



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
AUGUST 19, 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
August 19, 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. July 22, 2024 Special Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Perimeter Fence (Las Ramblas).....Page 6
 - 2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives.....Page 8
- H. New Business
- I. Administrative & Operational Matter
- J. Board Members & Staff Closing Comments
- K. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142128	572432	Print Legal Ad-IPL01831520 - IPL0183152	Notice of Special Board M	\$635.62	2	36 L

Attention: Laura J. Archer

Fontainebleau Lakes Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

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

The Board of Supervisors (the "Board") of the Fontainebleau 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.

Fontainebleau Lakes Community Development District
www.fontainebleaulakescdd.org

IPL0183152
Jul 15 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

07/15/24

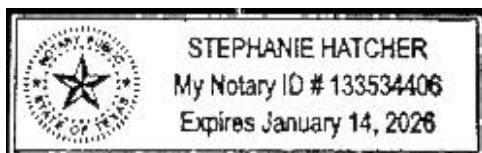
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 15th day of July in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JULY 22, 2024**

A. CALL TO ORDER

District Manager Armando Silva called the July 22, 2024, Special Board Meeting of the Fontainbleau Lakes Community Development District (the “District”) to order at 6:34 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 Special Board Meeting had been published in the *Miami Herald* on July 15, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Edward Aparicio, Vice-Chairperson Mayra De Torres and Supervisors Humberto Jovanovic, Miguel Garcia (arrived at 6:45 p.m.) 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 Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Jonathan Silverman, Miami, FL; Alfred Pena, Miami, FL; Andrea Chaparro, Miami, FL; Edith Rodriguez, Miami, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

The following items were added to the agenda:

- New Business: Discussion Regarding Senate Bill No. 7040
- New Business: Update Regarding Shoma Project within the Fontainbleau Lakes Area

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 20, 2024 Regular Board Meeting & Public Hearing Minutes

Mr. Silva presented the minutes of the May 20, 2024, Regular Board Meeting and Public Hearing. A **motion** was made by Mr. Lemus, seconded by Mr. Jovanovic and passed unanimously approving the minutes of the May 20, 2024, Regular Board Meeting and Public Hearing, as *amended*, thus revising the name of General Counsel in attendance to “Liza Smoker” (agenda item C. – 2nd paragraph).

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

G. OLD BUSINESS

1. Discussion Regarding Perimeter Fence

Mr. Silva stated that the District had received a letter from Mr. Mario Echeverria of the Keep the Bleau Green Committee (“KTBGC”) which stated the following:

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

Mr. Silva stated that this letter had been sent to District Counsel for review and that District Counsel has recommended that the District authorize the services of a title company to perform a title search which would identify all of the covenants that lie within the District open-space tracts where the fence will be placed. A discussion ensued after which;

A **motion** was made by Ms. De Torres, seconded by Mr. Lemus and unanimously passed to approve an amount not to exceed \$650 for title search services pertaining to the District open-space tracts where the fence will be placed.

2. Update Regarding Speed Hump Installation Project

District Counsel, Liza Smoker presented a Small Project Agreement between Atlantic Southern Paving & Asphalt and the District, pertaining to the installation of eight (8) speed humps and sixteen (16) speed hump signs throughout the Las Ramblas and Las Sevillas communities. A discussion ensued after which;

A **motion** was made by Mr. Lemus, seconded by Ms. De Torres and unanimously passed approving the Small Project Agreement between Atlantic Southern Paving & Asphalt and the District, pertaining to the installation of eight (8) speed humps and sixteen (16) speed hump signs throughout the District, for an amount no to exceed \$12,637.

H. NEW BUSINESS

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

Mr. Silva stated that FRD Landscaping Services had picked up about 20 trees on Saturday which were donated to the District as part of the Adopt-a-Tree Program. Mr. Silva stated that the locations within Las Sevillas had been selected but he's still waiting on the locations within Las Ramblas to be selected. In addition, Mr. Silva is going to contact Miami-Dade County DERM to see if there are any issues with planting fruit trees within the open space tracts in Las Ramblas which are still being tested for contaminants.

2. ADD-ON: Discussion Regarding Senate Bill No. 7040

Ms. De Torres informed the Board that Senate Bill No. 7040 had recently been approved on June 28, 2024 and that there may be provisions pertaining to Stormwater Management System Maintenance that may affect the District. She stated that she would share a copy of the Senate Bill with District Staff so that it could be shared with the District Engineer.

3. ADD-ON: Update Regarding Shoma Project within the Fontainebleau Lakes Area

Mr. Silva informed the members of the community in attendance that the District Board has not changed their stance on the Shoma project and that they will not sign the amendment to the restrictive covenant that would allow Shoma to build their new project.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

Mr. Silva reminded the Board members that the 2023 Form 1 - Statement of Financial Interest was 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 Special Board Meeting at 8:23 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.

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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

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the **FONTAINBLEAU LAKES** Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

**FPONTAINBLEAU LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)