



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 18, 2022  
6:30 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.fountainbleaulakescdd.org](http://www.fountainbleaulakescdd.org)

786.303.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
Las Ramblas Clubhouse Conference Room  
9960 NW 10<sup>th</sup> Terrace  
Miami, Florida 33172  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
July 18, 2022  
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. May 16, 2022 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 7
- H. Old Business
  - 1. Update Regarding Restrictive Covenant – Greenspace Area in Southwest Quadrant of CDD....Page 16
- I. New Business
  - 1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 33
  - 2. Discussion Regarding Potential Addition of Overflow Parking.....Page 35
- J. Administrative & Operational Matter
  - 1. Statement of Financial Interests – Form 1
- K. Board Members & Staff Closing Comments
- L. Adjourn



## Miscellaneous Notices

Published in Miami Daily Business Review on July 5, 2022

### Location

Miami-Dade County, Florida

### Notice Text

NOTICE OF PUBLIC HEARING

AND

REGULAR BOARD MEETING OF THE

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Fontainebleau Lakes Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on July 18, 2022, at 6:30 p.m., or as soon thereafter as the meeting can be heard, in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda for these meetings may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Fontainebleau Lakes Community Development District

[www.fontainebleaulakescdd.org](http://www.fontainebleaulakescdd.org)

6/28 7/5 22-06/0000604688M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 16, 2022**

**A. CALL TO ORDER**

District Manager Armando Silva called the May 16, 2022, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the “District”) to order at 6:32 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> 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 6, 2021, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairman Luis Gonzalez, Vice-Chairman Timothy Toy and Supervisors Humberto Jovanovic, Edward Aparicio and Mayra De Torres 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.

Others in attendance: Natasha Casanovas, Miami, FL; Alejandro Matos, Miami, FL; Andres Vidal, Miami, FL; Tati Robertson, Miami, FL; Miguel Garcia, Miami, FL.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

The board requested to have the following items added to the agenda:

- Discussion Regarding Fencing Open-Space Tracts
- Discussion Regarding 99<sup>th</sup> Court/Fontainbleau Blvd Entrance Project

Mr. Silva acknowledged the request and stated that the items would be added to the agenda under New Business.

**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. April 18, 2022, Regular Board Meeting**

Mr. Silva presented the minutes of the April 18, 2022, Regular Board Meeting.

There being no changes or corrections, a **motion** was made by Mr. Toy, seconded by Ms. De Torres and passed unanimously approving the minutes of the April 18, 2022, Regular Board Meeting, as presented.

## **G. OLD BUSINESS**

### **1. Update Regarding Ingress/Egress Modification – NW 99<sup>th</sup> Court (Las Ramblas)**

Mr. Silva stated that he has reached out to Ms. Sandra Rezola from Miami-Dade County Division of Environmental Resources Management (DERM) regarding the inquiries the Board had pertaining to the Declaration of Restrictive Covenant for the Open Space Area. Ms. Rezola has informed Mr. Silva that there is no issue with the installation of a playground in the open-space tracts. In addition, the Restrictive Covenant will take effect the date of execution/recording.

### **2. Update Regarding Playground Project Status – KaBOOM!**

Mr. Silva shared the following email from KaBOOM!:

*Hello Armando,*

*Thank you do much for the effort you have done in order to bring a playspace for your community. Unfortunately we are not able to confirm the prospective funding opportunity we were tracking for your area. While we remain hopeful for future opportunities to build with Fontainebleau we understand the disappointment in not being able to do so immediately. Please know that Fontainebleau is still shovel ready and we are continuing to do outreach to find additional funding opportunities. It is important to us that we find and secure opportunities that are grounded in equity and mission aligned. We appreciate your patience and trust in us as we find the right funding partner for you.*

*Play On,*

**Chibuzo Okoro**  
Community Engagement Manager  
(o) (202) 464-6083  
[kaboom.org](http://kaboom.org)

Mr. Silva stated that he will continue to follow up with KaBOOM! in hopes of obtaining a funding opportunity.

### **3. Update Regarding Solar Lighting – Open-Space Tract Pathways**

Mr. Silva informed the Board that he had received a correspondence from FPL stating that the lighting improvements project for the open-space tracts was not going to be possible because FPL maintenance vehicles would cannot access the open-space tracts through the pedestrian pathways. He then stated that he had inquired with FPL regarding the access way requirements for the maintenance vehicles and had not received a response. A discussion ensued after which the board consensus was to direct management to pursue the solar lighting alternative which was approved in a previous meeting.

## **H. NEW BUSINESS**

**1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Annual Budget**

Mr. Silva presented Resolution No. 2022-01, entitled:

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR THE FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided a brief explanation for the resolution and stated that the proposed fiscal year 2022/2023 budget included a new line item called “Security-Las Sevillas” which pertains to the addition of security services to the courtyards section of the District (Las Sevillas). In addition, Mr. Silva advised that since the overall proposed assessments were increasing in the fiscal year 2022/2023, letters to the affected residents would be required. Mr. Silva also stated that as part of Resolution No. 2022-01, the Board must set a date for the public hearing to adopt the 2022/2023 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Ms. De Torres and unanimously passed approving and adopting Resolution No. 2022-01, as *amended*, removing the “Security” line item; and thus setting the public hearing to adopt the 2022/2023 Fiscal Year budget and assessments for July 18, 2022, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> Terrace, Miami, Florida 33172.

**2. Consider License Agreement (Security Facilities) – Fontainbleau Lakes Courtyards West Condominium Association**

Mr. Silva stated that the draft “License Agreement” between the Fontainbleau Lakes Community Development District (“District”) and the Fontainebleau Lakes Courtyards West Condominium Association, Inc. (the “COA”) was necessary in order for the District to reimburse the COA for repairs to improvements within the license area over \$500. A discussion ensued after which;

A **motion** was made by Mr. Gonzalez, seconded by Mr. Toy and unanimously passed to approve, *as presented*, the Security Facilities License Agreement between the Fontainbleau Lakes Community Development District (“District”) and the Fontainebleau Lakes Courtyards West Condominium Association, Inc.

**3. ADD-ON: Discussion Regarding Fencing Open-Space Tracts**

The Board requested District Management to look into obtaining a proposal for installing 6-ft. high chain-link fence along the perimeter of the open-space tracts. Mr. Silva advised the board that the approximate cost per linear foot of chain-link fence is \$24-\$30. Mr. Silva will obtain a proposal and he’ll present it to the board.

**4. ADD-ON: Discussion Regarding 99<sup>th</sup> Court/Fontainbleau Blvd Entrance Project**

Mr. Silva stated that the cost of creating an entrance on the egress located at 99<sup>th</sup> Court towards Fontainebleau Lakes Boulevard will be approximately \$190,000. A discussion ensued after which the board consensus was to pursue other projects first before initiating this one.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative and Operational Matters.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board Member or Staff closing comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Gonzalez, seconded by Mr. Toy and passed unanimously to adjourn the Regular Board Meeting at 8:20 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## Miscellaneous Notices



Published in Miami Daily Business Review on July 5, 2022

### Location

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### Notice Text

NOTICE OF PUBLIC HEARING

AND

REGULAR BOARD MEETING OF THE

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT

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6/28 7/5 22-06/0000604688M



**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Fontainbleau Lakes Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of July, 2022.

**ATTEST:**

**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Fontainebleau Lakes Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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- V     DETAILED FINAL DEBT SERVICE FUND BUDGET**
- VI    ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|  | FISCAL YEAR<br>2022/2023<br>BUDGET |
|--|------------------------------------|
| <b>REVENUES</b>                          |                                    |
| Administrative Assessments               | 90,194                             |
| Maintenance Assessments                  | 350,000                            |
| Security Assessments                     | 0                                  |
| Debt Assessments                         | 463,915                            |
| Other Revenues                           | 0                                  |
| Interest Income                          | 180                                |
| <b>TOTAL REVENUES</b>                    | <b>\$ 904,289</b>                  |
| <b>EXPENDITURES</b>                      |                                    |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |                                    |
| Supervisor Fees                          | 3,000                              |
| Payroll Taxes (Employer)                 | 230                                |
| Management                               | 30,012                             |
| Secretarial & Field Operations           | 6,300                              |
| Legal                                    | 12,500                             |
| Assessment Roll                          | 10,000                             |
| Audit Fees                               | 3,200                              |
| Arbitrage Rebate Fee                     | 650                                |
| Insurance                                | 9,145                              |
| Legal Advertisements                     | 800                                |
| Miscellaneous                            | 2,200                              |
| Postage                                  | 600                                |
| Office Supplies                          | 800                                |
| Dues & Subscriptions                     | 175                                |
| Trustee Fee                              | 3,250                              |
| Continuing Disclosure Fee                | 350                                |
| Website Management                       | 1,750                              |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 84,962</b>                   |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 358,000</b>                  |
| <b>TOTAL SECURITY EXPENDITURES</b>       | <b>\$ -</b>                        |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 442,962</b>                  |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 461,327</b>                  |
| Bond Payments                            | (436,080)                          |
| <b>BALANCE</b>                           | <b>\$ 25,247</b>                   |
| County Appraiser & Tax Collector Fee     | (18,082)                           |
| Discounts For Early Payments             | (36,165)                           |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ (29,000)</b>                 |
| Carryover From Prior Year                | 29,000                             |
| <b>NET EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                        |

**FINAL MAINTENANCE BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|  | FISCAL YEAR<br>2022/2023<br>BUDGET |
|--|------------------------------------|
| <b>EXPENDITURES</b>                                |                                    |
| <b>MAINTENANCE EXPENDITURES</b>                    |                                    |
| Engineering/Annual Report/Inspections              | 8,000                              |
| Lake Tract Aquatic Maintenance (Includes Parcel 1) | 14,000                             |
| Landscaping Service/Pest Control/Fertilizer        | 110,000                            |
| Mulch (Tree Rings & Shrubbery Beds)                | 10,000                             |
| Irrigation Systems Maintenance (North & South)     | 10,000                             |
| Tree & Shrubbery Replacement (North & South)       | 25,000                             |
| Community Lighting Upkeep (North & South)          | 15,000                             |
| FP&L - Power - Street Lighting (North & South)     | 27,000                             |
| FP&L - Power - Irrigation Pump Stations (N & S)    | 3,000                              |
| FP&L - Power - Lift Stations (North & South)       | 5,000                              |
| Park Maintenance - Upkeep                          | 0                                  |
| Roadways & Street Maintenance (North & South)      | 35,000                             |
| Fountain Maintenance (Tract A)                     | 3,000                              |
| Misc. Electrical Improvements (North & South)      | 0                                  |
| Entrance/Exit Gate Maintenance/Repairs (N & S)     | 10,000                             |
| Open Space Misc MTE - Tracts P,Q,W,X,Y,Z           | 0                                  |
| Hurricane Preparedness/Miscellaneous               | 25,000                             |
| Lift Station Maintenance (North & South)           | 25,000                             |
| Miscellaneous Improvements (North & South)         | 32,000                             |
| Dumpster Rental                                    | 1,000                              |
| Maintenance Contingency                            | 0                                  |
|  |                                    |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>              | <b>\$ 358,000</b>                  |
|  |                                    |
| <b>SECURITY EXPENDITURES</b>                       |                                    |
| Security - Las Ramblas                             | 0                                  |
| Security - Las Sevillas                            | 0                                  |
|  |                                    |
| <b>TOTAL SECURITY EXPENDITURES</b>                 | <b>\$ -</b>                        |

**DETAILED FINAL BUDGET**  
**FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|  | FISCAL YEAR<br>2020/2021<br>ACTUAL | FISCAL YEAR<br>2021/2022<br>BUDGET | FISCAL YEAR<br>2022/2023<br>BUDGET | COMMENTS                                 |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                          |                                    |                                    |                                    |  |
| Administrative Assessments               | 89,329                             | 87,455                             | 90,194                             | Expenditures Less Interest/.94           |
| Maintenance Assessments                  | 352,925                            | 352,925                            | 350,000                            | Expenditures Less Carryover/.94          |
| Security Assessments                     | 0                                  | 0                                  | 0                                  | Expenditures/.94                         |
| Debt Assessments                         | 463,915                            | 463,915                            | 463,915                            | Bond Payments/.94                        |
| Other Revenues                           | 2,900                              | 0                                  | 0                                  |  |
| Interest Income                          | 1,028                              | 720                                | 180                                | Interest Estimated At \$10 Per Month     |
| <b>TOTAL REVENUES</b>                    | <b>\$ 910,097</b>                  | <b>\$ 905,015</b>                  | <b>\$ 904,289</b>                  |  |
| <b>EXPENDITURES</b>                      |                                    |                                    |                                    |  |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |                                    |                                    |                                    |  |
| Supervisor Fees                          | 1,800                              | 3,000                              | 3,000                              | Supervisor Fees                          |
| Payroll Taxes (Employer)                 | 138                                | 230                                | 230                                | Supervisor Fees * 7.65%                  |
| Management                               | 28,752                             | 29,148                             | 30,012                             | CPI Adjustment (Capped At 3%)            |
| Secretarial & Field Operations           | 6,300                              | 6,300                              | 6,300                              | No Change From 2021/2022 Budget          |
| Legal                                    | 11,439                             | 12,500                             | 12,500                             | No Change From 2021/2022 Budget          |
| Assessment Roll                          | 10,000                             | 10,000                             | 10,000                             | As Per Contract                          |
| Audit Fees                               | 3,000                              | 3,100                              | 3,200                              | Accepted Amount For 2021/2022 Audit      |
| Arbitrage Rebate Fee                     | 650                                | 650                                | 650                                | No Change From 2021/2022 Budget          |
| Insurance                                | 7,363                              | 8,100                              | 9,145                              | Insurance Estimate                       |
| Legal Advertisements                     | 434                                | 800                                | 800                                | No Change From 2021/2022 Budget          |
| Miscellaneous                            | 1,555                              | 2,200                              | 2,200                              | No Change From 2021/2022 Budget          |
| Postage                                  | 185                                | 600                                | 600                                | No Change From 2021/2022 Budget          |
| Office Supplies                          | 233                                | 825                                | 800                                | \$25 Decrease From 2021/2022 Budget      |
| Dues & Subscriptions                     | 175                                | 175                                | 175                                | No Change From 2021/2022 Budget          |
| Trustee Fee                              | 3,250                              | 3,200                              | 3,250                              | \$50 Increase From 2021/2022 Budget      |
| Continuing Disclosure Fee                | 350                                | 350                                | 350                                | No Change From 2021/2022 Budget          |
| Website Management                       | 1,750                              | 1,750                              | 1,750                              | No Change From 2021/2022 Budget          |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 77,374</b>                   | <b>\$ 82,928</b>                   | <b>\$ 84,962</b>                   |  |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 276,053</b>                  | <b>\$ 331,750</b>                  | <b>\$ 358,000</b>                  |  |
| <b>TOTAL SECURITY EXPENDITURES</b>       | <b>\$ -</b>                        | <b>\$ -</b>                        | <b>\$ -</b>                        | Las Ramblas: \$0 - Las Villas: \$0       |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 353,427</b>                  | <b>\$ 414,678</b>                  | <b>\$ 442,962</b>                  |  |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 556,670</b>                  | <b>\$ 490,337</b>                  | <b>\$ 461,327</b>                  |  |
| Bond Payments                            | (444,056)                          | (436,080)                          | (436,080)                          | 2023 P & I Payments Less Earned Interest |
| <b>BALANCE</b>                           | <b>\$ 112,614</b>                  | <b>\$ 54,257</b>                   | <b>\$ 25,247</b>                   |  |
| County Appraiser & Tax Collector Fee     | (8,761)                            | (18,085)                           | (18,082)                           | Two Percent Of Total Assessment Roll     |
| Discounts For Early Payments             | (29,970)                           | (36,172)                           | (36,165)                           | Four Percent Of Total Assessment Roll    |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ 73,883</b>                   | <b>\$ -</b>                        | <b>\$ (29,000)</b>                 |  |
| Carryover From Prior Year                | 0                                  | 0                                  | 29,000                             | Carryover From Prior Year                |
| <b>NET EXCESS/ (SHORTFALL)</b>           | <b>\$ 73,883</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

**DETAILED FINAL MAINTENANCE BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|  | FISCAL YEAR       | FISCAL YEAR       | FISCAL YEAR       |   |
|--|-------------------|-------------------|-------------------|---|
|  | 2020/2021         | 2021/2022         | 2022/2023         |   |
| EXPENDITURES                                       | ACTUAL            | BUDGET            | BUDGET            | COMMENTS  |
| <b>MAINTENANCE EXPENDITURES</b>                    |                   |                   |                   |   |
| Engineering/Annual Report/Inspections              | 5,768             | 4,000             | 8,000             | \$4,000 Increase From 2021/2022 Budget                        |
| Lake Tract Aquatic Maintenance (Includes Parcel 1) | 10,320            | 14,000            | 14,000            | No Change From 2021/2022 Budget                               |
| Landscaping Service/Pest Control/Fertilizer        | 91,227            | 90,000            | 110,000           | \$20,000 Increase From 2021/2022 Budget                       |
| Mulch (Tree Rings & Shrubbery Beds)                | 8,398             | 9,000             | 10,000            | \$1,000 Increase From 2021/2022 Budget                        |
| Irrigation Systems Maintenance (North & South)     | 7,235             | 10,000            | 10,000            | No Change From 2021/2022 Budget                               |
| Tree & Shrubbery Replacement (North & South)       | 30,495            | 12,000            | 25,000            | FY 21/22 Expenditure Through February 2022 Was \$17,725       |
| Community Lighting Upkeep (North & South)          | 2,981             | 24,000            | 15,000            | \$9,000 Decrease From 2021/2022 Budget                        |
| FP&L - Power - Street Lighting (North & South)     | 15,850            | 31,000            | 27,000            | \$4,000 Decrease From 2021/2022 Budget                        |
| FP&L - Power - Irrigation Pump Stations (N & S)    | 1,826             | 3,000             | 3,000             | No Change From 2021/2022 Budget                               |
| FP&L - Power - Lift Stations (North & South)       | 3,577             | 5,000             | 5,000             | No Change From 2021/2022 Budget                               |
| Park Maintenance - Upkeep                          | 0                 | 6,000             | 0                 | Line Item Eliminated - Included In Miscellaneous Improvements |
| Roadways & Street Maintenance (North & South)      | 29,288            | 9,000             | 35,000            | FY 21/22 Expenditure Through February 2022 Was \$24,112       |
| Fountain Maintenance (Tract A)                     | 1,198             | 3,000             | 3,000             | No Change From 2021/2022 Budget                               |
| Misc. Electrical Improvements (North & South)      | 1,004             | 1,500             | 0                 | Line Item Eliminated - Included In Miscellaneous Improvements |
| Entrance/Exit Gate Maintenance/Repairs (N & S)     | 1,262             | 4,000             | 10,000            | \$6,000 Increase From 2021/2022 Budget                        |
| Open Space Misc MTE - Tracts P,Q,W,X,Y,Z           | 5,077             | 4,000             | 0                 | Line Item Eliminated - Included In Miscellaneous Improvements |
| Hurricane Preparedness/Miscellaneous               | 0                 | 20,000            | 25,000            | \$5,000 Increase From 2021/2022 Budget                        |
| Lift Station Maintenance (North & South)           | 26,053            | 25,000            | 25,000            | No Change From 2021/2022 Budget                               |
| Miscellaneous Improvements (North & South)         | 9,104             | 32,000            | 32,000            | No Change From 2021/2022 Budget                               |
| Dumpster Rental                                    | 552               | 1,000             | 1,000             | No Change From 2021/2022 Budget                               |
| Maintenance Contingency                            | 24,838            | 24,250            | 0                 | Line Item Eliminated - Included In Miscellaneous Improvements |
|  |                   |                   |                   |   |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>              | <b>\$ 276,053</b> | <b>\$ 331,750</b> | <b>\$ 358,000</b> |   |
|  |                   |                   |                   |   |
| <b>SECURITY EXPENDITURES</b>                       |                   |                   |                   |   |
| Security - Las Ramblas                             | 0                 | 0                 | 0                 | Security - Las Ramblas (Single Family & Townhomes)            |
| Security - Las Sevillas                            | 0                 | 0                 | 0                 | Security - Las Sevillas (Courtyards)                          |
|  |                   |                   |                   |   |
| <b>TOTAL SECURITY EXPENDITURES</b>                 | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       |   |

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|                            | FISCAL YEAR<br>2020/2021 | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>2022/2023 |                                   |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                   | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| Interest Income            | 54                       | 25                       | 25                       | Projected Interest For 2022/2023  |
| NAV Tax Collection         | 444,056                  | 436,080                  | 436,080                  | Maximum Debt Service Collection   |
| <b>Total Revenues</b>      | <b>\$ 444,110</b>        | <b>\$ 436,105</b>        | <b>\$ 436,105</b>        |                                   |
|                            |                          |                          |                          |                                   |
| <b>EXPENDITURES</b>        |                          |                          |                          |                                   |
| Principal Payments         | 230,000                  | 235,000                  | 245,000                  | Principal Payment Due In 2023     |
| Interest Payments          | 204,619                  | 197,081                  | 191,080                  | Interest Payments Due In 2023     |
| Bond Redemption            | 0                        | 4,024                    | 25                       | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ 434,619</b>        | <b>\$ 436,105</b>        | <b>\$ 436,105</b>        |                                   |
|                            |                          |                          |                          |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 9,491</b>          | <b>\$ -</b>              | <b>\$ -</b>              |                                   |

**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 1/1/22 = | \$5,335,000    |                                 |                        |



## Fontainebleau Lakes Community Development District Assessment Comparison

|   | Fiscal Year<br>2019/2020<br>Assessment<br>Before Discount* | Fiscal Year<br>2020/2021<br>Assessment<br>Before Discount* | Fiscal Year<br>2021/2022<br>Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Projected Assessment<br>Before Discount* |
|---|--|--|--|--|
| Administrative Assessment For Single Family | \$ 182.64  | \$ 215.95  | \$ 215.94  | \$ 222.71  |
| Maintenance Assessment For Single Family    | \$ 804.74  | \$ 871.43  | \$ 871.43  | \$ 864.20  |
| Security Assessment For Single Family       |  |  |  | \$ -   |
| <u>Debt Assessment For Single Family</u>    | <u>\$ 1,224.05</u>   | <u>\$ 1,224.05</u>   | <u>\$ 1,224.05</u>   | <u>\$ 1,224.05</u>   |
| <b>Total</b>                                | <b>\$ 2,211.43</b>   | <b>\$ 2,311.43</b>   | <b>\$ 2,311.42</b>   | <b>\$ 2,310.96</b>   |
| Administrative Assessment For Townhomes     | \$ 182.64  | \$ 215.95  | \$ 215.94  | \$ 222.71  |
| Maintenance Assessment For Townhomes        | \$ 804.74  | \$ 871.43  | \$ 871.43  | \$ 864.20  |
| Security Assessment For Townhomes           | \$ -   | \$ -   | \$ -   | \$ -   |
| <u>Debt Assessment For Townhomes</u>        | <u>\$ 1,064.39</u>   | <u>\$ 1,064.39</u>   | <u>\$ 1,064.39</u>   | <u>\$ 1,064.39</u>   |
| <b>Total</b>                                | <b>\$ 2,051.77</b>   | <b>\$ 2,151.77</b>   | <b>\$ 2,151.76</b>   | <b>\$ 2,151.30</b>   |
| Administrative Assessment For Courtyards    | \$ 182.64  | \$ 215.95  | \$ 215.94  | \$ 222.71  |
| Maintenance Assessment For Courtyards       | \$ 804.74  | \$ 871.43  | \$ 871.43  | \$ 864.20  |
| Security Assessment For Courtyards          | \$ -   | \$ -   | \$ -   | \$ -   |
| <u>Debt Assessment For Courtyards</u>       | <u>\$ 957.95</u>   | <u>\$ 957.95</u>   | <u>\$ 957.95</u>   | <u>\$ 957.95</u>   |
| <b>Total</b>                                | <b>\$ 1,945.33</b>   | <b>\$ 2,045.33</b>   | <b>\$ 2,045.32</b>   | <b>\$ 2,044.86</b>   |

\* Assessments Include the Following :

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

### Community Information:

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

**This instrument was prepared by:**  
**Ricardo L. Fraga, Esq.**  
**Greenberg Traurig, P.A.**  
**333 S.E. 2nd Avenue, 41<sup>st</sup> Floor**  
**Miami, FL 33131**

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**(Space reserved for Clerk)**

COVENANT RUNNING WITH THE LAND IN FAVOR OF  
MIAMI-DADE COUNTY, FLORIDA, REQUIRING  
INSTITUTIONAL CONTROLS AT REAL PROPERTY  
LOCATED AT, NEAR OR IN THE VICINITY OF  
FONTAINEBLEAU BOULEVARD, BETWEEN W PARK  
DRIVE AND NW 98<sup>TH</sup> COURT, MIAMI, MIAMI-DADE  
COUNTY, FLORIDA.

The Owner, Fontainebleau Lakes Community Development District, an independent special district of Miami-Dade County, Florida, holds fee simple title to real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and at, near or in the vicinity of Fontainebleau Boulevard, between W Park Drive and NW 98th Court in Miami, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all of Folio Numbers 30-3055-091-1740 and 30-3055-091-1750 (hereinafter referred to as the "Property"), hereby creates a covenant pertaining to the Property pursuant to Section 24-44 (2)(k)(ii) of Chapter 24, Code of Miami-Dade County, Florida, on behalf of the Owner, heirs, successors, grantees and

assigns, running with the land to and in favor of Miami-Dade County, a political subdivision of the State of Florida (hereinafter referred to as the “County”), its successors, grantees and assigns, pursuant to Section 24-44 (2)(k)(ii) of Chapter 24 of the Code of Miami-Dade County, Florida, with respect to the Property, as follows:

The Owner covenants and agrees to the following:

A. The Owner of the Property has elected to implement institutional controls on the Property to obtain approval for a No Further Action with Conditions proposal pursuant to Section 24-44 (2)(k)(ii) of Chapter 24 of the Code of Miami-Dade County, Florida. The institutional controls that are applicable to the Property have been initialed as set forth below. These institutional controls afford a level of protection to human health, public safety and the environment that is equivalent to that provided by Section 24-44 (2)(f)(i) and Section 24-44 (2)(f)(ii) of Chapter 24, Code of Miami-Dade County, Florida. The applicable institutional controls are set forth as follows:

1. X The Property shall not be used for residential purposes.
2. X The Property shall not be used for a children’s nursery, children’s day care center, children’s school, children’s camp, or any other similar facility.
3. X Groundwater from the Property shall not be used for drinking water purposes.
4. X Groundwater from the Property shall only be withdrawn for monitoring of pollution.

5. X Contaminated soil, as delineated in the Site Assessment Report Addendum dated February 19, 2020 and approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management, its successors or its assigns, shall not be removed from the Property without prior written approval of the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management, its successors or its assigns. The Site Assessment Report Addendum shall remain on file with the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, and is summarized for informational purposes on Exhibit "B" hereto, which is incorporated by reference.
6. X The Property shall be maintained as a park.

B. Prior to the entry into a landlord-tenant relationship with respect to the Property, the Owner agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Covenant.

C. For the purpose of inspecting for compliance with the institutional controls contained herein, the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management, its successors or assigns, shall have access to the Property at reasonable times and with reasonable notice to the Owner of the Property. In the event that the Owner does not or will not be able to comply with any of the institutional controls contained herein, the Owner shall notify in writing the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management, its successors or its

assigns, within three (3) calendar days.

D. This Covenant may be enforced by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management, its successors or its assigns, by permanent, temporary, prohibitory, and mandatory injunctions as well as otherwise provided for by law or ordinance.

E. The provisions of this instrument shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County and shall remain in full force and effect and be binding upon the undersigned, its heirs, legal representatives, estates, successors, grantees and assigns until a release of this Covenant is executed and recorded in the Public Records of Miami-Dade County, Florida.

F. This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years after the date this Covenant is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Covenant is modified or released by Miami-Dade County.

G. Upon demonstration to the satisfaction of the Director of the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, its successors or its assigns, that the institutional controls set forth in this Covenant are no longer necessary for the purposes herein intended because the criteria set forth in Section 24-44 (2)(k)(i) of Chapter 24 of the Code of The County have been met, the Director of the Department of Regulatory and

Economic Resources, Division of Environmental Resources Management, its successors or its assigns, shall, upon written request of the Owner, release this Covenant.

H. The Owner shall notify the Director of the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management, its successors or its assigns, within thirty (30) days of any conveyance, sale, granting or transfer of the Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Property.

I. The term Owner shall include the Owner and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned, being the Owner of the Property, agrees to the provisions of this Covenant, hereby create same as a Covenant Running with the Land in favor of Miami-Dade County, Florida, and set their hands and seal unto this Covenant this \_\_\_\_ day of \_\_\_\_\_, 2021.

**[Signatures Page Follows]**

WITNESSES:

sign\_\_\_\_\_

print\_\_\_\_\_

sign\_\_\_\_\_

print\_\_\_\_\_

**Fontainebleau Lakes Community  
Development District**, as an independent  
special district of Miami-Dade County, Florida

sign\_\_\_\_\_

print\_\_\_\_\_

title\_\_\_\_\_

Address\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence  
or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_,  
as the \_\_\_\_\_ of Fontainebleau Lakes Community Development District, an  
independent special district of Miami-Dade County, Florida. He/she is ☐ personally known to me  
or ☐ produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

sign\_\_\_\_\_

print\_\_\_\_\_

State of Florida at Large (Seal)

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Tracts P and Q, "FONTAINEBLEAU WEST" according to the plat thereof as recorded in Plat Book 166, at Page 45 of the Public Records of Miami-Dade County, Florida.



## EXHIBIT "B"

### SUMMARY OF SITE ASSESSMENT REPORT ADDENDUM DATED FEBRUARY 19, 2020

U.S. South Engineering & Testing Lab, Inc.'s ("USSE") work with the **Southwest Quadrant's Non-Development/Green Area** of the Former Fontainebleau Golf Course facility (AW-235/File-9606) located at, near or in the vicinity of Fontainebleau Boulevard, between W Park Drive and NW 98th Court (Folio Nos. 30-3055-091-1740 and 30-3055-091-1750), Miami, Miami-Dade County, Florida, began in 2011. The initial assessment was performed based on the historical usage of the site as a golf course facility.

The first report was submitted to DERM on July 7, 2011, pursuant to which USSE proposed the soil sampling plan for the property. Most notably, USSE requested soil samples at 0-2 feet and 2-4 feet intervals at six locations throughout the site, which locations are known as locations SB-55, SB-56, SB-57, SB-58, SB-59, and SB-60.

USSE collected soil samples on September 20, 2011 at the proposed depths and locations and a Contamination Assessment Report was submitted on November 30, 2011. Below summarizes the arsenic assessment and results, which were tested above cleanup target level (CTL) of 2.1 mg/kg for SB-55, SB-56, SB-57, SB-58, SB-59 and SB-60.

At the 0-2 feet depth the results were as follows:

- SB-55: 6.6 mg/kg
- SB-57: 2.1 mg/kg
- SB-58: 8.1 mg/kg
- SB-60: 4.1 mg/kg

At the 2-4 feet depth the results were as follows:

- SB-56: 3.6 mg/kg
- SB-59: 2.7 mg/kg

It should also be noted that at the time of the September 20, 2011 soil sampling, USSE also tested for Chlorinated Pesticide, Organophosphorus Compounds including the triazine herbicides, 8 RCRA Metals, Iron, Copper, Zinc, Nitrate-Nitrite and Ammonia; however, all results tested below the respective CTLs.

#### **SARA dated June 12, 2012 per DERM memoranda dated January 5, 2012 & February 23, 2012**

USSE collected thirty-one soil samples on April 27, 2012 from borings located five feet in each of the cardinal directions from the original borings, SB#55, SB#56, SB#58, SB#59, and SB#60. The test results indicate that the Arsenic concentrations were below the applicable Exposure Residential CTL. Further, USSE recommended interim source removal, involving the removal of soil within a 5-foot radius of the original soil sampling locations, SB#55, SB#56, SB#58, SB#59 and SB#60, to the depth of one-foot above water table.

**Report submitted on June 25, 2013 in response to the memorandum dated April 4, 2013**

On January 28, 2013 representatives from U.S. South collected one (1) groundwater sample located by SB-56, which was known as MW-56 and found that the Arsenic result was below the CTL of 10 ug/l at 4.2 ug/l. Further, on May 15, 2013, representatives from U.S. South collected several soil samples at the boundaries of the conditional closure are (the Non-Development/Green Area) at the applicable intervals and analyzed these for Arsenic. The test results indicate that all of the Arsenic concentrations are below the applicable Direct Exposure Residential CTL except SB-56C (4.6 mg/kg), SB-58B (5.1 mg/kg) and SB-60B (3.9 mg/kg), which were above the Soil Cleanup Target Levels of 2.1 mg/kg. At this point USSE recommended interim source removal, involving removal of soil within a 5-foot radius of each of the soil sampling locations, SB-56C, SB-58B, and SB-60, to a depth of one foot above the water table.

**SARA/No Further Action Proposal received on September 21, 2015**

USSE noted that in January 2015 the soils in the area of SB-55 (10' by 10'), SB-56 (10' by 15'), SB-58 (10' by 15'), SS-59 (10' by 10') and SS-60 (10' by 15') were removed up to 1-foot above water table and disposed of the impacted soil to an off-site landfill through Waste Management, based on the manifests the total tonnage removed at this time was 143 tons. In June of 2015, USSE collected the confirmatory samples which were analyzed for Arsenic. The test results indicate that all of the Arsenic concentrations were below the applicable Residential CTL except for SB-58N (0'-2') 2.8 mg/kg, SB-58E (0'-2') 2.4 mg/kg, SB-60W (0'-2') 3.8 mg/kg, SB-60E (0'-2') 18 mg/kg and SB-60S (0'-2') 16 mg/kg, which are above the Soil Cleanup Target Levels (SCTL) of 2.1 mg/kg. Therefore, USSE recommended further source removal at the areas of concern.

**USSE response to Division's memorandum dated October 21, 2015, reported on May 31, 2016**

USSE collected discrete soil samples five feet east of SB-58E, five feet north of SB-58N, five feet west of SB-60W, five feet east of SB-60E, and five feet south of SB-60S to a depth of one foot above the water table and analyzed for Arsenic to evaluate the integrity of the soil before any excavation and delineation of February 24, 2016, collected an additional five discrete soil samples collected from each two-foot interval to the water table throughout the Non-Development/Green Area at the applicable intervals and analyzed for Arsenic. Arsenic in SB-107 (0'-2') 2.7 mg/kg, SB-107 (2'-4') 2.7 mg/kg, SB-108 (0'-2') 3.0 mg/kg, SB-109 (0'-2') 3.4 mg/kg, SB-111 (2'-4') 3.8 mg/kg were above the Soil Cleanup Target Levels (SCTL) of 2.1 mg/kg. USSE performed the source removal within the areas of concern in SB-107, SB-108, SB-109, SB-111, five feet north of SB-58N, five feet east of SB-58E, five feet west of SB-60W, five feet east of SB-60E, and five feet south of SB-60S to a depth of one foot above the water table in April 2016 until we reached the clean wall and disposed of the impacted soil to an off-site landfill through Waste Management, based on the manifests the total tonnage removed at this time was 80.15 tons. On April 30, 2016 following the source removal, USSE collected confirmatory soil samples, finding that all of the samples were below the CTL.

Three soil samples were analyzed for 8 RCRA Metals, VOCs (EPA 8260 Full List), PAHs, TRPH, Nitrate/Nitrite, Ammonia, Organophosphorus Compounds, and Chlorinated Pesticides. The test results indicate that all of the 8 RCRA Metals, VOCs (EPA 8260 Full List), PAHs, TRPH,

Nitrate/Nitrite, Ammonia, Organophosphorus Compounds, and Chlorinated Pesticides were below the applicable Direct Exposure Residential CTL as provided in Section 24-44(2)(f)(v)2.

Moreover, on February 22, 2016 one monitoring well was installed adjacent to the SB-60E toward south and sample for Arsenic. The test results indicated that the groundwater sample was below the CTL of 10 ug/l at 2.3 ug/l.

**SARA dated June 16, 2017**

As per DERM's request and guidance, USSE conducted a sampling program through which a total of seventy (70) soil borings were mechanically advanced by a direct-push technology (DPT) drilling rig to allow collection of discrete soil samples to the approximate depth to water encountered throughout the non-development area (five samples per location) on April 17, 2017. Five discrete soil samples at each location were composited from matching depth intervals. Each composite sample was submitted to a NELAC-approved laboratory -Jupiter Environmental Laboratories (JEL) for 8 RCRA Metals (Including Arsenic), 8260 Full List, PAHs, TRPH, Iron, Copper, Zing, Nitrate-Nitrite, Ammonia, Chlorinated Pesticides, and Organophosphorus Compounds. The analytical test results table can be found below. To evaluate the potential for arsenic leachability, two (2) discrete and two (2) composite soil samples were submitted to JEL for SPLP analysis of arsenic by EPA method 6020. All of the SPLP results were less than the Groundwater Cleanup Target Level (GCTL) for arsenic.

**SARA dated February 19, 2020 in response to Division's memorandum dated November 8, 2019**

USSE gathered all of the soil samples that remained on site after the source removal and during the site assessment throughout the entire S.W. quadrant non-development area. A total of eighty-eight (88) soil samples were recorded for 0-2 feet depth intervals, and a total of sixty-six (66) samples were recorded for the 2-4 feet depth intervals. All of the soil analytical data collected within this specific section were used in calculating the 95% UCL using the PRO-UCL, statistical methods approved by US EPA. Based on USSE's calculation of the 95% Upper Confidence Limit (UCL) from the 0 to 2 feet (3.666 mg/kg) and 2 to 4 feet (1.881 mg/kg). Therefore, these UCL values are below the parks/recreational alternative soil cleanup target level (ASCTL) of 5.5 mg/kg. As per information provided to our office by the owner of the property, there will be no further changes to the site use. Based on the data during this investigation and previous site assessment performed for the Southwest Quadrant's Non-Development Area, at this time USSE recommended to issue a No Further Action (NFAC) with condition closure for said area.

Below is a table of the groundwater samples:

| Monitoring Well | Date Collected<br>mm/dd/yy | Arsenic<br>(ug/L) | GCTL<br>(ug/L) |
|-----------------|----------------------------|-------------------|----------------|
| MW-56           | 1/28/13                    | 4.2               | 10             |
| MW-60           | 2/22/16                    | 2.3               | 10             |

A table summarizing the foregoing narrative and all of the soil sampling work conducted on the site is as follows:

#### LEGEND

\* No sample was collected from this depth

| YEAR SAMPLED  | SAMPLE ID | SOURCE REMOVAL SAMPLES | DEPTH |       |
|---|-----------|------------------------|-------|-------|
|   |           |                        | 0'-2' | 2'-4' |
| CONTAMINATION<br>ASSESSMENT REPORT<br>(CAR), 09/19/2011 | SB-55     | Removed                | 6.6   | *     |
|   | SB-56     | Removed                | *     | 3.6   |
|   | SB-57     |                        | 2.1   | *     |
|   | SB-58     | Removed                | 8.2   | *     |
|   | SB-59     | Removed                | *     | 2.7   |
|   | SB-60     | Removed                | 4.1   | *     |
| SAMPLING, 04/27/2012                                    | SB-55A    |                        | 0.93  | *     |
|   | SB-55B    |                        | *     | 0.61  |
|   | SB-55C    |                        | 0.68  | *     |
|   | SB-55D    |                        | *     | 0.35  |
|   | SB-56A    |                        | 0.83  | *     |
|   | SB-56B    |                        | *     | 0.51  |
|   | SB-56C    |                        | 1.00  | *     |
|   | SB-56D    |                        | *     | 0.98  |
|   | SB-58A    |                        | 0.70  | *     |
|   | SB-58B    |                        | *     | 0.55  |
|   | SB-58C    |                        | 0.37  | *     |
|   | SB-58D    |                        | *     | 0.50  |
|   | SB-59A    |                        | 0.56  | *     |
|   | SB-59B    |                        | *     | 0.46  |
|   | SB-59C    |                        | 0.66  | *     |
|   | SB-59D    |                        | *     | 0.46  |
|   | SB-60A    |                        | 0.47  | *     |
|   | SB-60B    |                        | *     | 0.65  |
|   | SB-60C    |                        | 0.62  | *     |
|   | SB-60D    |                        | *     | 0.75  |
| SAMPLING, 05/15/2013                                    | SB-55B    |                        | 2.1   | *     |
|   | SB-55D    |                        | 1.3   | *     |
|   | SB-56A    |                        | *     | 1.3   |
|   | SB-56C    |                        | *     | 4.6   |
|   | SB-58B    |                        | 5.1   | *     |
|   | SB-58D    |                        | 1.2   | *     |
|   | SB-60B    |                        | 3.9   | *     |
|   | SB-60D    |                        | 1.99  | *     |
|   | SB-59C    |                        | *     | 0.70  |
| SAMPLING, 06/12/2015                                    | SB#55 N   |                        | 0.88  | 0.84  |
|   | SB#55 E   |                        | 0.89  | 0.92  |
|   | SB#55 W   |                        | 0.9   | 1.1   |
|   | SB#55 S   |                        | 0.96  | 0.87  |
|   | SB#55 C   | 0.83                   |       |       |
|   | SB#56 N   |                        | 0.87  | 1.00  |
|   | SB#56 W   |                        | 0.93  | 1.00  |
|   | SB#56 E   |                        | 0.88  | 1.2   |

| YEAR SAMPLED         | SAMPLE ID     | SOURCE REMOVAL SAMPLES | DEPTH |       |
|----------------------|---------------|------------------------|-------|-------|
|                      |               |                        | 0'-2' | 2'-4' |
|                      | SB#56 S       |                        | 1.00  | 1.00  |
|                      | SB#56C        | 0.92                   |       |       |
|                      | SB#58 N       | Removed                | 2.8   | 0.92  |
|                      | SB#58 W       |                        | 0.86  | 0.89  |
|                      | SB#58 E       | Removed                | 2.4   | 0.96  |
|                      | SB#58 S       |                        | 0.96  | 1.1   |
|                      | SB#58 C       | 0.99                   |       |       |
|                      | SB#59 N       |                        | 1.00  | 0.94  |
|                      | SB#59 E       |                        | 0.95  | 0.87  |
|                      | SB#59 S       |                        | 0.95  | 0.91  |
|                      | SB#59 C       | 1.1                    |       |       |
|                      | SB#60 N       |                        | 1.1   | 0.91  |
|                      | SB#60 W       | Removed                | 3.8   | 1.0   |
|                      | SB#60 E       | Removed                | 18    | 1.2   |
|                      | SB#60 S       | Removed                | 16    | 0.98  |
|                      | SB#60 CENTER  | 0.82                   |       |       |
| SAMPLING, 02/24/2016 | SB 58-North   |                        | 1.1   | 1.5   |
|                      | SB 58-East    |                        | 1     | 0.81  |
|                      | SB 60-South   |                        | 0.82  | 1.6   |
|                      | SB 60-West    |                        | 0.78  | 0.5   |
|                      | SB 60-East    |                        | 1.3   | *     |
|                      | SB-107        | Removed                | 2.7   | 2.7   |
|                      | SB-108        | Removed                | 3.00  | 0.72  |
|                      | SB-109        | Removed                | 3.4   | 1.8   |
|                      | SB-110        | Removed                | 2.1   | 0.83  |
|                      | SB-111        | Removed                | 0.34  | 3.8   |
| SAMPLING, 04/30/2016 | SB 58-North 1 |                        | 0.81  | *     |
|                      | SB 58-East 1  |                        | 0.91  | *     |
|                      | SB 58-Bottom  | 0.86                   |       |       |
|                      | SB 60-West 1  |                        | 0.95  | *     |
|                      | SB 60-South 1 |                        | 0.82  | *     |
|                      | SB 60-East 1  |                        | 1.1   | 0.74  |
|                      | SB 60 Bottom  | 0.87                   |       |       |
|                      | SB 107-North  |                        | 0.6   | 0.77  |
|                      | SB 107-West   |                        | 0.9   | 0.89  |
|                      | SB 107-South  |                        | 0.95  | 0.98  |
|                      | SB 107-East   |                        | 1.1   | 0.92  |
|                      | SB 107-Bottom | 0.84                   |       |       |
|                      | SB 108-North  |                        | 0.84  | *     |
|                      | SB 108-West   |                        | 1.00  | *     |
|                      | SB 108-South  |                        | 0.88  | *     |
|                      | SB 108-East   |                        | 0.90  | *     |
|                      | SB 108-Bottom | 0.81                   |       |       |
|                      | SB 109-North  |                        | 1.00  | *     |
|                      | SB 109-East   |                        | 1.00  | *     |
|                      | SB 109-South  |                        | 1.00  | *     |
|                      | SB 109-West   |                        | 0.88  | *     |
|                      | SB 109-Bottom | 0.82                   |       |       |
|                      | SB 110-North  |                        | 1.1   | *     |
|                      | SB 110-East   |                        | 0.86  | *     |
|                      | SB 110-South  |                        | 0.96  | *     |

| YEAR SAMPLED                         | SAMPLE ID           | SOURCE REMOVAL SAMPLES | DEPTH |       |
|--------------------------------------|---------------------|------------------------|-------|-------|
|                                      |                     |                        | 0'-2' | 2'-4' |
|                                      | SB 110-West         |                        | 1.1   | *     |
|                                      | SB 110 Bottom       | 0.88                   |       |       |
|                                      | SB 111-North        |                        | 1.6   | 0.94  |
|                                      | SB 111-West         |                        | 0.9   | 0.94  |
|                                      | SB 111-South        |                        | 0.81  | 1.5   |
|                                      | SB 111-East         |                        | 0.71  | 0.93  |
|                                      | SB 111-Bottom       | 0.95                   |       |       |
| SAMPLING, 04/17/2017 &<br>04/19/2017 | SB-1 Composite      |                        | 9.3   | 1.3   |
|                                      | SB-2 Composite      |                        | 2.4   | 0.67  |
|                                      | SB-3 Composite      |                        | 3     | 1.2   |
|                                      | SB-4 Composite      |                        | 3.4   | 1.2   |
|                                      | SB-5 Composite      |                        | 2     | 2.7   |
|                                      | SB-6 Composite      |                        | 3.4   | 3.5   |
|                                      | SB-7 Composite      |                        | 2.1   | 2.6   |
|                                      | SB-8 Composite      |                        | 11    | 2.1   |
|                                      | SB-9 Composite      |                        | 2.8   | 1.3   |
|                                      | SB-10 Composite     |                        | 3.2   | 2.1   |
|                                      | SB-11 Composite     |                        | 3.9   | 3.9   |
|                                      | SB-12 Composite     |                        | 6.8   | 2.2   |
|                                      | SB-13 Composite     |                        | 3.1   | 3.1   |
|                                      | SB-14 Composite     |                        | 4.4   | 2.3   |
| 2019                                 | NO SAMPLE COLLECTED |                        |       |       |

A copy of the site plan showing all source removal excavations and soil sample locations which remain on site is attached hereto as Appendix A.











**US SOUTH**  
ENGINEERING & CONSULTANTS, INC.  
14400 N.W. 77th Court,  
Suite 201,  
Miami Lakes, FL 33016  
Ph. 305-558-2588  
Email: [challenging@usouth.org](mailto:challenging@usouth.org)

## APPROVALS

|              |                 |
|--------------|-----------------|
| DESIGNED: -- | CHECKED: --     |
| DRAWN: --    | FINAL CHECK: -- |

FILE No.: 06-ESA 075

| REVISION NO. | DESCRIPTION | DATE |
|--------------|-------------|------|
|              |             |      |
|              |             |      |
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|              |             |      |

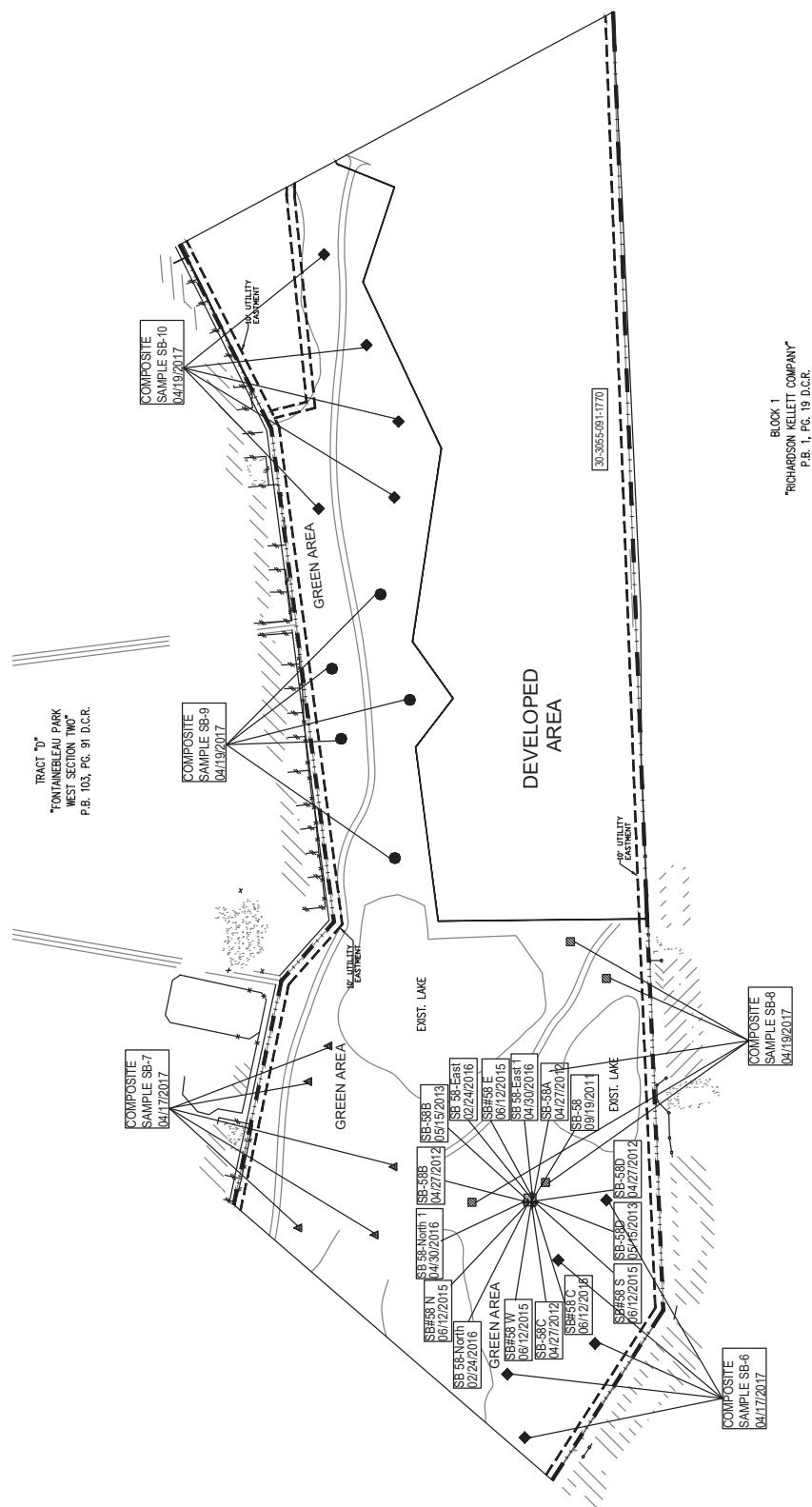
# FONTAINEBLEAU LAKES

DRAWING TITLE:

FIG-2  
SOIL SAMPLES  
LOCATIONS  
ARSENIC RESULTS

DATE: 05/05/2021 SCALE: AS SHOWN

SHEET 3 OF 4 SHEETS

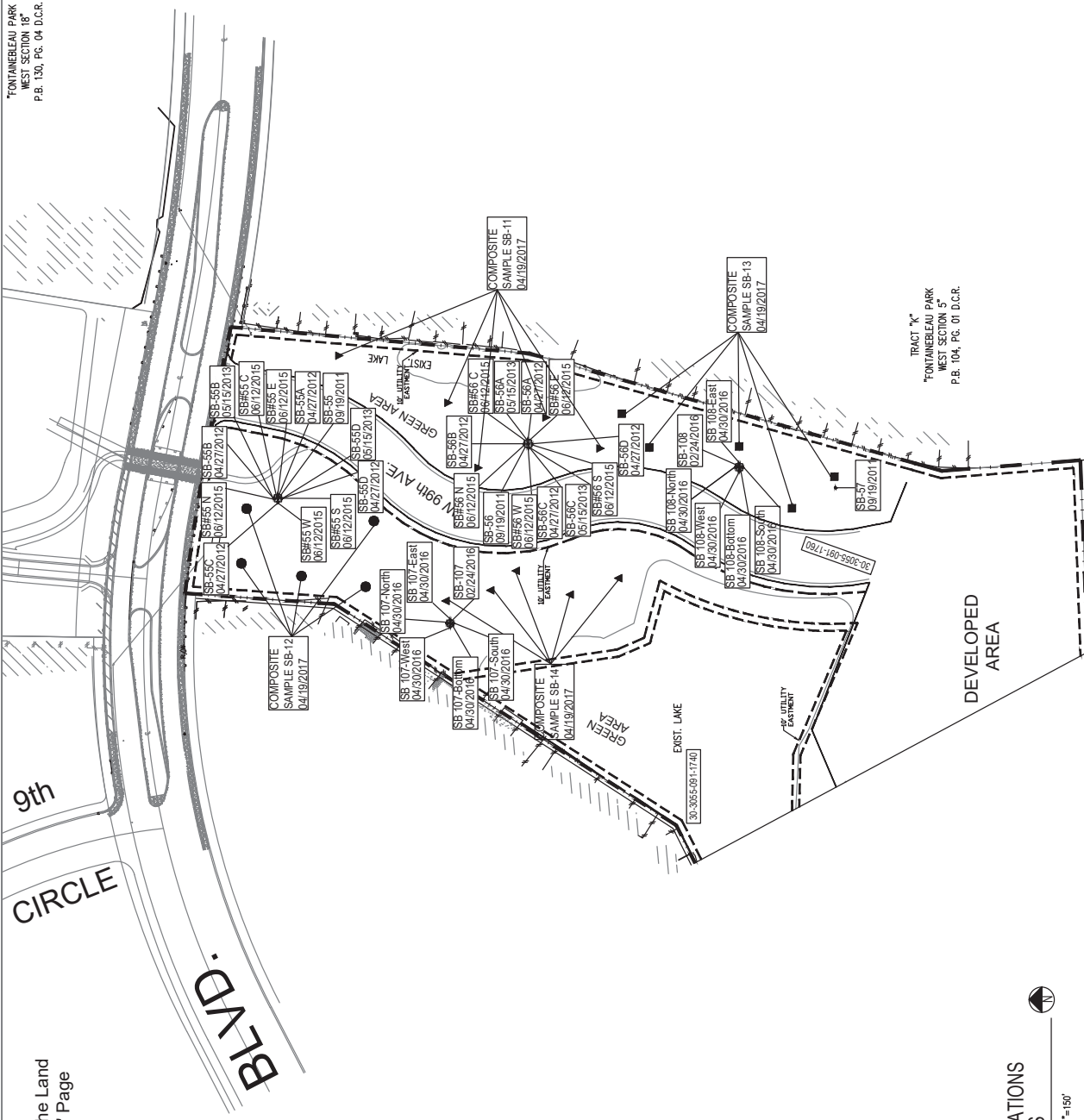


BLOCK 1  
"RICHARDSON KELLETT COMPANY"  
P.B. 1, PG. 19 D.C.R.

## SOIL SAMPLE LOCATIONS ARSENIC RESULTS

SCALE: 1"=150'

"FONTAINEBLEAU PARK  
WEST SECTION 18"  
P.B. 130, PG. 04 D.C.R.



Covenant Running with the Land  
Appendix A of Exhibit "B" Page  
4 of Appendix A

SOIL SAMPLE LOCATIONS  
ARSENIC RESULTS  
SCALE: 1"=150'



Page 17 of 17 "FONTAINEBLEAU PARK  
WEST SECTION 5"  
P.B. 104, PG. 01 D.C.R.

US SOUTH  
ENGINEERING & CONSULTANTS, INC.  
14400 N.W. 77th Court,  
Suite 201,  
Miami Lakes, FL 33016  
Ph. 305-556-2508  
Email: info@engrconsultants.org

| APPROVALS | DESIGNED | CHECKED |
|-----------|----------|---------|
|           |          |         |
|           |          |         |
|           |          |         |

| DATE | DESCRIPTION | PERSON |
|------|-------------|--------|
|      |             |        |
|      |             |        |
|      |             |        |

SOUTHWEST QUADRANT NON-DEVELOPMENT AREA  
FONTAINEBLEAU LAKES

DRAWING TITLE:  
FIG-3  
SOIL SAMPLE  
LOCATIONS  
ARSENIC RESULTS

|                  |                 |
|------------------|-----------------|
| DATE: 05/02/2021 | SCALE: AS SHOWN |
| SHEET 4          | OF 4            |

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Fontainbleau Lakes Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of July, 2022.

**ATTEST:**

**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> Terrace, Miami, Florida 33172 at **6:30 p.m.** on the following dates:

**October 17, 2022  
November 21, 2022  
February 20, 2023  
March 20 2023  
April 17, 2023  
May 15, 2023  
June 19, 2023  
September 18, 2023**

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 786-313-3661 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.

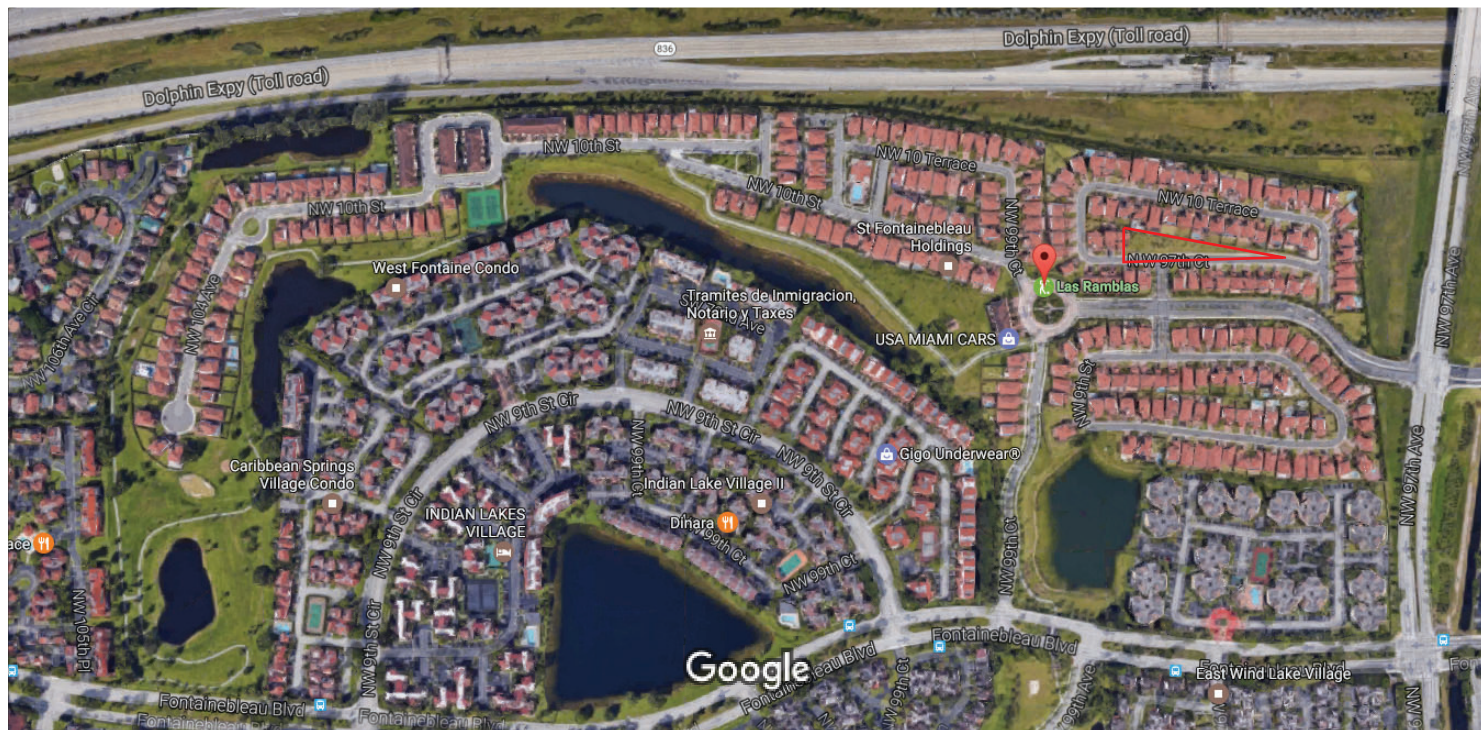
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**

**[www.fontainebleaulakescdd.org](http://www.fontainebleaulakescdd.org)**

**PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/2022**



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