



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 21, 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
September 21, 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. August 17, 2026 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
 - 1. Update Regarding Perimeter Fence Project.....Page 7
 - 2. Update Regarding AW-235 (Miami-Dade County DERM)
- H. New Business
 - 1. Discussion Regarding Installation of Decorations and Christmas Lights.....Page 10
 - 2. Discussion Regarding Prohibition of Fishing within the District Lakes
- I. Administrative & Operational Matter
- 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

**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 Com-
munity Development District**
(the "District") will hold Regular Meet-
ings 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 Com-
munity Development District**
(the "District") will hold Regular Meet-
ings in the Las Sevilas Roundabout
located at 10012 NW 7th Street, Mi-
ami, Florida 33172 at **6:30 p.m.** on
the following dates:

March 16, 2026

The purpose of the meetings is to con-
duct any District business which may
lawfully and properly come before
the Board. Meetings are open to the
public and will be conducted in ac-
cordance with the provisions of Flor-
ida 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 partic-
ular meeting.

From time to time one or two Board
members may participate by tele-
phone; therefore, a speaker telephone
will be present at the meeting loca-
tion 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 re-
cord.

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 accom-
modations or an interpreter to partic-
ipate 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**

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

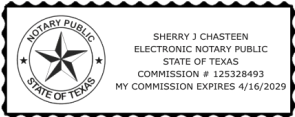
Affiant further Says that the said Miami Herald website or newspaper
complies with all legal requirements for publication in chapter 50,
Florida Statutes.

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

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me on



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COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE
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COMMUNITY DEVELOPMENT
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www.fontainebleaulakescdd.org
PUBLISH: MIAMI HERALD
10/10/25
IPL0279120
Oct 10 2025**

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
AUGUST 17, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the August 17, 2026, Regular Board Meeting and Public Hearing of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:52 p.m. at the Las Ramblas Clubhouse Conference Room, 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

It was determined that the attendance of Chairperson Arno Lemus (arrived at 7:15 p.m.) and Supervisors Mayra De Torres, Miguel Garcia and Eddy Luna constituted a quorum and it was in order to proceed with the meeting. Vice-Chairperson Humberto Jovanovic was not in attendance.

Staff in attendance included: District Manager Armando Silva and District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Liza Smoker of Billing Cochran, P.A.

Also in attendance were Ms. Edith Gonzalez, Mr. Mario Echevarria, Mr. Jesus Carcasses, Attorney Alex Magrisso, and other members of the public at large.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva added the following item to New Business: Item 1 – Discussion Regarding Fishing in the District Lakes.

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. July 20, 2026, Special Board Meeting

Mr. Silva presented the amended minutes correcting item G1 of the July 20, 2026, Special Board Meeting and asked if there were any further comments and/or changes. A **motion** was made by Ms. De Torres, seconded by Mr. Luna and approved, approving the minutes of the July 20, 2026, Special Board Meeting, as amended.

Note: At approximately 6:56 p.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on July 28, 2026, and August 4, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

There were no public comments regarding the Fiscal Year 2026/2027 Final Budget. There being no public comments, Mr. Silva closed the public comment portion of the public hearing.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Mr. Silva presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 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 presented the Fiscal Year 2026/2027 Final Budget. A discussion ensued and no changes were made to the proposed budget, after which; a **motion** was made by Mr. Garcia, seconded by Ms. De Torres and unanimously passed to approve and adopt Resolution No. 2026-02, approving the Fiscal Year 2026/2027 Final Budget, as presented.

Note: There being no further Public Hearing business to conduct, Mr. Silva adjourned the Public Hearing at approximately 6:59 p.m. and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Update Regarding Perimeter Fence Project – Fence Installation and Location Agreement

Mr. Silva presented a Fence Installation and Location Agreement drafted by counsel for the Keep the Bleau Green Committee. Representatives of the Keep the Bleau Green Committee were in attendance and advised that the Committee approved of the District's revised site plan for the fence project. Mr. Magrisso, attorney for Keep the Bleau Green Committee, presented the proposed Agreement and briefly discussed the points contained therein. A discussion ensued, after which the Board determined that it did not wish to enter into an agreement with the Keep the Bleau Green Committee. The Board noted that the Agreement that was proposed by Keep the Bleau Green Committee was not necessary as the recorded Covenant, as amended, already sufficiently addressed the issues discussed.

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

This item was tabled.

3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. Silva presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and presented the proposed Fiscal Year 2026/2027 meeting schedule, noting that it maintained the same meeting pattern, time and location as the current fiscal year.

A **motion** was made by Mr. Garcia, seconded by Ms. De Torres and unanimously passed to approve and adopt Resolution No. 2026-03, as presented.

4. 2026 Legislative Memo

This item was tabled.

I. NEW BUSINESS

1. Discussion Regarding Fishing in the District Lakes

Mr. Silva discussed fishing in the District's retention ponds and a discussion ensued, after which the Board determined that, out of an abundance of caution, the District would proceed through the rule-making process in order to establish rules prohibiting fishing in the District's retention ponds.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. 2026 Annual Engineer's Report

This item was tabled.

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 Ms. De Torres, seconded by Mr. Lemus and unanimously passed to adjourn the Regular Board Meeting and Public Hearing at 8:06 p.m.

Secretary/Assistant Secretary

Chairman/Vice-Chair



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

11805 SW 26 Street Miami, FL 33175-2474
(786) 315-2000

BUILDING PERMIT AND INSPECTION RECORD

Permit #: **2026068795**

Process Number: C2024096983

Issue Date: 09/01/2026

Job Location

Folio: 3030550922810

Job Site Address: 10411 NW 7 ST

Legal: FONTAINEBLEAU WEST NORTH PB 169-023 T-23171

Project Information

Application Type: ALTER EXTERIOR

Proposed Use: 5 UNITS OR MORE - RESIDENTIAL /PICKET FENCE

Sq. Ft.: 3750 / Units: 5 / Floors: 1

Permit Type: BUILDING / Permit Category: 0018 FENCE

Owner & Contractor Information

Property Owner: FONTAINEBLEAU LAKES COMMUNITY

Contractor: BUILDING UNLIMITED SERVICES INC

Qualifier: PEREZ ALEXANDER JOSEPH

Completion Holds

Completion Hold	Status	Initials	Date
461 POLLUTION REMED REQ	A		

Required Inspections

BUILDING - 0018 FENCE

Inspection Type	Initials	Date
082 FENCE FOUNDATION		

Inspection Type	Initials	Date
005 TIE BEAM/REINFORCING		
001 FINAL		

Notes

Rough, electrical, plumbing, and mechanical inspections must be made and approved before requesting a framing inspection.

Inspections can be requested online at www.miamidade.gov/building under the Inspection tab or by calling (786) 315-2100. Before scheduling the inspection, please have your ten-digit permit number and three-digit inspection type ready. The inspection type can be found on the permit card next to the required inspection. Inspectors can be reached at the office from 7 AM to 8 AM or via our website.

To schedule Fire inspections, call Fire Dept. at 786-331-4798

Warning to Owners

Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

You have purchased a building permit only. Separate permits are required for roofing, plumbing, electrical, mechanical, window, and storm shutter work.

Compliance with the Florida Accessibility Code will be verified at the time of rough and final inspections where applicable.

Building permits shall expire 180 days from the date of issuance or the date of last approved inspection.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management district, state agencies, or federal agencies.

Additional Information

IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ALL CONSTRUCTION OR WORK AUTHORIZED UNDER THIS PERMIT IS SUBJECT TO INSPECTION, AND ACCESS FOR SUCH INSPECTIONS MUST BE PROVIDED.

IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER, OR THEIR DULY AUTHORIZED AGENT, TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. THE PERMIT HOLDER MUST ALSO ENSURE ACCESS TO THE WORK

AND PROVIDE THE NECESSARY MEANS FOR INSPECTIONS, AS REQUIRED BY THE FLORIDA BUILDING CODE.

PLEASE NOTE THAT INSPECTORS WILL BE CONDUCTING INSPECTIONS WHILE WEARING BODY CAMERAS, AND THE INSPECTION MAY BE RECORDED.

IF THE WORK IS NOT MADE ACCESSIBLE FOR INSPECTION AS REQUIRED, NEITHER THE BUILDING OFFICIAL, THE INSPECTORS, NOR THE JURISDICTION SHALL BE HELD LIABLE FOR ANY COSTS INCURRED IN THE REMOVAL OR REPLACEMENT OF MATERIALS NECESSARY TO PERFORM THE INSPECTION.

ONCE THE FINAL INSPECTION APPROVALS HAVE BEEN ENTERED AND ALL COMPLETION HOLDS RELEASED ON THE PERMIT CARD, THIS DOCUMENT CONSTITUTES THE CERTIFICATE OF COMPLETION.



Lets Get Lit LLC

8385 sw 94 st
Miami, FLORIDA 33156 USA
letsgetlit305@gmail.com
www.letsgetlitpro.com

INVOICE

BILL TO
Fontainebleau Lakes Single Family Homes West Homeowners Association, Inc.

INVOICE 12501-486
DATE 08/18/2026
TERMS Net 30
DUE DATE 09/17/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Royal Palms - 25-35ft	Royal Palm wrap with 5mm minilights	31	275.00	8,525.00
MAILBOX HOUSE			500.00	500.00
Guardhouse Trace	trace guardhouse border with C9 lights		500.00	500.00
Monument sign trace	Trace monument signs with C9 bulbs	2	500.00	1,000.00
Minilights 5mm	Rental for 422 sets of minilights and 750ft c9 and snowflakes		5,000.00	5,000.00T

50% payment is required at this time \$7937.50

Ways to pay



View and pay

SUBTOTAL	15,525.00
TAX	350.00
TOTAL	15,875.00
BALANCE DUE	\$15,875.00