



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 17, 2020
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
February 17, 2020
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 18, 2019 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Playground Grant Application – Kaboom.org
 - 2. Update Regarding Modification to the NW 99th Court Exit Gate and Cameras (Las Ramblas)
 - 3. Update Regarding Ingress/Egress Modification – NW 99th Court (Las Ramblas)
 - 4. Update Regarding Park Bench Installation
- H. New Business
 - 1. Discussion Regarding Addition of Surveillance Cameras throughout the District
 - 2. Discussion Regarding Addition of Recreational Amenity
 - 3. Fiscal Year 2020/2021 – Budget Workshop.....Page 6
- I. Administrative & Operational Matter
 - 1. Landscape Maintenance Review
 - 2. Staff Report: As Required
- J. Board Members & Staff Closing Comments
- K. 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:

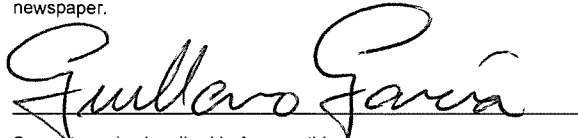
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT
DISTRICT - FISCAL YEAR 2019/2020 REGULAR MEETING
SCHEDULE

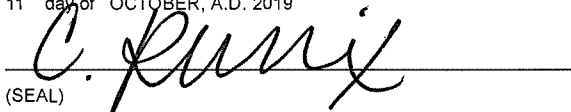
in the XXXX Court,
was published in said newspaper in the issues of

10/11/2019

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
11 day of OCTOBER, A.D. 2019



(SEAL)
GUILLERMO GARCIA personally known to me



FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

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

October 21, 2019
November 18, 2019
January 20, 2020
February 17, 2020
March 16, 2020
April 20, 2020
May 18, 2020
June 15, 2020
September 21, 2020

The purpose of the meetings is to conduct any District business which may lawfully and properly come 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 Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Board members 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.fontainebleaulakescdd.org
10/11

19-57/0000430787M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 18, 2019**

A. CALL TO ORDER

District Manager Armando Silva called the November 18, 2019, Regular Board Meeting of the Fontainbleau Lakes Community Development District to order at 6:36 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 11, 2019, as part of the District's Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Vice Chairperson Yvette Sanchez Bergamo and Supervisors Luis Gonzalez and Humberto Jovanovic constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was: David Graybill, Affinity Management Services, Doral, Florida; and Alfred Pena, Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested the addition of the following item:

- **NEW BUSINESS:** Discussion Regarding LED Conversion of Street Lights

The Board acknowledged Mr. Silva's request.

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

There were no comments from the public.

F. APPROVAL OF MINUTES

1. October 21, 2019, Regular Board Meeting Minutes

Mr. Silva presented the minutes of the October 21, 2019, Regular Board Meeting and asked if there were any changes/corrections. There being no changes or corrections, a **motion** was made by Mr. Gonzalez, seconded by Mr. Jovanovic and passed unanimously approving the minutes of the October 21, 2019, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Additional Shade Trees for Open Space Tracts within the District

Mr. Silva presented the Board with the following proposals pertaining to the installation of Mahogany trees (45 gallon – approximately 12 feet tall) within the open space tracts of the District:

- Crespo Landscaping: \$275 per tree
- Plant Brothers: \$550 per tree
- Pan American: \$675 per tree

Mr. Silva reminded the Board that they had previously approved an amount not to exceed \$5,000 for the installation of Mahogany trees within the open space tracts. A discussion ensued after which the Board consensus was to proceed with the proposal from Crespo Landscaping ($\$5,000/\$275=18$ trees) and that the installation of the Mahogany trees would take place during the start of the rainy season due to the lack of irrigation in the open space tracts.

2. Update Regarding Playground Grant Application – Kaboom.org

Mr. Silva advised the Board that he had submitted all of the documents that were requested by KaBOOM.org and that the review panel would let him know of the decision sometime within the next few months. An update regarding this topic will be provided at an upcoming meeting.

3. Update Regarding Modification to the NW 99th Court Exit Gate and Surveillance Cameras (Las Ramblas)

Mr. Silva advised that the surveillance cameras located near the exit gate on NW 99th Court & Fontainebleau Boulevard had been installed and that the license plate recognition cameras would be installed during the upcoming week. Mr. David Graybill, Property Manager for Las Ramblas, stated that the loop detectors for the aforementioned exit gate, which would allow the gates to open independently, would be installed in the upcoming weeks. More information regarding this topic will be provided at an upcoming meeting.

Mr. Silva further advised that Caltran Engineering Group had informed him that the widening of the lanes before the Las Ramblas main entrance (NW 900 Block) would not be possible due to the lack of space available on the swales on the north side of the gate (not enough space to construct a turnaround lane). Mr. Silva did indicate that the exit gate on NW 99th Court could be relocated to a location near NW 99th Court and NW 9th Street in order to convert the exit to a “Resident Entrance Only”. The main issue that was presented to Caltran Engineering Group by Miami-Dade County during conceptual talks was that the existing gates were never approved as a zoning feature and this will require the two (2) Entrance Feature Application. A discussion ensued after which;

A **motion** was made by Mr. Gonzalez, seconded by Mr. Jovanovic and unanimously passed authorizing Caltran Engineering Group to proceed with the 2 Entrance Feature Applications for an amount not to exceed \$2,000.

4. Update Regarding Park Benches

Mr. Silva presented several quotes pertaining to park benches that would be installed in the open space tracts of the District. A discussion ensued after which;

A **motion** was made by Ms. Sanchez-Bergamo, seconded by Mr. Gonzalez and unanimously passed approving the purchase of four (4) park benches from HD Supply and the installation of the park benches for an amount not to exceed \$2,700.

H. NEW BUSINESS

1. Discussion Regarding Proposal for District Landscape Maintenance Contractor

Mr. Silva provided a matrix table which compared the costs of the annual lawn and landscape maintenance proposals from three (3) contractors. The proposers were asked to quote based on a scope of services which included twenty-nine (29) cuts per year, edging and weed control, monthly wet checks and debris pick up. Following are the annual base service costs from the proposers:

- Trimscape - \$80,500
- FRD Complete Tree Service & Lawn Care - \$89,375
- BrightView - \$203,440

A discussion ensued after which;

A **motion** was made by Mr. Gonzalez, seconded by Mr. Jovanovic and unanimously passed approving FRD Complete Tree Service & Lawn Care as the new landscape contractor (effective January 1, 2020) for the District; further authorizing District Counsel to provide a Landscape and Irrigation Maintenance Agreement; and further authorizing District management to execute the Agreement on behalf of the District.

2. ADD-ON: Discussion Regarding LED Conversion of Street Lights

Mr. Silva advised that the District had begun to convert the failing street lights within the District to LED. The conversion of street lights to LED will eventually provide the District with a large savings in electricity costs. More information regarding this matter will be provided at an upcoming meeting.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Unless an emergency were to arise, this Board will not have to meet until after the New Year. Holiday greetings were exchanged by all those in attendance.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Sanchez-Bergamo, seconded by Mr. Gonzalez and passed unanimously to adjourn the Regular Board Meeting at 7:45 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Fontainebleau Lakes
Community Development District

**Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
Administrative Assessments	73,966
Maintenance Assessments	325,918
Debt Assessments	463,915
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 864,279
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Annual Report/Inspections	5,500
Lake Tract Aquatic Maintenance (Includes Parcel 1)	13,200
Landscaping Service/Pest Control/Fertilizer	88,000
Storm Related Landscaping	30,000
Mulch (Tree Rings & Shrubbery Beds)	9,800
Irrigation Systems Maintenance (North & South)	11,000
Tree & Shrubbery Replacement (North & South)	10,000
Community Lighting Upkeep (North & South)	16,000
FP&L - Power - Street Lighting (North & South)	36,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
FP&L - Power - Lift Stations (North & South)	7,800
Park Maintenance - Upkeep	5,800
Roadways & Street Maintenance (North & South)	7,500
Fountain Maintenance (Tract A)	3,000
Misc. Electrical Improvements (North & South)	0
Entrance/Exit Gate Maintenance/Repairs (N & S)	4,000
Electrical Outlets Maintenance (North & South)	1,800
Traffic Calming Devices Maintenance	3,600
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	3,800
Hurricane Preparedness/Miscellaneous	10,000
Lift Station Maintenance (North & South)	34,000
Miscellaneous Improvements (North & South)	10,000
Solar Lighting Maintenance	16,000
Maintenance Contingency	15,000
TOTAL MAINTENANCE EXPENDITURES	\$ 344,800
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	28,116
Secretarial & Field Operations	6,300
Legal	13,000
Assessment Roll	10,000
Audit Fees	3,200
Arbitrage Rebate Fee	650
Insurance	7,800
Legal Advertisements	800
Miscellaneous	2,750
Postage	600
Office Supplies	850
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,821
TOTAL EXPENDITURES	\$ 427,621
REVENUES LESS EXPENDITURES	\$ 436,658
Bond Payments	(436,080)
BALANCE	\$ 578
County Appraiser & Tax Collector Fee	(17,276)
Discounts For Early Payments	(34,552)
EXCESS/ (SHORTFALL)	\$ (51,250)
Carryover From Prior Year	51,250
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	85,725	71,666	73,966	Expenditures Less Interest & 25% Of Carryover/.94
Maintenance Assessments	317,744	328,227	325,918	Expenditures Less & 75% Of Carryover/.94
Debt Assessments	463,915	463,915	463,915	Bond Payments/.94
Other Revenues	2,900	0	0	
Interest Income	590	420	480	Interest Estimated At \$40 Per Month
TOTAL REVENUES	\$ 870,874	\$ 864,228	\$ 864,279	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	1,105	6,600	5,500	\$500 Decrease From 2018/2019 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,610	12,600	13,200	\$600 Increase From 2018/2019 Budget
Landscaping Service/Pest Control/Fertilizer	76,163	87,840	88,000	\$160 Increase From 2018/2019 Budget
Storm Related Landscaping	40,000	0	30,000	Storm Related Landscaping
Mulch (Tree Rings & Shrubbery Beds)	9,765	8,750	9,800	\$1,050 Increase From 2018/2019 Budget
Irrigation Systems Maintenance (North & South)	7,774	12,600	11,000	\$1,600 Decrease From 2018/2019 Budget
Tree & Shrubbery Replacement (North & South)	18,265	10,000	10,000	No Change From 2018/2019 Budget
Community Lighting Upkeep (North & South)	13,625	15,000	16,000	\$1,000 Increase From 2018/2019 Budget
FP&L - Power - Street Lighting (North & South)	29,856	36,000	36,000	No Change From 2018/2019 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	1,038	3,000	3,000	No Change From 2018/2019 Budget
FP&L - Power - Lift Stations (North & South)	3,855	7,800	7,800	No Change From 2018/2019 Budget
Park Maintenance - Upkeep	295	6,200	5,800	\$400 Decrease From 2018/2019 Budget
Roadways & Street Maintenance (North & South)	8,473	7,200	7,500	\$300 Increase From 2018/2019 Budget
Fountain Maintenance (Tract A)	500	3,000	3,000	No Change From 2018/2019 Budget
Misc. Electrical Improvements (North & South)	10,891	0	0	No Change From 2018/2019 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	625	7,000	4,000	\$3,000 Decrease From 2018/2019 Budget
Electrical Outlets Maintenance (North & South)	0	1,800	1,800	No Change From 2018/2019 Budget
Traffic Calming Devices Maintenance	5,400	3,600	3,600	No Change From 2018/2019 Budget
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	990	3,800	3,800	No Change From 2018/2019 Budget
Hurricane Preparedness/Miscellaneous	0	11,000	10,000	\$1,000 Decrease From 2018/2019 Budget
Lift Station Maintenance (North & South)	42,939	34,000	34,000	No Change From 2018/2019 Budget
Miscellaneous Improvements (North & South)	5,727	9,000	10,000	\$1,000 Increase From 2018/2019 Budget
Solar Lighting Maintenance	0	50,000	16,000	\$34,000 Decrease From 2018/2019 Budget
Maintenance Contingency	14,991	15,000	15,000	No Change From 2018/2019 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 302,887	\$ 351,790	\$ 344,800	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,400	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	107	230	230	Supervisor Fees * 7.65%
Management	25,644	27,600	28,116	CPI Adjustment
Secretarial & Field Operations	5,600	6,000	6,300	\$300 Increase From 2018/2019 Budget
Legal	10,140	13,500	13,000	\$500 Decrease From 2018/2019 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,200	3,200	3,200	Accepted Amount For 2018/2019 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2018/2019 Budget
Insurance	6,042	7,800	7,800	Insurance Estimate
Legal Advertisements	585	800	800	No Change From 2018/2019 Budget
Miscellaneous	2,176	2,500	2,750	\$250 Increase From 2018/2019 Budget
Postage	272	600	600	No Change From 2018/2019 Budget
Office Supplies	496	900	850	\$50 Decrease From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,250	3,250	3,250	No Change From 2018/2019 Budget
Continuing Disclosure Fee	350	500	350	\$150 Decrease From 2018/2019 Budget
Website Management	1,500	1,500	1,750	\$250 Increase From 2018/2019 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,587	\$ 82,205	\$ 82,821	
TOTAL EXPENDITURES	\$ 374,474	\$ 433,995	\$ 427,621	
REVENUES LESS EXPENDITURES	\$ 496,400	\$ 430,233	\$ 436,658	
Bond Payments	(444,508)	(436,080)	(436,080)	2020 P & I Payments Less Earned Interest
BALANCE	\$ 51,892	\$ (5,847)	\$ 578	
County Appraiser & Tax Collector Fee	(8,485)	(17,276)	(17,276)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(27,680)	(34,552)	(34,552)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,727	\$ (57,675)	\$ (51,250)	
Carryover From Prior Year	0	57,675	51,250	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 15,727	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	6,816	0	100	Projected Interest For 2019/2020
NAV Tax Collection	444,508	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 451,324	\$ 436,080	\$ 436,180	
EXPENDITURES				
Principal Payments	215,000	220,000	225,000	Principal Payment Due In 2020
Interest Payments	217,819	211,319	206,869	Interest Payments Due In 2020
Bond Redemption	0	4,761	4,311	Estimated Excess Debt Collections
Total Expenditures	\$ 432,819	\$ 436,080	\$ 436,180	
Excess/ (Shortfall)	\$ 18,505	\$ -	\$ -	

Series 2016 Bond Refunding Information

Original Par Amount =	\$6,430,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2016		
Maturity Date =	May 2038		
Par Amount As Of 1/1/19 =	\$6,010,000		

Fontainebleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 155.43	\$ 202.86	\$ 176.96	\$ 182.64
Maintenance Assessment For Single Family	\$ 610.60	\$ 784.55	\$ 810.44	\$ 804.74
<u>Debt Assessment For Single Family</u>	<u>\$ 1,518.08</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>
Total	\$ 2,284.11	\$ 2,211.46	\$ 2,211.45	\$ 2,211.43
Administrative Assessment For Townhomes	\$ 155.43	\$ 202.86	\$ 176.96	\$ 182.64
Maintenance Assessment For Townhomes	\$ 610.60	\$ 784.55	\$ 810.44	\$ 804.74
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,319.14</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>
Total	\$ 2,085.17	\$ 2,051.80	\$ 2,051.79	\$ 2,051.77
Administrative Assessment For Courtyards	\$ 155.43	\$ 202.86	\$ 176.96	\$ 182.64
Maintenance Assessment For Courtyards	\$ 607.22	\$ 784.55	\$ 810.44	\$ 804.74
<u>Debt Assessment For Courtyards</u>	<u>\$ 1,187.23</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>
Total	\$ 1,949.88	\$ 1,945.36	\$ 1,945.35	\$ 1,945.33

* Assessments Include the Following :

-
- 4% Discount for Early Payments
 - 1% County Tax Collector Fee
 - 1% County Property Appraiser Fee

Community Information:

Single Family Units (Las Ramblas)	271
Townhomes (Las Ramblas)	36
<u>Courtyards (Las Sevillas)</u>	<u>98</u>
Total Units	405