



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 19, 2022
6:30 P.M.**

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

www.fontainbleaulakescdd.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 10th Terrace
Miami, Florida 33172
REGULAR BOARD MEETING
September 19, 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. July 18, 2022 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Restrictive Covenant – Greenspace Area in Southwest Quadrant of CDD
 - 2. Update Regarding Potential Addition of Overflow Parking.....Page 6
- H. New Business
 - 1. Discussion Regarding Potential Addition of Gate Door – Las Sevilas (SE Corner – Ruden Dario Park).....Page 13
- I. Administrative & Operational Matter
- 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 2021/2022 REGULAR MEETING
SCHEDULE

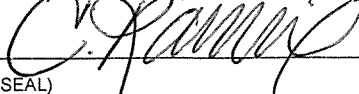
in the XXXX Court,
was published in said newspaper in the issues of

10/06/2021

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

6 day of OCTOBER, A.D. 2021


(SEAL)

GUILLERMO GARCIA personally known to me



FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

October 18, 2021
November 15, 2021
February 21, 2022
March 21, 2022
April 18, 2022
May 16, 2022
June 20, 2022
September 19, 2022

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
10/6

21-04/0000554828M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 18, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the July 18, 2022, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the “District”) to order at 6:31 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 June 28, 2022 and July 5, 2022, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Vice-Chairman Timothy Toy and Supervisors Edward Aparicio, Humberto Jovanovic and Mayra De Torres (arrived at approximately 6:40 p.m.) 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 and Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Lisett Fernandez (Property Manager – Las Ramblas); Tati Robertson (Property Manager – Las Se villas); J. Leonardo Bobadilla, Miami, FL; Oscar Galvez, Miami, FL; Pedro Membiela, Miami, FL; Alfred Pena, Miami, FL; Miguel Garcia, Miami, FL; Jenry Henriquez, Miami, FL; Javier Tome, Miami, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Edward Aparicio requested to have the following item added to the agenda for discussion:

- Potential Installation of a Gate Door from the Las Se villas Southeasternmost Point to Ruben Dario Park
 - Mr. Aparicio requested that the District look into potentially installing a gate door on the southeasternmost point of Las Se villas to provide access to residents that commute to/from the Ruben Dario Park.

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

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

F. APPROVAL OF MINUTES

1. May 16, 2022, Regular Board Meeting

Mr. Silva presented the minutes of the May 16, 2022, Regular Board Meeting.

There being no changes or corrections, a **motion** was made by Mr. Toy, seconded by Mr. Aparicio and passed unanimously approving the minutes of the May 16, 2022, Regular Board Meeting, as presented.

Note: At approximately 6:57 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING – ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET
1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 28, 2022 and July 5, 2022, as legally required.

2. Receive Public Comment on the Fiscal Year 2022/2023 Final Budget

Mr. Silva opened the public comment portion of the public hearing to receive comments on the 2022/2023 fiscal year final budget and non-ad valorem special assessments. There being no comments from the public on the 2022/2023 fiscal year budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Mr. Silva presented Resolution No. 2022-02, entitled:

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.

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2022/2023 final budget and non-ad valorem special assessment tax roll. Mr. Silva further stated that letters to property owners were mailed to all of the property owners stating that the overall assessments were increasing. For review purposes, a copy of the tax roll was provided at the meeting. A discussion ensued after which:

A **motion** was made by Mr. Toy, seconded by Ms. De Torres and unanimously passed to approve and adopt Resolution No. 2022-02, *as presented*, thereby setting the 2022/2023 final budget and non-ad valorem special assessment tax roll.

Note: At approximately 7:25 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Update Regarding Restrictive Covenant – Greenspace Area in Southwest Quadrant of CDD

Mr. Silva stated that he has received the following response from Sandra Rezola of Miami-Dade County DERM:

Good afternoon Armando and Pablo,

Thank you for the clear figures provided. The orange netting areas (where source removal was conducted) should be backfilled with clean fill material from a Miami-Dade County quarry, and I will need documentation (receipts) of the clean fill material utilized. This will be addressed in a correspondence to be issued shortly.

With respect to the playgrounds, yes, they are permissible given the closure conditions in the pending restrictive covenants (i.e., "the site shall be maintained a park").

Thanks,

Sandra Rezola, Manager
Environmental Monitoring & Evaluation Section
Department of Regulatory and Economic Resources,
Division of Environmental Resources Management (DERM)
701 NW 1 Court, 4th Floor
Miami, Florida 33136
Phone: (305) 372-6700 Fax: (305) 372-6729
www.miamidade.gov/environment
"Delivering Excellence Every Day"

Mr. Cochran provided a brief explanation regarding the Restrictive Covenant and stated that this needs to be recorded in order to be in compliance with Miami-Dade County regarding the soil test sites. A discussion ensued after which;

A **motion** was made by Mr. Aparicio, seconded by Mr. Toy and unanimously passed approving the Declaration of Restrictive Covenant between the Fontainebleau Lakes CDD and Miami-Dade County.

H. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mr. Silva presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINEBLEAU 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.

Mr. Silva provided an explanation for the resolution. A discussion ensued after which;

A **motion** was made by Mr. Toy, seconded by Ms. De Torres and passed unanimously to approve and adopt Resolution No. 2022-03, *as presented*; and thereby setting the 2022/2023 Regular Meeting schedule and authorizes the publication of the schedule, as required by law.

2. Discussion Regarding Potential Addition of Overflow Parking

Mr. Silva stated that there has been an increase in illegally parked vehicles in the tract located near the intersection of NW 97th Court and NW 8th Street with the Las Ramblas community. A majority of the time, the illegally parked vehicles end up belonging to residents. Mr. Silva reminded the Board and those in attendance that the District established parking rules which prohibit vehicles from parking within any District owned right-of-ways. A solution to the overflow parking concern would be to create additional overflow parking within the tract near NW 97th Court and NW 8th Street. A discussion ensued after which the board directed Mr. Silva to create a survey that would be distributed to all of the residents of Las Ramblas asking if they are for/against the installation of an overflow parking lot near the aforementioned area.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests Disclosure – 2021 Form 1

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2021 Statement of Financial Interests Form 1.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

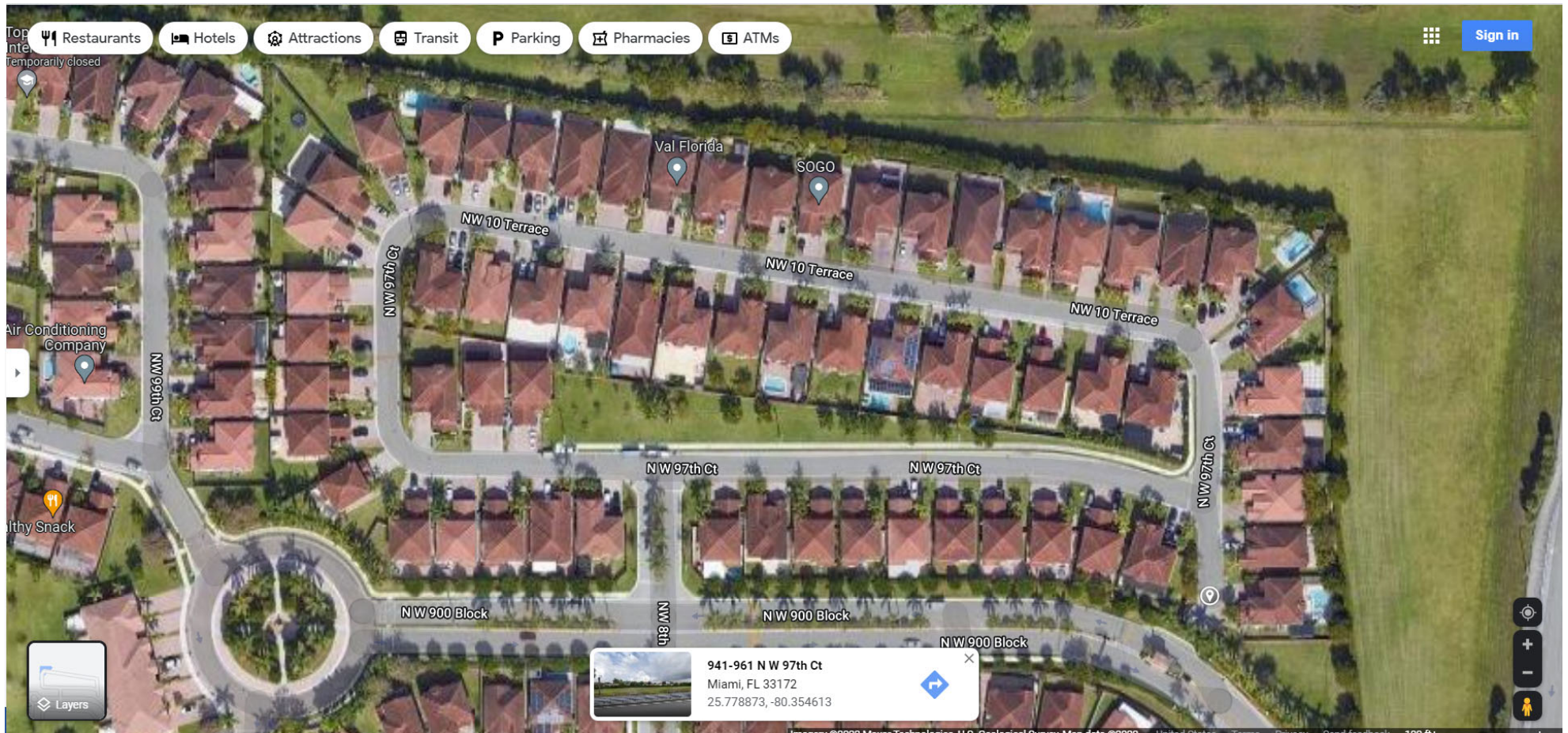
There were no Board Member or Staff closing comments.

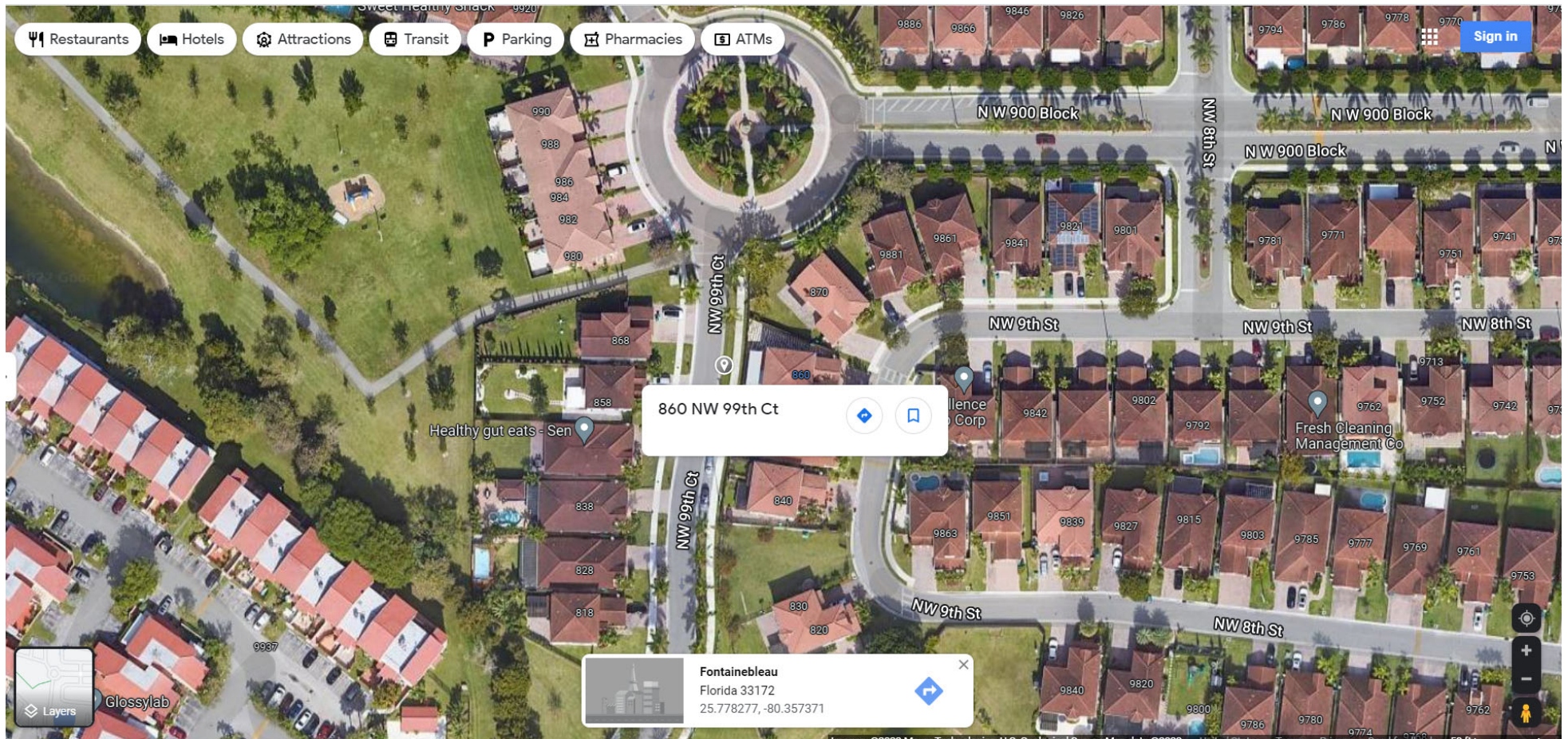
K. ADJOURNMENT

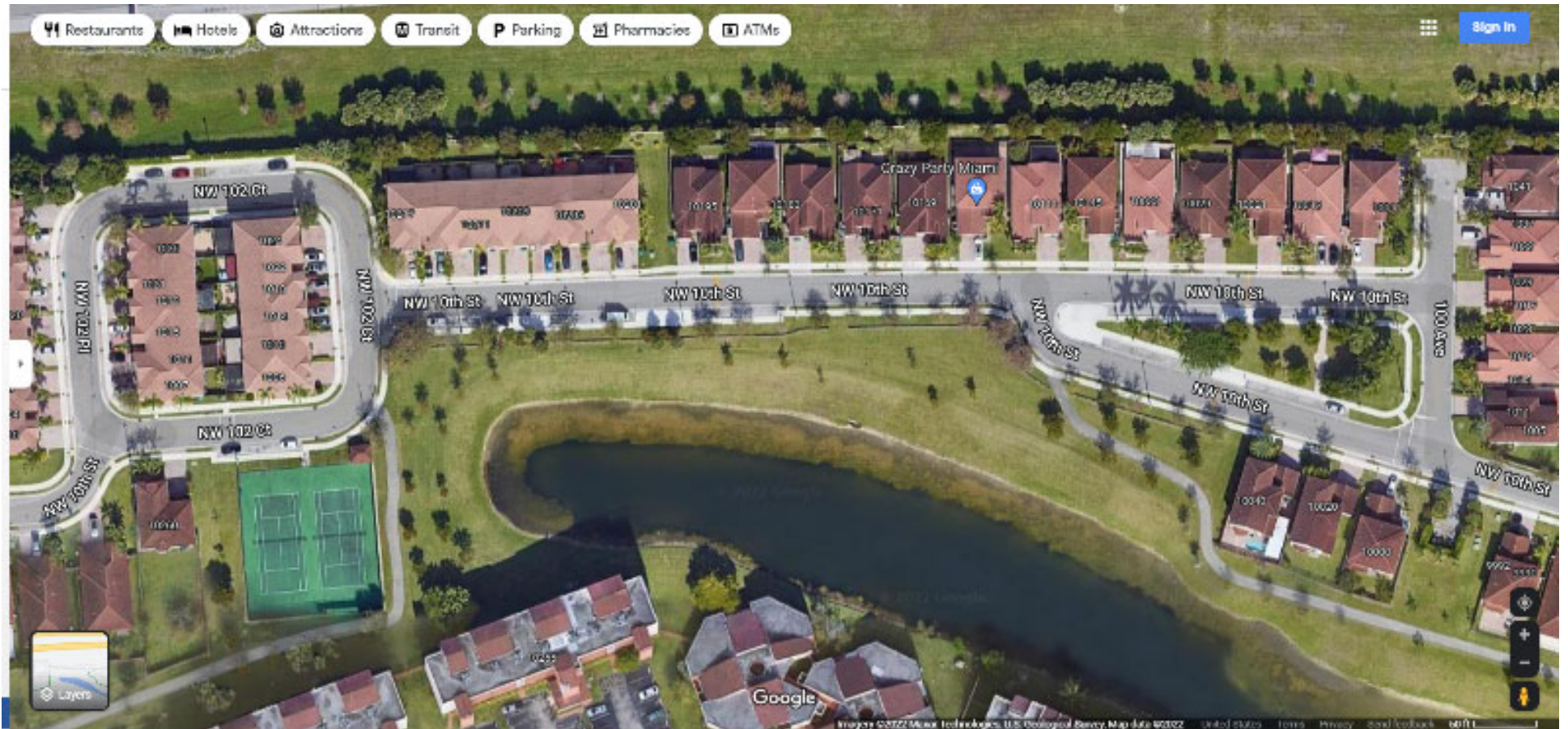
There being no further business to come before the Board, a **motion** was made by Mr. Toy, seconded by Ms. De Torres and passed unanimously to adjourn the Regular Board Meeting at 7:55 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

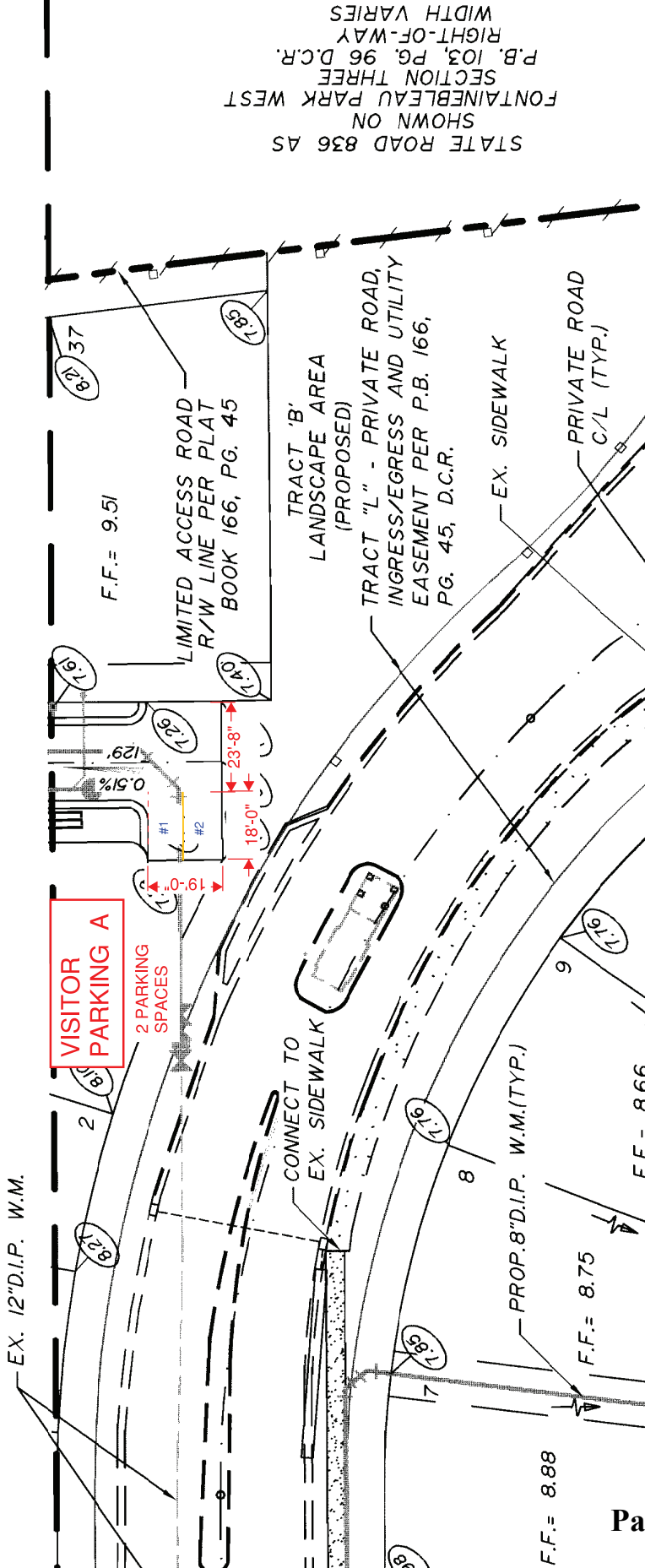


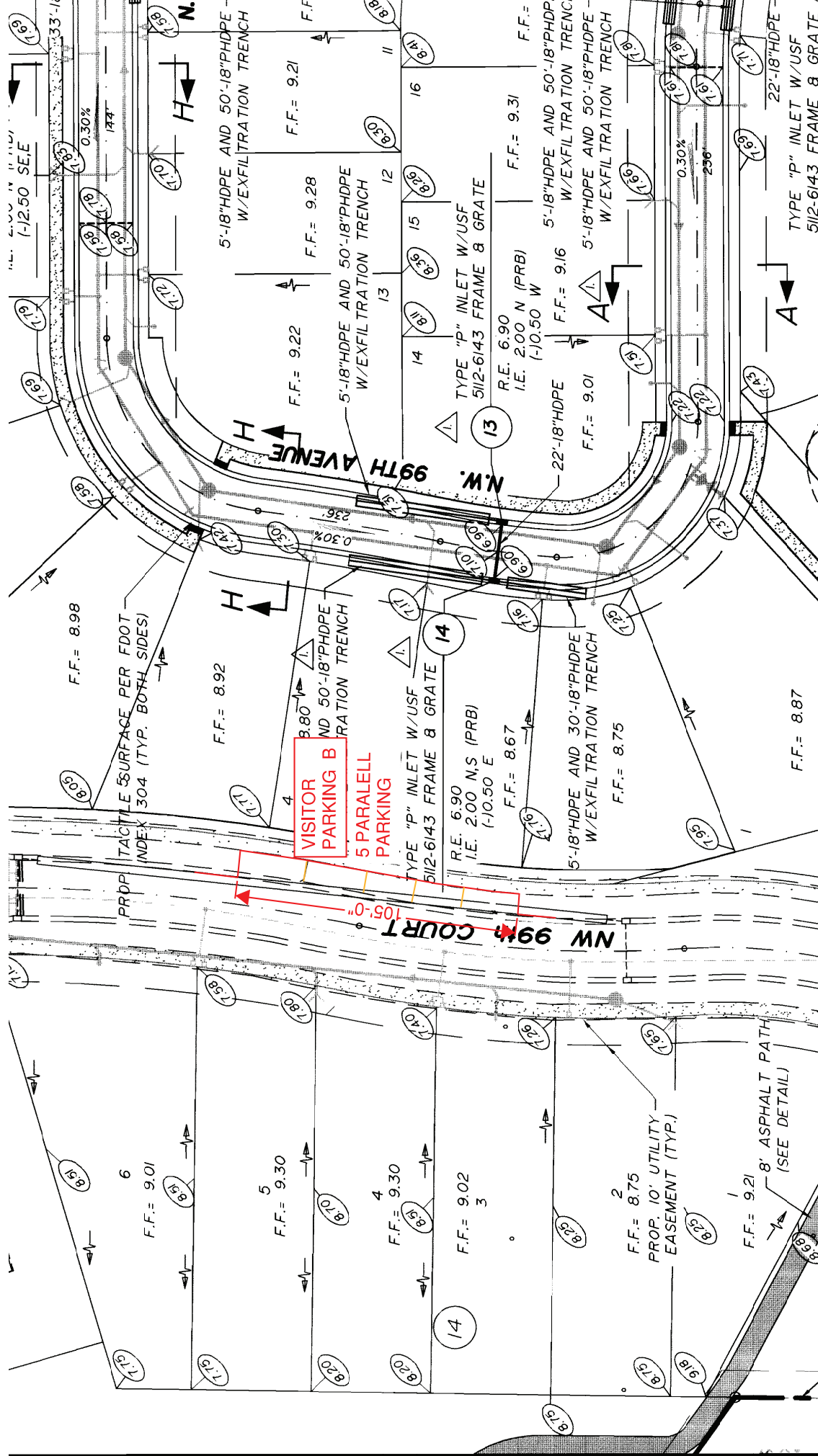


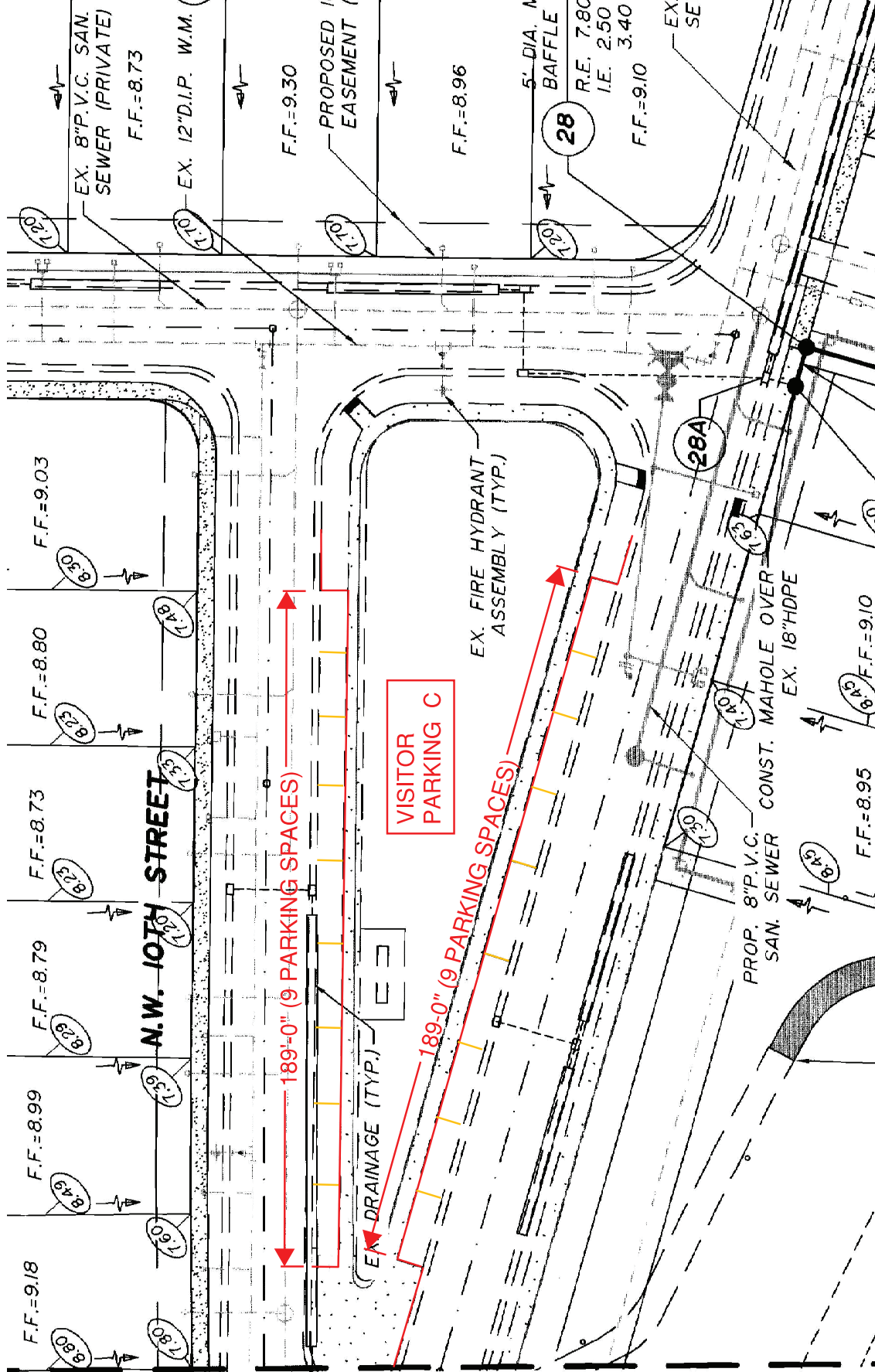




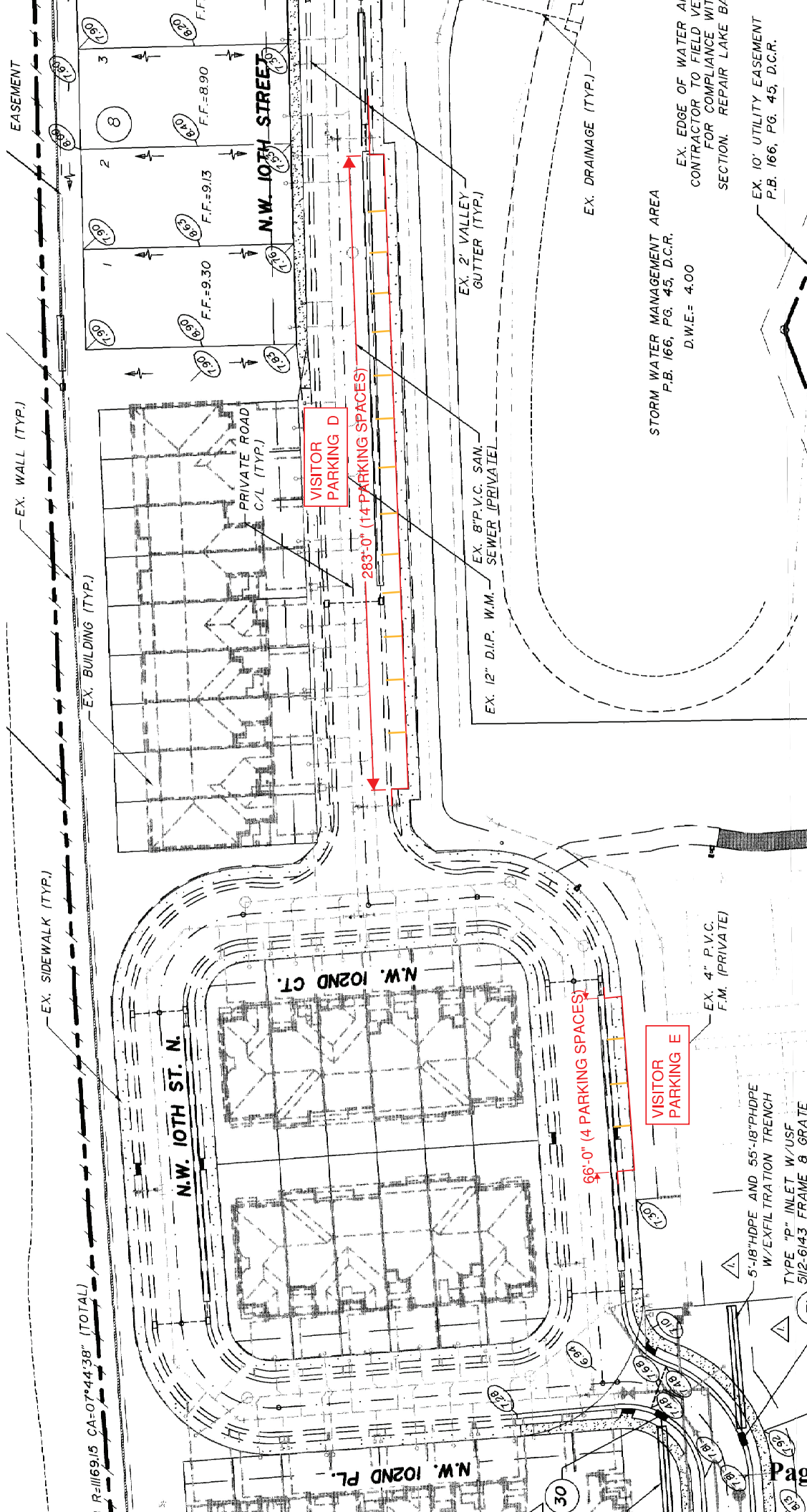
SCALE: 1" = 40'







NE - REFER TO SHEET PDII OF 28



STORM WATER MANAGEMENT AREA
P.B. 166, PG. 45, D.C.R.

D.W.E. = 4.00

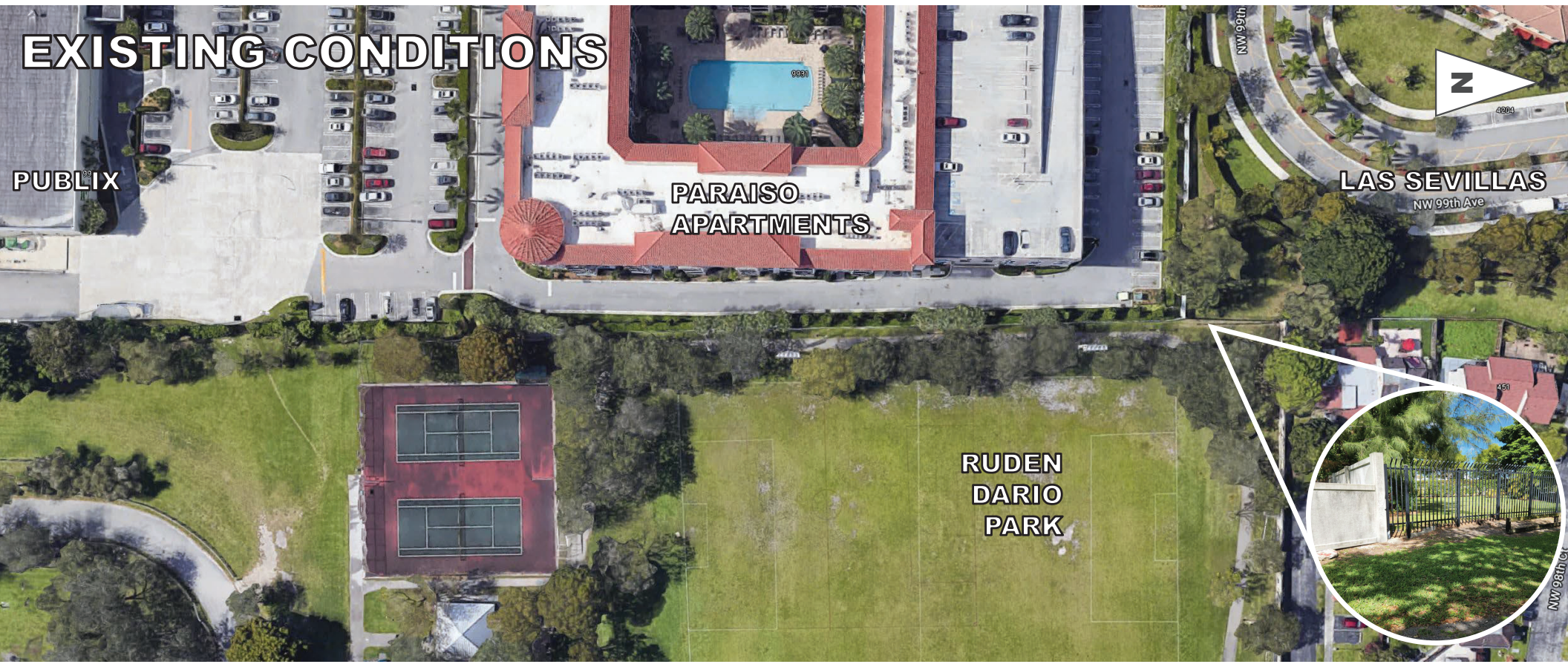
EX. EDGE OF WATER AREA
CONTRACTOR TO FIELD VERIFY
FOR COMPLIANCE WITH
SECTION. REPAIR LAKE BASIN

EX. 10' UTILITY EASEMENT
P.B. 166, PG. 45, D.C.R.

LAS SEVILLAS & RUDEN DARIO PARK



EXISTING CONDITIONS









EXISTING CONDITIONS

PUBLIX

PARAISO

RUDEN
DARIO
PARK

LAS SEVILLAS
NW 99th Ave





EXISTING CONDITIONS







PROPOSED CONNECTION

9'

**Approx. 120'
of new sidewalk**