

**MINUTES OF MEETING  
LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Landmark at Doral Community Development District held a Regular Meeting on May 13, 2021, at 10:00 a.m., at The Landmark South Clubroom, 6055 NW 105<sup>th</sup> Court, Doral, Florida 33178. Members of the public were able to participate in the meeting at 1-888-354-0094, CONFERENCE ID: 435668.

**For Landmark at Doral CDD:**

Teresa Baluja (via telephone)	Chair
Todd Patterson	Assistant Secretary
Su Wun Bosco Leu	Assistant Secretary
Michelle A. Garcia	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Dillon Reio (via telephone)	SCS Engineers
Marco Hernandez (via telephone)	SCS Engineers

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:02 a.m. Supervisors Patterson, Garcia and Bosco were present, in person. Supervisor Baluja was attending via telephone. Supervisor Orozco was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

This item was presented following the Ninth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Proving for an Effective Date**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Update: Status of Continued DERM Monitoring**

Mr. Reio presented the findings from the testing completed in February 2021 and reviewed the Response to Comments and Site Assessment Report Addendum, as follows:

- Shallow groundwater iron concentrations exceeded the groundwater cleanup target level. There is currently delineation to the west, south and east and it is anticipated that the Division of Environmental Resources Management (DERM) will require northern delineation.
- Intermediate groundwater iron concentrations exceeded the groundwater cleanup target level. There is currently delineation to the south and the east and it is anticipated that DERM will require northern and western delineations.
- There is currently no vertical deep groundwater extent; installation of a deep monitoring well, up to 50', was recommended, as, in SCS's experience, DERM will require complete plume delineation both horizontally and vertically.
- SCS's professional opinion was that surficial soils are not contributing to the iron groundwater plume, based on low total iron concentrations and several other factors.

➤ Ultimately, a long-term groundwater monitoring program demonstrating plume stability would allow the District to enter into a Restrictive Covenant with the County after a monitoring period of approximately four quarters.

Discussion ensued regarding the time period and requirements for delineation and monitoring, possibly presenting to the Environmental Quality Control Board (EQCB) once full delineation is achieved and documented, installation and placement of additional wells, factors that may contribute to iron levels and the possibility of installing a well above the northern boundary, which has similar stormwater features.

➤ A cluster well was needed to measure shallow and intermediate delineation on the northern boundary.

➤ An intermediate well on the western boundary and a deep well, to 50', would be needed to demonstrate full plume definition, after which a proposal may be made for a monitoring-only plan with quarterly groundwater sampling.

Discussion ensued regarding possibly asking the CDD's northern neighbor to install a well. Mr. Reio noted, in that case, the northern property owner would be a party to the Covenant and be required to accept restrictions on their property.

Mr. Alvarez asked if SCS was aware of any environmental testing or documentation relating to the property to the north of the District. Mr. Reio stated he reviewed sites in the vicinity and nothing was found; however, he would search again, in case more recent information is available. Discussion ensued regarding permits, negotiating with an off-site property owner to accept restrictions and the filling that was done in the District and on the property to the north.

Mr. Bosco stated he was not in favor of approaching the neighbor. He asked Mr. Reio to explain the multiple stages of monitoring and the need for a deep well and, given the map provided in the past, he asked why the District's wells were so close together. Mr. Reio discussed the previous environmental consultant's method of attempting to systematically define everything within the property boundaries and the need to begin contemplating off-site wells. It was difficult to determine the root cause of the iron levels, as iron naturally occurs in

soils in Miami-Dade County and the excessive muck may geochemically alter the groundwater's chemistry.

Mr. Bosco asked if the landfill adjacent to the lake could possibly be contributing to the iron or if it could be from something put into the lake. Mr. Reio stated he investigated the ash landfill to the east, which has existing shallow, intermediate and deep wells on its southwestern property boundary that are sampled every six months, in accordance with the Landfill Permit. The site wells are clean, serve as temporary points of compliance and allow the CDD to avoid eastward delineation.

Ms. Baluja asked if the possible restriction would preclude use of groundwater. She noted that the HOA documents already prohibit wells and use of groundwater. Mr. Reio responded affirmatively and stated that property owners are aware that the lake is a stormwater feature only. Mr. Hernandez stated that the restriction would affect one irrigation well next to the lake, which could not be used for irrigation. Discussion ensued regarding approaching the northern neighbor for assistance in delineation. Mr. Reio stated the letter was submitted to DERM and he recommended waiting for a response.

Mr. Bosco asked if other possible root causes or something introduced into the lake may be a factor. Mr. Reio stated, while to their knowledge only permitted muck was present, the possibility of an outsider illegally dumping something, such as a refrigerator, could only be ruled out with a ground penetrating radar survey, which has not been recommended to regulators. Iron attenuates, over time, much more slowly than an organic and monitoring and delineation were recommended at this point. Mr. Bosco noted that iron levels seemed to be fluctuating in some of the wells. Mr. Reio discussed the variations in site readings and noted that spikes are sometimes observed during the rainy and dry seasons; this site has been an enigma.

Mr. Alvarez noted a parcel in Midtown Miami had arsenic contamination and the parcel owner was only required to find conditions within their property line. He asked why the CDD would be required to go beyond the property line. Discussion ensued regarding the Midtown Miami project, whether the District should pursue discussions with the neighboring property and possible responses to DERM. Mr. Rom stated that DERM's response would be distributed to the Board, once received, and included on the next agenda for discussion.

**SIXTH ORDER OF BUSINESS**

**Discussion/Consideration: Authorization for District Engineer to Engage Another DERM Consulting Firm**

This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Maintenance of Conservation Area/Costs**

**A. Proposals**

- I. Lake & Wetland Management Mitigation Service Agreement**
- II. Allstate Resource Management, Inc., Mitigation Maintenance Agreement**
- III. Aquatic Vegetation Control, Inc. Proposal/Agreement/Contract for Quarterly Maintenance**

**B. Analysis of Conservation Area Maintenance Costs for Fiscal Year 2022**

**C. Consideration of Mitigation Maintenance Services Agreement (Lake and Wetland)**

Mr. Alvarez stated that RX Environmental Consulting would file the fourth of five required yearly monitoring reports to the permitting agencies in July 2021. Because the consultant's opinion was that the wetlands are in such good condition that quarterly maintenance would be sufficient, proposals for maintenance of the conservation area were requested. He presented a summary of costs for the respondents, recommended awarding the contract to Allstate Resource Management, Inc. (Allstate) when the current contract with Lake & Wetland Management ends in July and discussed the reasons for the recommendation.

Mr. Alvarez stated that Allstate was the only respondent who submitted a proposal for one-time cleanup of construction debris. Ms. Baluja noted that Lennar already completed a cleanup of construction debris. Mr. Bosco stated that most of the debris was cleaned up after the site visit; however, wooden stakes along the bike path should also be removed. Ms. Baluja stated she would notify Lennar. The consensus was that a one-time cleanup from an outside vendor would not be needed due to Lennar's cleanup efforts. Mr. Alvarez noted the proposals included quarterly removal of debris within the wetlands.

Mr. Bosco suggested appending the July letter and requested that Lake & Wetland Management be given feedback and asked to remove debris. He suggested highlighting areas

on a map where exotics were to be maintained and trash removed so that performance can be measured. Ms. Baluja suggested a walkthrough before terminating the previous contract and entering into a new contract. Discussion ensued regarding which portions of the bike path were included for maintenance, the timing for providing notice to Lake & Wetland Management and timing of the new agreement.

**On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the Allstate Resource Management, Inc., proposal, to be effective on July 1, 2021, authorizing District Counsel to prepare a form of agreement, subject to the proposal, and for the Chair to execute, and authorizing Staff to send a termination letter to Lake & Wetland Management on May 30, 2021, to be effective June 30, 2021, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Update: Site Visit Report**

Mr. Rom presented the Site Visit Report and noted that Lennar addressed most of the construction debris in and around the wetlands.

**NINTH ORDER OF BUSINESS**

**Discussion: Developer’s Maintenance Responsibility for Catch Basins Before, During and After Construction**

Mr. Bosco noted that some catch basins are filled with asphalt and asked about the Developer’s responsibility. Mr. Alvarez stated the Developer is responsible for maintaining the drainage system free of debris and, upon completion of construction, the clean system would be conveyed to the CDD. Ms. Baluja stated that construction was nearly complete and this was the typical process. Mr. Alvarez stated that a maintenance program would allow the District to spread out the costs and negotiate the best prices; when appropriate an analysis may be done. Ms. Baluja noted that each Developer would be responsible for their portion.

Discussion ensued regarding the south parcel, which includes the bicycle path, when the CDD’s maintenance obligation would begin and the various phases in the District. Mr. Alvarez would consult with the Developer’s Engineer and advise the Board.

- **Consideration of Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

**This item, previously the Third Order of Business, was presented out of order**

Mr. Rom presented Resolution 2021-04. He reviewed the proposed Fiscal Year 2022 budget highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

Mr. Bosco asked for the Board to be informed if any professional staff's hourly rate is excessive. Discussion ensued regarding the District's professional and administrative costs, efficiency, a commitment to cost savings and the landscaping and beautification projects.

Mr. Rom stated that approximately \$80,000 remained in the Construction Fund account and, given that \$60,000 was budgeted for the "Environmental investigation" line item, the CDD needs to be in a position to ensure that ongoing monitoring requirements will be met.

Mr. Bosco recommended that Board Members review the Completion Agreement in the event of a future discussion. Mr. Rom stated he would provide the Agreement. Discussion ensued regarding adjusting and prioritizing line items to avoid an assessment increase. Ms. Baluja questioned whether the Construction Fund should have been utilized for the environmental expenses and cautioned that the Developer may also requisition funds for construction expenses. Mr. Alvarez noted that "Groundwater sampling" and "Environmental investigation" were the same expense and that "Environmental investigation" should be reduced by \$12,500.

The following changes were made to the proposed Fiscal Year 2022 budget:

Page 2: Remove "Planting project (NW 102 Ave)" in the amount of \$10,000

Page 2, "Environmental investigation": Reduce by \$12,500

Page 2: Remove "Drainage system improvements" in the amount of \$4,000

Page 2: Remove "Planting project (FPL pads)" in the amount of \$2,000

On MOTION by Mr. Bosco and seconded by Ms. Garcia, with all in favor, Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for September 15, 2021 at 10:00 a.m., at The Landmark South Clubroom, 6055 NW 105<sup>th</sup> Court, Doral, Florida 33178; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

**TENTH ORDER OF BUSINESS**

**Consideration of FPL Patrol Road and Bike Path Completion and Conveyance**

- A. Engineer As-Built Certification and Request for Conversion to Operation Phase
- B. SFWMD Acceptance of Engineer Certification of Construction Completion of FPL Patrol Road and Bike Path, and Application for Transfer to Perpetual Operation Entity
- C. Draft No Lien Affidavit from Lennar for Conveyance of FPL Patrol Road and Bike Path
- D. Draft Bill of Sale to Convey FPL Patrol Road and Bike Path from Lennar to the CDD

Mr. Rom stated that this should be deferred, pending a response from the HOA.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*

Mr. Pawelczyk reminded the Board that the Supervisor of Elections would send Form 1 to their address on file and the form should be returned to avoid a fine. He discussed the recent COVID-19 legislation, which aimed to prevent frivolous lawsuits, as long as property owners act in good faith, and stated a Legislative Memo would be forthcoming.

- B. District Engineer: *Alvarez Engineers, Inc.*

There being nothing further to report, the next item followed.

- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- I. Update: Completed Resident Maintenance Requests

- a. Drain Cover
- b. Trimming and Weed Removal Next to Construction South of 66<sup>th</sup> Street
- c. Weeds Trimmed Along Green Construction Fence on 66<sup>th</sup> Street



Mr. Rom stated the inquiries were forwarded to the Landmark Property Manager and the Property Manager was very responsive to the requests.

**II. Discussion: HOA Clubhouse Update**

Mr. Rom stated the Clubhouse was not open as of yesterday but discussions were underway; an update may be provided within days.

Mr. Alvarez stated that the crosswalk signage was very important and suggested contacting Kimley-Horn. Discussion ensued regarding the crosswalk and dangers in the area. The Board directed the Mr. Alvarez to contact Kimley-Horn.

**III. NEXT MEETING DATE: June 10, 2021 at 10:00 A.M.**

**○ QUORUM CHECK**

The next meeting will be held June 10, 2021 at 10:00 a.m., unless cancelled.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Discussion ensued regarding the meeting agenda.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the meeting adjourned at 12:34 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair  
Asst Secretary