



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JANUARY 23, 2017
6:30 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.fontainbleaulakescdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
Las Ramblas Clubhouse Conference Room
9960 N.W. 10th Terrace,
Miami, Florida 33172
REGULAR BOARD MEETING & PUBLIC HEARING
January 23, 2017
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointment to Fill Board Vacancy – Seat No. 4
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Re-Election of Officers (as required)
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. November 21, 2016 Regular Board Meeting.....Page 2
- J. **Public Hearing – Adoption of Parking Rules**
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Rule Making Procedure Regarding District Parking Rules
 - 3. Consider Adoption of Parking Rules/Policy.....Page 10
- K. Old Business
 - 1. Update Regarding Security Facilities License Agreement (District & Single Family HOA)
 - 2. Update Regarding Street Lighting Project (single light pole) – Arking Solutions/Las Ramblas
 - 3. Update on Security Cameras – Las Ramblas and Las Sevillas
 - 4. Update/Discussion Regarding Gate System Las Ramblas and Las Sevillas
- L. New Business
 - 1. Staff Report as Required
- M. Administrative & Operational Matters
 - 1. Discussion Regarding Sanitary Sewer Line(s)/Las Ramblas & Lift Stations
 - 2. Staff Report as Required
- N. Board Member & Staff Closing Comments
- O. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING
SCHEDULE**

in the XXXX Court,
was published in said newspaper in the issues of

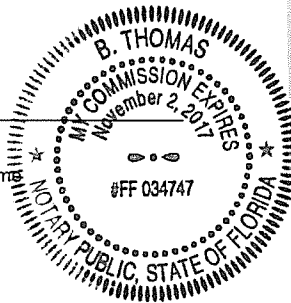
10/03/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
3 day of OCTOBER A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



**FONTAINBLEAU LAKES COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Fontainbleau Lakes Community Development District will hold Regular Meetings in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

- October 17, 2016
- October 31, 2016
- November 21, 2016
- December 19, 2016
- January 23, 2017
- February 20, 2017
- March 20, 2017
- April 17, 2017
- May 15, 2017
- June 19, 2017
- July 17, 2017
- September 18, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

www.fontainbleaulakescdd.org
10/3

16-31/0000156961M

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2016

A. CALL TO ORDER

District Manager Neil Kalin called the November 21, 2016, Regular Board Meeting of the Fontainebleau Lakes Community Development District to order at 6:42 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Vice Chairperson Yvette Sanchez Bergamo and Supervisors Andres Panesso and Jacinto Rodriguez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were: Maycol Vindell of KW Management, Inc., Miami, Florida; Jose M. Boscan of Miami, Florida; Uma Swamy of Miami, Florida; and Oswaldo Bermeo of Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE 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. September 19, 2016, Reconvened Regular Board Meeting

Mr. Kalin presented the minutes of the September 19, 2016, Reconvened Regular Board Meeting and asked if there were any changes/corrections. There being no changes, a **motion** was made by Mr. Rodriguez, seconded by Ms. Bergamo and passed unanimously approving the minutes of the September 19, 2016, Reconvened Regular Board Meeting, as presented.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2016

G. OLD BUSINESS

1. Recap of Refunding of Special Assessment Series 2007A Bonds (Refunding Bonds, Series 2016)

Mr. Kalin advised that the Series 2007A Bond Refunding closing had been a success. Mr. Kalin stated that there was a savings of approximately 19.2% per unit per year on the annual assessments, after associated refunding costs. No further action was required on this matter.

2. Discussion Regarding Street Lighting – Las Ramblas

Mr. Kalin advised that Alvarez Engineers, Inc. and Arking Solutions, Inc. (collectively, the “Vendors”) had each provided a proposal for the installation of lighting improvements for additional night lighting to the existing street lighting in the Las Ramblas subdivision in the area adjacent to 863 NW 97th Court at a cost of \$12,900 and \$5,300, respectively. The proposal from the Vendors included a lighting analysis of the referenced area, a memo with recommendations on how to add lighting and lighting design plans. Ms. Swamy, a resident of Las Sevillas, recommended that the District Board consider including a lighting analysis of the low lighting concern within the Las Sevillas community that had been brought to the attention of the Board by Ms. Claudia Diaz during a previous meeting. Mr. Kalin informed Ms. Swamy that District Staff had already met with Las Sevillas Property Manager Maycol Vindell to review the area of low evening lighting concern. Mr. Vindell informed District Staff that the low lighting concern pertains to the open space tract (Tract P) pathway adjacent to the Las Sevillas community and not within Tracts R and S of the District. Mr. Kalin stated that the installation of lighting fixtures along the aforementioned pathway would be a costly project that would have to be revisited in the future. A discussion ensued after which the consensus of the Board was to move forward with engaging Arking Solutions, Inc. for the analysis and lighting design plans for additional street lighting in the Las Ramblas subdivision in the area adjacent to 863 NW 97th Court with a cost not to exceed \$5,300.

3. Update on Security Camera – Las Ramblas and Las Sevillas

Mr. Kalin advised that PSI Security Services had provided a proposal for the installation of security cameras at the entrance/exit of Las Ramblas and Las Sevillas in the amounts of \$4,500 and \$3,750, respectively. The total cost for the installation of the security cameras falls below the amount of \$13,000, which the Board had previously approved during the meeting of July 25, 2016. Mr. Kalin stated that prior to the installation of the cameras, a License Agreement would be required which would allow the District to install security cameras on the guardhouse, which is under the ownership of the Fontainebleau Lakes Single Family Homes Homeowners’ Association. Once the License Agreement had been executed, the installation of the cameras could take place.

Mr. Maycol Vindell recommended that the District Board consider the installation of a security arm gate system within the Las Sevillas community. Mr. Vindell stated that the

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2016

residents of Las Sevillas would like to minimize vehicular speeding through the installation of a security arm gate. Mr. Kalin stated that the installation of a security arm gate at the entrance of Tract S of Las Sevillas could be explored. Mr. Vindell then recommended that the Board consider installing additional speed humps after which Mr. Kalin stated that he would have District Field Staff provide information regarding that matter at an upcoming meeting.

H. NEW BUSINESS

1. Consider Ratification of Third Supplemental Special Assessment Methodology Report – Refunding Bonds

Mr. Kalin presented the Third Supplemental Special Assessment Methodology Report dated September 19, 2016 (Revised-Final Pricing 9/22/2016) (the “Supplemental Report”) and provided an explanation for the document. A discussion ensued after which;

A **motion** was made by Mr. Rodriguez, seconded by Ms. Bergamo and unanimously passed to approve and adopt, *as presented*, the Fontainbleau Lakes Community Development District (“District”) Third Supplemental Special Assessment Methodology Report, Special Assessment Refunding Bonds, Series 2016, dated September 22, 2016, as revised for final bond pricing.

2. Consider Security Facilities License Agreement between the District & Single Family HOA

Mr. Kalin stated that the draft “License Agreement” between the Fontainbleau Lakes Community Development District (“District”) and the Fontainebleau Lakes Single Family Homes West Homeowners’ Association, Inc. (the “Single Family HOA”) was necessary in order for the District to install security cameras in the Security Facilities (owned by the Single Family HOA), for the purpose of documenting those who enter/exit the District. A discussion ensued after which;

A **motion** was made by Mr. Rodriguez, seconded by Mr. Panesso and unanimously passed to approve and adopt, *as presented*, the Security Facilities License Agreement between the Fontainbleau Lakes Community Development District (“District”) and the Fontainebleau Lakes Single Family Homes West Homeowners’ Association, Inc.

3. Consider Resolution No. 2016-07 – Adopting Fiscal Year 2015/2016 Amended Budget

Mr. Kalin presented Resolution No. 2016-07, entitled:

RESOLUTION NO. 2016-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE FONTAINBLEAU LAKES COMMUNITY**

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2016

**DEVELOPMENT DISTRICT AUTHORIZING AND
ADOPTING AN AMENDED FINAL FISCAL YEAR 2015/2016
BUDGET (“AMENDED BUDGET”), PURSUANT TO
CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

Mr. Kalin read the title of the resolution into the record and provided an explanation for the document. The Operating Fund as of September 30, 2016, had a positive balance. In addition, Mr. Kalin stated that the Debt Service Fund for the Series 2007A Bonds had sufficient funds to make the required November 1, 2016, interest payment. The Series 2016 Refunding Bonds (Refunded the 2007A Series Bonds) will commence principal and interest payments in May 2017. A discussion ensued after which;

A **motion** was made by Mr. Rodriguez, seconded by Ms. Bergamo and unanimously passed to approve and adopt Resolution No. 2016-07, as presented; thereby setting the amended/revised final budget for the 2015/2016 fiscal year.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Las Sevillas

(i) Electrical Outlets – Mr. Vindell stated that the residents of Las Sevillas would like for the District Board to consider installing electrical outlets in the center islands of the community (located within Tract S of the District) and installing LED monument lighting. Mr. Kalin stated that, in the past, the District has looked into installing electrical outlets in the center islands and installing LED monument lighting, but that several electrical contractors had stated that it would be a complex and costly procedure, since it would require underground boring and trenching of the roadways, in addition to electrical design plans. Mr. Vindell stated that he had contacted an electrical contractor who provided him with a proposal for the aforementioned work to be completed, which he would forward to the District Manager. Mr. Kalin stated that once he received the proposal, he would have District Field Staff meet with the proposer on-site to review the scope of services.

(ii) Pest Control/Fertilizer/Tree & Shrubbery Replacement – Mr. Vindell stated that the Fontainebleau Lakes Courtyard West Condominium Association, Inc. (the “Condo Association”) had contracted a new Pest Control/Fertilizing vendor to service the areas that belong to the Condo Association (the area was formerly serviced by SprayPro, Inc.) and is recommending that the District do the same for the areas that belong to the District, as there has been a noticeable decline in services by SprayPro, Inc. Mr. Kalin stated that before any actions are taken, he will have District Field Staff contact SprayPro, Inc. in order to make them aware of the lack of services currently being provided to the District. More information regarding this matter will be provided to the District Board at an upcoming meeting.

(iii) Miscellaneous Improvements – Ms. Swamy stated that she would like for the District to consider planting additional year-round flowering plants for the Las Sevillas

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2016

community. Mr. Kalin stated that he would review this matter with District Field Staff and address same, provided funding is available in the annual budget.

(iv) Miscellaneous Special Projects - **This item was discussed under agenda item G.3.**

(v) Security/Cameras & Tag Readers – **This item was discussed under agenda item G.3.**

2. Discussion Regarding Parking Rules and Gate Facilities Rules and Procedures to Adopt Rules

Mr. Kalin presented to the Board the proposed Fontainbleau Lakes Community Development District “Rules” for parking on District property and Gate Facilities Rules, which would pertain to the barrier arm gate. By adopting specific parking rules for towing, and with authorization, the District could engage a private towing firm and/or use on-site security to have vehicles towed from restricted and marked areas in the District. By adopting specific gate facilities rules, and with authorization, the District could fine residents for damages associated to the gate facilities. Mr. Kalin stated that the procedure to adopt rules requires a Notice of Rule Development and also a Notice of a Public Hearing to adopt rulemaking procedures for the establishment of parking rules. A discussion ensued after which;

A **motion** was made by Ms. Bergamo, seconded by Mr. Panesso and unanimously passed to authorize the District Manager to commence the procedures for rule making authority that would create a rule of the District that would prohibit parking in defined areas in the District (District property); and provide authority of the District (or authorized agent) to tow parked vehicles from unauthorized parking areas, as defined.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Holiday greetings were exchanged by those in attendance.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Bergamo, seconded by Mr. Panesso and passed unanimously to adjourn the Regular Board Meeting at 8:35 p.m.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 21, 2016

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

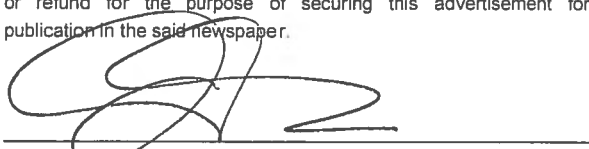
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review *fk/a* Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF RULE DEVELOPMENT BY FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

in the XXXX Court,
was published in said newspaper in the issues of

12/22/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

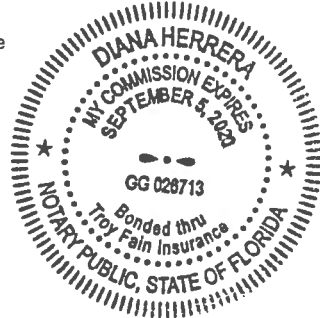


Sworn to and subscribed before me this
22 day of DECEMBER, A.D. 2016



(SEAL)

MARIA MESA personally known to me



NOTICE OF RULE DEVELOPMENT BY FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Fontainebleau Lakes Community Development District ("District") hereby gives notice of its intention to develop parking rules on District lands within the boundaries of the District (the "Proposed Rule").

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property (irrigation systems, sod, signage, etc.) and reduce the need to increase maintenance assessments. The Proposed Rule provides for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators. Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes.

A copy of the Proposed Rule may be obtained by contacting the District Manager at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, and/or by calling 305-777-0761 Ext. 1094.

A public hearing on the adoption of the Proposed Rule will be conducted by the District's Board of Supervisors on January 23, 2017, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

District Manager
Fontainebleau Lakes Community Development District

www.fontainebleaulakescdd.org
12/22

16-91/0000181198M

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF RULEMAKING FOR THE ESTABLISHMENT OF PARKING RULES ON DISTRICT LANDS WITHIN THE BOUNDARIES OF THE DISTRICT - PUBLIC HEARING - JAN. 23, 2017

in the XXXX Court,
was published in said newspaper in the issues of

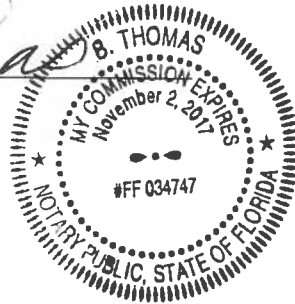
12/23/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
23 day of DECEMBER, A.D 2016

(SEAL)

MARIA MESA personally known to me



FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RULEMAKING FOR THE ESTABLISHMENT OF PARKING RULES ON DISTRICT LANDS WITHIN THE BOUNDARIES OF THE DISTRICT

A public hearing of the Board of Supervisors of the Fontainebleau Lakes Community Development District ("District") to consider proposed rulemaking for the establishment of parking rules on District lands and other related matters, within the boundaries of the District (the "Rule"), will be conducted and held on January 23, 2017, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives public notice of its intent to adopt its proposed Rule relating to parking rules on District lands within the boundaries of the District.

The Board of Supervisors and public comment received may result in an adjustment to the proposed Rule during the public hearing, pursuant to discussion and after receiving public comment. The purpose and effect of the proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property (irrigation systems, sod, signage, etc.) and reduce the need to increase maintenance assessments. Prior notice of rule development was published in the *Miami-Dade Daily Business Review* newspaper on **December 22, 2016**.

Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes. The proposed Rule provides for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

The public hearing on the proposed Rule may be continued to a date, time, and place to be specified on the record at the hearing. One or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at (305)-777-0761 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

A person who decides to appeal any decision of the Board with respect to any matter considered at the public hearing is advised that this same person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed Rule may be obtained by contacting the District Manager at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, and/or by calling 305-777-0761 Ext. 1094.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
www.fontainbleaulakescdd.org

12/23

16-109/0000181720M

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

RULES for Parking on District Property

- 1.1 Any vehicle parked in violation of District parking rules as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. "No Parking" signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Marked law enforcement or other emergency vehicles are exempt from the parking rules prohibiting on-street parking. **Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.3, unless they are performing official duties at that location.**
- 1.5 The enforcement of these parking rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.6 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.