



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
JULY 22, 2024
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
SPECIAL BOARD MEETING
July 22, 2024
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 20, 2024 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Perimeter Fence (Las Ramblas).....Page 6
 - 2. Update Regarding Speed Humps Installation Project
- H. New Business
 - 1. Discussion Regarding Adopt-a-Tree Program (Miguel Garcia)
- I. Administrative & Operational Matter
- J. Board Members & Staff Closing Comments
- K. Adjourn

Notice of Special Board Meetings of the
Fontainbleau Lakes Community Development District

The Board of Supervisors (the "Board") of the Fontainbleau Lakes Community Development District (the "District") will hold three (3) Special Board Meetings on July 22, 2024, July 29, 2024, and August 19, 2024, at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172. The purpose of the Special Board Meetings is for the Board to discuss the status of the Fence Project for the Las Ramblas community and to address any District business which may lawfully and properly come before it.

A copy of the agendas for the Meetings may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or asilva@sdsinc.org (the "District Manager's Office") during normal business hours. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meetings may be continued to a date, time, and place to be specified on the record at the Meetings.

Any person requiring special accommodations in order to access and participate in the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

Fontainbleau Lakes Community Development District
www.fontainbleaulakescdd.org
IPL0183152
Jul 15 2024

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 20, 2024**

A. CALL TO ORDER

District Manager Armando Silva called the May 20, 2024, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the “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 Herald* on May 20, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Vice-Chairperson Mayra De Torres and Supervisors Humberto Jovanovic and Arno Lemus 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 were: Eddy Luna Miami, FL

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. March 18, 2024 Regular Board Meeting

Mr. Silva presented the minutes of the May 18, 2024, Regular Board Meeting. A **motion** was made by Mr. Lemus, seconded by Mr. Jovanovic and passed unanimously approving the minutes of the May 18, 2024, Regular Board Meeting, as presented.

Note: At approximately 6:38 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING – ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on April 30, 2024 and May 7, 2024, as legally required.

2. Receive Public Comment on the Fiscal Year 2024/2025 Final Budget

Mr. Silva opened the public comment portion of the public hearing to receive comments on the 2024/2025 fiscal year final budget and non-ad valorem special assessments. There being no comments from the public on the 2024/2025 fiscal year budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2022/2023 Final Budget

Mr. Silva presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 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 2024/2025 final budget and non-ad valorem special assessment tax roll. 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. Jovanovic, seconded by Mr. Lemus and unanimously passed to approve and adopt Resolution No. 2024-03, *as presented*, thereby setting the 2024/2025 final budget and non-ad valorem special assessment tax roll.

Note: At approximately 6:44 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Discussion Regarding Perimeter Fence

Mr. Silva stated that Miami-Dade County has completed the initial review of the fence permit after which they provided the following comments:

- **ZONING - [C2024096952](#)--30-3055-092-2730**

1-PROVIDE A LETTER OF APPROVAL FROM THE HOMEOWNERS ASSOCIATION
DETAILING SCOPE OF WORK AND PURPOSE OF THE FENCE

2-PROVIDE A CLEAR SURVEY--FOR AREA OF FENCE BEING PLACED--EASEMENTS

3-PROVIDE A PICTURE OF THE AREA WHERE FENCE IS BEING PROPOSED

4-CAN CONTACT JOSE.BORBOLLA@MIAMIDADE.GOV FOR COMMENTS

- **ZONING - [C2024096983](#) --30-3055-092-2810**

1-PROVIDE A CLEAR COPY OF THE SURVEY--MUST SHOW EASEMENTS

2-PROVIDE A LETTER FROM THE HOMEOWNERS ASSOCIATION DETAILING SCOPE
AND PURPOSE OF THIS JOB.

3-PROVIDE A PICTURE OF THE AREA

- **ZONING - [C2024096464](#) --30-3055-092-2820**

1. CLEARLY INDICATE IF GATES ARE BEING PROPOSED AND LABEL LOCATION(S). ALL GATES MUST SLIDE OR SWING INWARD INTO PROPERTY.
2. EMAIL JESSE.HERNANDEZ@MIAMIDADE.GOV IF YOU HAVE ANY QUESTIONS.

In addition, there were additional comments from Miami-Dade County DERM stating the following:

Our aerial historic records indicate the presence (currently or in the past) of tree resources. Please clarify the information as follows: IF YOU DO NOT NEED TO REMOVE TREES: 1. On SITE PLAN, show trees within twenty feet (20') of ANY type of construction, including driveways, septic tanks, fences, pipes, buildings, construction roads, pool, structures to be demolished, etc. 2. Show distance from these trees to construction. 3. Label the trees as existing to remain. 4. On SITE PLAN show 6-8' barriers around trees less than 18 inches in diameter and show 10-12' barriers around trees 18 inches in diameter or greater. IF YOU NEED TO REMOVE OR RELOCATE TREES: Permit applications are processed by the Tree Program. Tree Removal Permit Application link below.

Mr. Silva stated that he has contacted an engineer (Robayna and Associates, Inc.) that has worked on these types of projects and has a good rapport with Miami-Dade County so that he could assist with addressing the comments.

2. Update Regarding Hunting of Wildlife

During the previous meeting, several residents stated that there have been several occasions where people have been seen hunting iguanas and Muscovy ducks in the lake located behind her house. These individuals are hunting the wildlife with pellet rifles and the residents in the area feel uneasy when these events take place so security and police have been called but no charges have been placed against these individuals. Ms. Smoker stated that the District does not have policing powers but and that residents should contact the police for assistance with this issue.

I. NEW BUSINESS

1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Mr. Silva presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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. Lemus, seconded by Ms. De Torres and passed unanimously to approve and adopt Resolution No. 2024-04, *as amended*; fixing the typo on the header from “Fiscal Year 2023/2024” to “Fiscal Year 2024/2025”; and thereby setting the 2024/2025 Regular Meeting schedule and authorizes the publication of the schedule, as required by law.

2. Discussion Regarding Adopt-A-Tree Program (Miguel Garcia)

This item was tabled for the next meeting.

3. Discussion Regarding Electrical Hand Hole Covers in Open Space Tracts

Mr. Silva stated that Mr. Miguel Garcia had reported several electrical hand hole covers throughout the open space tracts that needed to be replaced. District Field Ops Staff has been made aware of this and is working with the electrical contractor to have the hand hole covers replaced.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder: 2023 Form 1 – Statement of Financial Interests – Due July 1, 2024

Mr. Silva reminded the Board members that the 2023 Form 1 - Statement of Financial Interest is due July 1st, 2024.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board member or staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Lemus, seconded by Ms. De Torres and passed unanimously to adjourn the Regular Board Meeting at 7:27 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

From: Mario Echeverria <marioemail7@gmail.com>
Sent: Tuesday, June 11, 2024 9:27:48 PM
To: Michael Regalado <mregalado@camreservices.com>; lasramblas@camreservices.com
<lasramblas@camreservices.com>
Cc: info@kpblgc.com <info@kpblgc.com>
Subject: Objection to installing a perimeter fence on property folio 30-3055-092-2810

Las Ramblas / Fontainebleau Lakes Single Family Homes West Homeowners Association Inc.
9960 NW 10 TER
Miami, FL 33172
(305) 227-3500
lasramblashoa.com

Attention:

Las Ramblas Board of Directors

c/o Lisett Fernandez-Montero, LCAM
Alex Zust, LCAM
Michael Regalado, LCAM
CAM Brokerage & Management Services, LLC
7925 NW 12th St, Suite 330
Doral, FL 33126
(786) 235-4800

c/o Pablo Jerez
Field Operations Manager
Fontainebleau Lakes Community Development District
c/o Special District Services Inc
8785 SW 165th Avenue, #200
Miami, FL 33193
(786) 347-2711

Dear Members of the Las Ramblas Board of Directors, Mr. Jerez and LCAM professionals,

We, the communities surrounding Las Ramblas community, are writing to formally express our strong opposition to the proposed installation of a perimeter fence on property folio number 30-3055-092-2810 and plan number CL2023000038. This objection is rooted in a binding covenant agreement established with the county and the “Keep the Blue Green Committee” to ensure that this property remains green and free from any construction or installations, except those aimed at maintenance and beautification.

This covenant was a fundamental condition for the development of the Las Ramblas community. As such, it must be strictly adhered to in order to preserve the integrity of our community agreements and commitments to environmental stewardship. The covenant explicitly prohibits any form of construction or installation on the specified property, which unequivocally includes the erection of a fence.

It is imperative to emphasize that the Las Ramblas community does not own this property, nor does it possess any rights to undertake any construction or installation activities on it. Any attempt to proceed with the installation of a fence around this property constitutes a direct violation of the covenant agreement and infringes upon the agreed terms with the county and the “Keep the Blue Green Committee.”

Should the plan to build a fence on this property continue, please be advised that it is our intention to pursue all necessary legal actions to enforce the terms of the covenant agreement. Furthermore, we will escalate this matter to the district commissioners, the county authorities, and the local news media to ensure that this violation is addressed with the utmost urgency and public awareness.

We urge you to immediately cease any plans or actions related to the installation of a fence on the aforementioned property and to respect the binding covenant agreement that was instrumental in the development of the Las Ramblas community.

Thank you for your prompt attention to this critical matter. We trust that you will honor the commitments made and uphold the agreements that were established for the benefit and sustainability of our community.

Sincerely,

Mario Echeverria
marioemail7@gmail.com
305-215-7000