, to approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP.

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

**SECTION 1.** All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2.** The Board hereby approves in substantial form the documents attached hereto as **Exhibit A**, and subject to further review and revision by District staff as finally approved by the District Engineer.

**SECTION 3.** The Board hereby authorizes the Chairperson, in consultation with District staff, to 1) effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare the RFP; and 2) approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP. Consistent with such approvals, the Chairperson, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effect the procurement contemplated by the RFP, and all acts and things that may be desirable or consistent with the RFP’s requirements or intent. The Chairperson is hereby further authorized to execute any and all documents necessary to affect the RFP.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of December, 2023.

ATTEST:

**NEWFIELD COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson / Vice Chairperson

**Exhibit A:** RFP Notice and Evaluation Criteria

## Exhibit A

### RFP Notice and Evaluation Criteria

**AGRICULTURAL IMPROVEMENTS INSTALLATION AND MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS  
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
Martin County, Florida**

Notice is hereby given that the Newfield Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing agricultural improvements installation and maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to Andrew Karmeris at [akarmeris@sdsinc.org](mailto:akarmeris@sdsinc.org).

There will be a **mandatory pre-proposal on-site meeting** on \_\_\_\_\_, 2024 at \_\_\_\_: \_\_\_\_ .m. (EST) at \_\_\_\_\_, Florida \_\_\_\_\_. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with agricultural improvements installation and maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than \_\_\_\_\_, 2024 at \_\_\_\_: \_\_\_\_ .m. (EST) at 2501A Burns Road, Palm Beach Gardens, Florida 33410, Attention: Andrew Karmeris. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (Newfield Community Development District – Agricultural Improvements Installation and Maintenance) ENCLOSED” on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Proposals will be opened at a public meeting on \_\_\_\_\_, \_\_\_\_\_, 2024, at \_\_\_\_: \_\_\_\_ .m. (EST), at 2501A Burns Road, Palm Beach Gardens, Florida 33410. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8870 (Voice), for aid in contacting the District.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Attention: Andrew Karmeris (561) 630-4922.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Lindsay Whelan at [Lindsay.Whelan@KutakRock.com](mailto:Lindsay.Whelan@KutakRock.com), with a further copy to Andrew Karmeris at [akarmeris@sdsinc.org](mailto:akarmeris@sdsinc.org).

Newfield Community Development District  
Andrew Karmeris, District Manager



**AGRICULTURAL IMPROVEMENTS INSTALLATION AND MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS  
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT  
Martin County, Florida**

**EVALUATION CRITERIA**

**1. Personnel & Equipment (20 Points Possible)**

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

**2. Experience (25 Points Possible)**

This category addresses whether a Proposer clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

**3. Understanding Scope of RFP (15 Points Possible)**

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

**4. Financial Capacity (5 Points Possible)**

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

**5. Price (20 Points Possible)**

Twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ALL FOUR ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20).  $(210,000/265,000) \times 20 = 15.85$ , therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20).  $(210,000/425,000) \times 20 = 9.88$ , therefore, Contractor "C" will receive 9.88 of 20 points.

**6. Reasonableness of ALL Numbers (15 Points Possible)**

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

**Proposer's Total Score (100 Points Possible)**