



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 18, 2026
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
May 18, 2026
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. April 20, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Perimeter Fence Project.....Page 10
 - 2. Update Regarding AW-235 (Miami-Dade County DERM).....Page 11
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 12
 - 2. Discussion Regarding Proposals to Repaint Traffic Markings.....Page 21
 - 3. Discussion Regarding Traffic Calming Devices/Signage (Las Ramblas)
 - 4. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 38
 - 5. Discussion Regarding Pavilion/Cabana Structure for Las Sevillas Open Space Tract.....Page 40
 - 6. Discussion Regarding Playground Refurbishment (Las Ramblas) – EL
 - 7. Discussion Regarding Safety Concerns Involving Barrier Wall Adjacent to 836-Highway – EL
 - 8. Discussion Regarding Parking Enforcement – EL
 - 9. Discussion Regarding E-Bike Safety Concerns and Preventative Measures (Las Sevillas)
 - 10. Discussion Regarding Potential Conveyance of Tract B and Tract D.....Page 45
- I. Administrative & Operational Matter
 - 1. Statement of Financial Interests – Form 1
 - 2. Announcing Certification of Registered Voters.....Page 46
 - 3. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026
- J. Board Members & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57948	IPL0279120	Legal Ad - IPL0279120		1.0	92.0L

ATTENTION: Fontainebleau Lakes Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/10/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
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 20, 2025
November 17, 2025
April 20, 2026
May 18, 2026
June 15, 2026
September 21, 2026

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 Sevilas Roundabout located at 10012 NW 7th Street, Miami, Florida 33172 at **6:30 p.m.** on the following dates:

March 16, 2026

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.

FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
www.fontainebleaulakescdd.org
PUBLISH: MIAMI HERALD
10/10/25
 IPL0279120
 Oct 10 2025

Sworn to and subscribed before me on



**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 20, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the April 20, 2026, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the “District”) to order 6:49 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 October 10, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Arno Lemus, and Supervisors Miguel Garcia, Eddy Luna and Mayra de Torres constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Managers Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Edith Rodriguez, Miami, FL; Angel Garcia, Miami, FL; Esteban Garcia, Miami, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Luna requested Item H5 Discussion Regarding Playground Refurbishment (Las Ramblas) to be removed from the Agenda. Mr. Silva acknowledged Mr. Luna’s request.

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. November 17, 2025, Regular Board Meeting Minutes

Mr. Silva presented the minutes of the November 17, 2025, Regular Board Meeting. A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and passed unanimously approving the minutes of the November 17, 2025 Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Perimeter Fence Project

Mr. Silva presented the final fence plans approved at the November 17, 2025, Regular Board Meeting, following prior discussions with the public and the Keep The Bleau Green Committee. The proposed layout includes gates to allow ingress and egress for residents and the general public to access the playground, as well as an additional gate at “Tract E.”

District Counsel advised that portions of the gate installation would encroach onto Homeowners Association–owned property and, as such, an easement would need to be granted to the District.

A discussion followed during which members of the public shared comments and concerns regarding the fence placement and overall aesthetics. Both Board Members and residents requested that the fence also be installed along the border of “Tract W,” adjacent to Fountainbleau Boulevard.

District Staff indicated that the revised fence alignment would be shared with the Keep The Bleau Green Committee for further input. Additional information regarding this item will be presented at the next meeting.

2. Update Regarding AW-235 (Miami-Dade County DERM)

This discussion item was tabled.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

This discussion item was tabled.

2. Discussion Regarding Proposals to Repaint Traffic Markings

This discussion item was tabled.

3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran

This discussion item was tabled.

4. Discussion Regarding Pavilion/Cabana Structure for Las Sevillas Open Space Tract

Mr. Garcia advised that the Las Sevillas Homeowners requested that the District explore the possibility of the construction of a Pavillion/Cabana structure in the Las Sevillas Open Space “Tract P”. A discussion ensued and Ms. Smoker advised that she would conduct research to verify if such a structure would be allowed on the tract and will provide the Board with this information at the next meeting.

5. Discussion Regarding Playground Refurbishment (Las Ramblas)

This discussion item was deleted from the agenda.

6. Discussion Regarding Safety Concerns Involving Barrier Wall Adjacent to 836-Highway

This discussion item was tabled.

7. Discussion Regarding Parking Enforcement

This discussion item was tabled.

8. Discussion Regarding E-Bike Safety Concerns and Preventative Measures (Las Sevillas)

This discussion item was tabled.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Form 1

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections’ office of the County in which they reside their individual 2025 Form 1 – Statement of Financial Interests prior to the July 1st deadline.

2. Announcing the Qualifying Period

Mr. Silva announced that the qualifying period for candidates seeking election to the District Board of Supervisors would run from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026. The seats up for election are Seat #3 (Mr. Garcia) and Seat #4 (Mr. Jovanovic), both currently held by term-expiring Supervisors.

J. BOARD MEMBERS & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

K. ADJOURNMENT

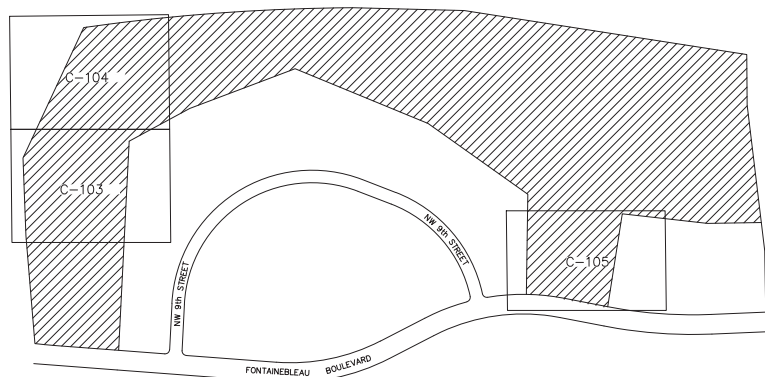
There being no further business to come before the Board, a **motion** was made by Mr. Lemus, seconded by Ms. De Torres and passed unanimously adjourning the Regular Board Meeting at 9:20 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

SITE PLAN FOR FONTAINEBLEAU LAKES FENCE

SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA



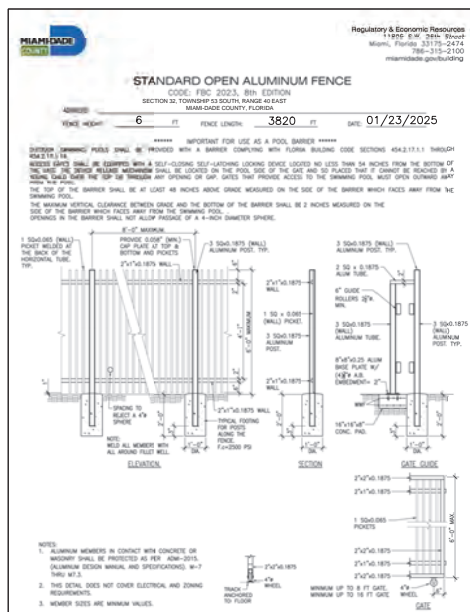
INDEX OF SHEETS

SHEET No.	DESCRIPTION
C-101	COVER SHEET
C-102	SITE PLAN W/ LOT DIMENSIONS
C-103	TO SITE PLAN W/ TREE PROTECTION
C-105	

LEGEND AND ABBREVIATIONS

- Δ = DELTA = CENTRAL ANGLE
- ID = IDENTIFICATION
- L = LENGTH
- LB = LICENSED BUSINESS
- P.B. = PLAT BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R = RADIUS
- ⊗ = METAL LIGHT POLE
- ☐ = COMMUNICATION BOX
- ☐ = AT&T BOX
- ☐ = CABLE BOX
- ☐ = ELECTRIC BOX
- ☐ = UNKNOWN BOX
- ⊗ = FIRE HYDRANT
- ⊗ = UNKNOWN MANHOLE
- ⊗ = SEWER VALVE
- ⊗ = ELECTRIC OUTLET
- ⊗ = ELECTRIC PANEL
- ⊗ = TRASH CAN
- ⊗ = TRAFFIC SIGN
- ⊗ = BOLLARD
- ⊗ = TREE
- ⊗ = PALM
- ⊗ = PINE
- ⊗ = CLUSTER

LOCATION MAP
NTS



DATUM: N.G.V.D. 1929

DATE	REVISIONS
07-21-2025	REVISED PER PEDESTRIAN GATES LOCATIONS
07-28-2026	REVISED PER PEDESTRIAN GATES



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
SHEILA L. HUGHES, P.E., ON THE DATE INDICATED TO THE
LEFT.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
VALID UNLESS SIGNED AND SEALED BY THE ORIGINAL
AUTHOR.

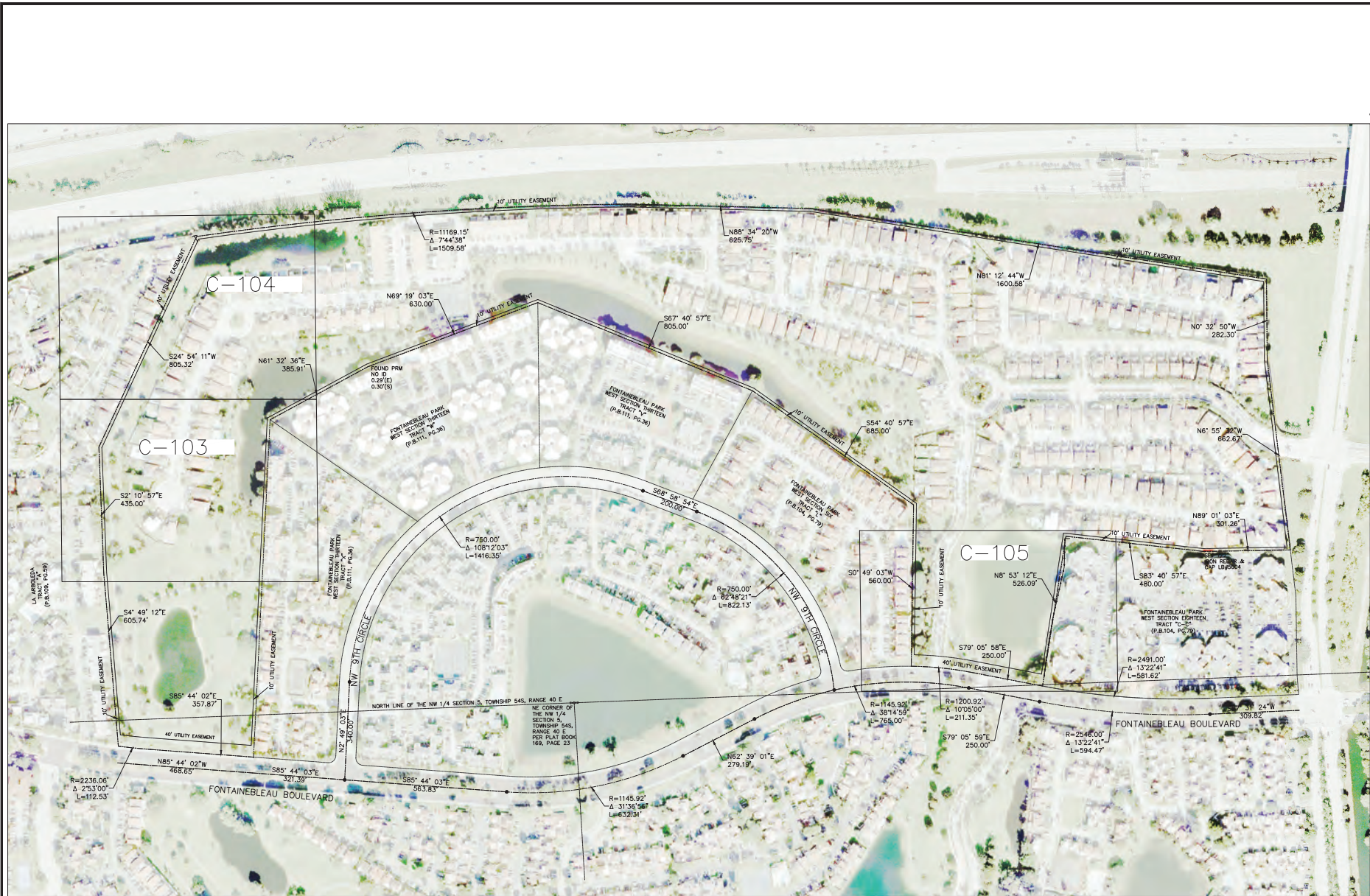
DESIGNER: CC/VET
DRAWN: VET
CHECKED: OER
SCALE: 1" = 150'
ROBAYNA L. GERVASE AND ASSOCIATES INC.
ENGINEERS - PLANNERS - SURVEYORS
5723 NW 159th STREET
MIAMI, FL 33187
PH: (305) 823-3316

DRAWING NAME: SITE PLAN W/ TREE PROTECTION
PROJECT: FONTAINEBLEAU LAKES FENCE
PREPARED FOR: SPECIAL DISTRICT SERVICES INC.

SHEET: C-101
1 of 5 SHEETS
DATE: 11-19-24
PROJ. No. 24008B

E:\01-Projects\Fontainebleau Lakes - Font\11-Drawing\01-Engineering\24008B\1025-C-101-FENCE.dwg 3/11/2026 1:00 PM

3/11/2026 12:00 PM



LEGEND
 PROPERTY LINE - - - - -

REVISIONS	DATE

THIS SYSTEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 SEAL: L. ROBYNA, P.E. ON THE DATE INDICATED TO THE
 STATE OF
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 VALID UNLESS THEY ARE MADE BY
 VERIFIED AND AUTHENTICATED COPIES.

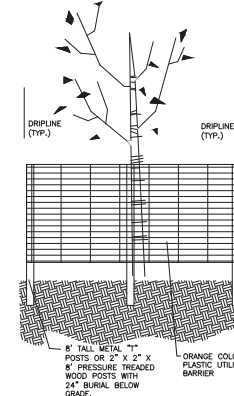
ROBYNA AND ASSOCIATES INC.
 ENGINEERS - PLANNERS - SURVEYORS
 10723 NW 13th Street
 Ft. Lauderdale, FL 33304
 PH: (754) 923-3316 FAX: (754) 923-3304

EXAMINER: CC/VET
 DRAWING: VET
 PROJECT: FONTAINEBLEAU LAKES FENCE
 PREPARED FOR: SPECIAL DISTRICT SERVICES INC.

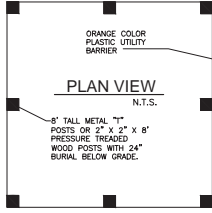
SCALE: 1" = 150'

DATE: 11-19-24
 SHEETS: 5
 SHEET: 2 of 5
 PROJ. No: 240088

MATCH LINE SEE SHEET C-105



TREE PROTECTION BARRIER DETAIL
N.T.S.



PLAN VIEW
N.T.S.

NOTES:

- 1.) ALL EXISTING TREES TO REMAIN.
- 2.) IF ANY TREES ARE DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A REPLACEMENT OF EQUAL SIZE AND SHADE.
- 3.) CLUSTERS OF TREES WITH SPACING LESS THAN 12" BETWEEN TRUNKS SHALL BE PROTECTED BY ONE FENCING ENCLOSURE.
- 4.) ALL EXCESS SOILS NOT RETURNED TO THEIR ORIGINAL EXCAVATIONS REQUIRE OFFSITE DISPOSAL AS CONTAMINATED SOIL TO A PERMITTED LANDFILL WITH ALL DISPOSAL TICKETS PROVIDED TO THE PRS WITHIN 60 DAYS OF COMPLETION.

TREE TABULATION

NO.	COMMON NAME	DBH @ 4.5'	HT @ 1.3'	SPREAD
1	SPRUE	12	17	9
2	SLA	14	25	25
3	SLA	12	30	25
4	SLA	12	30	25
5	SLA	12	30	25
6	SLA	12	30	25
7	SLA	12	30	25
8	SLA	12	30	25
9	SLA	12	30	25
10	SLA	12	30	25
11	SLA	12	30	25
12	SLA	12	30	25
13	SLA	12	30	25
14	SLA	12	30	25
15	SLA	12	30	25
16	SLA	12	30	25
17	SLA	12	30	25
18	SLA	12	30	25
19	SLA	12	30	25
20	SLA	12	30	25
21	SLA	12	30	25
22	SLA	12	30	25
23	SLA	12	30	25
24	SLA	12	30	25
25	SLA	12	30	25
26	SLA	12	30	25
27	SLA	12	30	25
28	SLA	12	30	25
29	SLA	12	30	25
30	SLA	12	30	25

TREE TABULATION

NO.	COMMON NAME	DBH @ 4.5'	HT @ 1.3'	SPREAD
31	SLA	12	30	25
32	SLA	12	30	25
33	SLA	12	30	25
34	SLA	12	30	25
35	SLA	12	30	25
36	SLA	12	30	25
37	SLA	12	30	25
38	SLA	12	30	25
39	SLA	12	30	25
40	SLA	12	30	25
41	SLA	12	30	25
42	SLA	12	30	25
43	SLA	12	30	25
44	SLA	12	30	25
45	SLA	12	30	25
46	SLA	12	30	25
47	SLA	12	30	25
48	SLA	12	30	25
49	SLA	12	30	25
50	SLA	12	30	25

LEGEND

WOODEN FENCE	— // —
METAL FENCE	— ○ —
PROPERTY LINE	— · —
PROPOSED ALUMINUM FENCE	— X —

DATE: 07-21-2025
 REVISIONS: REVISED PER PEDESTRIAN GATES LOCATIONS
 DATE: 07-28-2026
 REVISED PER PEDESTRIAN GATES

ROBAYNA J. GAYNE, P.E.
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12484

THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBAYNA J. GAYNE, P.E. ON THE DATE INDICATED TO THE RIGHT. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE MADE BY AN APPROVED ELECTRONIC COPY.

DATE: 11-19-24
 SHEET: 3 of 5
 PROJECT: FONTAINEBLEAU LAKES FENCE
 DRAWING NO: SITE PLAN W/ TREE PROTECTION
 PREPARED FOR: SPECIAL DISTRICT SERVICES INC.

SCALE: 1" = 30'
 E.B. # 2024
 PH: (305) 923-8316

E:\01-Projects\11\Fontainebleau Lakes CDD CO SITE INC\240086-Fontainebleau Lakes_Fence\11-Drawings\01-Engineering\240086\1001-C-101-FENCE.dwg 3/11/2026 12:11 PM



MATCH LINE SEE SHEET C-104

LEGEND

- WOODEN FENCE // —
- METAL FENCE —○—○—
- PROPERTY LINE - - - - -
- PROPOSED ALUMINUM FENCE — X —



TREE TABULATION

NO.	COMMON NAME	D.B.H. IN.	H. FT.	SPR. IN.
1	SPRINKLE	10	12	1
2	SPRINKLE	16	20	25
3	SPRINKLE	12	20	25
4	SPRINKLE	5	2	2
5	SPRINKLE	5	12	6
6	SPRINKLE	5	12	6
7	SPRINKLE	10	20	25
8	SPRINKLE	12	20	25
9	SPRINKLE	7	12	6
10	SPRINKLE	10	20	25
11	SPRINKLE	16	20	25
12	SPRINKLE	16	20	25
13	SPRINKLE	16	20	25
14	SPRINKLE	17	20	25
15	SPRINKLE	13	20	25
16	SPRINKLE	11	20	25
17	SPRINKLE	11	20	25
18	SPRINKLE	15	20	25

NOTES:

- 1.) ALL EXISTING TREES TO REMAIN.
- 2.) IF ANY TREES ARE DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A REPLACEMENT OF EQUAL SIZE AND SHADE.
- 3.) CLUSTERS OF TREES WITH SPACING LESS THAN 12' BETWEEN TRUNKS SHALL BE PROTECTED BY ONE FENCING ENCLOSURE.
- 4.) ALL EXCESS SOILS NOT RETURNED TO THEIR ORIGINAL EXCAVATIONS REQUIRE OFFSITE DISPOSAL AS CONTAMINATED SOIL TO A PERMITTED LANDFILL WITH ALL DISPOSAL TICKETS PROVIDED TO THE PRS WITHIN 60 DAYS OF COMPLETION.

DATE	01-29-2026
REVISIONS	REVISED FOR PEDESTRIAN GATES
ENGINEER	ROBAYNA J. ROY
PROFESSOR	STATE OF FLORIDA
NO.	11788
PROJECT	FONTAINEBLEAU LAKES

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 SEAL
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE SIGNED AND SEALED BY THE ORIGINAL ENGINEER.

ENGINEER	CC/VET
DRAWING	VET
FORWARD	OER
SCALE	1" = 30'

ROBAYNA AND ASSOCIATES INC.
 ENGINEERS - PLANNERS - SURVEYORS
 1723 NW 12TH STREET
 MIAMI, FL 33136
 PH: (305) 853-8516 FAX: (305) 853-8516

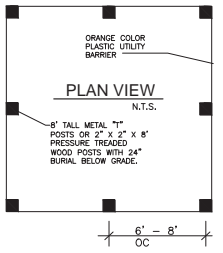
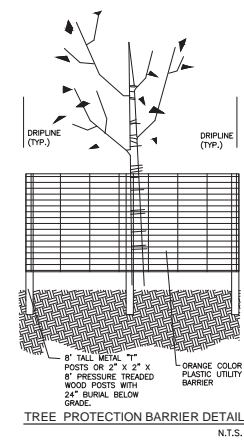
DRAWING NAME	SITE PLAN W/ TREE PROTECTION
PROJECT	FONTAINEBLEAU LAKES FENCE
PREPARED FOR	SPECIAL DISTRICT SERVICES INC.

SHEET: C-104
 4 of 5 SHEETS
 DATE: 11-19-24
 PROJ. NO: 240086

E:\01-Projects\Fontainebleau Lakes Area\11-Drawing\01-Engineering\24008811003-C-01-FENCE.dwg 3/11/2026 2:08 PM



TREE TABULATION				
NO.	DESCRIPTION	DATE	STATUS	REMARKS
01	10' TALL METAL POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.	11/19/24	NEW	10' TALL METAL POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
02	8" TALL METAL POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.	11/19/24	NEW	8" TALL METAL POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
03	CONCRETE COLUMN (TYPICAL)	11/19/24	NEW	CONCRETE COLUMN (TYPICAL)
04	CONCRETE WALL (TYPICAL)	11/19/24	NEW	CONCRETE WALL (TYPICAL)
05	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
06	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
07	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
08	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
09	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
10	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
11	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
12	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
13	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
14	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
15	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
16	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
17	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
18	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
19	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
20	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
21	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
22	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
23	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
24	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
25	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
26	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
27	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
28	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
29	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
30	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
31	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
32	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
33	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
34	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
35	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
36	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
37	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
38	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
39	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
40	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
41	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
42	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
43	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
44	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
45	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
46	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
47	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
48	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
49	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
50	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
51	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
52	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
53	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
54	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
55	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
56	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
57	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
58	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
59	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
60	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
61	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
62	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
63	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
64	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
65	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
66	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
67	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
68	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
69	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
70	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
71	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
72	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
73	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
74	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
75	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
76	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
77	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
78	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
79	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
80	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
81	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
82	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
83	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
84	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
85	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
86	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
87	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
88	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
89	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
90	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
91	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
92	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
93	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
94	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
95	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
96	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
97	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
98	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
99	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN
100	CONCRETE SIGN	11/19/24	NEW	CONCRETE SIGN



- NOTES:**
- 1.) ALL EXISTING TREES TO REMAIN.
 - 2.) IF ANY TREES ARE DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A REPLACEMENT OF EQUAL SIZE AND SHADE.
 - 3.) CLUSTERS OF TREES WITH SPACING LESS THAN 12' BETWEEN TRUNKS SHALL BE PROTECTED BY ONE FENCING ENCLOSURE.
 - 4.) ALL EXCESS SOILS NOT RETURNED TO THEIR ORIGINAL EXCAVATIONS REQUIRE OFFSITE DISPOSAL AS CONTAMINATED SOIL TO A PERMITTED LANDFILL WITH ALL DISPOSAL TICKETS PROVIDED TO THE PRS WITHIN 60 DAYS OF COMPLETION.

LEGEND

WOODEN FENCE	— // —
METAL FENCE	— o —
PROPERTY LINE	- - - - -
PROPOSED ALUMINUM FENCE	- X -

DATE	02-04-2026	REVISIONS	DEPARTMENTAL COMMENTS	01-28-2026	REVISED PER PEDESTRIAN GATES
<small>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ENGINEER. ANY CHANGES TO THE ORIGINAL DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID FOR CONSTRUCTION. VERIFIED BY ALL ELECTRICAL CODES.</small>					
DESIGNED BY	CC/VET	DRAWN BY	VET	CHECKED BY	OER
PROJECT	SITE PLAN W/ TREE PROTECTION FONTAINEBLEAU LAKES FENCE				
PREPARED FOR	SPECIAL DISTRICT SERVICES INC.				
C-105 5 of 5 SHEETS DATE 11-19-24 PROJ. NO. 240088					

From: Michael Goldstein [<mailto:mgoldstein@goldsteinenvlaw.com>]
Sent: Monday, December 15, 2025 1:12 PM
To: Armando Silva <asilva@sdsinc.org>
Cc: Liza Smoker (lsmoker@bclmr.com) <lsmoker@bclmr.com>; Patricia Novaro <pnovaro@goldsteinenvlaw.com>
Subject: RE: Fontainebleau Lakes Community Development District: Case No. AW-00235

Armando, thank you for reaching out. Please call me Michael. We can definitely help. This is in our wheelhouse. We handle these matters routinely. Our lawyers charge between \$650 and \$1,100 per hour. We'll need a \$20,000 retainer to start work, against which we'll bill against. Would you like to schedule a call for later today? I'm available from 4 p.m. forward. Thank you.

Best regards,
Michael

Michael R. Goldstein, Esq.
The Goldstein Environmental Law Firm, P.A.
2100 Ponce de Leon Boulevard, Suite 710
Coral Gables, FL 33134
Direct Telephone: (305) 777-1682
Cell Phone: (305) 962-7669
Email: mgoldstein@goldsteinenvlaw.com

“Recycle, Restore, and Reuse Environmentally Impacted Properties: Rebuild Your Community One Brownfield at a Time”



THE GOLDSTEIN
ENVIRONMENTAL LAW FIRM

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Fontainbleau Lakes Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2026 at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 18th day of May, 2026.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Fontainbleau Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET
- II PROPOSED MAINTENANCE BUDGET
- III DETAILED PROPOSED BUDGET
- IV DETAILED PROPOSED MAINTENANCE BUDGET
- V DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- VI ASSESSMENT COMPARISON

PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	100,127
Maintenance Assessments	471,276
Debt Assessments	463,915
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 1,036,818
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	34,764
Secretarial & Field Operations	6,300
Legal	24,000
Assessment Roll	10,000
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	23,500
Legal Advertisements	2,850
Miscellaneous	2,000
Postage	550
Office Supplies	750
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 117,419
TOTAL MAINTENANCE EXPENDITURES	\$ 443,000
TOTAL EXPENDITURES	\$ 560,419
REVENUES LESS EXPENDITURES	\$ 476,399
Bond Payments	(436,080)
BALANCE	\$ 40,319
County Appraiser & Tax Collector Fee	(20,706)
Discounts For Early Payments	(41,413)
EXCESS/ (SHORTFALL)	\$ (21,800)
Carryover From Prior Year	21,800
NET EXCESS/ (SHORTFALL)	\$ -

Notes

Available Capital Improvement Funds As Of 4/20/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000
Available Perimeter Fence Funds As Of 4/20/26: \$258,000

PROPOSED MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Annual Report/Inspections	4,000
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000
Annual Landscape & Irrigation Maintenance	115,000
Landscaping Upkeep	30,000
Irrigation Systems Maintenance (North & South)	10,000
Community Lighting Upkeep (North & South)	15,000
FP&L - Power - Street Lighting (North & South)	21,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
FP&L - Power - Lift Stations (North & South)	5,000
Roadways & Street Maintenance (North & South)	35,000
Fountain Maintenance (Tract A)	5,000
Entrance/Exit Gate Maintenance/Repairs (N & S)	12,000
Hurricane Preparedness/Miscellaneous	12,000
Lift Station Maintenance (North & South)	25,000
Miscellaneous Improvements (North & South)	35,000
AT&T Wireless	2,000
Capital Improvements Fund - Las Ramblas (North)	75,000
Capital Improvements Fund - Las Sevillas (South)	25,000
TOTAL MAINTENANCE EXPENDITURES	\$ 443,000
EXTRAORDINARY EXPENDITURES	
Steel Perimeter Fence - Las Ramblas	0
TOTAL EXTRAORDINARY EXPENDITURES	\$ -

Notes

Available Capital Improvement Funds As Of 4/20/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000

Available Perimeter Fence Funds As Of 4/20/26: \$258,000

DETAILED PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	95,925	94,848	100,127	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	478,726	476,596	471,276	Expenditures/.94
Debt Assessments	463,915	463,915	463,915	Bond Payments/.94
Other Revenues	2,900	0	0	
Interest Income	27,448	1,200	1,500	Interest Estimated At \$125 Per Month
TOTAL REVENUES	\$ 1,068,914	\$ 1,036,559	\$ 1,036,818	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,200	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	92	230	230	Supervisor Fees * 7.65%
Management	32,904	33,852	34,764	CPI Adjustment
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2025/2026 Budget
Legal	31,710	22,000	24,000	Fiscal Year 2025/2026 Expenditure Through 2/28/26 Was \$11,128
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,400	3,500	3,300	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	22,952	23,500	23,500	Fiscal Year 2025/2026 Expenditure Was \$22,945
Legal Advertisements	2,817	2,750	2,850	\$100 Increase From 2025/2026 Budget
Miscellaneous	1,604	2,100	2,000	\$100 Decrease From 2025/2026 Budget
Postage	193	575	550	\$25 Decrease From 2025/2026 Budget
Office Supplies	407	775	750	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,250	3,250	3,250	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	1,750	1,750	1,750	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 119,754	\$ 114,757	\$ 117,419	
TOTAL MAINTENANCE EXPENDITURES	\$ 365,497	\$ 448,000	\$ 443,000	
TOTAL EXPENDITURES	\$ 485,251	\$ 562,757	\$ 560,419	
REVENUES LESS EXPENDITURES	\$ 583,663	\$ 473,802	\$ 476,399	
Bond Payments	(442,994)	(436,080)	(436,080)	2027 Principal & Interest Payments
BALANCE	\$ 140,669	\$ 37,722	\$ 40,319	
County Appraiser & Tax Collector Fee	(10,003)	(20,707)	(20,706)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(36,711)	(41,415)	(41,413)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 93,955	\$ (24,400)	\$ (21,800)	
Carryover From Prior Year	0	24,400	21,800	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 93,955	\$ -	\$ -	

Notes

Available Capital Improvement Funds As Of 4/20/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000
Available Perimeter Fence Funds As Of 4/20/26: \$258,000

DETAILED PROPOSED MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	4,337	4,000	4,000	No Change From 2025/2026 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,320	14,000	14,000	No Change From 2025/2026 Budget
Annual Landscape & Irrigation Maintenance	127,093	110,000	115,000	\$5,000 Increase From 2025/2026 Budget
Landscaping Upkeep	7,700	40,000	30,000	\$10,000 Decrease From 2025/2026 Budget
Irrigation Systems Maintenance (North & South)	6,075	10,000	10,000	No Change From 2025/2026 Budget
Community Lighting Upkeep (North & South)	27,066	15,000	15,000	No Change From 2025/2026 Budget
FP&L - Power - Street Lighting (North & South)	20,754	18,000	21,000	\$3,000 Increase From 2025/2026 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	2,367	3,000	3,000	No Change From 2025/2026 Budget
FP&L - Power - Lift Stations (North & South)	3,727	5,000	5,000	No Change From 2025/2026 Budget
Roadways & Street Maintenance (North & South)	23,139	35,000	35,000	No Change From 2025/2026 Budget
Fountain Maintenance (Tract A)	6,785	3,000	5,000	\$2,000 Increase From 2025/2026 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	33,849	10,000	12,000	\$2,000 Increase From 2025/2026 Budget
Hurricane Preparedness/Miscellaneous	0	12,000	12,000	No Change From 2025/2026 Budget
Lift Station Maintenance (North & South)	38,173	25,000	25,000	No Change From 2025/2026 Budget
Miscellaneous Improvements (North & South)	52,320	42,000	35,000	\$7,000 Decrease From 2025/2026 Budget
AT&T Wireless	1,792	2,000	2,000	No Change From 2025/2026 Budget
Capital Improvements Fund - Las Ramblas (North)	0	75,000	75,000	Capital Improvements Fund - Las Ramblas (North)
Capital Improvements Fund - Las Sevillas (South)	0	25,000	25,000	Capital Improvements Fund - Las Sevillas (South)
TOTAL MAINTENANCE EXPENDITURES	\$ 365,497	\$ 448,000	\$ 443,000	
EXTRAORDINARY EXPENDITURES				
Steel Perimeter Fence - Las Ramblas	0	0	0	No Change From 2025/2026 Budget
TOTAL EXTRAORDINARY EXPENDITURES	\$ -	\$ -	\$ -	

Notes

Available Capital Improvement Funds As Of 4/20/26: Las Ramblas: \$150,000 - Las Sevillas: \$50,000
Available Perimeter Fence Funds As Of 4/20/26: \$258,000

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	28,579	1,000	2,000	Projected Interest For 2026/2027
NAV Tax Collection	442,994	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 471,573	\$ 437,080	\$ 438,080	
EXPENDITURES				
Principal Payments	255,000	260,000	270,000	Principal Payment Due In 2027
Interest Payments	181,894	170,981	161,681	Interest Payments Due In 2027
Bond Redemption	0	6,099	6,399	Estimated Excess Debt Collections
Total Expenditures	\$ 436,894	\$ 437,080	\$ 438,080	
Excess/ (Shortfall)	\$ 34,679	\$ -	\$ -	

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 1/1/26 =	\$4,335,000		

Fontainbleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 229.23	\$ 229.08	\$ 234.20	\$ 247.24
Maintenance Assessment For Single Family	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79	\$ 1,163.66
Perimeter Fence Assessment For Single Family	\$ 935.62	\$ -	\$ -	\$ -
<u>Debt Assessment For Single Family</u>	\$ 1,224.05	\$ 1,224.05	\$ 1,224.05	\$ 1,224.05
Total	\$ 3,570.94	\$ 2,635.17	\$ 2,635.04	\$ 2,634.95
Administrative Assessment For Townhomes	\$ 229.23	\$ 229.08	\$ 234.20	\$ 247.24
Maintenance Assessment For Townhomes	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79	\$ 1,163.66
Perimeter Fence Assessment For Townhomes	\$ 935.62	\$ -	\$ -	\$ -
<u>Debt Assessment For Townhomes</u>	\$ 1,064.39	\$ 1,064.39	\$ 1,064.39	\$ 1,064.39
Total	\$ 3,411.28	\$ 2,475.51	\$ 2,475.38	\$ 2,475.29
Administrative Assessment For Courtyards	\$ 229.23	\$ 229.08	\$ 234.20	\$ 247.24
Maintenance Assessment For Courtyards	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79	\$ 1,163.66
Extraordinary Assessment For Courtyards	\$ -	\$ -	\$ -	\$ -
<u>Debt Assessment For Courtyards</u>	\$ 957.95	\$ 957.95	\$ 957.95	\$ 957.95
Total	\$ 2,369.22	\$ 2,369.07	\$ 2,368.94	\$ 2,368.85

* Assessments include the following :

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

Community Information:

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

Fountainbleau Lakes CDD

Roadway Striping Project - Vendor Comparison Summary

Cost Comparison

Company	Las Ramblas	Las Sevillas	Total Combined
Cielito Inc	\$35,000.00	\$23,000.00	\$58,000.00
Rose Paving (Atlantic Southern)	-	-	\$32,950.00 (Combined Lump Sum)
Worldwide Distributors	\$31,850.00	\$22,150.00	\$54,000.00

Scope Comparison Summary

Scope Item	Cielito Inc	Rose Paving	Worldwide Distributors
Thermoplastic Striping	Yes (LF detailed)	Yes (DOT thermoplastic)	Yes (LF detailed)
Speed Bumps	Yes (Qty specified)	Included	Yes (Qty specified)
Reflective/Raised Pavement Markers	Yes (RPM counts listed)	Included	Yes (Included)
Directional Arrows	Yes (Qty specified)	Included	Yes (Qty specified)



**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

Fountainbleau Lakes CDD - Roadway Striping Project
9960 NW 10th Ter
Pablo Jerez

Ronnie Sagman
ronnie.sagman@rosepaving.com



Paving Our Path

In December 2024, **Rose Paving** and **Atlantic Southern Paving (ASP)** merged to form one of the largest self-performing paving companies in the United States. This strategic union combines their complementary geographic footprints, creating an expansive nationwide network with unparalleled reach. Operating under the Rose Paving name, the merger unites over 1,000 employees across 36 offices, enhancing their ability to deliver best-in-class paving solutions and superior service to clients nationwide.



Completing 20,000+ Jobs Every Year



Providing 80+ Years of Trusted Service



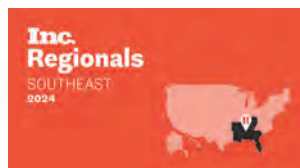
Serving Commercial & Residential HOAs/COAs



Same great team



36 Regional Offices



www.PaveWithASP.com (954) 581-5805

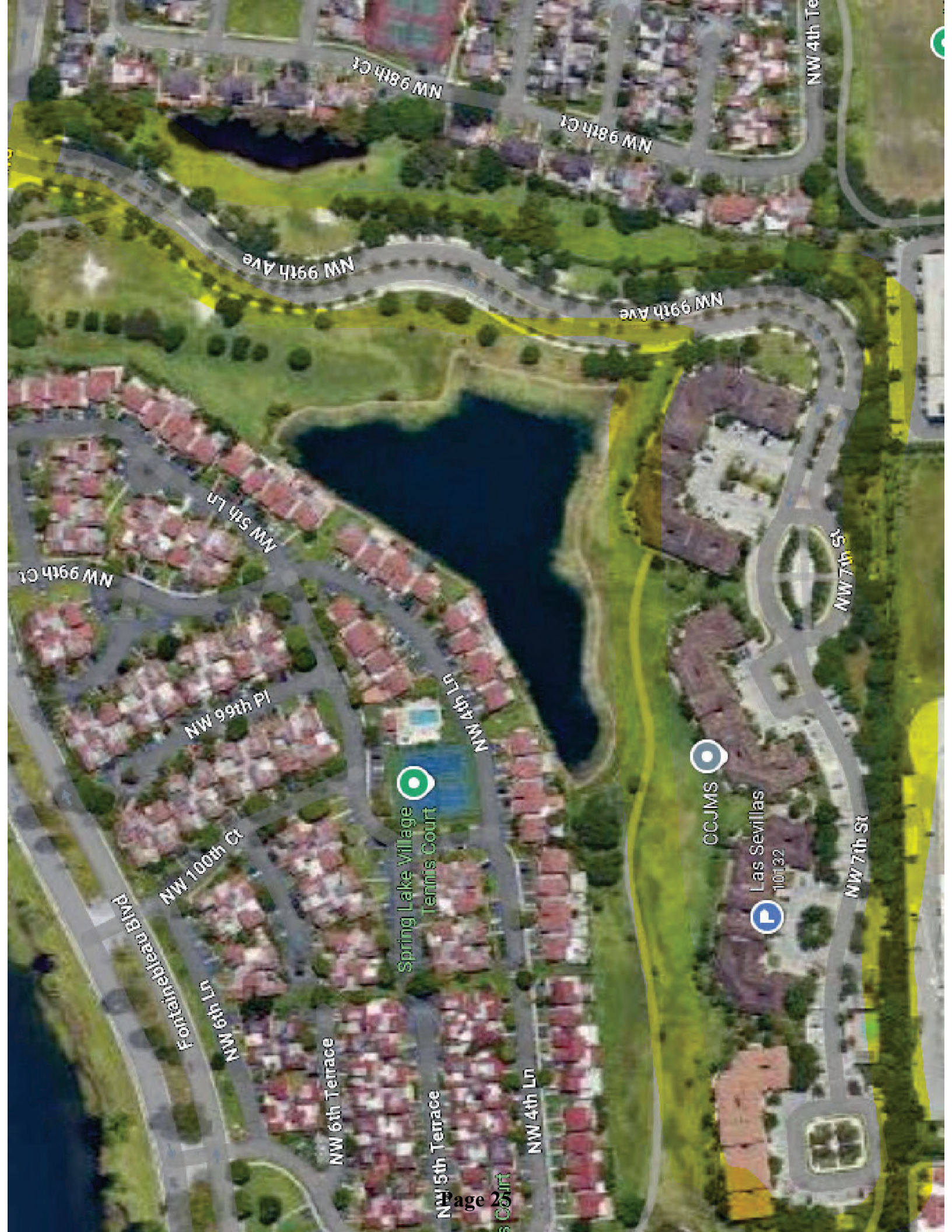


Learn more about **Rose Paving** at www.RosePaving.com

Account Information	Contact Information	Rose Paving Information
Account Name: Las Ramblas	Contact Name: Pablo Jerez	Senior Account Executive: Ronnie Sagman
Street Address: 9960 NW 10th Ter	Contact Email: pjerez@sdsinc.org	Email: ronnie.sagman@rosepaving.com
City State Zip: Miami FL 33172-5740	Contact Phone: 786-413-7150	Cell: 954.214.1844

Notes/Exclusions
Las Sevillas & Las Ramblas - Roadway Striping

PRICING TABLE			
Service Line Name	QTY	U of M	Subtotal
Roadway Striping Thermoplastic Striping - Asphalt Areas Latex Striping - Paver Areas	1	LS	\$32,950.00
Total			\$32,950.00



NW 98th Ct

NW 98th Ct

NW 4th Te

NW 99th Ave

NW 99th Ave

NW 99th Ct

NW 5th Ln

NW 7th St

NW 99th Pl

NW 4th Ln

Spring Lake Village
Tennis Court

CCJMS

Las Sevillas
110132

NW 7th St

Fontainebleau Blvd

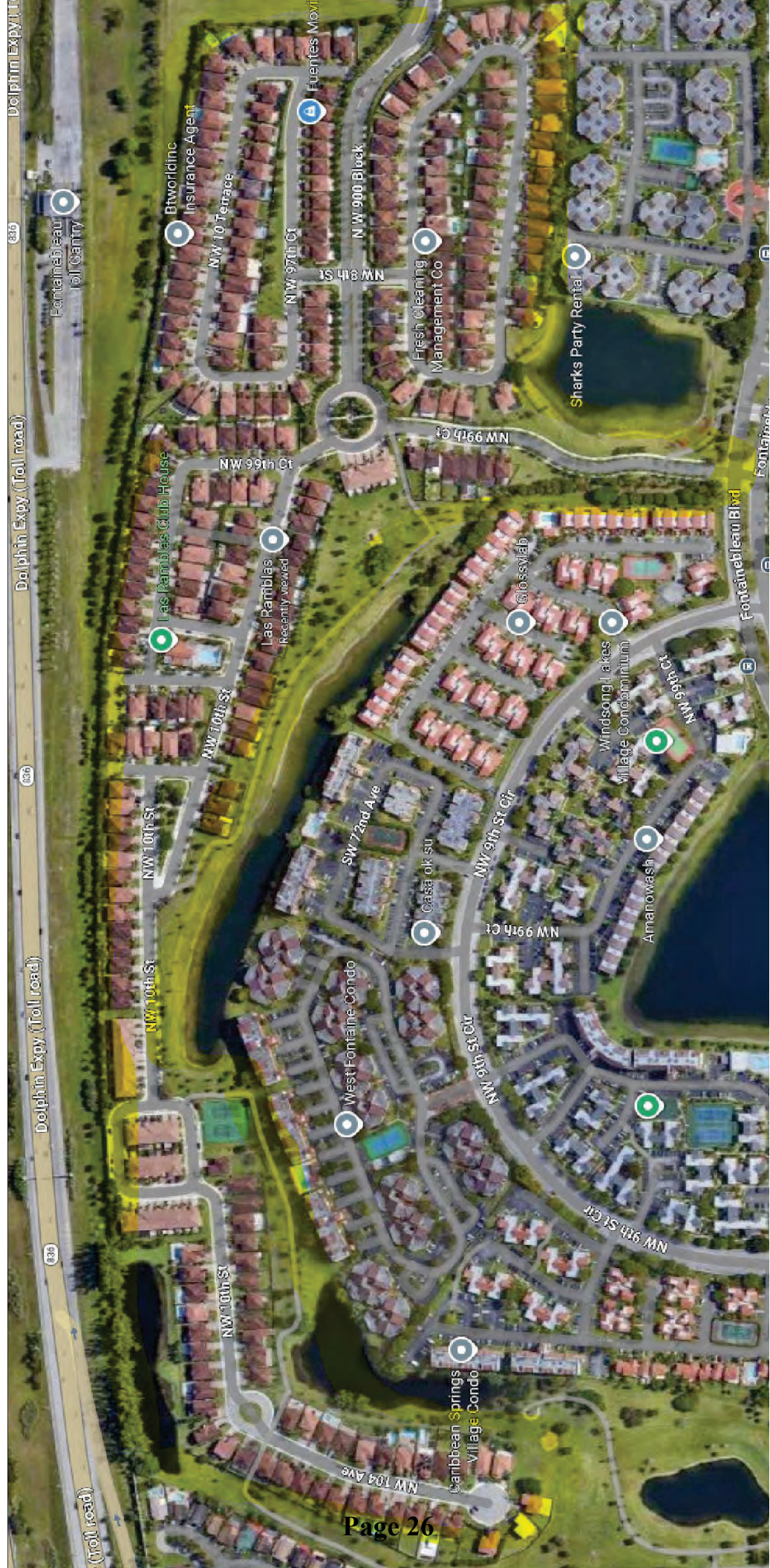
NW 100th Ct

NW 6th Ln

NW 6th Terrace

NW 5th Terrace

NW 4th Ln



CUSTOMER APPROVAL

Total Dollars Approved: **\$32,950.00**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Roadway Striping	Striping of all roadway markings with thermoplastic and latex DOT traffic paint per existing layout

Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$850.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warrantied against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.

22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

**As a duly authorized representative of Las Ramblas, I agree
to these Terms & Conditions**

ESTIMATE



Prepared For

Fontainbleau Lakes Cdd
(786) 413-7150

CIELITO INC

5375 NW 159 ST # 5711
MIAMI, Florida 33014
Phone: (786) 295-2596
Email: CIELITOINCORPORATED@OUTLOOK.COM
Web: CIELITOINC.COM

Estimate # 10931
Date 02/09/2026
Business / Tax # EIN: 82-3086782

Description **Total**

Pavement Marking & Traffic Calming Improvements \$35,000.00

After our visit, Cielito Inc. can offer the following services for your property (Las Ramblas).

Pavement Marking & Traffic Calming Improvements

Standard Traffic Paint:

Regular Parking: 38 EA

Handicap Parking: 1 EA

Handicap Logo: 1 EA

Handicap Ramp: 1 EA

Yellow Striping, 4": 180 LF

Yellow Striping, 18": 120 LF

White Striping, 4": 66 LF

White Striping, 12": 120 LF

Skip Striping 2'x4', White 4": 9 EA

Yield Triangles, 24" x 18": 13 EA

Mobilization

Layout.

Thermoplastic Paint:

Yellow Striping, 4": 6,320 LF

Yellow Striping, 6": 1,050 LF

Yellow Striping, 18": 540 LF

White Striping, 4": 560 LF

White Striping, 6": 1,455 LF

White Striping, 8": 263 LF

White Striping, 12": 638 LF

White Striping, 18": 218 LF

White Striping, 24": 393 LF

Directional Arrows: 13 EA

"ONLY" Pavement Markings: 2 EA

Skip Striping 6'x10', Yellow 4": 10 EA

Skip Striping 6'x10', White 6": 38 EA

Raised Pavement Markers (RPM) White/Red: 60 EA

Raised Pavement Markers (RPM) Amber/Amber: 220 EA

Raised Pavement Markers (RPM) Blue: 28 EA

Mobilization

Layout

Speed Bumps – Yellow

Speed Bumps: 26 EA

Mobilization

Layout

ADA Landings – Yellow

ADA Landings: 10 EA

Terms and Conditions:

Pricing includes all labor, materials, mobilization, and layout required to complete the work described herein. Any work outside the defined scope shall require a written change order approved prior to execution. This proposal is valid for a period of 30 days from the date issued.

Payment Terms:

A deposit of 50% of the total contract amount is required prior to the commencement of work. The remaining balance is due within 30 days upon completion of the work.

Pavement Marking & Traffic Calming Improvements:

*Alternate: Additional 16 parking spaces pertaining to the clubhouse:

4" White: 288 LF (2500.00)



Subtotal	\$35,000.00
Total	\$35,000.00
Deposit Due	\$17,500.00

ESTIMATE



Prepared For

Fontainbleau Lakes Cdd
(786) 413-7150

CIELITO INC

5375 NW 159 ST # 5711
MIAMI, Florida 33014
Phone: (786) 295-2596
Email: CIELITOINCORPORATED@OUTLOOK.COM
Web: CIELITOINC.COM

Estimate # 10933
Date 02/26/2026
Business / Tax # EIN: 82-3086782

Description

Total

Pavement Marking & Traffic Calming Improvements \$23,000.00

After our visit, Cielito Inc. can offer the following services for your property (Las Sevillas).

Thermoplastic Paint:

White 6" Thermoplastic 345 LF.

White 12" Thermoplastic 388 LF.

White 24" Thermoplastic 59 LF.

Yellow 6" Thermoplastic 5556 LF.

Directional Arrows 5 EA.

Reflective Pavement Markers 550 EA.

Speed Bump – Yellow 10 EA.

Inclusions: Surface preparation, thermoplastic installation, RPM placement, speed bump painting, and standard traffic control.

Terms and Conditions:

Pricing includes all labor, materials, mobilization, and layout required to complete the work described herein. Any work outside the defined scope shall require a written change order approved prior to execution. This proposal is valid for a period of 30 days from the date issued.

Payment Terms:

A deposit of 50% of the total contract amount is required prior to the commencement of work. The remaining balance is due within 30 days upon completion of the work.



Subtotal	\$23,000.00
Total	\$23,000.00
Deposit Due	\$11,500.00

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE D. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 2, 2026

VIA E-MAIL ONLY– asilva@sdsinc.org

Mr. Armando Silva
District Manager
Special District Services
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Fontainebleau Lakes Community Development District
Our File: 770.05537**

Dear Armando:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

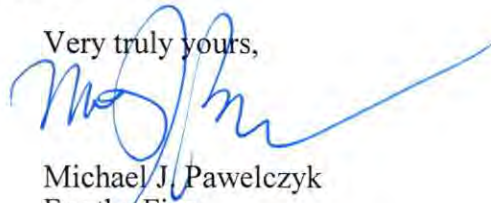
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Armando Silva
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

From: MIGUEL A GARCIA [<mailto:presidentlassevillas@gmail.com>]

Sent: Monday, April 13, 2026 4:12 PM

To: Armando Silva <asilva@sdsinc.org>

Cc: Miguel Alejandro <secretarylassevillas@gmail.com>; Sevillas Treasurer Las <treasurerlassevillas@gmail.com>; Catalina Navarro <Catalina.Navarro@fsresidential.com>; Carolina Lei <vicepresidentlassevillas@gmail.com>

Subject: Conceptual Approval Request – Pavilion/Cabana Structure (Las Sevillas CDD Area)

Hi Armando,

I hope you're doing well.

I'm reaching out on behalf of Las Sevillas with a board-level initiative for CDD consideration regarding a proposed capital improvement project within the district.

Residents have expressed strong interest in the addition of a covered pavilion/cabana-style structure within the CDD green space between Buildings 10022 and 10132. The goal is to create a designated, controlled recreational area that enhances the community while maintaining clear operational structure and oversight.

Project Overview

The proposal consists of a 20 ft x 30 ft open-air pavilion, similar in design and function to those installed in City of Doral parks.

The structure would include:

- Aluminum roof with steel framing
- Concrete slab foundation
- Picnic tables and benches
- One fixed charcoal BBQ grill
- Standard park lighting designed to minimize impact to nearby residents
- Integration with the existing CDD CCTV system
- Basic pathway extension connecting the Las Sevillas community to the Structure

Ownership and Responsibilities

- The CDD would own the structure as a capital asset
- The HOA would handle day-to-day cleaning and rule enforcement
- The CDD would retain responsibility for structural maintenance and repairs
- A formal maintenance framework can be developed following project approval

Usage and Operations

To ensure the area remains controlled and does not create nuisance conditions, the following structure is proposed:

- Hours of operation: 10:00 AM to sunset
- Open use when not reserved
- Reservation required for organized gatherings
- Maximum occupancy: 40 persons
- No amplified music
- No parties without reservation
- Alcohol prohibited
- Glass containers prohibited

The HOA would be responsible for enforcement of these rules.

Reservation and Revenue Model

The pavilion would be available for reservation at a fee of \$150 per use, with:

- Required security deposit
- Required liability waiver

All reservation revenue would be directed 100% to the CDD and allocated toward a dedicated fund for ongoing maintenance and upkeep of the structure.

Funding and Next Steps

This project is proposed to be funded through the Las Villas Capital Improvement Fund.

At this stage, we are respectfully requesting CDD approval in concept to proceed with design, feasibility review, and cost estimation. Following conceptual approval, the next steps would include:

- Development of detailed design plans
- Obtaining vendor estimates and construction pricing
- Coordination of permitting with Miami Dade County
- Engineering review to confirm placement, drainage considerations, and any easement constraints

The exact placement of the structure can be adjusted as needed within the CDD parcel based on engineering and planning requirements.

We believe this project would provide a structured recreational amenity for residents, reduce unregulated use of open areas, and add long-term value to the district while remaining financially sustainable through its reservation model.

Please let me know your thoughts and if this item can be placed on an upcoming CDD Board meeting agenda for discussion.

Thank you for your time and guidance.

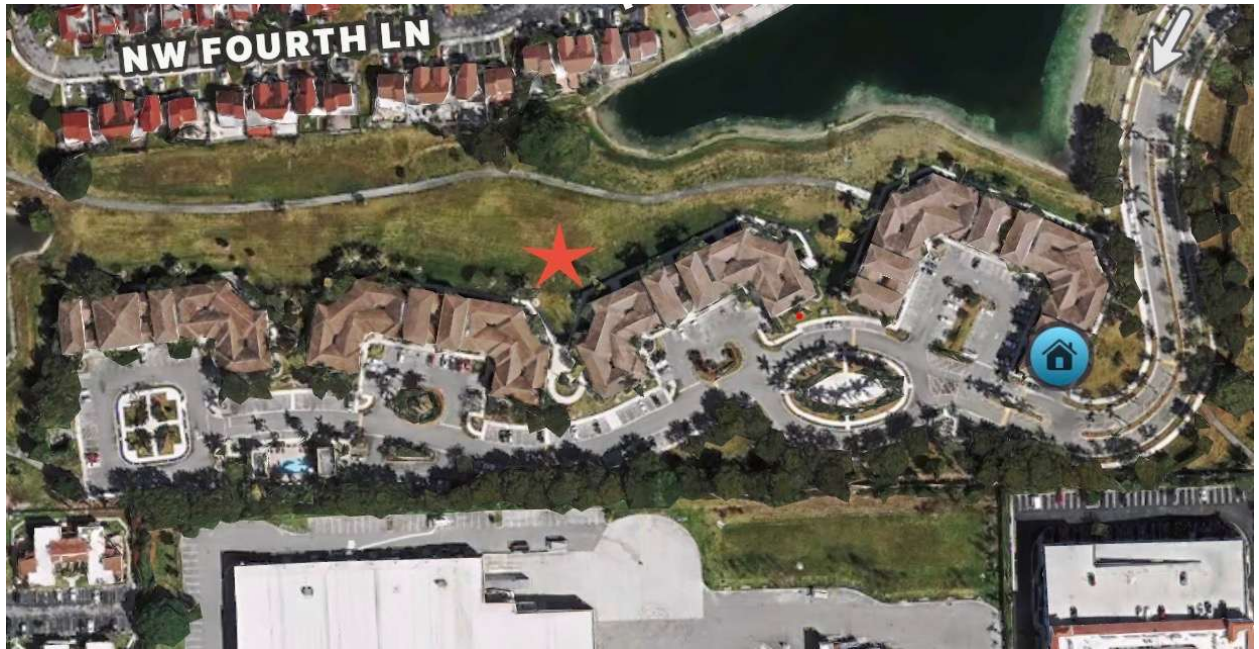
Thank you,

Miguel A Garcia

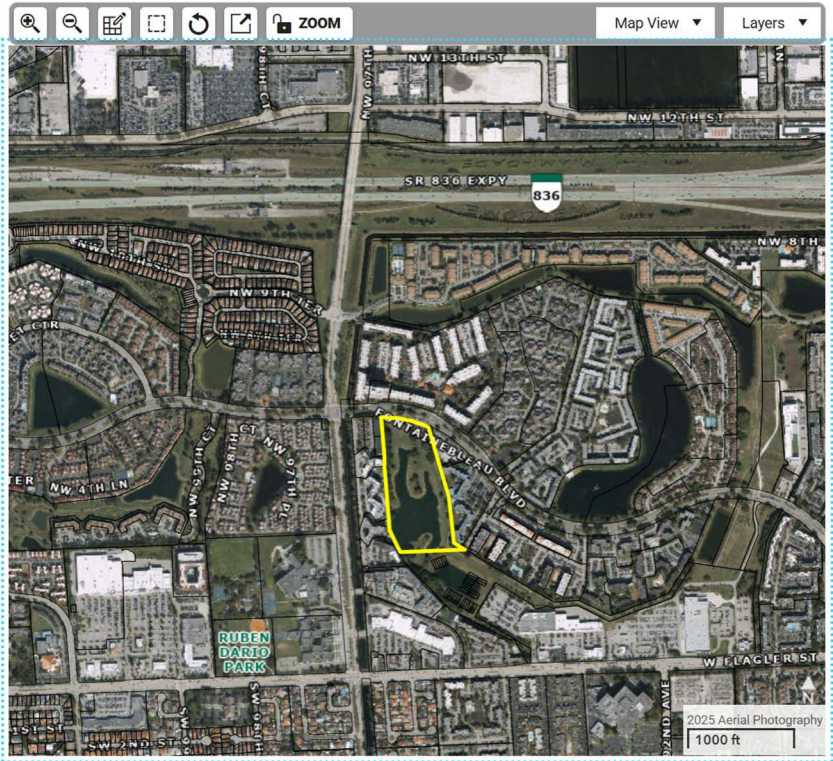
President FLCW HOA

Las Villas

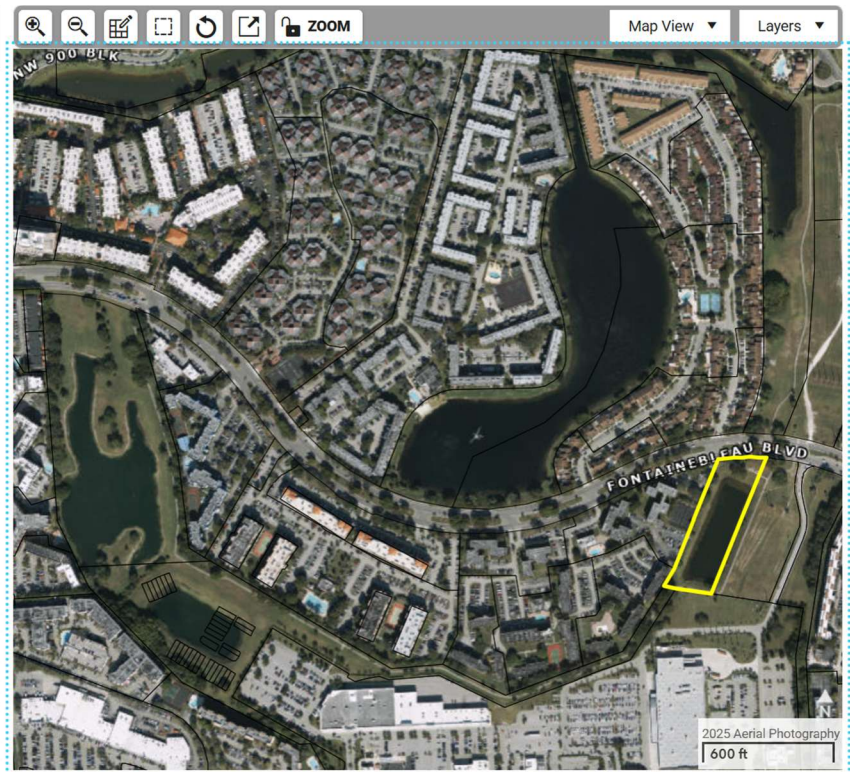




PROPERTY INFORMATION ⓘ	
Folio:	30-4004-084-0560
Sub-Division:	FONTAINEBLEAU EAST
Property Address	0
Owner	FONTAINEBLEAU LAKES CDD
Mailing Address	2501A BURNS RD WEST PALM BEACH, FL 33410
PA Primary Zone	8900 INTERIM-AWAIT SPECIFIC ZO
Primary Land Use	9751 PVT PARK - REC AREA - ROADWAY : COMMON AREA
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



PROPERTY INFORMATION ⓘ	
Folio:	30-4004-085-0020
Sub-Division:	FONTAINEBLEAU PARK PLAZA
Property Address	0
Owner	FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DIST
Mailing Address	2501A BURNS RD WEST PALM BEACH, FL 33410
PA Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	9751 PVT PARK - REC AREA - ROADWAY : COMMON AREA
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

April 29, 2026

Mr. Armando Silva
Special District Services, Inc.
2501 A Burns Road
Suite A
Palm Beach Gardens, FL 33410

Dear Mr. Armando Silva:

The Office of the Supervisor of Elections has completed a review of the area described as **Fontainebleau Lakes Community Development District**. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302 or by email at Michelle.McClain@votemiamidade.gov.

Best regards,

Alina Garcia
Supervisor of Elections
Office of the Supervisor of Elections
Miami-Dade County

Enclosure (2)

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480
votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Fontainebleau Lakes Community Development District**, as described in the attached **MAP**, has **630** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

