

**LANDMARK AT
DORAL**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 18, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Landmark at Doral Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

May 11, 2022

Board of Supervisors
Landmark at Doral Community Development District

Dear Board Members:

The Board of Supervisors of the Landmark at Doral Community Development District will hold a Regular Meeting on May 18, 2022, at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178. Members of the public may participate in this meeting via teleconference at **1-888-354-0094**, Participant Passcode: **528 064 2804**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2 (*Term Expires November 2022*)
 - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B – Memorandum of Voting Conflict
4. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 3 (*Term Expires November 2022*)
 - Administration of Oath of Office

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

5. Consideration of Resolution 2022-03, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consideration of Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2022-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
8. Update: Status of Request to DERM for Additional Extension for Site Assessment Report Addendum (SARA) Submittal by SCS Engineers
9. Update: Status of SFWMD Enforcement Case No. 11428 – Encroachment of Signs in the Entry Wall and Unauthorized Filling of Wetlands
10. Discussion/Consideration of Quit Claim Deed to Lennar Homes, LLC, of Tracts R and X, LANDMARK AT DORAL CENTRAL (correction re: 15 square feet)
11. Acceptance of Unaudited Financial Statements as of March 31, 2022
12. Approval of April 20, 2022 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Alvarez Engineers, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 15, 2022 at 4:00 P.M.
 - QUORUM CHECK

Maria Florencia Mazzei	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Su Wun Bosco Leu	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Todd Patterson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Public Comments

15. Supervisors' Requests

16. Adjournment

Please do not hesitate to contact me directly at (561) 909-7930 with any questions.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Landmark at Doral Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

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PASSED AND ADOPTED this 18th day of May, 2022.

ATTEST:

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Landmark at Doral Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: September 21, 2022

HOUR: 4:00 P.M.

LOCATION: Landmark Clubhouse
10220 NW 66th Street
Doral, Florida 33178

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County and the City of Doral at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF MAY, 2022.

ATTEST:

**LANDMARK AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
PROPOSED BUDGET**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
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**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll	\$ 237,397				\$ 325,175
Allowable discounts (4%)	(9,496)				(13,007)
Assessment levy: net	227,901	\$ 211,104	\$ 16,797	\$ 227,901	312,168
Assessment levy: off-roll					
North	15,049	1,612	13,437	15,049	17,628
Lot closing assessments	-	179	-	179	-
Interest and miscellaneous	-	5,032	-	5,032	-
Total revenues	242,950	217,927	30,234	248,161	329,796
EXPENDITURES					
Professional & administrative					
Supervisors	7,747	-	1,076	1,076	8,608
Management/accounting/recording	40,080	20,040	20,040	40,080	41,282
Legal general counsel	18,000	8,470	5,000	13,470	18,000
Engineering	25,000	2,852	11,000	13,852	25,000
Audit	8,700	-	8,700	8,700	8,900
Accounting services - debt service	5,305	2,653	2,652	5,305	5,305
Assessment roll preparation	11,395	5,698	5,697	11,395	11,395
Arbitrage rebate calculation	1,500	750	750	1,500	1,500
Dissemination agent	3,500	1,750	1,750	3,500	3,500
Trustee	5,500	4,031	1,469	5,500	5,500
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	103	1,397	1,500	1,500
Office supplies	500	-	500	500	500
Annual district filing fee	175	175	-	175	175
Insurance: general liability	6,807	6,405	-	6,405	7,205
Website	705	705	-	705	705
ADA website compliance	210	199	11	210	210
Contingencies	1,000	332	668	1,000	1,000
Total professional & administrative	138,624	54,413	61,460	115,873	141,285

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Field operations					
Monitoring reports	3,600	-	3,600	3,600	3,600
Wetlands planting & earthwork	16,000	-	16,000	16,000	16,000
Area management services	7,000	3,977	3,023	7,000	7,000
Fountain	-	-	-	-	20,000
Fountain - O&M	-	-	-	-	6,500
Fence install - wetlands	-	-	-	-	19,500
Fence repair	2,500	-	2,500	2,500	2,500
Groundwater sampling	12,500	-	12,500	12,500	12,500
Environmental investigation	47,500	-	47,500	47,500	47,500
Annual permits	6,000	-	6,000	6,000	6,000
Roadway maintenance (NW 105th Ct)	1,000	-	1,000	1,000	1,000
Pedestrian crossing signage	1,000	-	1,000	1,000	1,000
Drainage system maintenance	-	-	-	-	20,000
Capital outlay	-	-	-	-	15,000
Contingencies	4,855	-	4,855	4,855	7,155
Total field operations	101,955	3,977	97,978	101,955	185,255
Other fees and charges					
Property appraiser & tax collector	2,374	2,111	263	2,374	3,252
Total other fees and charges	2,374	2,111	263	2,374	3,252
Total expenditures	242,953	60,501	159,701	220,202	329,792
Excess/(deficiency) of revenues over/(under) expenditures	(3)	157,426	(129,467)	27,959	4
Fund balance - beginning (unaudited)	113,478	141,166	298,592	141,166	169,125
Fund balance - ending (projected)					
Assigned					
3 months working capital	65,844	65,844	65,844	65,844	87,852
Doral Cay stormwater	34,067	34,067	-	-	34,067
Unassigned	13,564	198,681	103,281	103,281	47,210
Fund balance - ending (projected)	<u>\$ 113,475</u>	<u>\$ 298,592</u>	<u>\$ 169,125</u>	<u>\$ 169,125</u>	<u>\$ 169,129</u>

*Prior year funding collected in current fiscal year.

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 41,282
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	18,000
<p>Billing, Cochran, Lyles, Mauro & Ramsey, P.A., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	25,000
<p>Alvarez Engineers, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	8,900
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Accounting services - debt service	5,305
Assessment roll preparation	11,395
<p>The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	3,500
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.</p>	
Trustee	5,500
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Office supplies	500
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance: general liability	7,205
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Website	705
District website per bondholder request.	
ADA website compliance	210
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Field operations	
Monitoring reports	3,600
Monitoring reports are prepared by RS Environmental.	
Wetlands planting & earthwork	16,000
Replanting existing wetlands landscaping as necessary	
Area management services	7,000
The area management services is for maintenance of the preservation area being done by Allstate Resource Management	
Fountain	20,000
New fountain install in the Northeast lake	
Fountain - O&M	6,500
Estimated annual electric expense and annual maintenance	
Fence install - wetlands	19,500
Groundwater sampling	12,500
Groundwater sampling is for the monitoring of the water quality of the Northeast lake related to RER permit #SW-1656. when the sampling and testing is not funded by the Developer.	
Environmental investigation	47,500
Environmental investigation of the NE lake	
Annual permits	6,000
Annual renewal for RER permit #SW-1656	
Roadway maintenance (NW 105th Ct)	1,000
General maintenance (e.g., sidewalk spray, etc)	
Pedestrian crossing signage	1,000
Drainage system maintenance	
A 5-year program is recommended, where 20% of the system is serviced every year, so at the end of the 5th year 100% of the system has been serviced.	20,000
Capital outlay	15,000
Contingencies	7,155
Other fees and charges	
Property appraiser	
The property appraiser's fee is 0.5%.	3,252
Total expenditures	<u><u>\$329,792</u></u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
REVENUES					
Special assessment - on-roll	\$ 189,631				\$ 189,631
Allowable discounts (4%)	(7,585)				(7,585)
Assessment levy: net	182,046	\$ 168,627	\$ 13,419	\$ 182,046	182,046
Interest	-	3	-	3	-
Total revenues	182,046	168,630	13,419	182,049	182,046
EXPENDITURES					
Debt service					
Principal	56,000	-	56,000	56,000	58,000
Interest	124,848	62,423	62,425	124,848	122,748
Total debt service	180,848	62,423	118,425	180,848	180,748
Other fees & charges					
Property appraiser & tax collector	1,896	1,686	210	1,896	1,896
Total other fees & charges	1,896	1,686	210	1,896	1,896
Total expenditures	182,744	64,109	118,635	182,744	182,644
Excess/(deficiency) of revenues over/(under) expenditures	(698)	104,521	(105,216)	(695)	(598)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3)	-	(3)	-
Total other financing sources/(uses)	-	(3)	-	(3)	-
Fund balance:					
Net increase/(decrease) in fund balance	(698)	104,518	(105,216)	(698)	(598)
Beginning fund balance (unaudited)	166,131	175,215	279,733	175,215	174,517
Ending fund balance (projected)	\$ 165,433	\$ 279,733	\$ 174,517	\$ 174,517	173,919
Use of fund balance:					
Debt service reserve account balance (required)					(90,588)
Interest expense - November 1, 2023					(60,286)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 23,045

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
11/01/22		61,373.75	61,373.75	2,534,000.00
05/01/23	58,000.00	61,373.75	119,373.75	2,476,000.00
11/01/23		60,286.25	60,286.25	2,476,000.00
05/01/24	60,000.00	60,286.25	120,286.25	2,416,000.00
11/01/24		58,861.25	58,861.25	2,416,000.00
05/01/25	63,000.00	58,861.25	121,861.25	2,353,000.00
11/01/25		57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	57,365.00	124,365.00	2,286,000.00
11/01/26		55,773.75	55,773.75	2,286,000.00
05/01/27	70,000.00	55,773.75	125,773.75	2,216,000.00
11/01/27		54,111.25	54,111.25	2,216,000.00
05/01/28	73,000.00	54,111.25	127,111.25	2,143,000.00
11/01/28		52,377.50	52,377.50	2,143,000.00
05/01/29	77,000.00	52,377.50	129,377.50	2,066,000.00
11/01/29		50,548.75	50,548.75	2,066,000.00
05/01/30	80,000.00	50,548.75	130,548.75	1,986,000.00
11/01/30		48,648.75	48,648.75	1,986,000.00
05/01/31	84,000.00	48,648.75	132,648.75	1,902,000.00
11/01/31		46,653.75	46,653.75	1,902,000.00
05/01/32	88,000.00	46,653.75	134,653.75	1,814,000.00
11/01/32		44,563.75	44,563.75	1,814,000.00
05/01/33	93,000.00	44,563.75	137,563.75	1,721,000.00
11/01/33		42,355.00	42,355.00	1,721,000.00
05/01/34	97,000.00	42,355.00	139,355.00	1,624,000.00
11/01/34		40,051.25	40,051.25	1,624,000.00
05/01/35	102,000.00	40,051.25	142,051.25	1,522,000.00
11/01/35		37,628.75	37,628.75	1,522,000.00
05/01/36	107,000.00	37,628.75	144,628.75	1,415,000.00
11/01/36		35,087.50	35,087.50	1,415,000.00
05/01/37	112,000.00	35,087.50	147,087.50	1,303,000.00
11/01/37		32,427.50	32,427.50	1,303,000.00
05/01/38	118,000.00	32,427.50	150,427.50	1,185,000.00
11/01/38		29,625.00	29,625.00	1,185,000.00
05/01/39	124,000.00	29,625.00	153,625.00	1,061,000.00
11/01/39		26,525.00	26,525.00	1,061,000.00
05/01/40	130,000.00	26,525.00	156,525.00	931,000.00
11/01/40		23,275.00	23,275.00	931,000.00

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
05/01/41	136,000.00	23,275.00	159,275.00	795,000.00
11/01/41		19,875.00	19,875.00	795,000.00
05/01/42	143,000.00	19,875.00	162,875.00	652,000.00
11/01/42		16,300.00	16,300.00	652,000.00
05/01/43	151,000.00	16,300.00	167,300.00	501,000.00
11/01/43		12,525.00	12,525.00	501,000.00
05/01/44	159,000.00	12,525.00	171,525.00	342,000.00
11/01/44		8,550.00	8,550.00	342,000.00
05/01/45	167,000.00	8,550.00	175,550.00	175,000.00
11/01/45		4,375.00	4,375.00	175,000.00
05/01/46	175,000.00	4,375.00	179,375.00	-
Total	2,534,000.00	1,838,327.50	4,372,327.50	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
REVENUES					
Special assessment - on-roll	\$ 1,014,787				\$ 1,014,787
Allowable discounts (4%)	(40,591)				(40,591)
Assessment levy: net	974,196	\$ 902,408	\$ 71,788	\$ 974,196	974,196
Special assessment: off-roll	103,792	11,121	55,602	66,723	103,792
Lot closing assessments	-	1,235	35,834	37,069	-
Interest	-	31	-	31	-
Total revenues	<u>1,077,988</u>	<u>914,795</u>	<u>163,224</u>	<u>1,078,019</u>	<u>1,077,988</u>
EXPENDITURES					
Debt service					
Principal	620,000	-	600,000	600,000	640,000
Interest	439,719	219,859	228,966	448,825	420,900
Total debt service	<u>1,059,719</u>	<u>219,859</u>	<u>828,966</u>	<u>1,048,825</u>	<u>1,060,900</u>
Other fees & charges					
Property appraiser & tax collector	10,148	9,026	-	9,026	10,148
Total other fees & charges	<u>10,148</u>	<u>9,026</u>	<u>-</u>	<u>9,026</u>	<u>10,148</u>
Total expenditures	<u>1,069,867</u>	<u>228,885</u>	<u>828,966</u>	<u>1,057,851</u>	<u>1,071,048</u>
Excess/(deficiency) of revenues over/(under) expenditures	8,121	685,910	(665,742)	20,168	6,940
Fund balance:					
Net increase/(decrease) in fund balance	8,121	685,910	(665,742)	20,168	6,940
Beginning fund balance (unaudited)	1,008,582	998,948	1,684,858	998,948	1,019,116
Ending fund balance (projected)	<u>\$1,016,703</u>	<u>\$ 1,684,858</u>	<u>\$ 1,019,116</u>	<u>\$ 1,019,116</u>	<u>1,026,056</u>
Use of fund balance:					
Debt service reserve account balance (required)					(528,300)
Interest expense - November 1, 2023					(200,738)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 297,018</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SENIOR BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/22			139,500.00	139,500.00	9,300,000.00
05/01/23	460,000.00	3.000%	139,500.00	599,500.00	8,840,000.00
11/01/23			132,600.00	132,600.00	8,840,000.00
05/01/24	475,000.00	3.000%	132,600.00	607,600.00	8,365,000.00
11/01/24			125,475.00	125,475.00	8,365,000.00
05/01/25	490,000.00	3.000%	125,475.00	615,475.00	7,875,000.00
11/01/25			118,125.00	118,125.00	7,875,000.00
05/01/26	500,000.00	3.000%	118,125.00	618,125.00	7,375,000.00
11/01/26			110,625.00	110,625.00	7,375,000.00
05/01/27	520,000.00	3.000%	110,625.00	630,625.00	6,855,000.00
11/01/27			102,825.00	102,825.00	6,855,000.00
05/01/28	535,000.00	3.000%	102,825.00	637,825.00	6,320,000.00
11/01/28			94,800.00	94,800.00	6,320,000.00
05/01/29	550,000.00	3.000%	94,800.00	644,800.00	5,770,000.00
11/01/29			86,550.00	86,550.00	5,770,000.00
05/01/30	565,000.00	3.000%	86,550.00	651,550.00	5,205,000.00
11/01/30			78,075.00	78,075.00	5,205,000.00
05/01/31	585,000.00	3.000%	78,075.00	663,075.00	4,620,000.00
11/01/31			69,300.00	69,300.00	4,620,000.00
05/01/32	600,000.00	3.000%	69,300.00	669,300.00	4,020,000.00
11/01/32			60,300.00	60,300.00	4,020,000.00
05/01/33	620,000.00	3.000%	60,300.00	680,300.00	3,400,000.00
11/01/33			51,000.00	51,000.00	3,400,000.00
05/01/34	640,000.00	3.000%	51,000.00	691,000.00	2,760,000.00
11/01/34			41,400.00	41,400.00	2,760,000.00
05/01/35	660,000.00	3.000%	41,400.00	701,400.00	2,100,000.00
11/01/35			31,500.00	31,500.00	2,100,000.00
05/01/36	680,000.00	3.000%	31,500.00	711,500.00	1,420,000.00
11/01/36			21,300.00	21,300.00	1,420,000.00
05/01/37	700,000.00	3.000%	21,300.00	721,300.00	720,000.00
11/01/37			10,800.00	10,800.00	720,000.00
05/01/38	720,000.00	3.000%	10,800.00	730,800.00	-
Total	9,300,000.00		2,548,350.00	11,848,350.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SUBORDINATED BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/22			70,950.00	70,950.00	3,825,000.00
05/01/23	180,000.00	3.125%	70,950.00	250,950.00	3,645,000.00
11/01/23			68,137.50	68,137.50	3,645,000.00
05/01/24	185,000.00	3.125%	68,137.50	253,137.50	3,460,000.00
11/01/24			65,246.88	65,246.88	3,460,000.00
05/01/25	195,000.00	3.375%	65,246.88	260,246.88	3,265,000.00
11/01/25			61,956.25	61,956.25	3,265,000.00
05/01/26	200,000.00	3.375%	61,956.25	261,956.25	3,065,000.00
11/01/26			58,581.25	58,581.25	3,065,000.00
05/01/27	205,000.00	3.375%	58,581.25	263,581.25	2,860,000.00
11/01/27			55,121.88	55,121.88	2,860,000.00
05/01/28	215,000.00	3.375%	55,121.88	270,121.88	2,645,000.00
11/01/28			51,493.75	51,493.75	2,645,000.00
05/01/29	220,000.00	3.375%	51,493.75	271,493.75	2,425,000.00
11/01/29			47,781.25	47,781.25	2,425,000.00
05/01/30	230,000.00	3.375%	47,781.25	277,781.25	2,195,000.00
11/01/30			43,900.00	43,900.00	2,195,000.00
05/01/31	240,000.00	4.000%	43,900.00	283,900.00	1,955,000.00
11/01/31			39,100.00	39,100.00	1,955,000.00
05/01/32	245,000.00	4.000%	39,100.00	284,100.00	1,710,000.00
11/01/32			34,200.00	34,200.00	1,710,000.00
05/01/33	255,000.00	4.000%	34,200.00	289,200.00	1,455,000.00
11/01/33			29,100.00	29,100.00	1,455,000.00
05/01/34	270,000.00	4.000%	29,100.00	299,100.00	1,185,000.00
11/01/34			23,700.00	23,700.00	1,185,000.00
05/01/35	280,000.00	4.000%	23,700.00	303,700.00	905,000.00
11/01/35			18,100.00	18,100.00	905,000.00
05/01/36	290,000.00	4.000%	18,100.00	308,100.00	615,000.00
11/01/36			12,300.00	12,300.00	615,000.00
05/01/37	300,000.00	4.000%	12,300.00	312,300.00	315,000.00
11/01/37			6,300.00	6,300.00	315,000.00
05/01/38	315,000.00	4.000%	6,300.00	321,300.00	-
Total	3,825,000.00		1,371,937.52	5,196,937.52	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
<u>North Parcel</u>					
TH/Flat (Condo)	192	\$ 220.91	\$ 1,300.65	\$ 1,521.56	\$ 1,489.23
TH 1 (Large)	89	220.91	1,630.15	1,851.06	1,818.73
TH 2 (Small)	390	220.91	1,589.69	1,810.60	1,778.27
Total	671				
<u>East Parcel</u>					
TH/Flat (Condo)	132	220.91	1,436.60	1,657.51	1,625.18
Total	132				
<u>South Parcel</u>					
Commercial	37.981	220.91	-	220.91	188.58
Apartments	631	220.91	-	220.91	188.58
Total	668.981				

Off-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
<u>North Parcel</u>					
TH/Flat (Condo)	84	\$ 209.86	\$ 1,235.62	\$ 1,445.48	\$ 1,414.77
Total	84				

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2022-05

A RESOLUTION OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Landmark at Doral Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of May, 2022.

Attest:

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2022	Regular Meeting	4:00 PM
November 16, 2022	Regular Meeting	4:00 PM
December 21, 2022	Regular Meeting	4:00 PM
January 18, 2023	Regular Meeting	4:00 PM
February 15, 2023	Regular Meeting	4:00 PM
March 15, 2023	Regular Meeting	4:00 PM
April 19, 2023	Regular Meeting	4:00 PM
May 17, 2023	Regular Meeting	4:00 PM
June 21, 2023	Regular Meeting	4:00 PM
July 19, 2023	Regular Meeting	4:00 PM
August 16, 2023	Regular Meeting	4:00 PM
September 20, 2023	Public Hearing & Regular Meeting	4:00 PM

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

9



May 12, 2022

Ms. Caroline Hanes]
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

**Subject: Draft Response to Request for Additional Information
Landmark at Doral
Environmental Resource Permit Application No.: 211203-32350
Intersection of NW 107th Avenue and NW 66th Street
Doral, Miami-Dade County, Florida
Smart-Sciences Project No. 040-101**

Dear Ms. Hanes:

Please accept this letter in response to the Request for Additional Information (RAI) dated [Month Day, Year] for the subject property. Below is the comment and response to your RAI.

1. **Comment:** *Please provide the required application fee of \$3,500 for an Individual Environmental Resource Permit (ERP). The application is not complete until the required application fee has been paid. Payment of application fees can be done by credit card on the District's ePermitting website, or by check. If submitted by check, please make the check payable to the South Florida Water Management District and reference Application No. 211203-32350 in the memo section of the check to ensure adequate processing. [Rule 62-330.071(1), F.A.C.]*

Response:

2. **Comment:** *Please submit Section A of the Joint Application for an Environmental Resource Permit. Please note that new information submitted may result in additional requests for information to complete this permit application. [Form 62-330.060(1), F.A.C.]*

Response: Section A of the Joint Application for an Environmental Resource Permit is provided as **Attachment A**.

3. **Comment:** *The District will require a Conservation Easement Amendment to authorize the removal of a portion and addition of a new portion. It is not necessary to provide an executed conservation easement amendment form. Please submit the following:*

a. A letter signed by the permittee(s) stating a commitment to execute, record and submit a conservation easement amendment in accordance with the terms of the permit. The letter should reference an approved conservation easement amendment form with its exhibits as an attachment to the letter. The permit will require the recorded amendment to be submitted within 30 days of permit issuance.

Response: A letter signed by the permittees stating a commitment to execute, record and submit a conservation easement amendment in accordance with the terms of the permit is included as **Attachment B**. The Amendment of Deed of Conservation Easement form is included as an attachment to the letter.

b. For the attachment to the letter described above, use the appropriate form (to be provided by staff) and submit it and its exhibits for review by staff. A digital representation requested in item d. below will be required when the recorded document is submitted. The form provided by staff may require edits to address change of ownership since the original conservation easement was granted. Please coordinate with staff to ensure the final form contains the correct information for all parties.

Response: The Amendment of Deed of Conservation Easement form is included as an attachment to the letter included as **Attachment B**.

c. A revised sketch and legal description, including the total area (acres and square feet), of the portions to be removed from the easement. The submitted sketch depicts a portion to be released and is not applicable to an amendment for removal of a portion. There should be no reference to release in the sketch and legal description.; and

Response: A revised sketch and legal description, including the total area (acres and square feet), of the portions to be removed from the easement is provided as **Attachment C**.

d. A digital representation of the sketch and legal description of the conservation easement. The data can be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dwg or dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD_1983_HARN_StatePlane_Florida_East_FIPS_0901_Feet. Projection: Transverse_Mercator on a CD or DVD.

Response: Per Comment 3a., the digital representation of the sketch and legal description of the conservation easement will be submitted when the recorded amendment is submitted.

4. **Comment:** *The application included a receipt from Hole in the Donut Mitigation Bank (HID) for purchase of 0.06 acres of restoration ("acre credits"). Please provide the following:*

A. *An updated letter from HID documenting the number of credits (based on the Uniform Mitigation Assessment Method- UMAM) that are available to apply to this project; and*

B. *An evaluation using UMAM, and other documentation, to support the applicant's conclusion that the wetland impacts are offset by the number of HID credits available.*

The applicant must provide sufficient information to demonstrate that impacts are adequately offset by mitigation. [Section 10.3.1.3, Vol. I]

Response:

5. **Comment:** *The portion to be added to the conservation easement ("additional premises") is located southeast of the original conservation easement, and appears to be located adjacent to another conservation easement area authorized by Permit No. 13-02759-P (Application No. 040825-4), identified as CE2 (associated with the referenced permit and application) in District GIS records. Please provide a survey and aerial photograph depicting the boundaries of the proposed "additional premises" in relation to the boundary of the existing CE2. [Section 4.2.3, Vol. I]*

Response: A survey and aerial photograph depicting the boundaries of the proposed "additional premises" in relation to the boundary of the existing CE2 is provided as **Attachment D**.

6. **Comment:** *The submitted application requests the permit be issued to Lennar Homes LLC. The proposed project area is currently owned by Lennar Homes LLC and the Landmark At Doral Community Development District (CDD). Please provide application form (Section A) with an authorized signature for the CDD requesting the permit be issued to them as a co-permittee. [Section 4.2.3(d), Vol. I]*

Response: The Section A application form with an authorized signature for the CDD requesting the permit be issued to them as co-permittee is included as **Attachment A**.

7. **Comment:** *Based on previous applications, the Landmark At Doral Community Development District (CDD) has been identified as the entity responsible for the operation and maintenance of the stormwater management system and conservation areas in perpetuity. Please provide the creation documents or County ordinances for the CDD to show legal authority to operate and maintain the SWM and conservation areas, as well as written confirmation, such as a letter or resolution from*

CDD, that it will accept the operation and maintenance responsibility of the SWM and conservation areas. [Sections 4.2.3(g) and 12.3.3, Vol. I]

Response: The creation documents for the CDD to show legal authority to operate and maintain the SWM and conservation areas is included as **Attachment E**. Written confirmation that the CDD will accept the operation and maintenance responsibility of the SWM and conservation areas is included as **Attachment F**.

We appreciate your consideration of the information provided. If you have any questions or require additional information, please contact us at (786) 313-3977.

Sincerely,

Gisele Colbert
Principal Scientist

Valerie Mebane
Senior Scientist

Attachments:

Attachment A: Section A of the Joint Application for an Environmental Resource Permit

Attachment B: Letter signed by permittees

Attachment C: Revised sketch and legal description

Attachment D: Survey and aerial photograph depicting boundary of proposed additional premises

Attachment E: Creation documents for the CDD

Attachment F: Written confirmation that the CDD will accept the operation and maintenance responsibility

ATTACHMENT A

**Application for
Individual and Conceptual Approval
Environmental Resource Permit,
State 404 Program Permit,
and Authorization to Use State-Owned
Submerged Lands**

Florida Department of Environmental Protection/
Water Management Districts
Effective 12/22/2020



Instructions for Use of This Form:

This form is designed to assist you in submitting a complete application. All applications must include Section A- General Information for All Activities. Sections B through H list typical information that is needed based on the proposed activities and are only required as applicable. Part 1-C of Section A will guide you to the correct sections needed based on your proposed activities. Applicants are advised to consult Chapter 62-330, F.A.C., and the Environmental Resource Permit Applicant's Handbook Volumes I and II for information regarding the ERP permitting process and requirements while preparing their application. Internet addresses for Chapter 62-330, F.A.C., and the Applicant's Handbook, Agency contact information, and additional instructions for this form can be found in Attachment 1.

What Sections of the Application Must I Fill Out?

Type of Activity	Section A	Section B	Section C	Section D	Section E	Section F	Section G	Section H	Section I
Fill in wetlands or waters for a single family residence?	Y	Y	N	N	N	N	N	N	Y, if in assumed waters
Docks, shoreline stabilization, seawalls associated with a single family residence?	Y	Y	N	N	N	Y, as needed	N	N	Y, if in assumed waters
Wetland impacts (other than association with an individual residence)?	Y	N	Y	N	N	N	N	N	Y, if in assumed waters
Boating facilities, a marina, jetty, reef, or dredging?	Y	N	Y	Y	N	Y, as needed	N	N	Y, if in assumed waters
Any work on state owned submerged land?	Y	N	Y	N	N	Y	N	N	Y, if in assumed waters
Construction of a stormwater management system?	Y	N	Y, as needed	N	Y	N	N	N	N
Constructing a mitigation bank?	Y	N	Y	N	Y, as needed	N	Y	N	Y, if in assumed waters
Creating a mine?	Y	N	Y, as needed	N	N	N	N	Y	Y, if in assumed waters

If you have any questions, or would like assistance completing this form, please contact the staff of the nearest office of either the Florida Department of Environmental Protection (DEP) or a Water Management District (WMD) (see Attachment 2).

Section A: General Information for All Activities

Part 1: Name, Application Type, Location, and Description of Activity

A. Name of project, including phase if applicable: Landmark at Doral

B. This is for (check all that apply):

- Construction and operation of **new** works, activities, and/ or a stormwater management system
- Conceptual Approval** of proposed works, activities and/ or a stormwater management system
- Modification or alteration of **existing** works, activities, and/or a stormwater management system. Provide the existing DEP or WMD permit #, if known: Note: Minor modifications do not require completion of this form, and may instead be requested by letter in accordance with section 6.2 of Applicant's Handbook Volume I.
- Maintenance or repair** of works, activities, and/ or a stormwater management system previously permitted by the DEP or WMD. Provide existing permit #, if known:
- Abandonment or removal of works, activities, and/ or a stormwater management system.
Provide existing DEP or WMD permit #, if known:
- Operation of an **existing unpermitted** work, activity, and/or stormwater management system.
- Construction of additional phases of a permitted work, activity, or system.
Provide the existing DEP or WMD permit #, if known:
- A State 404 Program authorization:
 Exemption General Permit Individual Permit
If requesting an Exemption or General Permit provide Rule #, if known:

By checking this box, I hereby voluntarily waive, in accordance with Rule 62-330.090(8), F.A.C., the agency action deadlines in section 5.5.3 of Volume I in the event my project also requires a State 404 Program authorization (other than an exemption) under Chapter 62-331, F.A.C., and request that the agency actions for the ERP and State 404 Program authorizations be issued at the same time. (This is strongly recommended to ensure consistency, and to reduce the potential need for project modifications to resolve inconsistencies that may occur when the agency actions are issued at different times.) If this box is checked and the Agency(ies) determines that no State 404 Program authorization is required, the Agency will continue to abide by section 5.5.3 of Volume I.

C. **List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections.** Please also reference Applicant's Handbook Volumes I and II for the type of information that may be needed.

- Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a General Permit: **Provide the information requested in Section B. Do not complete Section C.**
- Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual single-family residence). Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, and restoration/enhancement. **Provide the information requested in Section C.**
- Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: **In addition to Section C, also provide the information requested in Section D.**
- Activities that are (or may be) located within, on, or over state-owned submerged lands (See Chapter 18-21, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21>): **In addition to Section B or C, also provide the information requested in Section F.**
- Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). **Provide the information requested in Section E.**
- Creation or modification of a Mitigation Bank (refer to Chapter 62-342, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342>): **Provide the information requested in Section G.**
- Mines (as defined in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: **Provide the information requested in Section H.**
- Other, describe: Conservation Easement Amendment Please contact the Agency to determine which additional sections of the application are needed. See Attachment 2 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit: This ERP requests to remove the land the entry features were built on from the Conservation Easement and to add additional land to the Conservation Easement to offset the encroached area being removed from the Conservation Easement.

E. Project/Activity Street/Road Address or other location (if applicable): Northeast and southeast corners of NW 107th Ave and NW 66th St

City: Doral

County(ies): Miami-Dade

Zip: 33178

Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

F. Project location map and Section, Township, and Range information (use additional sheets if needed):

Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.

Section(s): 17 Township: **53 South** Range: 40 East Land Grant name, if applicable: N/A

G. Latitude (DMS) 25° 50' 0.855" Longitude (DMS) 80° 22' 11.798" (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource): GIS used to obtain latitude and longitude location of Entry Features.

H. Tax Parcel Identification Number(s): 35-3017-038-5310 & 35-3017-038-5320 (Location of Entry Features)
35-3017-038-5270 & 35-3017-040-3290 (Land to be added to Conservation Easement)

[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

I. Directions to Site (from major roads; include distances and landmarks as applicable): The site is located at the intersection of NW 107th Avenue and NW 66th Street in Doral, Miami-Dade Florida. From the Ronald Reagan Turnpike exit to NW 74th Street (exit 31). At NW 107th Avenue travel south to the intersection of NW 66th Street. .

J. Project area or phase area: 1,950 square feet to be removed and 1,005 square feet to be added

K. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge: N/A

The following questions (M-O) are not applicable to activities related to an individual single-family residence, including a dock, pier, and/or seawall associated with that residence.

L. Is it part of a larger plan of development or sale? yes no

M. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable): N/A

acres or square feet

N. Volume of water the system is capable of impounding (if applicable): N/A

Normal Pool: acre-feet. Depth ft.

Maximum Pool: acre-feet. Depth ft.

Part 2: Supplemental Information, and Permit History

- A. Is this an application to modify an existing Environmental Resource Permit or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? Yes No (If you answered “yes”, please provide permit numbers below):

Agency	Date	Permit/Application No.	Project Name

- B. Indicate if there have been any **pre-application meeting(s)** with the DEP, WMD, or delegated local government, or other discussions, meetings, or coordination with other stakeholders or agencies about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

Agency	Date	Location	Meeting Attendees
SFWMD	4/21/21	Virtual	Dustin Wood, Caroline Hanes, Greg Vazquez, Gary Priest

- C. **Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. **Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.** However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities. N/A
- D. Processing Fee: **Please submit the application processing fee along with this application form and supplemental information.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Appendix D of Applicant’s Handbook Volume I to determine the appropriate fee.

Part 3: Applicant and Associated Parties Information

Instructions: Please complete the following sections. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

A. Applicant (Entity Must Have Sufficient Real Property Interest)

This is a Contact Person for Additional Information

Last Name: McPherson	First Name: Greg	Middle Initial:
Title: Vice President	Company: Lennar Homes, LLC	
Address: 700 NW 107th Ave, Suite 400		
City: Miami	State: Florida	Zip: 33172
Home Telephone:	Work Telephone: 305-229-6704	
Cell Phone:	E-mail Address: greg.mcpherson@lennar.com	

Correspondence will be sent via email, unless you check here to receive it via US Mail:

B. Land Owner(S) (If Different or in Addition to Applicant)

Check here if land owner is also a co-applicant

Last Name: Rom	First Name: Daniel	Middle Initial:
Title: District Manager (CDD) c/o Wrathell, Hunt and Associates, LLC	Company: Landmark at Doral Community Development District	
Address: 2300 Glades Road, Suite 410W		
City: Boca Raton	State: Florida	Zip: 33431
Home Telephone:	Work Telephone: 561-571-0010	
Cell Phone:	E-mail Address: romd@whhassociates.com	

Correspondence will be sent via email, unless you check here to receive it via US Mail:

C. Operation and Maintenance Entity(see Applicant's Handbook I, Section 12.3)

Last Name: Rom	First Name: Daniel	Middle Initial:
Title: District Manager Associates, LLC	Company: Landmark at Doral CDD c/o Wrathell, Hunt and	
Address: 2300 Glades Road, Suite 410 W		
City: Boca Raton	State: Florida	Zip: 33431
Home Telephone:	Work Telephone: 561-571-0010	
Cell Phone:	E-mail Address: romd@whhassociates.com	

Correspondence will be sent via email, unless you check here to receive it via US Mail:

D. Co-Applicant (If Different or In Addition to Applicant and Owner)

Last Name:	First Name:	Middle Initial:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:		
E-mail Address:		

Correspondence will be sent via email, unless you check here to receive it via US Mail:

E. Registered Professional Consultant

This is a contact person for additional information

Last Name: _____ First Name: _____ Middle Initial: _____
Title: _____ Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Home Telephone: _____ Work Telephone: _____
Cell Phone: _____
E-mail Address: _____

Correspondence will be sent via email, unless you check here to receive it via US Mail:

F. Environmental Consultant

This is a contact person for additional information

Last Name: Cobert First Name: Gisele Middle Initial: L
Title: Principal Scientist Company: Smart-Sciences, Inc.
Address: 330 SW 27th Avenue, Suite 504
City: Miami State: Florida Zip: 33135
Home Telephone: _____ Work Telephone: 786-313-3977
Cell Phone: 305-968-7797
E-mail Address: gcolbert@smart-sciences.com; vmebane@smart-sciences.com

Correspondence will be sent via email, unless you check here to receive it via US Mail:

G. Agent Authorized to Secure Permit (If Different from Consultant)

Last Name: _____ First Name: _____ Middle Initial: _____
Title: _____ Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Home Telephone: _____ Work Telephone: _____
Cell Phone: _____
E-mail Address: _____

Correspondence will be sent via email, unless you check here to receive it via US Mail:

If necessary, please add additional pages for other contacts and property owners related to this project.

H. Real Property Interest

- a. Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3(d) of Applicant's Handbook Volume I. **Please attach evidence of the applicant's real property interest over the land upon which the activities subject to the application will be conducted, including mitigation areas (if applicable).** Refer to Sections 4.2.3(d)-(e) for sufficient real property interest documentation.

- b. For activities that require a recorded notice in accordance with rule 62-330.090(7), F.A.C., please provide either the complete legal description of the property or a copy of the pages of the document recorded in the public records that contains the complete legal description. If the land upon which the proposed activities are to occur is not owned by the applicant, the applicant must also provide copies of any right-of-way, leases, easements, or other legal agreement which authorizes the applicant to perform the activities on those lands.

Part 4: Signatures and Authorization to Access Property

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3(d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto does not relieve me of any obligation for obtaining any other required federal, state, water management district, or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant or Applicant's Authorized Agent

Signature of Applicant or Applicant's Authorized Agent

Date

(Corporate Title if applicable)

B. Certification of Sufficient Real Property Interest And Authorization For Staff To Access The Property:

I certify that:

I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application, upon advance notice. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/or sampling. Further, if a permit is granted, upon advance notice, I agree to provide entry to the project site for such agents or personnel with proper identification to determine compliance with permit conditions and permitted plans and specifications.

OR

I represent an entity having **the power of eminent domain and condemnation authority**, and I/we shall make appropriate arrangements to enable staff of the Agency to legally access, inspect, and sample the property as described above.

Typed/Printed Name

Signature

Date

(Corporate Title if applicable)

C. Designation of Authorized Agent (If Applicable):

I hereby designate and authorize Gisele Colbert, Smart-Sciences, Inc. to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant

Signature of Applicant

Date

(Corporate Title if applicable)

Part 4: Signatures and Authorization to Access Property

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3(d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

D. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto does not relieve me of any obligation for obtaining any other required federal, state, water management district, or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant or
Applicant's Authorized Agent

Signature of Applicant or Applicant's
Authorized Agent

Date

(Corporate Title if applicable)

E. Certification of Sufficient Real Property Interest And Authorization For Staff To Access The Property:

I certify that:

I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application, upon advance notice. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, if a permit is granted, upon advance notice, I agree to provide entry to the project site for such agents or personnel with proper identification to determine compliance with permit conditions and permitted plans and specifications.

OR

I represent an entity having the power of eminent domain and condemnation authority, and I/we shall make appropriate arrangements to enable staff of the Agency to legally access, inspect, and sample the property as described above.

Typed/Printed Name

Signature

Date

(Corporate Title if applicable)

F. Designation of Authorized Agent (If Applicable):

I hereby designate and authorize Gisele Colbert, Smart-Sciences, Inc. to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant

Signature of Applicant

Date

(Corporate Title if applicable)

ATTACHMENT B



May 12, 2022

Ms. Caroline Hanes
South Florida Water Management District
3301 Club Road
West Palm Beach, FL 33406

**Subject: Conservation Easement Amendment
Landmark at Doral
ERP Application No: 211203-32350
Intersection of NW 107th Avenue and NW 66th Street
Doral, Miami-Dade County, Florida
Smart-Sciences Project No. 040-101**

Dear Ms. Hanes:

The Permittees, Lennar Homes LLC and the Landmark at Doral Community Development District (CDD), will execute, record, and submit a conservation easement amendment in accordance with the terms of the permit. The approved Amendment of Deed of Conservation Easement form with its exhibits are provided as **Attachment A**. The recorded amendment will be submitted within 30 days of permit issuance.

Sincerely,

Greg McPherson, Vice President
Lennar Homes, LLC

Daniel Rom, District Manager
Landmark at Doral Community Development District
c/o Wrathell, Hunt and Associates, LLC

Attachment A – Approved Conservation Easement Amendment Form

ATTACHMENT A

Prepared by, record and return recorded document to:

South Florida Water Management District
Regulation Division - MSC 9210
3301 Gun Club Road
West Palm Beach, FL 33406

Permit: Application: 201021-4531

AMENDMENT OF DEED OF CONSERVATION EASEMENT

This Amendment of Deed of Conservation Easement ("Amendment of Conservation Easement") is made this ___ day of _____, 202__ by the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT** ("District") with its principal address being 3301 Gun Club Road, West Palm Beach, Florida 33406, and **XX ("Grantor")**, with its principal address being **XX**.

WITNESSETH:

WHEREAS, Grantor's predecessor in interest, Town Center at Doral, LLC; Landmark at Doral East, LLC; Landmark Club at Doral, LLC; and Landmark at Doral Developers, LLC ("Town Center, et. al."), granted the District that certain Deed of Conservation Easement Standard dated May 3, 2006, and recorded in Official Record Book 29065, at Page 4105 of the Public Records of Miami-Dade County, Florida, and re-recorded on March 13, 2014, in Book 29065, Page 4105, (the "Conservation Easement") encumbering the real property described in Exhibit "A" (the "Original Premises");

WHEREAS, the Conservation Easement was required by District Permit No. 13-02759-P;

WHEREAS, the District approved a release of a portion of the Conservation Easement on the Original Premises as described by the Partial Release of Conservation Easement dated February 11, 2016, and recorded in Official Record Book 29976, at Page 1920 of the Public Records of Miami-Dade County, Florida, without impairing the operation and effect of the Conservation Easement as to the Remainder Premises (defined as the original premises less and except the release Parcel);

WHEREAS, the District approved a second release of a portion of the Conservation Easement on the Original Premises as described by the Partial Release of Conservation Easement dated September 8, 2016, and recorded in Official Record Book 31409, at Page 3625 of the Public Records of Miami-Dade County, Florida, without impairing the operation and effect of the Conservation Easement as to the Remainder Conservation Easement Premises (defined as the

portion of the remainder premises after the first release, described in the paragraph above, less and except the second release Parcel described in this paragraph);

WHEREAS, Town Center et. al. conveyed title to the property containing the Remainder Conservation Easement Premises to Grantor pursuant to that Warranty Deed dated XX and recorded in Official Record Book XX at Page XX of the Public Records of Miami Dade County, Florida;

WHEREAS, Grantor has applied to the District for a Permit No. 13-106646-P, Application No. 211203-32350, which includes a request to allow construction of entrance feature walls in portions of the Remainder Conservation Easement Premises;

WHEREAS, Grantor requests that the District amend the Remainder Conservation Easement Premises to remove the portions that contains the entrance feature walls (the “Removed Parcels”), as shown in Exhibit B, and add in lieu thereof the Additional Premises, as shown in Exhibit “C”;

WHEREAS, the District is amenable to the above request, and the District agrees to amend the Remainder Conservation Easement Premises to only remove the Removed Parcels and add the Additional Premises;

WHEREAS, the District is amenable to the above request, and the District agrees to authorize construction of the walls in accordance with Permit No. 13-106646-P, Application No. 211203-32350.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Grantor and the District hereby agree as follows:

1. **RECITALS.** The above recitals are true and correct and are hereby restated in their entirety.
2. **COVENANT RUNNING WITH THE LAND.** The Conservation Easement shall remain in full force and effect as a covenant running with the land with respect to the remainder of the Remainder Conservation Easement Premises and Additional Premises. All references in the Conservation Easement to the “Property” shall hereinafter mean and refer to the remainder of the Remainder Conservation Easement Premises and Additional Premises.

[EXECUTIONS BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, District has caused this Amendment of Conservation Easement to be executed effective as of the date and year first written above.

SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF:

Name: _____

Name: _____

DISTRICT:

**SOUTH FLORIDA WATER
MANAGEMENT DISTRICT**

By: _____
Jesse Markle, P.E., South Florida Water
Management District Bureau Chief

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 202_, by Jesse Markle, P.E., Bureau Chief, Environmental Resource Bureau of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, who is personally known to me.

Print Name: _____
Notary Public, State of Florida

My Commission Expires:

[NOTARIAL SEAL]

Exhibit "A"

SEE ATTACHED



CFN 2006R0894008
DR Bk 24830 Pgs 1822 - 1826 (5pgs)
RECORDED 08/17/2006 10:00:28
DEED DOC TAX 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Document prepared by:

Return recorded document to:
South Florida Water Management District
3301 Gun Club Road, MSC _____
West Palm Beach, FL 33406

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 3rd day of May, 2006 by Town Center at Doral, LLC, Landmark at Doral East, LLC, Landmark Club at Doral, LLC, Landmark at Doral South, LLC and Landmark at Doral Developers, LLC, each a Florida limited liability company (collectively, "Grantor") whose mailing address is 7284 West Palmetto Park Road, Suite 106, Boca Raton, Florida 33433, to the South Florida Water Management District ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Miami Dade County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

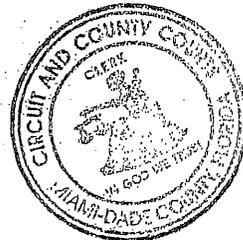
WHEREAS, the Grantor desires to construct Landmark at Doral (the "Project") at a site in Miami-Dade County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. 13-02759-P ("Permit") authorizes certain activities which affect waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve, enhance, restore and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes, over the area described on Exhibit "B" ("Conservation Easement").

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual Conservation



Easement for and in favor of the Grantee upon the property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in this Conservation Easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Easement that may be damaged by any inconsistent activity or use. Grantee has been made aware of the existence of Florida Power & Light electric poles on areas of the Project, as well as overhead electric wires, portions of which may be located on or above the Conservation Easement.

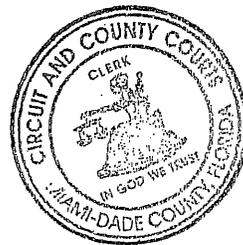
3. Prohibited Uses. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, or other activities described herein that are permitted or required by the Permit, the following activities are prohibited in or on the Conservation Easement:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;



e. Surface use except for purposes that permit the land or water area to remain in its natural or enhanced condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

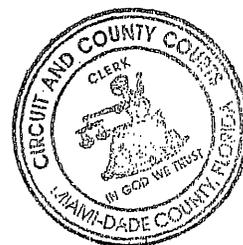
5. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement.

6. Grantee's Liability. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

7. Property Taxes. Grantor shall keep the payment of taxes and assessments on the Easement Parcel current and shall not allow any lien on the Easement Parcel superior to this Easement, other than liens in connection with financing acquisition and development of the Project. In the event Grantor fails to extinguish or obtain a subordination of such lien, in addition to any other remedy, the Grantee may, but shall not be obligated to, elect to pay the lien on behalf of the Grantor and Grantor shall reimburse Grantee for the amount paid by the Grantee, together with Grantee's reasonable attorney's fees and costs, with interest at the maximum rate allowed by law, no later than thirty days after such payment. In the event the Grantor does not so reimburse the Grantee, the debt owed to Grantee shall constitute a lien against the Easement Parcel which shall automatically relate back to the recording date of this Easement. Grantee may foreclose this lien on the Easement Parcel in the manner provided for mortgages on real property.

8. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the



applicable state laws.

10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

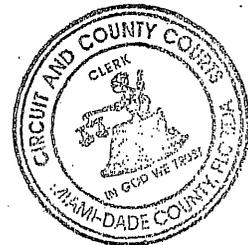
12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Miami-Dade County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; and all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; and that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

Nothing contained in this Conservation Easement shall prohibit Grantor from conveying all or any portion of the property comprising the Project to third parties, including, but not limited to a community development district, homeowners association or condominium association. Any modification to this Conservation Easement shall require the written consent of the Mortgagee named herein, until such time that the mortgages referenced in the Mortgage Joinder, Consent and Subordination have been satisfied.



IN WITNESS WHEREOF, the undersigned have hereunto set its authorized hand this
16 day of August, 2006.

TOWN CENTER AT DORAL, LLC
a Florida limited liability company

By: [Signature]
Elie Berdugo, Managing Member

LANDMARK AT DORAL EAST, LLC
a Florida limited liability company

By: [Signature]
Elie Berdugo, Managing Member

LANDMARK CLUB AT DORAL, LLC
a Florida limited liability company

By: [Signature]
Elie Berdugo, Managing Member

LANDMARK AT DORAL SOUTH, LLC
a Florida limited liability company

By: [Signature]
Elie Berdugo, Managing Member

LANDMARK AT DORAL DEVELOPERS, LLC
a Florida limited liability company

By: [Signature]
Elie Berdugo, Managing Member

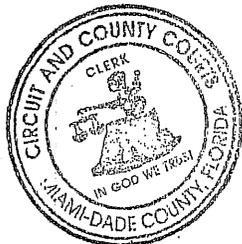
Signed, sealed and delivered
in our presence as witnesses:

By: [Signature]

Print Name: Adam Freedman

By: [Signature]

Print Name: Cassi Hachtel



STATE OF FLORIDA

) ss:

COUNTY OF PALM BEACH

On this 03 day of May, 2006 before me, the undersigned notary public, personally appeared Elie Berdugo, the person who subscribed to the foregoing instrument, as the Managing Member (title), of Town Center at Doral, LLC, Landmark at Doral East, LLC, Landmark Club at Doral, LLC, Landmark at Doral South, LLC and Landmark at Doral Developers, LLC, each a Florida limited liability company, and acknowledged that he executed the same on behalf of said companies and that he was duly authorized to do so. He is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Tammy H. Clements
Print Name: Tammy H. Clements

My Commission Expires: 11-21-09

NOTARY PUBLIC-STATE OF FLORIDA
 Tammy H. Clements
Commission # DD493011
Expires: NOV. 21, 2009
Bonded Thru Atlantic Bonding Co., Inc.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 05/03/06 day of May
2006 A.D. 20.
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____ D.C.



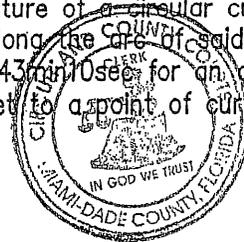
thence N48deg06min18secW for a distance of 131.31 feet; thence S27deg16min22secW for a distance of 71.18 feet; thence N73deg18min24secW for a distance of 35.84 feet to its intersection with the arc of a circular curve to the right, concave to the Southeast, a radial line from said point bears S62deg41min16secE; thence Northeasterly along the arc of said curve, having for its elements a radius of 84.50 feet, through a central angle of 5deg50min51sec for an arc distance of 8.62 feet to a point of reverse curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly and Northerly along the arc of said curve, having for its elements a radius of 96.76 feet, through a central angle of 29deg20min44sec for an arc distance of 49.56 feet; thence S88deg56min47secE for a distance of 35.72 feet; thence N00deg02min24secE for a distance of 65.36 feet to its intersection with the arc of a circular curve to the right, concave to the Northeast, a radial line from said point bears N11deg29min53secE; thence Northwesterly and Northerly along the arc of said curve, having for its elements a radius of 55.00 feet, through a central angle of 74deg06min06sec for an arc distance of 71.13 feet to a point of tangency; thence N04deg24min01secW for a distance of 100.75 feet to a point of curvature of a circular curve to the right, concave to the East; thence Northerly along the arc of said curve, having for its elements a radius of 1684.50 feet, through a central angle of 3deg16min48sec for an arc distance of 96.44 feet to a point of tangency; thence N01deg07min13secW for a distance of 308.64 feet; thence N01deg27min17secW for a distance of 337.94 feet; thence N12deg51min41secW for a distance of 54.04 feet to a point of curvature of a circular curve to the right, concave to the East; thence Northerly along the arc of said curve, having for its elements a radius of 37.50 feet, through a central angle of 13deg36min49sec for an arc distance of 8.91 feet to a point of tangency; thence N00deg45min08secE for a distance of 29.69 feet to the POINT OF BEGINNING.

AND;

COMMENCE at the aforementioned Reference Point "C"; thence N88deg28min15secE for a distance of 15.50 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N01deg37min57secW for a distance of 130.01 feet to a point of curvature of a circular curve to the right, concave to the East; thence Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 84.50 feet, through a central angle of 17deg20min23sec for an arc distance of 25.57 feet to a point of compound curvature of a circular curve to the right, concave to the Southeast; thence Northeasterly, Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 1.50 feet, through a central angle of 90deg59min10sec for an arc distance of 2.38 feet to a point of tangency; thence S73deg18min24secE for a distance of 114.78 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 265.50 feet, through a central angle of 19deg18min23sec for an arc distance of 89.46 feet to a point of tangency; thence N87deg23min13secE for a distance of 41.99 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 272.50 feet, through a central angle of 44deg19min59sec for an arc distance of 210.85 feet to a point of reverse curvature of a circular curve to the right, concave to the South; thence Northeasterly, Easterly and Southeasterly along the arc of said curve, having for its elements a radius of 72.30 feet, through a central angle of 98deg19min35sec for an arc distance of 124.08 feet; thence S51deg22min48secW for a distance of 138.31 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Southwesterly along the arc of said curve, having for its elements a radius of 206.76 feet, through a central angle of 32deg03min46sec for an arc distance of 115.70 feet to a point of reverse curvature of a circular curve to the right, concave to the Northwest; thence Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 69deg03min01sec for an arc distance of 12.05 feet to a point of tangency; thence S88deg22min03secW for a distance of 354.43 feet to the POINT OF BEGINNING.

AND;

COMMENCE at the aforementioned Reference Point "D"; thence S00deg44min40secE for a distance of 58.76 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N88deg16min50secE for a distance of 99.67 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly, Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 90deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence S01deg43min10secE for a distance of 199.77 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southerly, Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 91deg43min10sec for an arc distance of 16.01 feet to a point of tangency; thence WEST for a distance of 29.16 feet to a point of curvature of a circular curve to the left, concave to the Southeast;



LANDMARK AT DORAL - MITIGATION EASEMENT



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 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		EB DEVELOPERS, INC.	
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	02A098-1002
			SHEET: 4
			OF 15 SHEETS

thence Westerly, Southwesterly and Southerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 90deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence SOUTH for a distance of 25.00 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southerly, Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 90deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence EAST for a distance of 31.11 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly, Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 88deg16min50sec for an arc distance of 15.41 feet to a point of tangency; thence S01deg43min10secE for a distance of 312.24 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southerly, Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 90deg50min45sec for an arc distance of 15.86 feet to a point of tangency; thence S89deg07min35secW for a distance of 97.17 feet to a point hereinafter refer to as Reference Point "G"; thence N23deg29min14secW for a distance of 6.36 feet; thence N01deg43min10secW for a distance of 589.69 feet to the POINT OF BEGINNING.

AND;

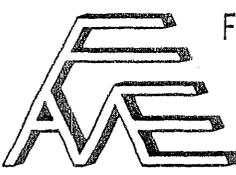
COMMENCE at the aforementioned Reference Point "E"; thence N89deg40min25secE for a distance of 82.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N89deg40min25secE for a distance of 1765.78 feet; thence S01deg42min43secE for a distance of 155.50 feet to a point hereinafter refer to as Reference Point "F"; thence S89deg46min34secW for a distance of 421.30 feet; thence N00deg30min42secW for a distance of 137.59 feet; thence S89deg40min25secW for a distance of 50.00 feet; thence S00deg30min42secE for a distance of 137.75 feet; thence S89deg29min18secW for a distance of 610.26 feet; thence N00deg12min40secW for a distance of 141.76 feet; thence S89deg29min18secW for a distance of 50.00 feet; thence S00deg12min40secE for a distance of 141.50 feet; thence S89deg29min18secW for a distance of 582.94 feet; thence N00deg12min28secE for a distance of 142.00 feet; thence S89deg29min18secW for a distance of 50.00 feet; thence S00deg12min28secW for a distance of 141.86 feet; thence S88deg32min51secW for a distance of 56.22 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 42.00 feet, through a central angle of 44deg44min31sec for an arc distance of 32.80 feet to its intersection with the arc of a circular curve to the left, concave to the Northwest, a radial line from said point bears N36deg07min38secW; thence Northeasterly and Northerly along the arc of said curve, having for its elements a radius of 171.00 feet, through a central angle of 54deg01min50sec for an arc distance of 161.25 feet to a point of reverse curvature of a circular curve to the right, concave to the Southeast; thence Northerly, Northeasterly and Easterly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 89deg49min53sec for an arc distance of 15.68 feet to the POINT OF BEGINNING.

AND;

COMMENCE at the aforementioned Reference Point "F"; thence S01deg42min43secE for a distance of 15.51 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01deg42min43secE for a distance of 123.97 feet; thence S89deg40min30secW for a distance of 1871.46 feet; thence N38deg37min12secW for a distance of 94.07 feet to a point of curvature of a circular curve to the right, concave to the East; thence Northwesterly, Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 90deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence N51deg22min48secE for a distance of 79.10 feet to its intersection with the arc of a circular curve to the left, concave to the Northeast, a radial line from said point bears N45deg19min03secE; thence Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 57.50 feet, through a central angle of 46deg46min12sec for an arc distance of 46.94 feet to a point of tangency; thence N88deg32min51secE for a distance of 55.77 feet; thence S00deg12min28secW for a distance of 104.71 feet; thence N89deg40min30secE for a distance of 50.00 feet; thence N00deg12min28secE for a distance of 104.73 feet; thence N89deg29min18secE for a distance of 583.05 feet; thence S00deg12min40secE for a distance of 106.63 feet; thence N89deg40min30secE for a distance of 50.00 feet; thence N00deg12min40secW for a distance of 106.53 feet; thence N89deg29min18secE for a distance of 610.34 feet; thence S00deg30min42secE for a distance of 108.51 feet; thence N89deg40min30secE for a distance of 50.00 feet; thence N00deg30min42secW for a distance of 108.68 feet; thence N89deg46min34secE for a distance of 421.63 feet to the POINT OF BEGINNING.



LANDMARK AT DORAL - MITIGATION EASEMENT



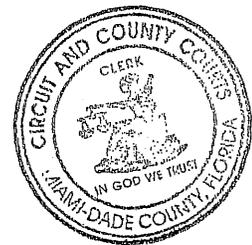
FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		EB DEVELOPERS, INC.	
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	02A098-1002
			SHEET: 5 of 15 SHEETS

AND;

COMMENCE at the aforementioned Reference Point "G"; thence S00deg34min37secW for a distance of 58.86 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence N88deg16min50secE for a distance of 99.67 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly, Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 90deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence S01deg43min10secE for a distance of 92.62 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southerly, Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 91deg43min10sec for an arc distance of 16.01 feet to a point of tangency; thence WEST for a distance of 21.96 feet to a point of curvature of a circular curve to the left, concave to the Southeast; thence Westerly, Southwesterly and Southerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 90deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence SOUTH for a distance of 24.99 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southerly, Southeasterly and Easterly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 90deg00min00sec for an arc distance of 15.71 feet to a point of tangency; thence EAST for a distance of 23.91 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence Easterly, Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 10.00 feet, through a central angle of 88deg16min50sec for an arc distance of 15.41 feet to a point of tangency; thence S01deg43min10secE for a distance of 354.29 feet to its intersection with the arc of a circular curve to the left, concave to the South, a radial line from said point bears S03deg24min04secW; thence Westerly along the arc of said curve, having for its elements a radius of 1185.92 feet, through a central angle of 3deg43min10sec for an arc distance of 76.99 feet to a point of tangency; thence N89deg40min51secW for a distance of 18.19 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Westerly, Northwesterly and Northerly along the arc of said curve, having for its elements a radius of 15.00 feet, through a central angle of 88deg36min00sec for an arc distance of 23.20 feet to a point of tangency; thence N01deg43min10secW for a distance of 502.11 feet to the POINT OF BEGINNING.

All of the above described land situated, being and lying in the City of Doral, Miami-Dade County, Florida and containing 883,929.42 Square Feet and/or 20.29 Acres more or less.



LANDMARK AT DORAL - MITIGATION EASEMENT



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FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR:	EB DEVELOPERS, INC.		
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	02A098-1002
			SHEET: 6 OF 15 SHEETS



GRAPHIC SCALE



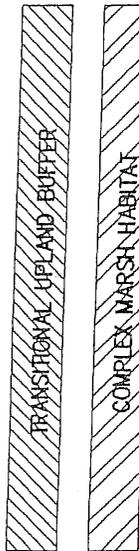
(IN FEET)
1 inch = 60 ft.

CURVE TABLE			
CURVE	DELTA ANGLE	LENGTH	RADIUS
C2	Δ=12°11'04"	32.96'	155.00'
C3	Δ=12°40'13"	30.57'	138.23'
C4	Δ=10°34'33"	20.86'	113.00'
C5	Δ=7°30'35"	32.70'	249.50'
C6	Δ=11°15'24"	26.16'	133.17'
C7	Δ=8°50'40"	3.92'	25.37'
C8	Δ=8°50'40"	6.31'	40.87'
C9	Δ=11°15'24"	23.12'	117.67'
C10	Δ=7°30'35"	34.73'	265.00'
C11	Δ=10°34'33"	18.00'	97.50'

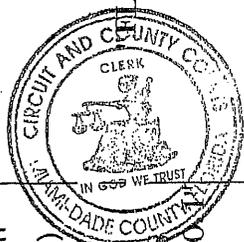
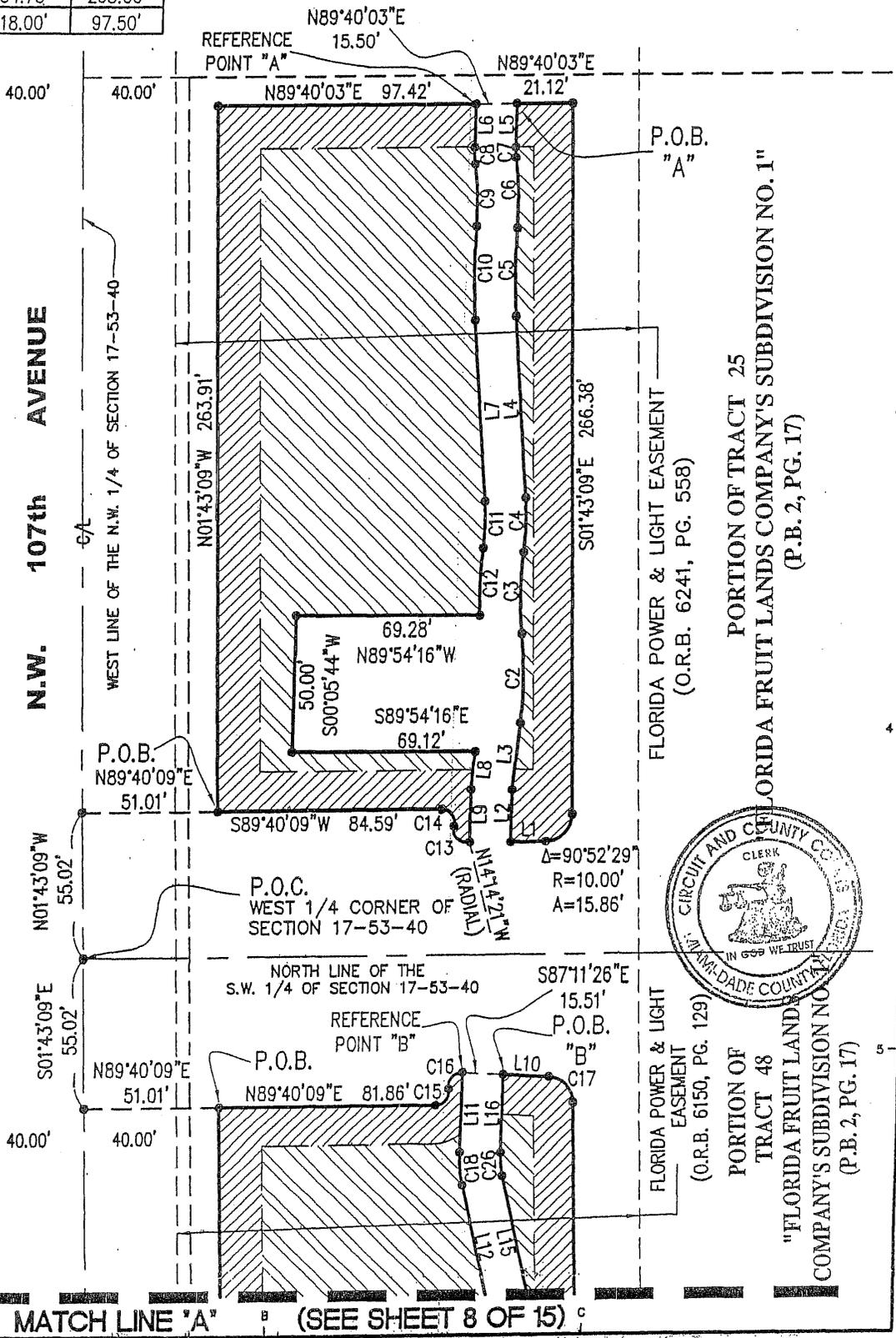
CURVE TABLE			
CURVE	DELTA ANGLE	LENGTH	RADIUS
C12	Δ=9°30'24"	25.51'	153.73'
C13	Δ=120°06'57"	10.48'	5.00'
C14	Δ=106°12'27"	9.27'	5.00'
C15	Δ=101°50'29"	8.89'	5.00'
C16	Δ=104°19'54"	9.10'	5.00'
C17	Δ=85°07'01"	14.86'	10.00'
C18	Δ=13°36'49"	12.59'	53.00'
C26	Δ=13°36'49"	8.91'	37.50'

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK PG. - PAGE
- P.O.B. - POINT OF BEGINNING C/L - CENTER LINE
- P.B. - PLAT BOOK



LINE TABLE		LINE TABLE			
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	13.20'	S89°09'20"W	L8	14.64'	S04°15'13"W
L2	19.77'	N00°02'45"W	L9	19.98'	S00°02'45"E
L3	25.51'	N05°17'59"E	L10	17.32'	S86°50'10"E
L4	68.62'	N04°47'25"W	L11	30.25'	S00°45'08"W
L5	16.17'	N00°18'26"E	L12	52.49'	S12°51'41"E
L6	16.00'	S00°18'26"W	L15	54.04'	N12°51'41"W
L7	68.62'	S04°47'25"E	L16	29.69'	N00°45'08"E

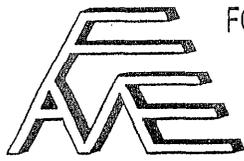


PORTION OF TRACT 25
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

PORTION OF TRACT 48
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

MATCH LINE "A" (SEE SHEET 8 OF 15) "C"

LANDMARK AT DORAL - MITIGATION EASEMENT

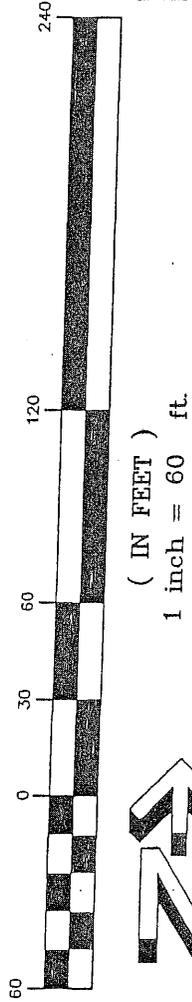


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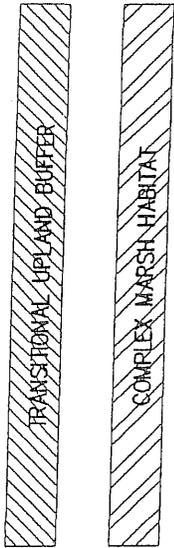
TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	EB DEVELOPERS, INC.		
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	1" = 60'
CHECKED BY:		PROJECT No:	02A098-1002
			SHEET: 7
			OF 15 SHEETS

MATCH LINE 'A' (SEE SHEET 7 OF 15)

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE

AVENUE

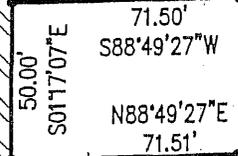
107th

N.W.

WEST LINE OF THE N.W. 1/4 OF SECTION 17-53-40

MATCH LINE 'B' (SEE SHEET 9 OF 15)

N01°43'09"W 933.51'



S01°27'17"E 308.43'

N01°27'17"W 337.94'

S01°07'13"E 286.50'

N01°07'13"W 308.64'

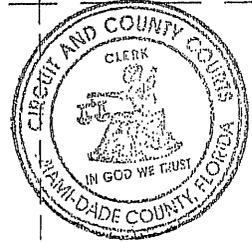
S01°43'09"E 921.13'

FLORIDA POWER & LIGHT
EASEMENT
(O.R.B. 6150, PG. 129)

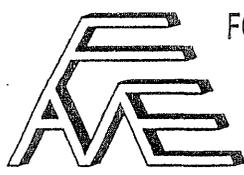
FLORIDA POWER & LIGHT EASEMENT
(O.R.B. 659, PG. 13)

PORTION OF
TRACT 48
"FLORIDA FRUIT LANDS
COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

PORTION OF TRACT 47
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)



LANDMARK AT DORAL - MITIGATION EASEMENT



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1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
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FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET: 8
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: EB DEVELOPERS, INC.		OF 15 SHEETS
DRAWN BY: R. RODRIGUEZ	DATE: MAY 11, 2006.	
OWG. CHECKED BY:	SCALE: 1" = 60'	
CHECKED BY:	PROJECT No: 02A098-1002	

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



TRANSITIONAL UPLAND BUFFER

COMPLEX MARSH HABITAT

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE

MATCH LINE 'B' (SEE SHEET 8 OF 15)

40.00'
40.00'
AVENUE

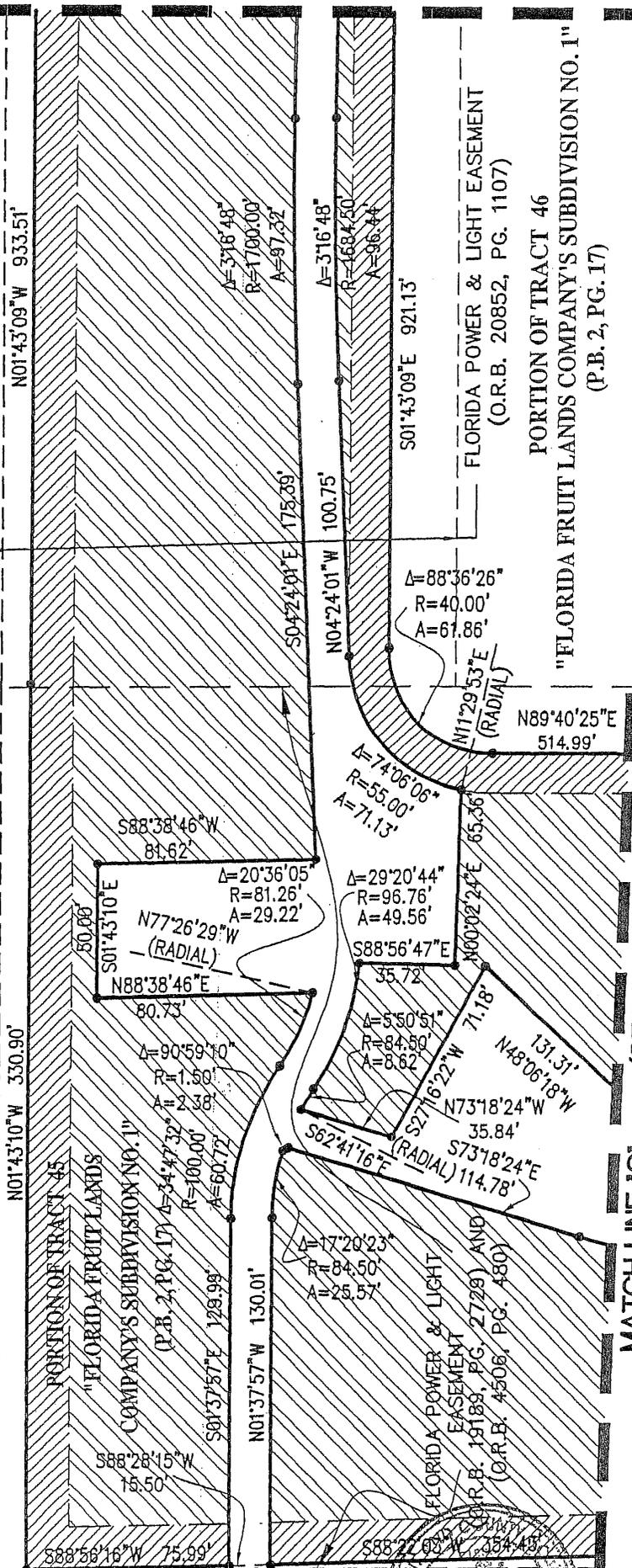
107th

N.W.

40.00' 40.00'

MATCH LINE 'G' (SEE SHEET 14 OF 15)

WEST LINE OF THE N.W. 1/4 OF SECTION 17-53-40



FLORIDA POWER & LIGHT EASEMENT
(O.R.B. 20852, PG. 1107)
PORTION OF TRACT 46
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

(SEE SHEET 10 OF 15)

MATCH LINE 'C'

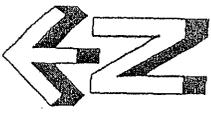


LANDMARK AT DORAL - MITIGATION EASEMENT



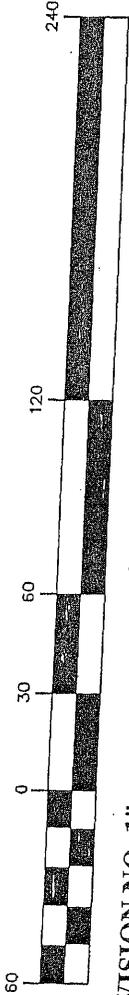
FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET: 9
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: EB DEVELOPERS, INC.		OF 15 SHEETS
DRAWN BY: R. RODRIGUEZ	DATE: MAY 11, 2006.	
DWG. CHECKED BY:	SCALE: 1" = 60'	
CHECKED BY:	PROJECT No: 02A098-1002	

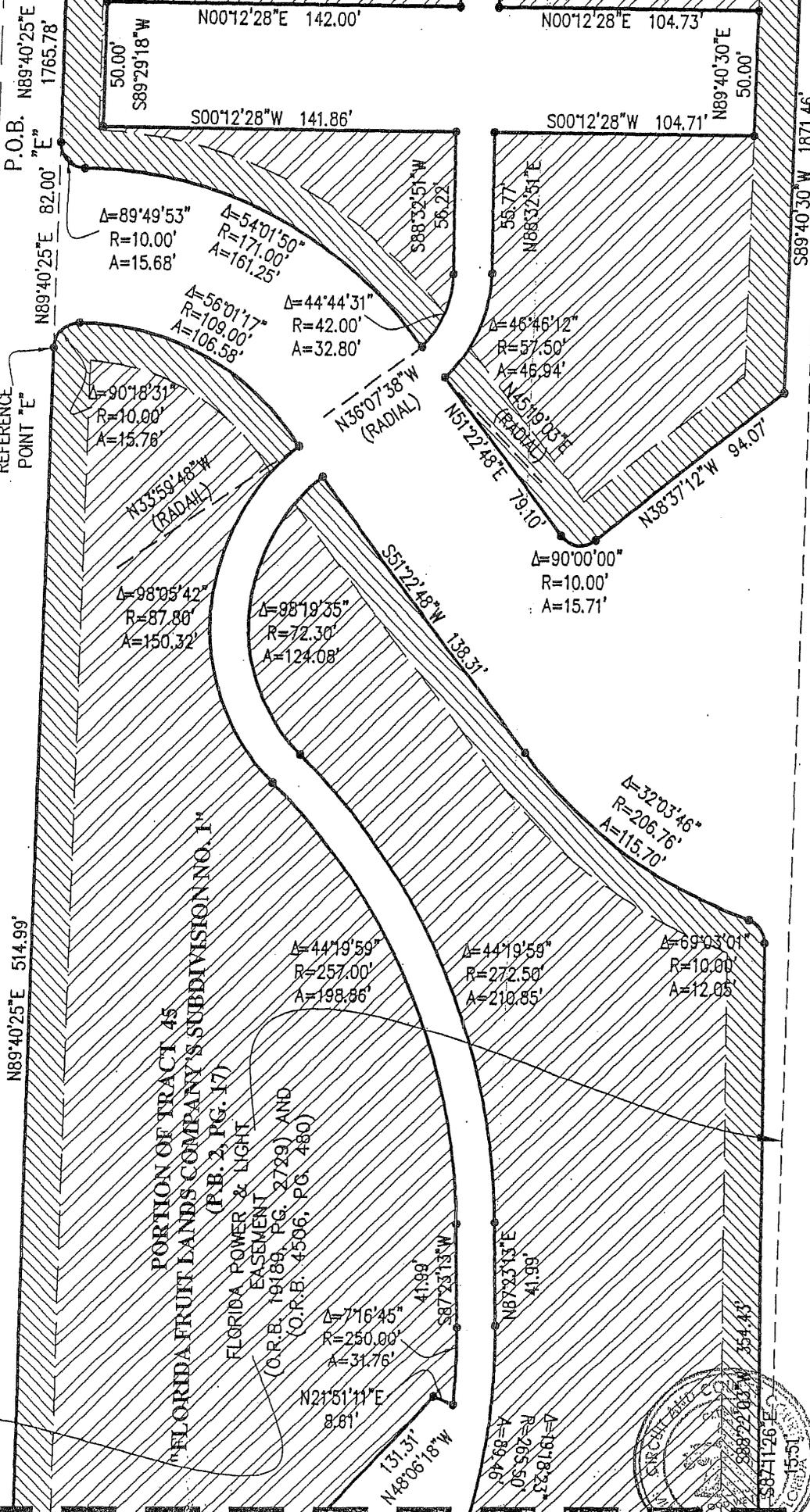


MATCH LINE "D" (SEE SHEET 11 OF 15)

GRAPHIC SCALE



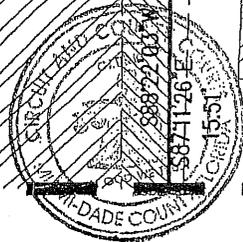
PORTION OF TRACT 46
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)



PORTION OF TRACT 44
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE



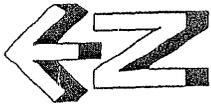
MATCH LINE "C" (SEE SHEET 9 OF 15)

LANDMARK AT DORAL - MITIGATION EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: EB DEVELOPERS, INC.		
DRAWN BY: R. RODRIGUEZ	DATE: MAY 11, 2006.	SHEET: 10
DWG. CHECKED BY:	SCALE: 1" = 60'	of 15 SHEETS
CHECKED BY:	PROJECT No: 02A098-1002	



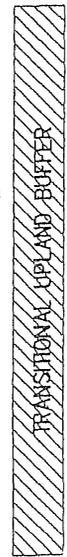
MATCH LINE 'E' (SEE SHEET 12 OF 15)

GRAPHIC SCALE



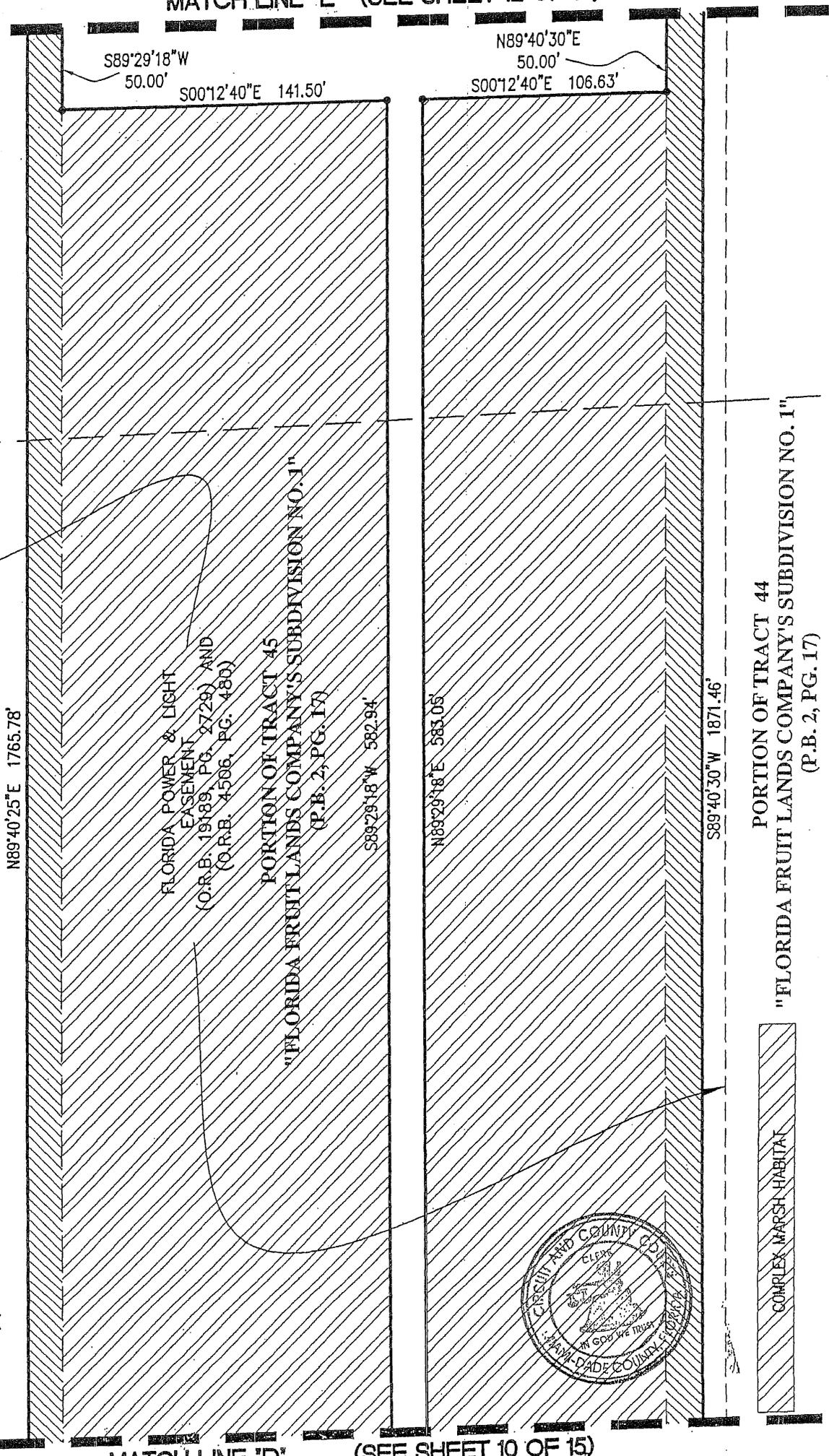
(IN FEET)
1 inch = 60 ft.

PORTION OF TRACT 46
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)



LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE

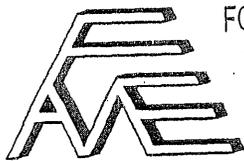


MATCH LINE 'D' (SEE SHEET 10 OF 15)

PORTION OF TRACT 44
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)



LANDMARK AT DORAL - MITIGATION EASEMENT



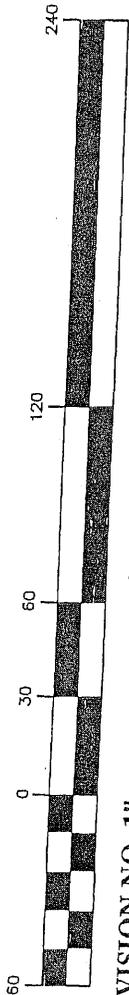
FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	EB DEVELOPERS, INC.		
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	1" = 60'
CHECKED BY:		PROJECT No:	02A098-1002
			SHEET: 11
			OF 15 SHEETS



MATCH LINE 'F' (SEE SHEET 13 OF 15)

GRAPHIC SCALE



PORTION OF TRACT 35
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

TRANSITIONAL UPLAND BUFFER

N89°40'25"E 1765.78'

FLORIDA POWER & LIGHT
EASEMENT
(O.R.B. 13189, PG. 2729) AND
(O.R.B. 4506, PG. 480)

PORTION OF TRACT 36
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

S89°29'18"W 610.26'

N89°29'18"E 610.34'

S89°40'30"W 1871.46'

PORTION OF TRACT 37
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

COMPLEX MARSH HABITAT

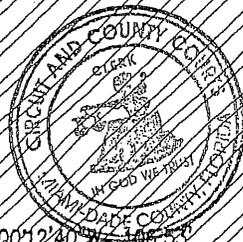
N00°12'40"W 141.78'

S89°29'18"W 50.00'

MATCH LINE 'E' (SEE SHEET 11 OF 15)

N00°12'40"W 140.53'

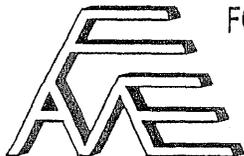
N89°40'30"E 50.00'



LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE

LANDMARK AT DORAL - MITIGATION EASEMENT

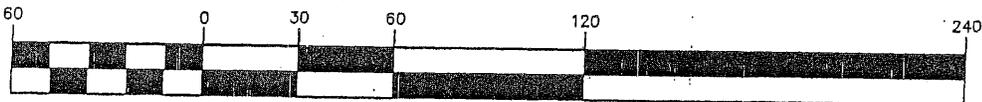


FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:		EB DEVELOPERS, INC.	
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	1" = 60'
CHECKED BY:		PROJECT No:	02A098-1002

12
of 15 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



TRACT 61
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

N.W. 102ND AVENUE

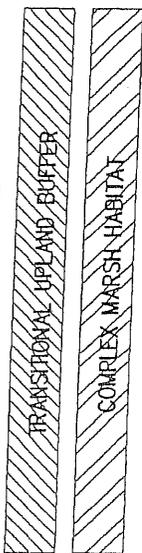
REFERENCE POINT "F" S01°42'43"E 15.51'

P.O.B. "F"

S01°42'43"E 155.50'

S01°42'43"E 123.97'

PORTION OF TRACT 35
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)



FLORIDA POWER & LIGHT
EASEMENT
(O.R.B. 19189, PG. 2729) AND
(O.R.B. 4506, PG. 480)

PORTION OF TRACT 36
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

PORTION OF TRACT 37
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17)

N89°40'25"E 1765.78'

S89°46'34"W 421.30'

N89°46'34"E 421.63'

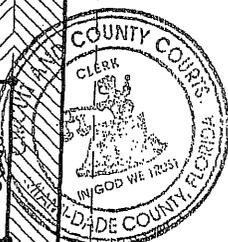
S89°40'30"W 1871.46'

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE

S89°40'25"W 50.00'
N00°30'42"W 137.59'
S00°30'42"E 137.75'

N00°30'42"W 108.68'
N89°40'30"E 50.00'
S00°30'42"E 108.51'



MATCH LINE "F" (SEE SHEET 12 OF 15)

LANDMARK AT DORAL - MITIGATION EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR: EB DEVELOPERS, INC.	
DRAWN BY: R. RODRIGUEZ	DATE: MAY 11, 2006.
DWG. CHECKED BY:	SCALE: 1" = 60'
CHECKED BY:	PROJECT No: 02A098-1002

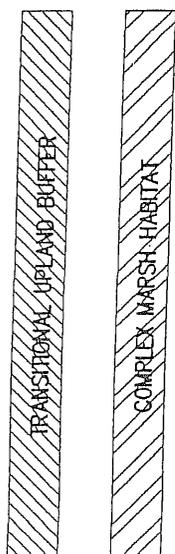
13
OF 15 SHEETS



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LEGEND

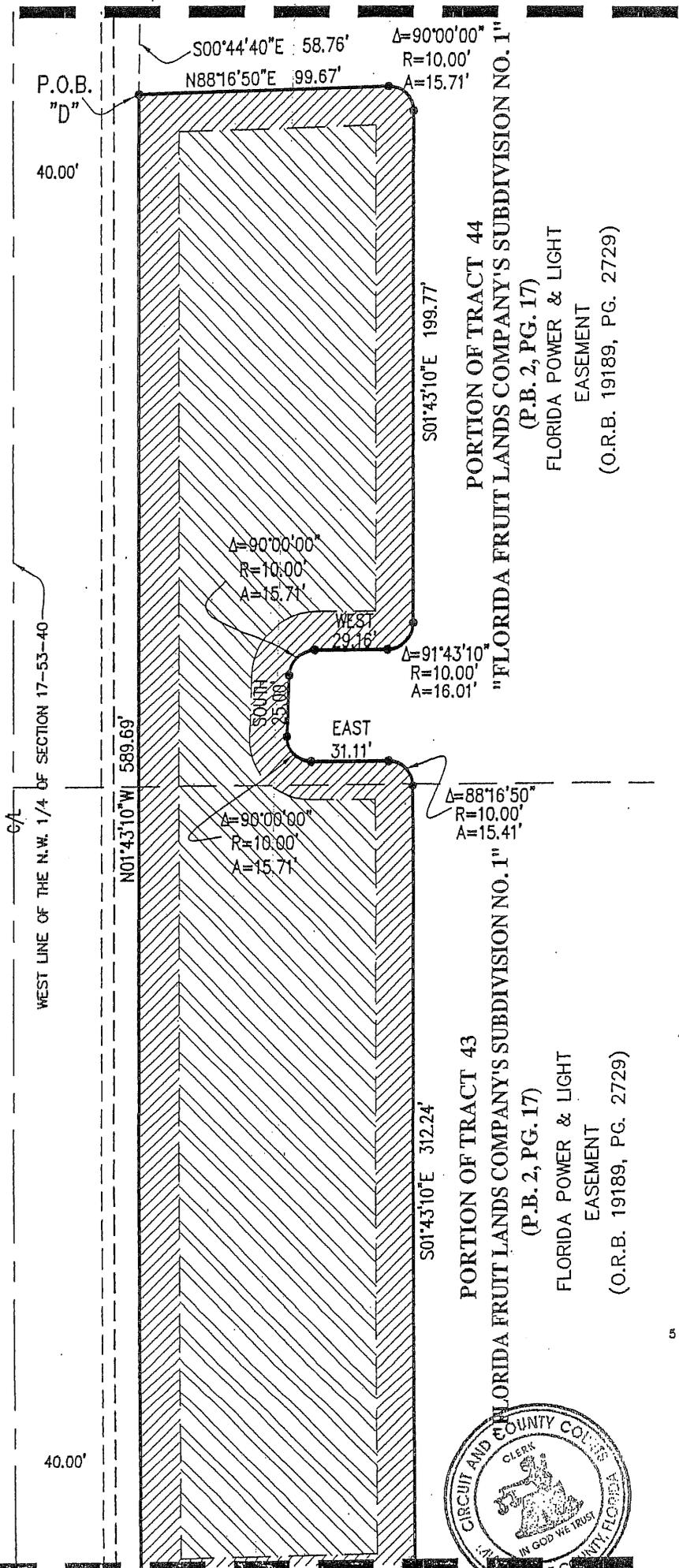
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE

MATCH LINE "G" (SEE SHEET 9 OF 15)

AVENUE

107th

N.W.



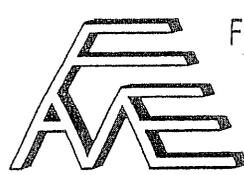
PORTION OF TRACT 44
 "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
 (P.B. 2, PG. 17)
 FLORIDA POWER & LIGHT
 EASEMENT
 (O.R.B. 19189, PG. 2729)

PORTION OF TRACT 43
 "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
 (P.B. 2, PG. 17)
 FLORIDA POWER & LIGHT
 EASEMENT
 (O.R.B. 19189, PG. 2729)



MATCH LINE "H" (SEE SHEET 15 OF 15)

LANDMARK AT DORAL - MITIGATION EASEMENT

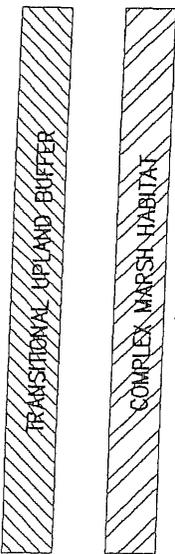
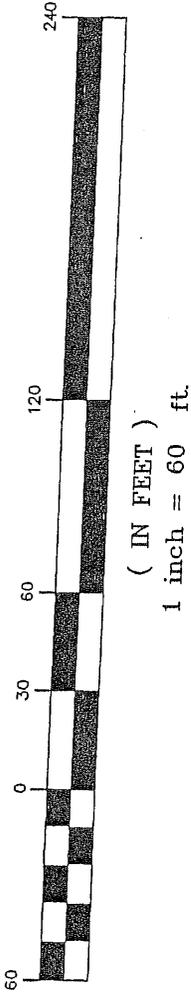


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 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:		EB DEVELOPERS, INC.	
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	1" = 60'
CHECKED BY:		PROJECT No:	02A098-1002
			SHEET: 14 of 15 SHEETS



GRAPHIC SCALE

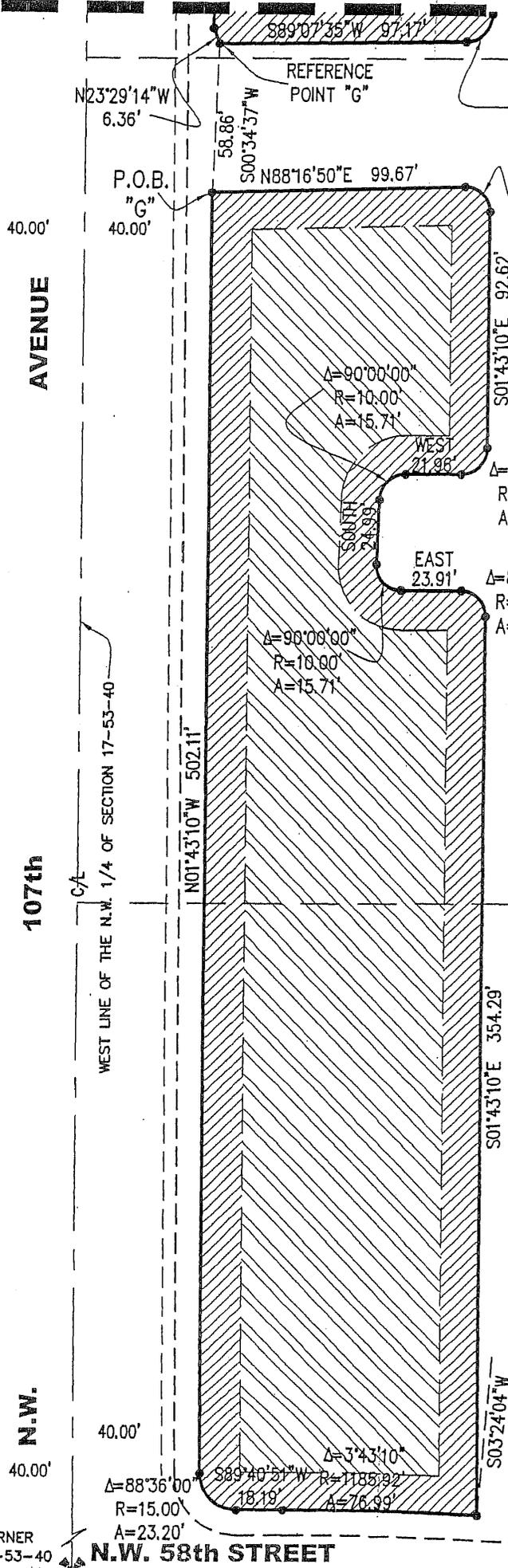


LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- C/L - CENTER LINE

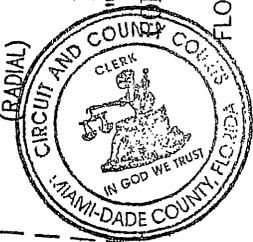
SOUTHWEST CORNER OF SECTION 17-53-40

MATCH LINE 'H' (SEE SHEET 14 OF 15)

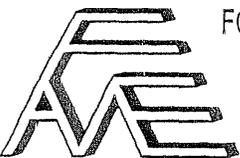


PORTION OF TRACT 42
 "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
 (P.B. 2, PG. 17)
 FLORIDA POWER & LIGHT
 EASEMENT
 (O.R.B. 19189, PG. 2729)

PORTION OF TRACT 41
 "FLORIDA FRUIT LANDS
 COMPANY'S SUBDIVISION NO. 1"
 (P.B. 2, PG. 17)
 FLORIDA POWER & LIGHT
 EASEMENT
 (O.R.B. 19189, PG. 2729)



LANDMARK AT DORAL - MITIGATION EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	EB DEVELOPERS, INC.		
DRAWN BY:	R. RODRIGUEZ	DATE:	MAY 11, 2006.
DWG. CHECKED BY:		SCALE:	1" = 60'
CHECKED BY:		PROJECT No:	02A098-1002
			SHEET: 15 OF 15 SHEETS

Exhibit "B"

SEE ATTACHED



LOCATION MAP
 PORTION OF SECTION 16
 TOWNSHIP 52 SOUTH
 RANGE 40 EAST
 CITY OF DORAL
 MIAMI-DADE COUNTY
 FLORIDA
 (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT will have to be made to determine recorded instruments, if any affecting this property.
- 4) North Arrow direction and Bearings shown hereon are based on an assumed value of S88°16'51"W, along the South Line of Tract "W1", as shown on Plat Book 170, at Page 59, of the Public Records of Miami-Dade County, Florida.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

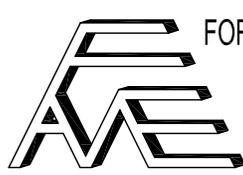
I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: November 22nd, 2021
 Revision: April 20th, 2022 (REVISED AS PER SFWM'S COMMENTS)
 Revision:

 Ricardo Rodriguez, P.S.M., For the Firm
 Professional Surveyor and Mapper
 State of Florida, Registration No.5936

LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: R.RODRIGUEZ	DATE: 04/20/2022	SHEET: 1
DWG. CHECKED BY:	SCALE: NOT TO SCALE	
CHECKED BY:	PROJECT No: 02E098-1041	OF 4 SHEETS

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg

A

B

LEGAL DESCRIPTION:

SFWM PORTION OF EASEMENT TO BE REMOVED

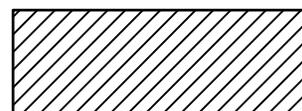
A PORTION OF TRACT "W1" AND TRACT "X1", OF "LANDMARK AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 59, LYING WITHIN THAT CERTAIN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 29065, AT PAGE 4105, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "X1"; THE NEXT DESCRIBED THREE (3) COURSES AND DISTANCES BEING ALONG AN EASTERLY AND NORTHERLY LINE OF SAID TRACT "X1"; 1) THENCE S01°43'09"E FOR A DISTANCE OF 57.08 FEET; 2) THENCE N88°16'51"E FOR A DISTANCE OF 16.76 FEET; 3) THENCE S01°43'09"E FOR A DISTANCE OF 15.24 FEET; THENCE S89°40'09"W, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 23.77 FEET; THENCE N01°43'09"W, ALONG A LINE 51.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 71.74 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "X1"; THENCE N88°16'51"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "W1"; THE NEXT DESCRIBED SEVEN (7) COURSES AND DISTANCE BEING ALONG A EASTERLY, SOUTHERLY LINES OF SAID TRACT "W1"; 1) THENCE S01°43'09"E FOR A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARTIAL AREA OF SAID CONSERVATION EASEMENT TO BE RELEASE; 2) THENCE CONTINUE S01°43'09"E FOR A DISTANCE OF 4.00 FEET; 3) THENCE S88°16'51"W FOR A DISTANCE OF 48.91 FEET; 4) THENCE S01°43'09"E FOR A DISTANCE OF 18.59 FEET; 5) THENCE S88°16'51"W FOR A DISTANCE OF 16.76 FEET; 6) THENCE S 01°43'09"E FOR A DISTANCE OF 57.08 FEET; 7) THENCE S88°16'51"W FOR A DISTANCE OF 7.00 FEET; THENCE N01°43'09"W, ALONG A LINE 51.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST FOR A DISTANCE OF 81.43 FEET; THENCE N89°40'09"E, ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 72.69 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE CONTAINING 1,950 SQUARE FEET OR 0.04 ACRES MORE OR LESS.



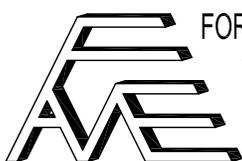
PORTION OF CONSERVATION EASEMENT IN OFFICIAL RECORDS BOOK 29065, PAGE 405 TO BE REMOVED

A

B

C

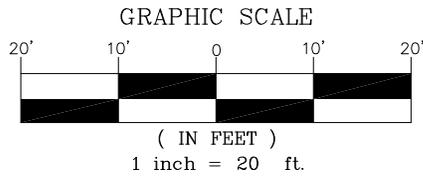
LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED



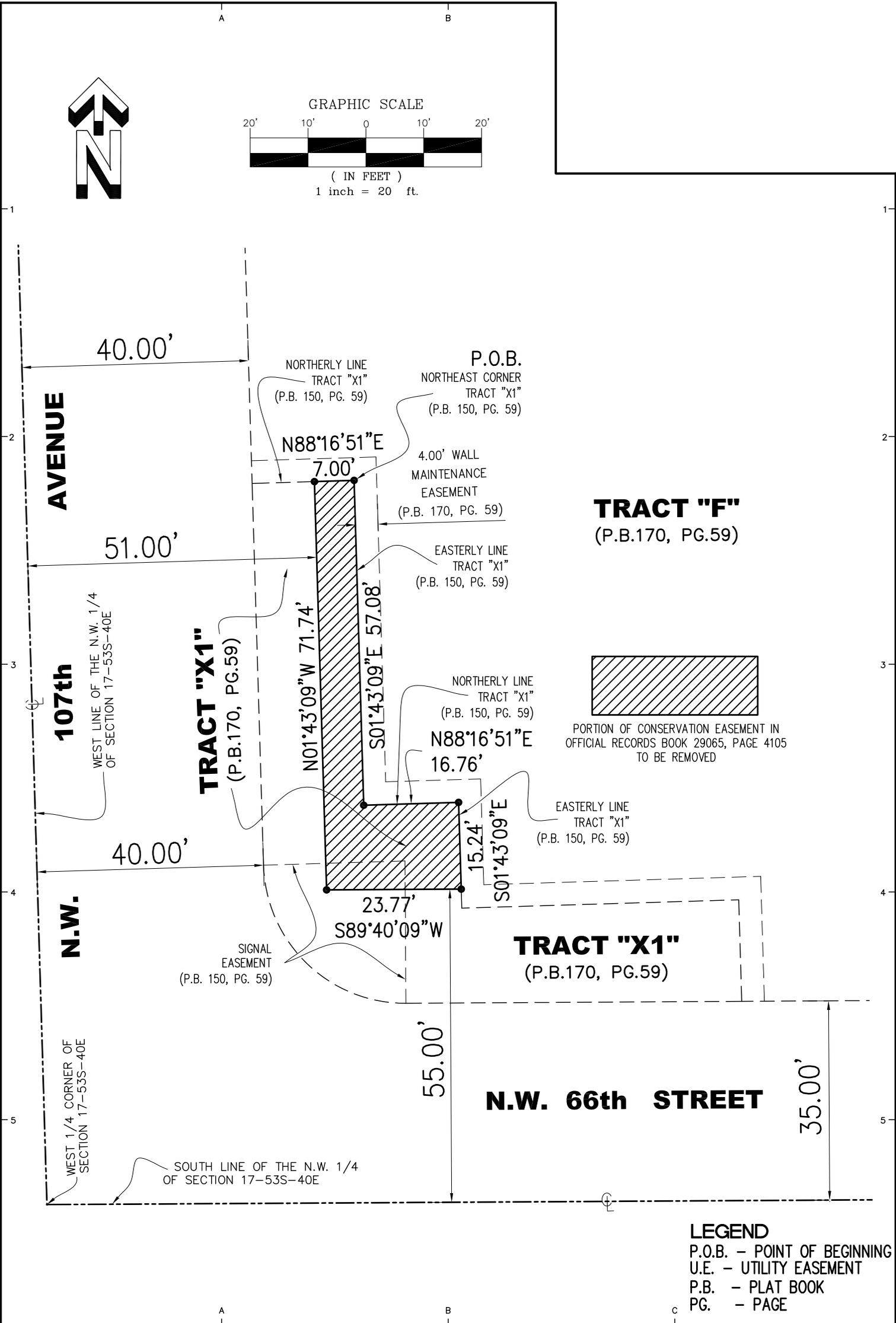
FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: R.RODRIGUEZ	DATE: 04/20/2022	SHEET: 2 OF 4 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 02E098-1041	

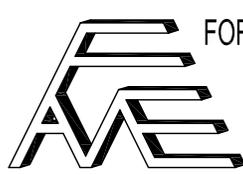
Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg



Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg

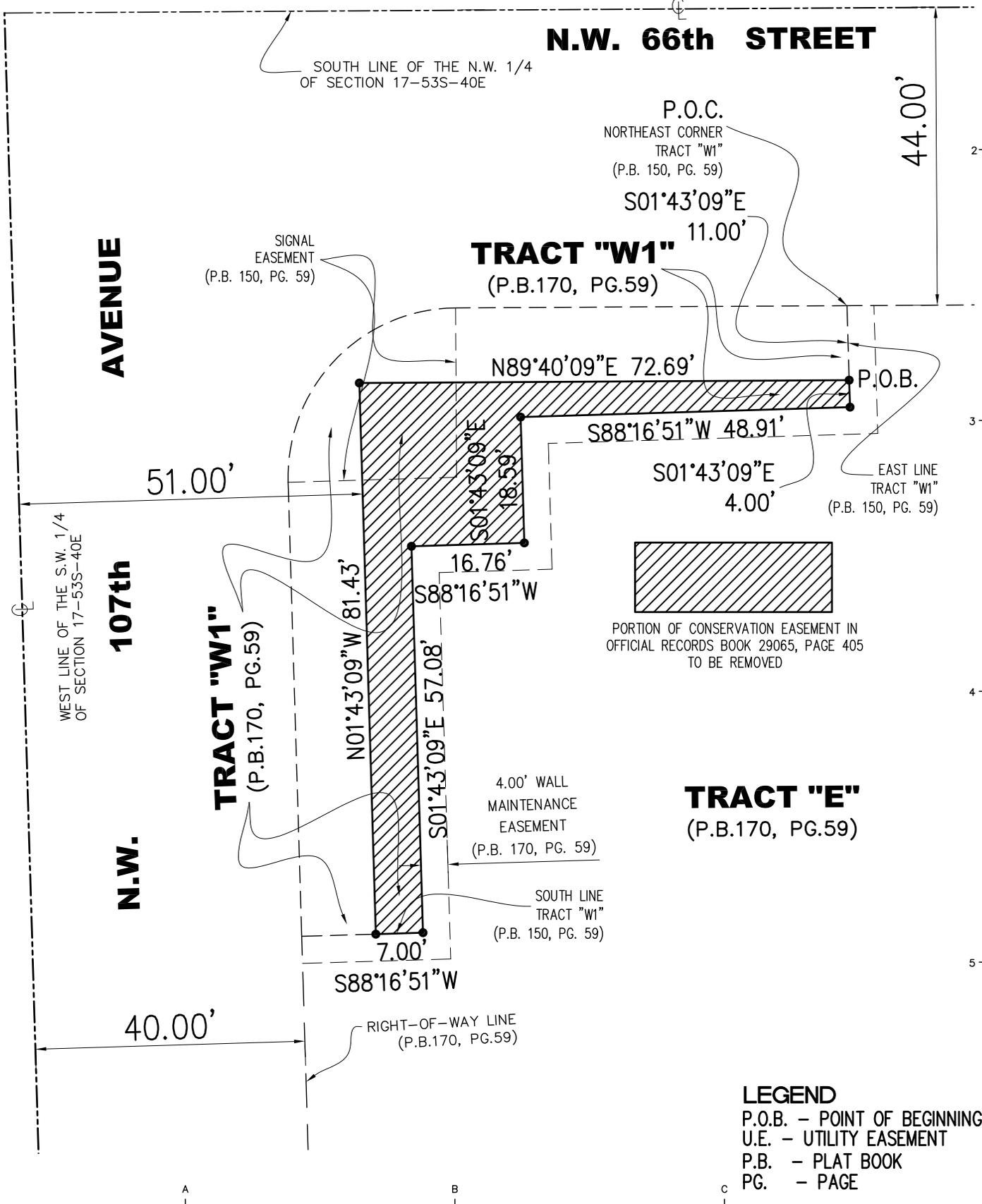
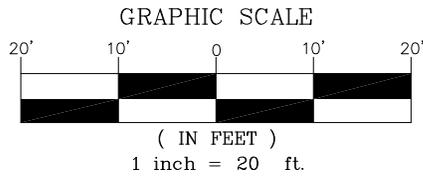


LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED

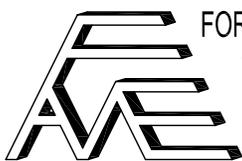


FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:		LENNAR HOMES, LLC	
DRAWN BY:	R.RODRIGUEZ	DATE:	04/20/2022
DWG. CHECKED BY:		SCALE:	1" = 20'
CHECKED BY:		PROJECT No:	02E098-1041



LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

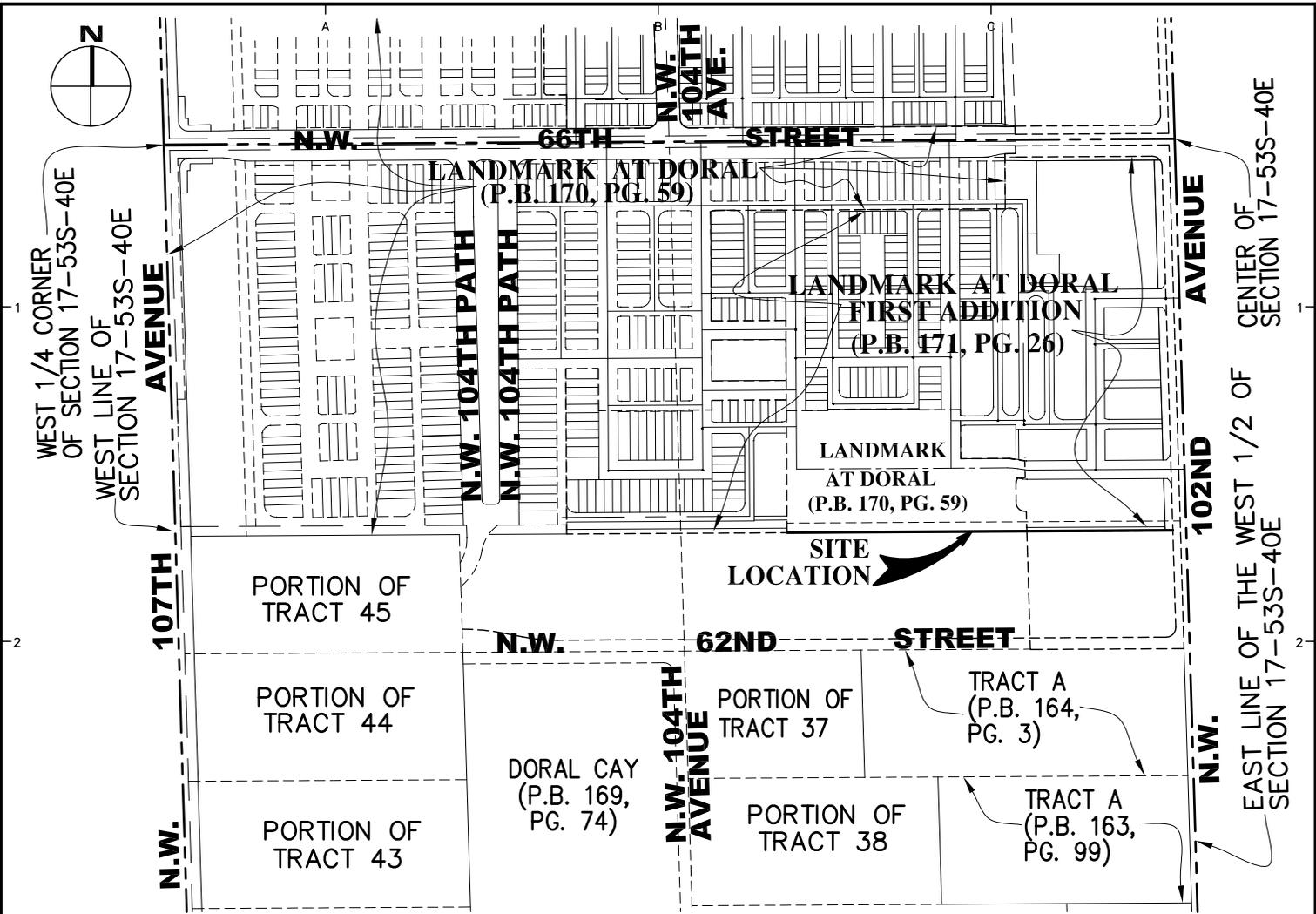
TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: R.RODRIGUEZ	DATE: 04/20/2022	SHEET: 4 OF 4 SHEETS
DWG. CHECKED BY:	SCALE: 1" = 20'	
CHECKED BY:	PROJECT No: 02E098-1041	

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg

Exhibit "C"

SEE ATTACHED

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098 LANDMARK AT DORAL 1 FT WIDE STRIP BY 1000 LONG.dwg



LOCATION MAP

PORTION OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST
 CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
 (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT will have to be made to determine recorded instruments, if any affecting this property.
- 4) North Arrow direction and Bearings shown hereon are based on an assumed value of S89°40'25"W, along the South Line of Tract "S1", as shown on the Plat Book 170, at Page 59, of the Public Records of Miami-Dade County, Florida.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

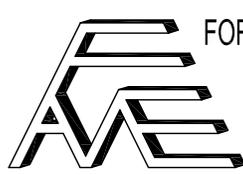
I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: June 24th, 2021
 Revision:
 Revision:

Ricardo Rodriguez, P.S.M., For the Firm
 Professional Surveyor and Mapper
 State of Florida, Registration No.5936

LANDMARK AT DORAL - 1 FOOT STRIP



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: E.D.	DATE: JUNE 24th, 2021	SHEET: 1 OF 3 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 02E098-1604	

A

B

C

LEGAL DESCRIPTION:

THE SOUTH 1.00 FOOT OF TRACT "S1", OF "LANDMARK AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 59, BOUNDED ON THE WEST BY THE EAST LINE OF TRACT "J3" AND BOUNDED ON THE EAST BY THE WEST LINE OF TRACT "L3", SAID TRACTS "J3" AND "L3", OF "LANDMARK AT DORAL FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, AT PAGE 26, AND THE SOUTH 1.00 FOOT OF TRACT "M3" AND OF SAID TRACT "L3" OF SAID PLAT OF "LANDMARK AT DORAL FIRST ADDITION", ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE ABOVE DESCRIBED 1.00 FOOT STRIP OF LAND CONTAINING 1,005 SQUARE FEET MORE OR LESS.

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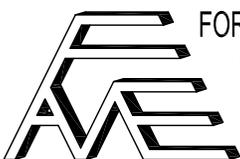
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Q: \FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1604 1 FT WIDE STRIP BY 1000 LONG.dwg

LANDMARK AT DORAL - 1 FOOT STRIP



FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR

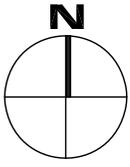
DORAL, FLORIDA 33172

PH. (305) 477-6472

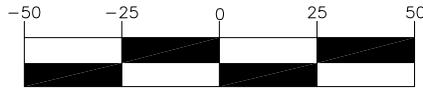
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: E.D.	DATE: JUNE 24th, 2021	SHEET: 2
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 02E098-1604	

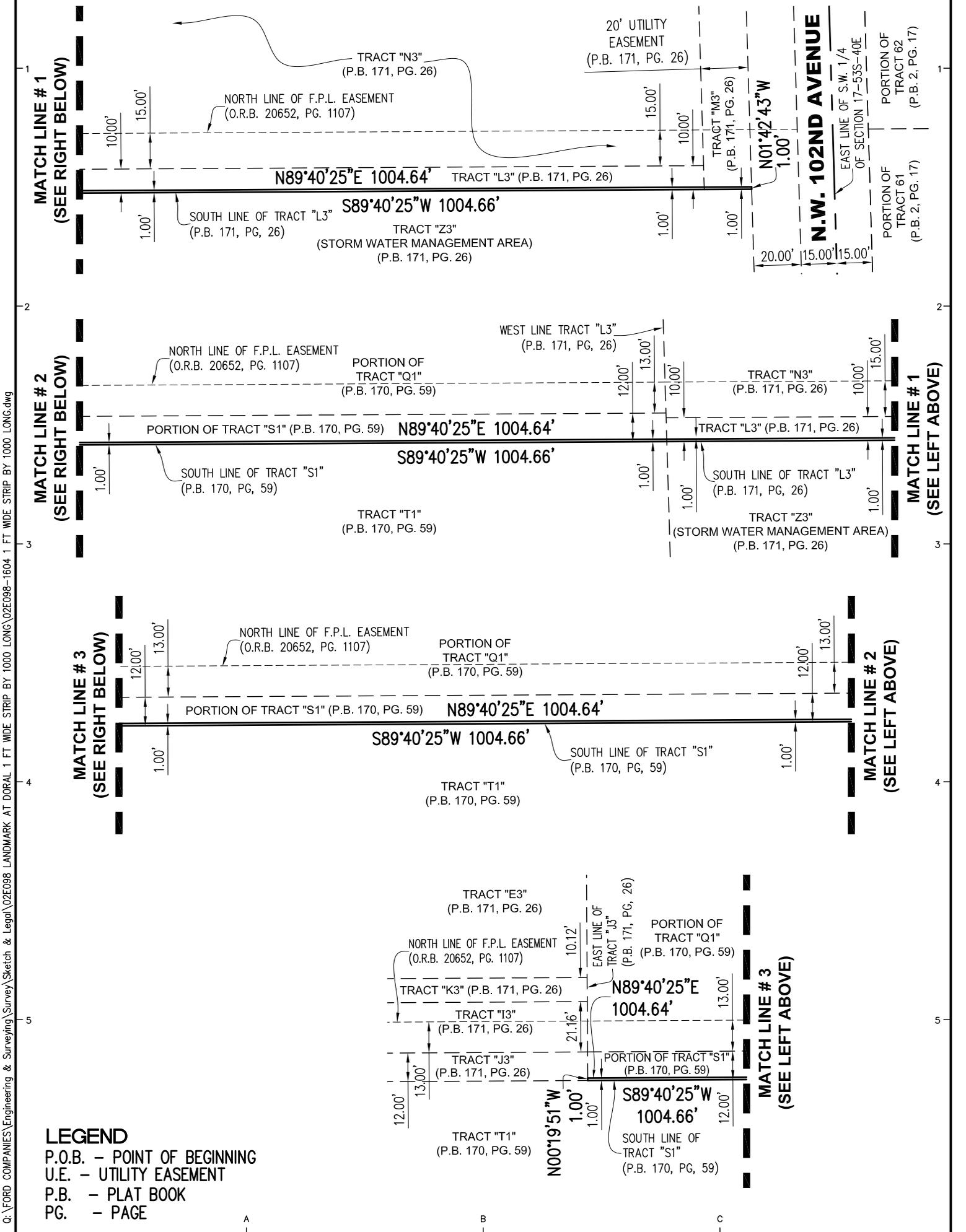
OF 3 SHEETS



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



LEGEND

- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- P.B. - PLAT BOOK
- PG. - PAGE

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098 LANDMARK AT DORAL 1 FT WIDE STRIP BY 1000 LONG\02E098-1604 1 FT WIDE STRIP BY 1000 LONG.dwg

LANDMARK AT DORAL - 1 FOOT STRIP

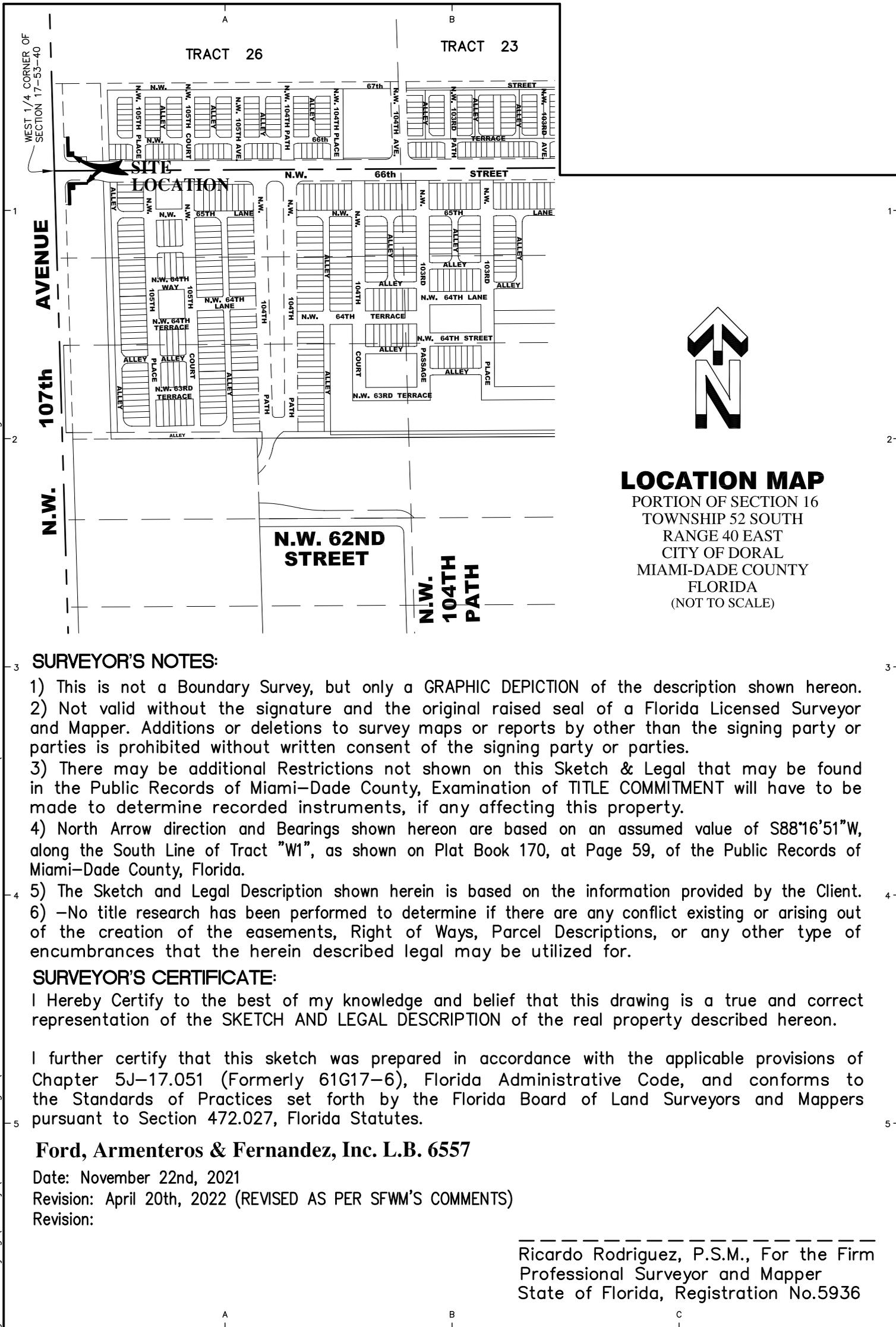


FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: E.D.	DATE: JUNE 24th, 2021	SHEET: 3 OF 3 SHEETS
DWG. CHECKED BY:	SCALE: 1" = 50'	
CHECKED BY:	PROJECT No: 02E098-1604	

ATTACHMENT C

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg



LOCATION MAP
 PORTION OF SECTION 16
 TOWNSHIP 52 SOUTH
 RANGE 40 EAST
 CITY OF DORAL
 MIAMI-DADE COUNTY
 FLORIDA
 (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT will have to be made to determine recorded instruments, if any affecting this property.
- 4) North Arrow direction and Bearings shown hereon are based on an assumed value of S88°16'51"W, along the South Line of Tract "W1", as shown on Plat Book 170, at Page 59, of the Public Records of Miami-Dade County, Florida.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: November 22nd, 2021
 Revision: April 20th, 2022 (REVISED AS PER SFWM'S COMMENTS)
 Revision:

 Ricardo Rodriguez, P.S.M., For the Firm
 Professional Surveyor and Mapper
 State of Florida, Registration No.5936

LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED

FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: R.RODRIGUEZ	DATE: 04/20/2022	SHEET: 1
DWG. CHECKED BY:	SCALE: NOT TO SCALE	
CHECKED BY:	PROJECT No: 02E098-1041	OF 4 SHEETS

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LEGAL DESCRIPTION:

SFWM PORTION OF EASEMENT TO BE REMOVED

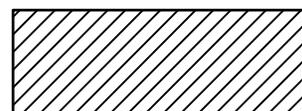
A PORTION OF TRACT "W1" AND TRACT "X1", OF "LANDMARK AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 59, LYING WITHIN THAT CERTAIN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 29065, AT PAGE 4105, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "X1"; THE NEXT DESCRIBED THREE (3) COURSES AND DISTANCES BEING ALONG AN EASTERLY AND NORTHERLY LINE OF SAID TRACT "X1"; 1) THENCE S01°43'09"E FOR A DISTANCE OF 57.08 FEET; 2) THENCE N88°16'51"E FOR A DISTANCE OF 16.76 FEET; 3) THENCE S01°43'09"E FOR A DISTANCE OF 15.24 FEET; THENCE S89°40'09"W, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 23.77 FEET; THENCE N01°43'09"W, ALONG A LINE 51.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 71.74 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "X1"; THENCE N88°16'51"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "W1"; THE NEXT DESCRIBED SEVEN (7) COURSES AND DISTANCE BEING ALONG A EASTERLY, SOUTHERLY LINES OF SAID TRACT "W1"; 1) THENCE S01°43'09"E FOR A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARTIAL AREA OF SAID CONSERVATION EASEMENT TO BE RELEASE; 2) THENCE CONTINUE S01°43'09"E FOR A DISTANCE OF 4.00 FEET; 3) THENCE S88°16'51"W FOR A DISTANCE OF 48.91 FEET; 4) THENCE S01°43'09"E FOR A DISTANCE OF 18.59 FEET; 5) THENCE S88°16'51"W FOR A DISTANCE OF 16.76 FEET; 6) THENCE S 01°43'09"E FOR A DISTANCE OF 57.08 FEET; 7) THENCE S88°16'51"W FOR A DISTANCE OF 7.00 FEET; THENCE N01°43'09"W, ALONG A LINE 51.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST FOR A DISTANCE OF 81.43 FEET; THENCE N89°40'09"E, ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 72.69 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE CONTAINING 1,950 SQUARE FEET OR 0.04 ACRES MORE OR LESS.



PORTION OF CONSERVATION EASEMENT IN OFFICIAL RECORDS BOOK 29065, PAGE 405 TO BE REMOVED

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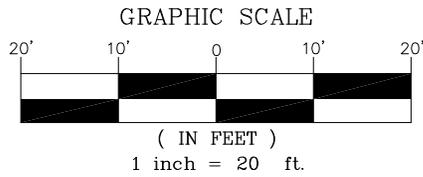
LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED



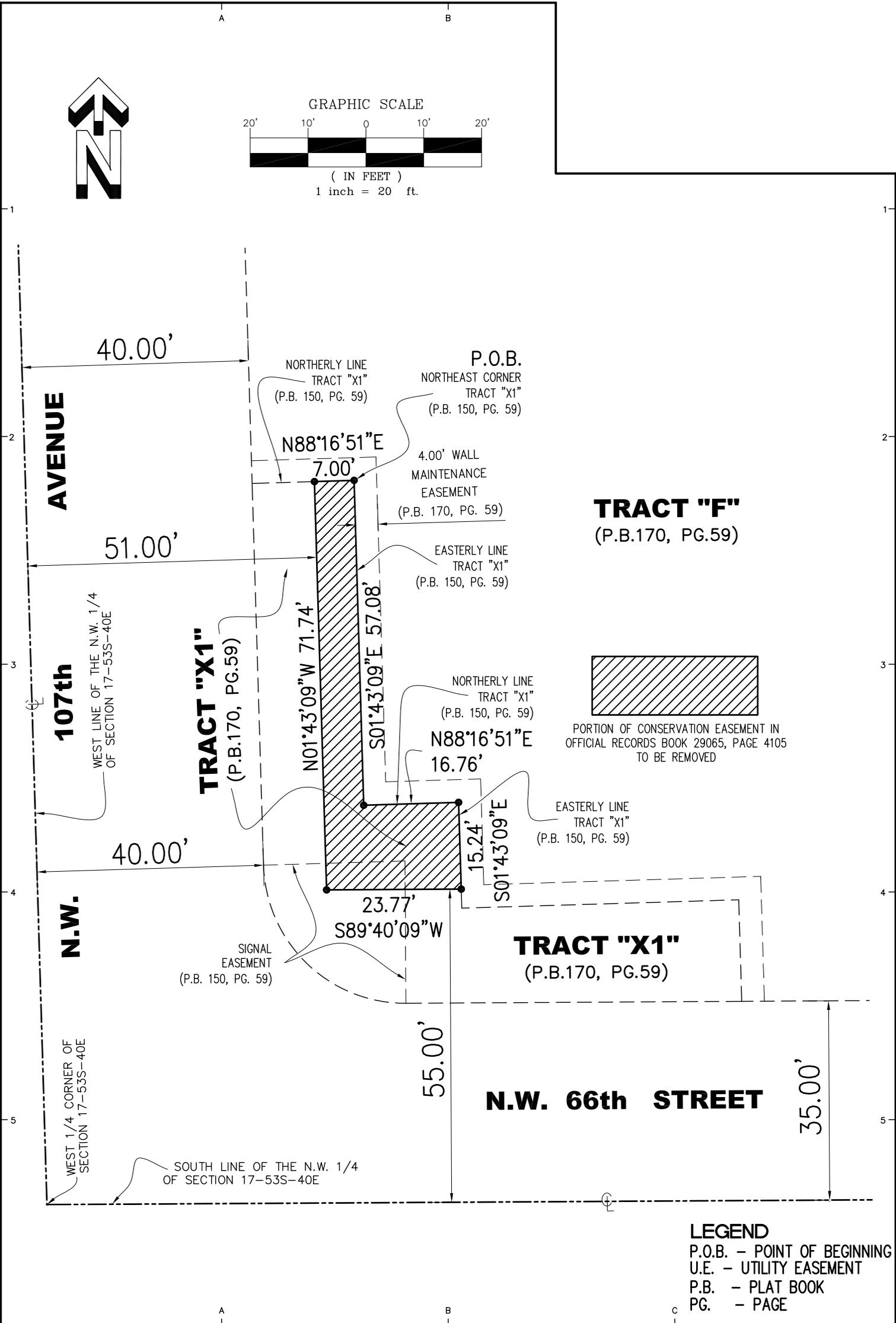
FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: R.RODRIGUEZ	DATE: 04/20/2022	SHEET: 2 OF 4 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 02E098-1041	

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg



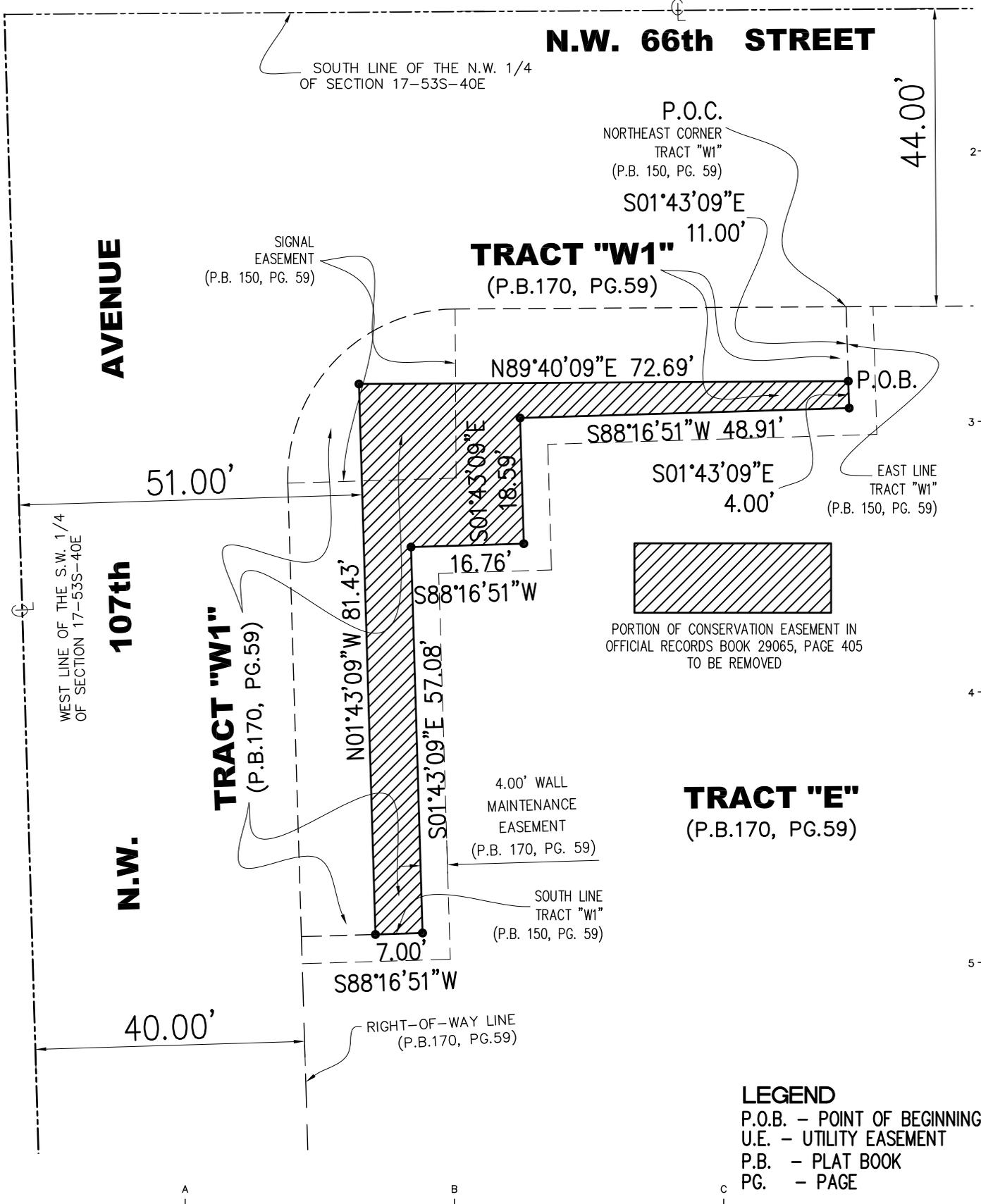
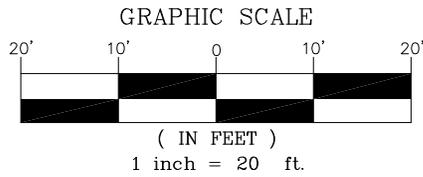
Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg



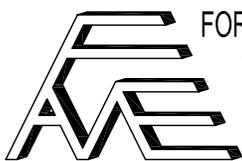
LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED

FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:		LENNAR HOMES, LLC	
DRAWN BY:	R.RODRIGUEZ	DATE:	04/20/2022
DWG. CHECKED BY:		SCALE:	1" = 20'
CHECKED BY:		PROJECT No:	02E098-1041



LANDMARK AT DORAL - SFWM PORTION OF EASEMENT TO BE REMOVED



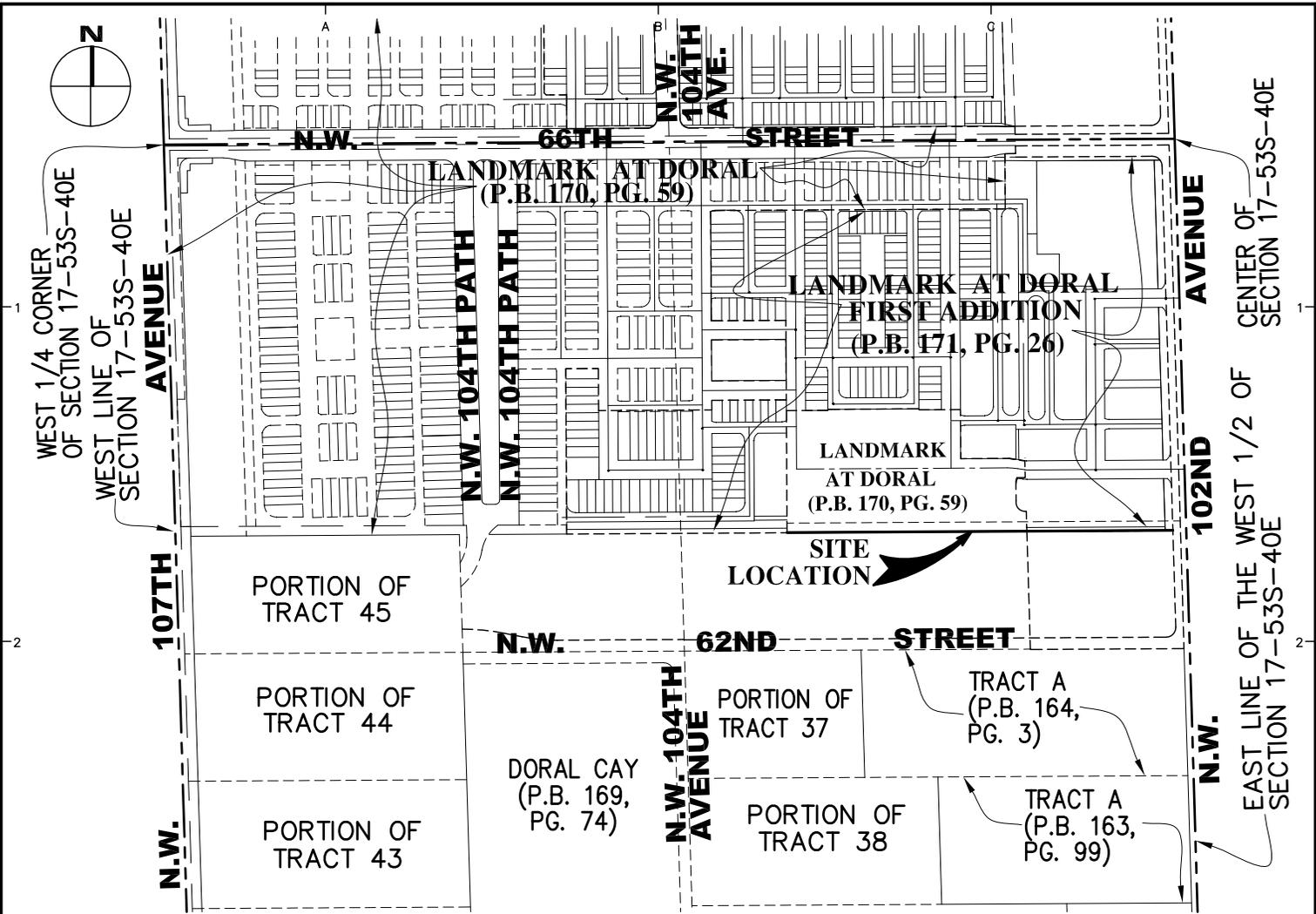
FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: R.RODRIGUEZ	DATE: 04/20/2022	SHEET: 4 OF 4 SHEETS
DWG. CHECKED BY:	SCALE: 1" = 20'	
CHECKED BY:	PROJECT No: 02E098-1041	

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1041 SFWM EASEMENT TO BE REMOVED.dwg

ATTACHMENT D

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098 LANDMARK AT DORAL 1 FT WIDE STRIP BY 1000 LONG.dwg



LOCATION MAP

PORTION OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST
 CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
 (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT will have to be made to determine recorded instruments, if any affecting this property.
- 4) North Arrow direction and Bearings shown hereon are based on an assumed value of S89°40'25"W, along the South Line of Tract "S1", as shown on the Plat Book 170, at Page 59, of the Public Records of Miami-Dade County, Florida.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

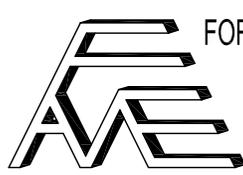
I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. L.B. 6557

Date: June 24th, 2021
 Revision:
 Revision:

Ricardo Rodriguez, P.S.M., For the Firm
 Professional Surveyor and Mapper
 State of Florida, Registration No.5936

LANDMARK AT DORAL - 1 FOOT STRIP



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: E.D.	DATE: JUNE 24th, 2021	SHEET: 1 OF 3 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 02E098-1604	

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LEGAL DESCRIPTION:

THE SOUTH 1.00 FOOT OF TRACT "S1", OF "LANDMARK AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGE 59, BOUNDED ON THE WEST BY THE EAST LINE OF TRACT "J3" AND BOUNDED ON THE EAST BY THE WEST LINE OF TRACT "L3", SAID TRACTS "J3" AND "L3", OF "LANDMARK AT DORAL FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, AT PAGE 26, AND THE SOUTH 1.00 FOOT OF TRACT "M3" AND OF SAID TRACT "L3" OF SAID PLAT OF "LANDMARK AT DORAL FIRST ADDITION", ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE ABOVE DESCRIBED 1.00 FOOT STRIP OF LAND CONTAINING 1,005 SQUARE FEET MORE OR LESS.

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Q: \FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098-1604 1 FT WIDE STRIP BY 1000 LONG.dwg

LANDMARK AT DORAL - 1 FOOT STRIP



FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR

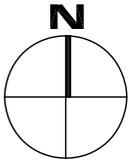
DORAL, FLORIDA 33172

PH. (305) 477-6472

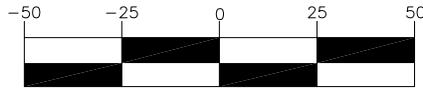
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: E.D.	DATE: JUNE 24th, 2021	SHEET: 2
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 02E098-1604	

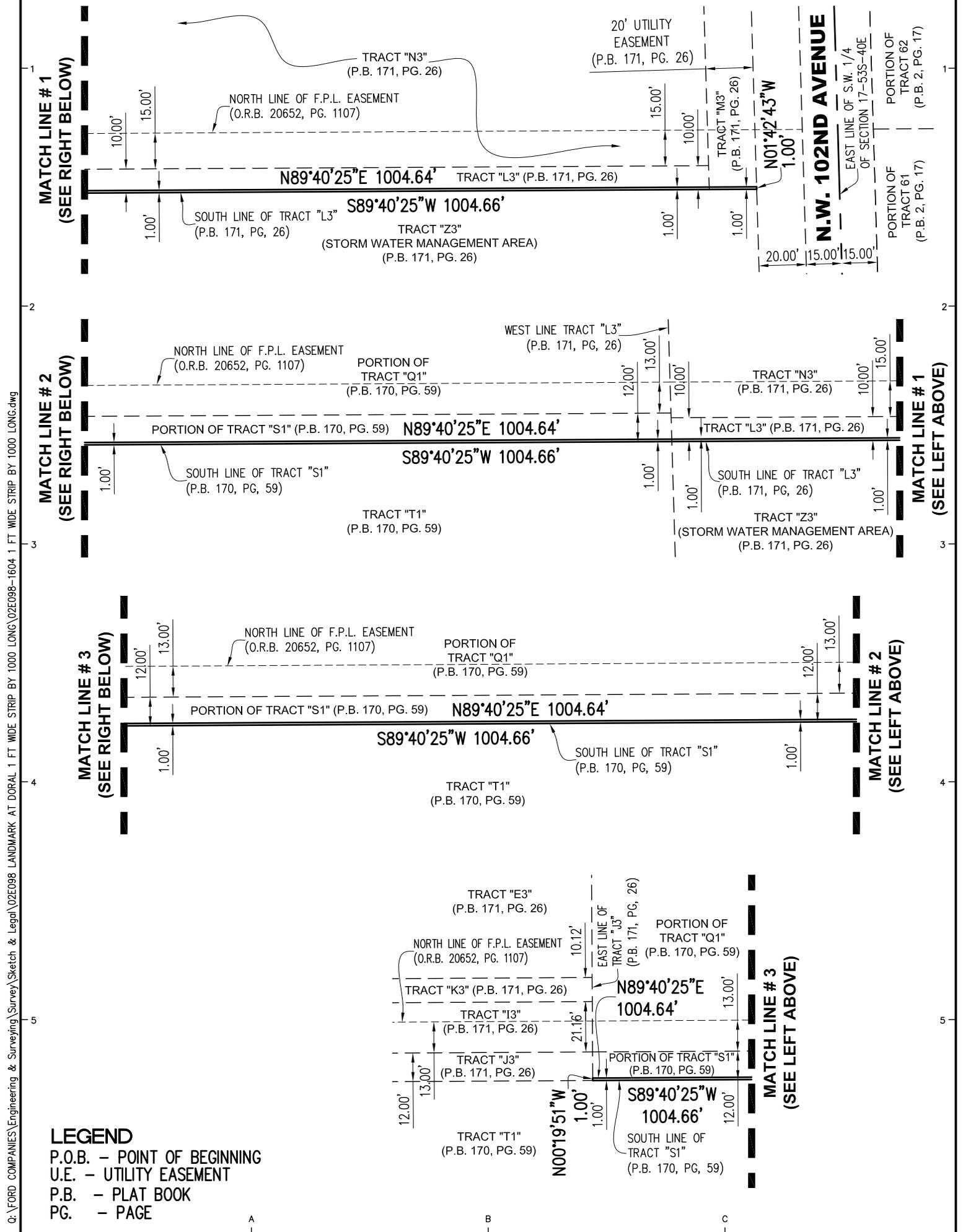
OF 3 SHEETS



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



LEGEND

- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- P.B. - PLAT BOOK
- PG. - PAGE

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\02E098 LANDMARK AT DORAL 1 FT WIDE STRIP BY 1000 LONG\02E098-1604 1 FT WIDE STRIP BY 1000 LONG.dwg

LANDMARK AT DORAL - 1 FOOT STRIP



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: LENNAR HOMES, LLC		
DRAWN BY: E.D.	DATE: JUNE 24th, 2021	SHEET: <b style="font-size: 2em;">3 OF 3 SHEETS
DWG. CHECKED BY:	SCALE: 1" = 50'	
CHECKED BY:	PROJECT No: 02E098-1604	



ATTACHMENT E

ATTACHMENT F

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

10

This instrument was prepared by:
Jonathan S. Marcus, Esq.
HOLLAND & KNIGHT LLP
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301

Property Folio Nos.: 35-3017-047-1190 and 35-3017-047-1210

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this _____ day of _____, 2022, by **LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose post office address is 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“Grantor”), to **LENNAR HOMES, LLC**, a Florida limited liability company, whose post office address is 730 NW 107th Avenue, Suite 300, Miami, Florida 33172 (“Grantee”).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, said Grantor does hereby remise, release and quit-claim unto the said Grantee forever, the following described real property, (the “Property”) to wit:

Tract R, of LANDMARK AT DORAL CENTRAL, according to the Plat thereof, as recorded in Plat Book 172, Page 88, of the Public Records of Miami-Dade County, Florida.

AND

Tract X, of LANDMARK AT DORAL CENTRAL, according to the Plat thereof, as recorded in Plat Book 172, Page 88, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Print name: _____

Print name: _____

By: _____
Name:
Title:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2022, by _____ as _____ of LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is known to me or who has produced as identification.

NOTARY PUBLIC

First American Title Insurance Company

13450 West Sunrise Blvd., Suite 300

Sunrise, Florida 33323

Phone: (954)839-2900 FAX: (888)596-5085

TITLE SEARCH REPORT

Prepared for: Holland & Knight LLP
515 E Las Olas Blvd Ste 1200
Fort Lauderdale , FL 33301

Customer File Number: Landmark at Doral CDD

FATIC File Number: 1062-5652080

Searched from: December 7, 2012 at 4:03 PM

Through: March 31, 2022 at 8:00 a.m.

Legal Description:

Tract R, of LANDMARK AT DORAL CENTRAL, according to the Plat thereof, as recorded in Plat [Book 172, Page 88](#), of the Public Records of Miami-Dade County, Florida.

AND

Tract X, of LANDMARK AT DORAL CENTRAL, according to the Plat thereof, as recorded in Plat [Book 172, Page 88](#), of the Public Records of Miami-Dade County, Florida.

AND

Tract Z, of LANDMARK AT DORAL CENTRAL, according to the Plat thereof, as recorded in Plat [Book 172, Page 88](#), of the Public Records of Miami-Dade County, Florida.

AND

Tract T, of LANDMARK AT DORAL CENTRAL, according to the Plat thereof, as recorded in Plat [Book 172, Page 88](#), of the Public Records of Miami-Dade County, Florida,

LESS portions described in Declaration of Condominium recorded in Official Records [Book 32206, Page 3790](#).

AND

Tract W, of LANDMARK AT DORAL CENTRAL, according to the Plat thereof, as recorded in Plat [Book 172, Page 88](#), of the Public Records of Miami-Dade County, Florida,

LESS portions described in Declaration of Condominium recorded in Official Records [Book 31616, Page 240](#).

1. Last Grantee of Record for Period Searched:

Lennar Homes, LLC, a Florida limited liability company, pursuant to Special Warranty Deed recorded December 7, 2012 in Official Records [Book 28391, Page 24](#). (As to Tracts T, W, Z and a portion of Tract R and Tract X)

AND

Landmark at Doral Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, pursuant to Special Warranty Deed recorded January 23, 2015 in Official Records [Book 29475, Page 1609](#). (As to a Portion of Tract R and Tract X)

2. Unsatisfied Encumbrances:

Type of Instrument:

O.R. Book:

Page:

None of record.

3. Easements, Restrictions, and Other Matters affecting the lands described herein:

Type of Instrument:

O.R. Book:

Page:

- a. Reservations in favor of the State of Florida as set forth in Deed recorded April 24, 1946 in Deed [Book 2674, Page 328](#), as affected by Release of Reservations No.18153 recorded November 5, 2005 in Official Records [Book 23934, Page 2671](#) and Non-Use Commitment No. 1481 recorded September 13, 2006 in Official Records [Book 24903, Page 2588](#).
- b. Reservations in favor of Everglades Drainage District as set forth in Deed recorded April 24, 1946 in Deed [Book 2674, Page 326](#), as affected by Release of Reservations No.18152 recorded November 5, 2005 in Official Records [Book 23934, Page 2680](#), and Non-Use Commitment No.1480 recorded September 13, 2006 in Official Records [Book 24903, Page 2584](#).
- c. Reservations in favor of Everglades Drainage District as set forth in Deed recorded January 8, 1951 in Deed [Book 3383, Page 553](#), as affected by Release of Reservations No.18155, recorded November 5, 2005 in Official Records [Book 23934, Page 2674](#), and Release of Reservations No.18152 recorded November 5, 2005 in Official Records [Book 23934, Page 2680](#), and Non-Use Commitment No.1480 recorded September 13, 2006 in Official Records [Book 24903, Page 2584](#).
- d. Reservations in favor of Everglades Drainage District as set forth in Deed recorded January 8, 1951 in Deed [Book 3383, Page 561](#), as affected by Release of Reservations No. 18155 recorded November 5, 2005 in Official Records [Book 23934, Page 2674](#), and Release of Reservations No.18154 recorded November 5, 2005 in Official Records [Book 23934, Page 2677](#) and Non-Use Commitment No.1482 recorded September 13, 2006 in Official Records [Book 24903, Page 2591](#).
- e. Declaration of Restrictions recorded April 24, 2002 in Official Records [Book 20349, Page 1898](#), as affected by Fourth Amended and Restated Declaration of Restrictions recorded August 4, 2016 in Official Records [Book 30178, Page 3831](#), and re-recorded September 19, 2018 in Official Records [Book 31147, Page 4436](#).
- f. Declaration of Restrictions recorded February 4, 2004 in Official Records [Book 22020, Page 4136](#), as amended by Second Amended and Restated Declaration of Restriction recorded April 12, 2013 in Official Records [Book 28578, Page 2545](#), and Third Amended and Restated Declaration of Restriction recorded April 8, 2014 in Official Records [Book 29100, Page 1468](#).
- g. Right of Way Agreements in favor of Florida Power & Light Company recorded March 11, 1965 in Official Records [Book 4506, Page 480](#); recorded November 6, 1968 in Official Records [Book 6159, Page 129](#); recorded November 6, 1968 in Official Records [Book 6159, Page 131](#); and Order of Taking by Florida Power & Light Company recorded January 13, 1969 in Official Records [Book 6241, Page 588](#), as affected by Partial Subordination recorded May 5, 2014 in Official Records [Book 29136, Page 4292](#).
- h. Easements in favor of Florida Power & Light Company as recorded July 11, 2000 in Official Records [Book 19189, Page 2729](#), as affected by condition set forth in that certain Special Warranty Deed recorded July 11, 2000 in Official Records [Book 19189, Page 2683](#), and as affected by Partial Release of Easement recorded March 28, 2005 in Official Records [Book 23209, Page 2929](#); and Easements in favor of Florida Power & Light Company as recorded December 6, 2002 in Official Records [Book 20852, Page 1107](#), and Memorandum of Right of Way Consent Agreement recorded September 6, 2006 in Official Records [Book 24876, Page 2544](#); Partial Subordination recorded May 5, 2014 in Official Records [Book 29136, Page 4292](#), and Partial Subordination recorded September 30, 2015 in Official Records [Book 29797, Page 4975](#).
- i. Grants of Easements in favor of Miami-Dade Water and Sewer Authority recorded November 20, 1974 in Official Records [Book 8837, Page 533](#), Partial Subordination recorded March 13, 2017 in Official Records [Book 30476, Page 2713](#).
- j. Notice of Establishment of the Landmark at Doral Community Development District by virtue of Ordinance No.05-153, allowing imposition of additional taxes and assessments recorded September 15, 2005 in Official Records [Book 23782, Page 830](#).
- k. Final Judgment validating the issuance of Landmark at Doral Community Development District Special

Assessments bonds recorded November 1, 2005 in Official Records [Book 23930, Page 4808](#), as released in part instrument recorded December 29, 2012 in Official Records [Book 28421, Page 1246](#).

l. Declaration of Consent of Jurisdiction of Landmark at Doral Community Development District and to Imposition of Special Assessments recorded December 6, 2005 in Official Records [Book 24017, Page 4889](#).

m. Resolution No. R-2-06 creating annual assessments for the Landmark at Doral Multipurpose Maintenance and Street Lighting Special Taxing District recorded February 2, 2006 in Official Records [Book 24201, Page 719](#).

n. Ordinance No.06-01 creating and establishing the Landmark at Doral Multipurpose Maintenance and Street Lighting Special Taxing District recorded February 2, 2006 in Official Records [Book 24201, Page 732](#); and abolishing the Landmark 107 Special Taxing District, of the Public Records of Miami-Dade County, Florida.

o. Declaration of Restrictive Covenants recorded February 15, 2006 in Official Records [Book 24241, Page 4481](#).

p. Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County and Landmark at Doral Holdings, LLC, a Florida limited liability company; and the Landmark at Doral Community Development District, recorded June 14, 2013 in Official Records [Book 28660, Page 4417](#), as amended by Addendum Number One recorded in Official Records [Book 29371, Page 1458](#), and Addendum Number Two recorded February 1, 2017 in Official Records [Book 30406, Page 2045](#).

q. Deed of Conservation Easement to South Florida Water Management District recorded August 17, 2006 in Official Records [Book 24830, Page 1822](#) and re-recorded March 13, 2014 in Official Records [Book 29065, Page 4105](#), as affected by Partial Release of Conservation Easement recorded February 25, 2016 in Official Records [Book 29976, Page 1920](#).

r. Declaration of Consent to Jurisdiction of Landmark at Doral Community Development District and to Imposition of Special Assessments recorded October 11, 2006 in Official Records [Book 24990, Page 1604](#).

s. Covenant Running With The Land in favor of the Board of County Commissioners of Miami-Dade County relating to the protection and maintenance of stormwater management systems recorded October 17, 2006 in Official Records [Book 25007, Page 3257](#).

t. Notice of Assessments by Landmark at Doral Community Development District recorded October 23, 2006 in Official Records [Book 25032, Page 2114](#).

u. Easement and Memorandum Agreement in favor of Capital Infrastructure, LLC, recorded November 1, 2007 in Official Records [Book 26025, Page 4094](#); in Official Records [Book 26025, Page 4101](#); in Official Records [Book 26025, Page 4108](#); in Official Records [Book 26025, Page 4115](#).

v. Easement in favor of Florida Power & Light Company recorded February 20, 2008 in Official Records [Book 26222 Page 4531](#).

w. Easement in favor of Florida Power & Light Company recorded February 20, 2008 in Official Records [Book 26222 Page 4545](#), as affected by Partial Release of Easement recorded September 6, 2013 in Official Records [Book 28808, Page 2988](#).

x. Easement in favor of Florida Power & Light Company recorded April 7, 2008 in Official Records [Book 26309, Page 2948](#), as affected by Partial Release of Easement recorded September 6, 2013 in Official Records [Book 28808, Page 2988](#).

y. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded July 2, 2008 in

Official Records [Book 26460, Page 1200](#).

z. Grant of Easement in favor of Landmark at Doral Community Development District recorded September 28, 2009 in Official Records [Book 27027, Page 4966](#), as affected by Partial Release of Easement recorded November 25, 2013 in Official Record [Book 28926, Page 1387](#).

aa. Declaration of Easement by Landmark at Doral Community Development District recorded June 7, 2010 in Official Records [Book 27309, Page 4647](#), as affected by Corrected Declaration of Easement recorded October 4, 2012 in Official Records [Book 28299, Page 4681](#), Partial Release of Conservation Easement recorded February 25, 2016 in Official Records [Book 29876, Page 2101](#).

bb. Memorandum of Agreement recorded December 7, 2012 in Official Records [Book 28391, Page 32](#).

cc. Landmark at Doral Club Club Plan recorded October 28, 2014 in Official Records [Book 29367, Page 1547](#), as affected by First Amendment recorded November 20, 2015 in Official Records [Book 29861, Page 4687](#), Second Amendment recorded November 20, 2015 in Official Records [Book 29967, Page 1419](#).

dd. Declaration recorded October 29, 2014 in Official Records [Book 29368, Page 4585](#), as affected by First Amendment recorded November 20, 2015 in Official Records [Book 29861, Page 4683](#) and First Amendment to By-Laws recorded July 7, 2020 in Official Records [Book 31997, Page 2132](#).

ee. Easement granted to Florida Power & Light Company recorded May 22, 2015 in Official Records [Book 29627, Page 4178](#).

ff. Easement granted to Florida Power & Light Company recorded June 23, 2015 in Official Records [Book 29667, Page 2499](#).

gg. Easement granted to Florida Power & Light Company recorded June 23, 2015 in Official Records [Book 29667, Page 2518](#).

hh. Easement granted to Florida Power & Light Company recorded July 20, 2015 in Official Records [Book 29703, Page 1433](#).

ii. Notice of Public Financing recorded May 4, 2016 in Official Records [Book 30062, Page 2935](#).

jj. Covenant Running with the Land recorded March 25, 2016 in Official Records [Book 30013, Page 1762](#).

kk. Covenant Running with the Land recorded June 13, 2016 in Official Records [Book 30111, Page 3397](#).

ll. Lien of Record recorded November 20, 2019 in Official Records [Book 31696, Page 3287](#).

mm. Declaration of Consent to Jurisdiction of The Landmark at Doral Community Development District recorded November 20, 2019 in Official Records [Book 31696, Page 3290](#).

nn. True-Up Agreement by and between Landmark at Doral Community Development District and Landmark at Doral East, LLC, a Florida limited liability company; Landmark at Doral South, LLC, a Florida limited liability company; Landmark at Doral Developers, LLC, a Florida limited liability company; Landmark Club at Doral, LLC, a Florida limited liability company recorded April 19, 2011 in Official Records [Book 27658, Page 3737](#).

oo. True-Up Agreement by and between Landmark at Doral Community Development District and Lennar Homes LLC, a Florida limited liability company, recorded November 20, 2019 in Official Records [Book 31696, Page 3294](#).

pp. Plat of LANDMARK AT DORAL CENTRAL recorded March 19, 2018 in Plat [Book 172, Page 88](#).

Copies of the Encumbrances/Matters Affecting Title (X) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 35-3017-047-1190 for tax year 2021

Gross Tax: \$ 14,073.16 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 35-3017-047-1210 for tax year 2021

Gross Tax: \$ 6,253.54 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 35-3017-047-1240 for tax year 2021

Gross Tax: \$ 6,499.03 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 35-3017-047-1250 for tax year 2021

Gross Tax: \$ 4,765.16 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 35-3017-047-1270 for tax year 2021

Gross Tax: \$ 6,546.43 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

Miscellaneous Notes (including matters affecting the Buyer, if searched):

N/A

Customer File Number: Landmark at Doral CDD
FATIC File Number: 1062-5652080

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from **December 7, 2012 at 4:03 PM (Owner's Policy 5011412-0088472E)** to **March 31, 2022** at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of MIAMI-DADE County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.



First American Title Insurance Company



as Vice President

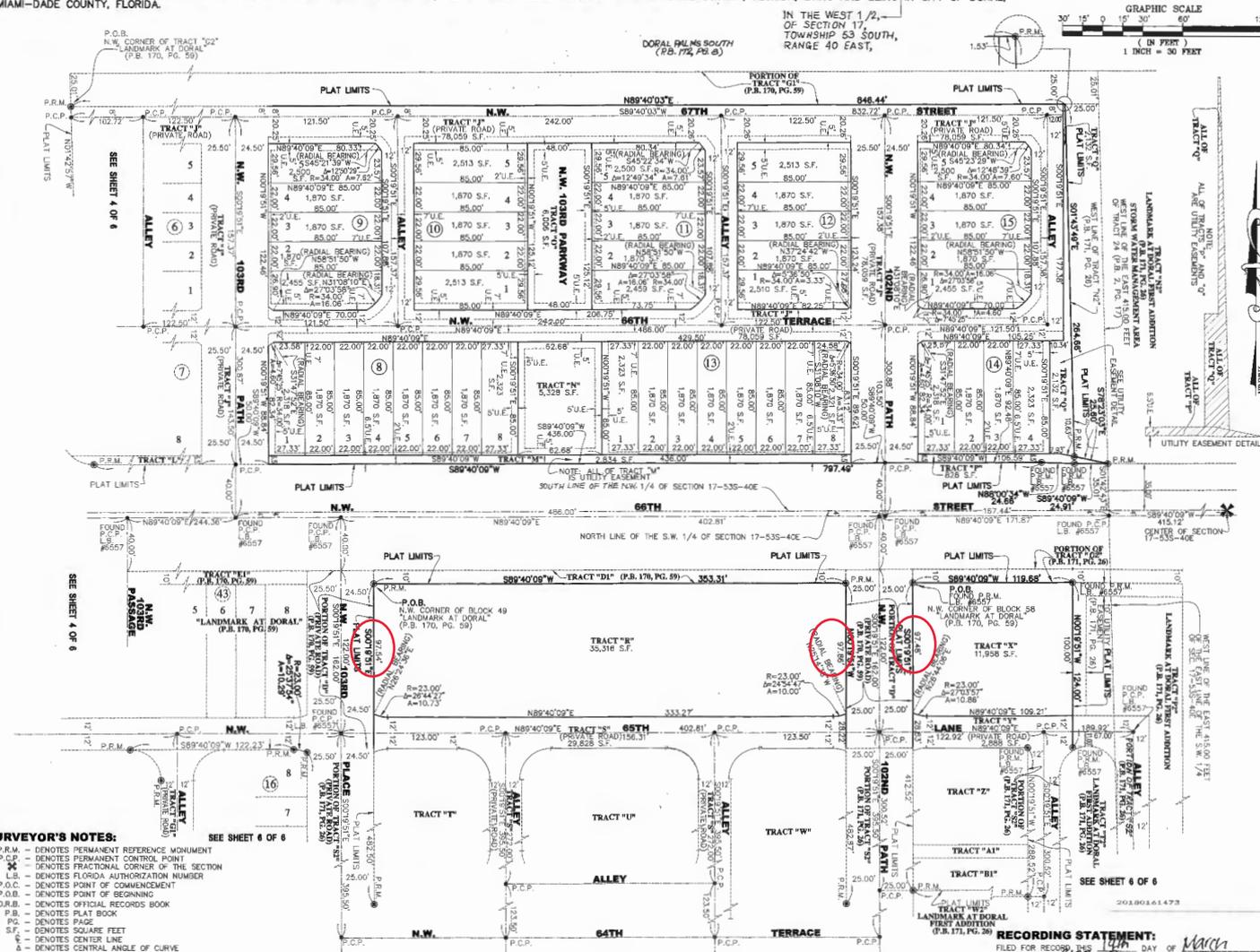
Dated: April 22, 2022

LANDMARK AT DORAL CENTRAL

A REPLAT OF LOTS 1 THRU 7, BLOCK 25, LOTS 1 THRU 6, BLOCK 27, LOTS 1 THRU 15, BLOCK 49, LOTS 1 THRU 5, BLOCK 58, PORTION OF TRACTS "B", "D" AND ALL OF TRACT "V" OF LANDMARK AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 59 AND LOTS 1 THRU 7, BLOCK 59, LOTS 1 THRU 7, BLOCK 60, LOTS 1 THRU 7, BLOCK 61, LOTS 1 THRU 6, BLOCK 62, LOTS 1 THRU 6, BLOCK 63, LOTS 1 THRU 6, BLOCK 64, LOTS 1 THRU 6, BLOCK 65, LOTS 1 THRU 6, BLOCK 66, LOTS 1 THRU 7, BLOCK 67, LOTS 1 THRU 7, BLOCK 68, LOTS 1 THRU 7, BLOCK 69, LOTS 1 THRU 7, BLOCK 70, LOTS 1 THRU 6, BLOCK 71, LOTS 1 THRU 6, BLOCK 72, LOTS 1 THRU 6, BLOCK 73, LOTS 1 THRU 7, BLOCK 74, LOTS 1 THRU 7, BLOCK 75, LOTS 1 THRU 4, BLOCK 76, LOTS 1 THRU 9, BLOCK 78, LOTS 1 THRU 9, BLOCK 80, LOTS 1 THRU 9, BLOCK 81, LOTS 1 THRU 9, BLOCK 82, LOTS 1 THRU 5, BLOCK 83, LOTS 1 THRU 8, BLOCK 84, LOTS 1 THRU 5, BLOCK 85, LOTS 1 THRU 7, BLOCK 86, LOTS 1 THRU 7, BLOCK 87, LOTS 1 THRU 9, BLOCK 88, LOTS 1 THRU 9, BLOCK 89, LOTS 1 THRU 3, BLOCK 90, LOTS 1 THRU 5, BLOCK 91, LOTS 1 THRU 5, BLOCK 92, LOTS 1 THRU 5, BLOCK 93, A PORTION OF TRACT "S2" AND ALL OF TRACTS "M1", "M2", "A2", "B2", "C2", "D2", "E2", "F2", "G2", "H2", "I2", "J2", "K2", "L2", "U2", "V2", "W2", "X2", "Y2", "Z2", "A3", "B3", "C3" AND "D3" OF LANDMARK AT DORAL FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 26, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



SEPTEMBER, 2016



PLATTING

SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- C.C. - DENOTES FRACTIONAL CORNER OF THE SECTION
- F.A. - DENOTES FLORIDA AUTHORIZATION NUMBER
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- P.O.B. - DENOTES POINT OF BEGINNING
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- P.F. - DENOTES PAGE
- S.F. - DENOTES SQUARE FEET
- C - DENOTES CENTER LINE
- A - DENOTES CENTRAL ANGLE OF CURVE
- R - DENOTES RADIUS OF CURVE
- L - DENOTES ARC LENGTH OF CURVE
- DENOTES NON-VISUAL ACCESS LINE
- 2' U.E. - DENOTES 2.00' UTILITY EASEMENT
- 5' U.E. - DENOTES 5.00' UTILITY EASEMENT
- 7' U.E. - DENOTES 7.00' UTILITY EASEMENT

ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEE SHEET 2 OF 6 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

RECORDING STATEMENT:

FILED FOR RECORDING BY *Harvey Ruvinsky* ON *9/23/16* IN BOOK *172* OF PLATS, COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA - MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVINSKY, CLERK OF THE CIRCUIT COURT

Harvey Ruvinsky DEPUTY CLERK

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

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**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
ASSETS					
Cash - SunTrust					
Unreserved	\$ 326,855	\$ -	\$ -	\$ -	\$ 326,855
Reserved for parking garage	15	-	-	-	15
Reserved for south parcel	333	-	-	-	333
Reserved for army corp of engineers	362	-	-	-	362
Investments					
Revenue	-	185,817	1,127,352	-	1,313,169
Reserve	-	90,075	-	-	90,075
Reserve - senior	-	-	366,800	-	366,800
Reserve - subordinate	-	-	161,500	-	161,500
Construction	-	-	-	48,810	48,810
Due from other funds					
General	-	3,841	29,206	-	33,047
Undeposited funds	7,074	-	-	-	7,074
Total assets	<u>\$ 334,639</u>	<u>\$ 279,733</u>	<u>\$ 1,684,858</u>	<u>\$ 48,810</u>	<u>\$ 2,348,040</u>
LIABILITIES					
Liabilities					
Due to other funds					
Debt service 2016	\$ 3,841	\$ -	\$ -	\$ -	\$ 3,841
Debt service 2019	29,206	-	-	-	29,206
Accrued contracts payable	-	-	-	2,599	2,599
Due to Lennar	3,000	-	-	-	3,000
Total liabilities	<u>36,047</u>	<u>-</u>	<u>-</u>	<u>2,599</u>	<u>38,646</u>
Fund balances					
Restricted for:					
Debt service	-	279,733	1,684,858	-	1,964,591
Capital projects	-	-	-	46,211	46,211
Assigned					
3 months working capital	65,844	-	-	-	65,844
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	198,681	-	-	-	198,681
Total fund balances	<u>298,592</u>	<u>279,733</u>	<u>1,684,858</u>	<u>46,211</u>	<u>2,309,394</u>
Total liabilities and fund balances	<u>\$ 334,639</u>	<u>\$ 279,733</u>	<u>\$ 1,684,858</u>	<u>\$ 48,810</u>	<u>\$ 2,348,040</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 4,858	\$ 211,104	\$ 227,901	93%
Assessment levy: off-roll				
North (Lennar)	1,075	1,612	15,049	11%
Lot closing assessments	179	179	-	N/A
Interest & miscellaneous	3	5,032	-	N/A
Total revenues	<u>6,115</u>	<u>217,927</u>	<u>242,950</u>	90%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	7,747	0%
Management/accounting/recording	3,340	20,040	40,080	50%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	632	8,470	18,000	47%
Engineering	241	2,852	25,000	11%
Audit	-	-	8,700	0%
Accounting services - debt service	442	2,653	5,305	50%
Assessment roll preparation	950	5,698	11,395	50%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	1,750	3,500	50%
Trustee	-	4,031	5,500	73%
Postage & reproduction	-	-	500	0%
Printing & binding	42	250	500	50%
Legal advertising	-	103	1,500	7%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	6,405	6,807	94%
ADA website compliance	-	199	210	95%
Website	-	705	705	100%
Contingencies	42	332	1,000	33%
Total professional & administrative	<u>5,981</u>	<u>54,413</u>	<u>138,624</u>	39%

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Monitoring reports	-	-	3,600	0%
Wetlands planting and earthwork	-	-	16,000	0%
Area management services	-	3,977	7,000	57%
Fence repair	-	-	2,500	0%
Groundwater sampling	-	-	12,500	0%
Environmental investigation	-	-	47,500	0%
Annual permits & plat	-	-	6,000	0%
Roadway maintenance	-	-	1,000	0%
Pedestrian crossing signage	-	-	1,000	0%
Contingencies	-	-	4,855	0%
Total field operations	-	3,977	101,955	4%
Other fees and charges				
Property appraiser	-	-	1,187	0%
Tax collector	49	2,111	1,187	178%
Total other fees and charges	49	2,111	2,374	89%
Total expenditures	6,030	60,501	242,953	25%
Excess/(deficiency) of revenues over/(under) expenditures	85	157,426	(3)	
Fund balance - beginning	298,507	141,166	113,478	
Fund balance - ending (projected)	298,592	298,592	113,475	
Assigned				
3 months working capital	65,844	65,844	65,844	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	198,681	198,681	13,564	
Fund balance - ending	\$ 298,592	\$ 298,592	\$ 113,475	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 3,880	\$ 168,627	\$ 182,046	93%
Interest	1	3	-	N/A
Total revenues	<u>3,881</u>	<u>168,630</u>	<u>182,046</u>	93%
EXPENDITURES				
Principal	-	-	56,000	0%
Interest	-	62,423	124,848	50%
Total expenditures	<u>-</u>	<u>62,423</u>	<u>180,848</u>	35%
Other fees and charges				
Property appraiser	-	-	948	0%
Tax collector	38	1,686	948	178%
Total other fees and charges	<u>38</u>	<u>1,686</u>	<u>1,896</u>	89%
Total expenditures	<u>38</u>	<u>64,109</u>	<u>182,744</u>	35%
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(3)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(3)</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	3,842	104,518	(698)	
Fund balance - beginning	275,891	175,215	166,131	
Fund balance - ending	<u>\$ 279,733</u>	<u>\$ 279,733</u>	<u>\$ 165,433</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ 20,765	\$ 902,408	\$ 974,196	93%
Special assessments - off roll (East)	7,414	11,121	103,792	11%
Interest	6	31	-	N/A
Lot closing assessments	1,235	1,235	-	N/A
Total revenues	<u>29,420</u>	<u>914,795</u>	<u>1,077,988</u>	85%
EXPENDITURES				
Principal	-	-	620,000	0%
Interest	-	219,859	439,719	50%
Total expenditures	<u>-</u>	<u>219,859</u>	<u>1,059,719</u>	21%
Other fees and charges				
Property appraiser	-	-	5,074	0%
Tax collector	208	9,026	5,074	178%
Total other fees and charges	<u>208</u>	<u>9,026</u>	<u>10,148</u>	89%
Total expenditures	<u>208</u>	<u>228,885</u>	<u>1,069,867</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	29,212	685,910	8,121	
Fund balance - beginning	<u>1,655,646</u>	<u>998,948</u>	<u>1,008,582</u>	
Fund balance - ending	<u>\$ 1,684,858</u>	<u>\$ 1,684,858</u>	<u>\$ 1,016,703</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Interest & miscellaneous	\$ -	\$ 3
Total revenues	<u>-</u>	<u>3</u>
EXPENDITURES		
Construction in progress	2,599	10,591
Total expenditures	<u>2,599</u>	<u>10,591</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,599)	(10,588)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	3
Total other financing sources/(uses)	<u>1</u>	<u>3</u>
Net change in fund balance	(2,598)	(10,585)
Fund balance - beginning	48,809	56,796
Fund balance - ending	<u>\$ 46,211</u>	<u>\$ 46,211</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
11/01/21		62,423.75	62,423.75	2,590,000.00
05/01/22	56,000.00	62,423.75	118,423.75	2,534,000.00
11/01/22		61,373.75	61,373.75	2,534,000.00
05/01/23	58,000.00	61,373.75	119,373.75	2,476,000.00
11/01/23		60,286.25	60,286.25	2,476,000.00
05/01/24	60,000.00	60,286.25	120,286.25	2,416,000.00
11/01/24		58,861.25	58,861.25	2,416,000.00
05/01/25	63,000.00	58,861.25	121,861.25	2,353,000.00
11/01/25		57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	57,365.00	124,365.00	2,286,000.00
11/01/26		55,773.75	55,773.75	2,286,000.00
05/01/27	70,000.00	55,773.75	125,773.75	2,216,000.00
11/01/27		54,111.25	54,111.25	2,216,000.00
05/01/28	73,000.00	54,111.25	127,111.25	2,143,000.00
11/01/28		52,377.50	52,377.50	2,143,000.00
05/01/29	77,000.00	52,377.50	129,377.50	2,066,000.00
11/01/29		50,548.75	50,548.75	2,066,000.00
05/01/30	80,000.00	50,548.75	130,548.75	1,986,000.00
11/01/30		48,648.75	48,648.75	1,986,000.00
05/01/31	84,000.00	48,648.75	132,648.75	1,902,000.00
11/01/31		46,653.75	46,653.75	1,902,000.00
05/01/32	88,000.00	46,653.75	134,653.75	1,814,000.00
11/01/32		44,563.75	44,563.75	1,814,000.00
05/01/33	93,000.00	44,563.75	137,563.75	1,721,000.00
11/01/33		42,355.00	42,355.00	1,721,000.00
05/01/34	97,000.00	42,355.00	139,355.00	1,624,000.00
11/01/34		40,051.25	40,051.25	1,624,000.00
05/01/35	102,000.00	40,051.25	142,051.25	1,522,000.00
11/01/35		37,628.75	37,628.75	1,522,000.00
05/01/36	107,000.00	37,628.75	144,628.75	1,415,000.00
11/01/36		35,087.50	35,087.50	1,415,000.00
05/01/37	112,000.00	35,087.50	147,087.50	1,303,000.00

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
11/01/37		32,427.50	32,427.50	1,303,000.00
05/01/38	118,000.00	32,427.50	150,427.50	1,185,000.00
11/01/38		29,625.00	29,625.00	1,185,000.00
05/01/39	124,000.00	29,625.00	153,625.00	1,061,000.00
11/01/39		26,525.00	26,525.00	1,061,000.00
05/01/40	130,000.00	26,525.00	156,525.00	931,000.00
11/01/40		23,275.00	23,275.00	931,000.00
05/01/41	136,000.00	23,275.00	159,275.00	795,000.00
11/01/41		19,875.00	19,875.00	795,000.00
05/01/42	143,000.00	19,875.00	162,875.00	652,000.00
11/01/42		16,300.00	16,300.00	652,000.00
05/01/43	151,000.00	16,300.00	167,300.00	501,000.00
11/01/43		12,525.00	12,525.00	501,000.00
05/01/44	159,000.00	12,525.00	171,525.00	342,000.00
11/01/44		8,550.00	8,550.00	342,000.00
05/01/45	167,000.00	8,550.00	175,550.00	175,000.00
11/01/45		4,375.00	4,375.00	175,000.00
05/01/46	175,000.00	4,375.00	179,375.00	-
Total	2,590,000.00	1,963,175.00	4,553,175.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SENIOR BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/21			146,175.00	146,175.00	9,745,000.00
05/01/22	445,000.00	3.000%	146,175.00	591,175.00	9,300,000.00
11/01/22			139,500.00	139,500.00	9,300,000.00
05/01/23	460,000.00	3.000%	139,500.00	599,500.00	8,840,000.00
11/01/23			132,600.00	132,600.00	8,840,000.00
05/01/24	475,000.00	3.000%	132,600.00	607,600.00	8,365,000.00
11/01/24			125,475.00	125,475.00	8,365,000.00
05/01/25	490,000.00	3.000%	125,475.00	615,475.00	7,875,000.00
11/01/25			118,125.00	118,125.00	7,875,000.00
05/01/26	500,000.00	3.000%	118,125.00	618,125.00	7,375,000.00
11/01/26			110,625.00	110,625.00	7,375,000.00
05/01/27	520,000.00	3.000%	110,625.00	630,625.00	6,855,000.00
11/01/27			102,825.00	102,825.00	6,855,000.00
05/01/28	535,000.00	3.000%	102,825.00	637,825.00	6,320,000.00
11/01/28			94,800.00	94,800.00	6,320,000.00
05/01/29	550,000.00	3.000%	94,800.00	644,800.00	5,770,000.00
11/01/29			86,550.00	86,550.00	5,770,000.00
05/01/30	565,000.00	3.000%	86,550.00	651,550.00	5,205,000.00
11/01/30			78,075.00	78,075.00	5,205,000.00
05/01/31	585,000.00	3.000%	78,075.00	663,075.00	4,620,000.00
11/01/31			69,300.00	69,300.00	4,620,000.00
05/01/32	600,000.00	3.000%	69,300.00	669,300.00	4,020,000.00
11/01/32			60,300.00	60,300.00	4,020,000.00
05/01/33	620,000.00	3.000%	60,300.00	680,300.00	3,400,000.00
11/01/33			51,000.00	51,000.00	3,400,000.00
05/01/34	640,000.00	3.000%	51,000.00	691,000.00	2,760,000.00
11/01/34			41,400.00	41,400.00	2,760,000.00
05/01/35	660,000.00	3.000%	41,400.00	701,400.00	2,100,000.00
11/01/35			31,500.00	31,500.00	2,100,000.00
05/01/36	680,000.00	3.000%	31,500.00	711,500.00	1,420,000.00
11/01/36			21,300.00	21,300.00	1,420,000.00
05/01/37	700,000.00	3.000%	21,300.00	721,300.00	720,000.00
11/01/37			10,800.00	10,800.00	720,000.00
05/01/38	720,000.00	3.000%	10,800.00	730,800.00	-
Total	9,745,000.00		2,840,700.00	12,585,700.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SUBORDINATED BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/21			73,684.38	73,684.38	4,000,000.00
05/01/22	175,000.00	3.125%	73,684.38	248,684.38	3,825,000.00
11/01/22			70,950.00	70,950.00	3,825,000.00
05/01/23	180,000.00	3.125%	70,950.00	250,950.00	3,645,000.00
11/01/23			68,137.50	68,137.50	3,645,000.00
05/01/24	185,000.00	3.125%	68,137.50	253,137.50	3,460,000.00
11/01/24			65,246.88	65,246.88	3,460,000.00
05/01/25	195,000.00	3.375%	65,246.88	260,246.88	3,265,000.00
11/01/25			61,956.25	61,956.25	3,265,000.00
05/01/26	200,000.00	3.375%	61,956.25	261,956.25	3,065,000.00
11/01/26			58,581.25	58,581.25	3,065,000.00
05/01/27	205,000.00	3.375%	58,581.25	263,581.25	2,860,000.00
11/01/27			55,121.88	55,121.88	2,860,000.00
05/01/28	215,000.00	3.375%	55,121.88	270,121.88	2,645,000.00
11/01/28			51,493.75	51,493.75	2,645,000.00
05/01/29	220,000.00	3.375%	51,493.75	271,493.75	2,425,000.00
11/01/29			47,781.25	47,781.25	2,425,000.00
05/01/30	230,000.00	3.375%	47,781.25	277,781.25	2,195,000.00
11/01/30			43,900.00	43,900.00	2,195,000.00
05/01/31	240,000.00	4.000%	43,900.00	283,900.00	1,955,000.00
11/01/31			39,100.00	39,100.00	1,955,000.00
05/01/32	245,000.00	4.000%	39,100.00	284,100.00	1,710,000.00
11/01/32			34,200.00	34,200.00	1,710,000.00
05/01/33	255,000.00	4.000%	34,200.00	289,200.00	1,455,000.00
11/01/33			29,100.00	29,100.00	1,455,000.00
05/01/34	270,000.00	4.000%	29,100.00	299,100.00	1,185,000.00
11/01/34			23,700.00	23,700.00	1,185,000.00
05/01/35	280,000.00	4.000%	23,700.00	303,700.00	905,000.00
11/01/35			18,100.00	18,100.00	905,000.00
05/01/36	290,000.00	4.000%	18,100.00	308,100.00	615,000.00
11/01/36			12,300.00	12,300.00	615,000.00
05/01/37	300,000.00	4.000%	12,300.00	312,300.00	315,000.00
11/01/37			6,300.00	6,300.00	315,000.00
05/01/38	315,000.00	4.000%	6,300.00	321,300.00	-
Total	4,000,000.00		1,519,306.25	5,519,306.25	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

12

DRAFT

**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 April 20, 2022, at 4:00 p.m., at The Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178. Members of the public were able to participate in the meeting via teleconference at 1-888-354-0094, Passcode: 528 064 2804.

Present for Landmark at Doral CDD:

Carmen Orozco	Vice Chair
Todd Patterson	Assistant Secretary
Su Wun Bosco Leu	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Raul Alessandri	Alvarez Engineers, Inc.
Catherine _____	Alvarez Engineers, Inc.
Maria "Flores" Mazzei	Resident
Odel Torres	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 4:13 p.m. Supervisors Bosco, Patterson and Orozco were present, in person. Supervisors Baluja and Garcia were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Supervisor Michelle Garcia, Seat 1; Term Expires November 2024

40 Mr. Rom presented Ms. Garcia’s resignation letter.

41

42 **On MOTION by Mr. Bosco and seconded by Mr. Patterson, with all in favor, the**
43 **resignation of Ms. Michelle Garcia from Seat 1, effective immediately, was**
44 **accepted.**

45

46

47 **FOURTH ORDER OF BUSINESS**

**Consideration Appointment of Qualified
Elector to Fill Unexpired Term of Seat 1**

48

49

50 Ms. Maria “Florenca” Mazzei expressed interest in being appointed and learning more
51 about the CDD.

52 Mr. Odel Torres expressed interest in being appointed and discussed his history in the
53 community and holding a Board seat in other CDDs.

54 It was noted that both candidates are qualified to fill the vacant seat on the Board.

55 Mr. Patterson nominated Ms. Mazzei to fill Seat 1. No other nominations were made.

56

57 **On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the**
58 **appointment of Ms. Florenca Mazzei to fill Seat 1, was approved.**

59

60

61 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be***
62 ***provided in separate package*)**

63 Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of
64 Office to Ms. Mazzei. He provided and would explain the following items after the meeting:

65 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
66 **Employees**

67 **II. Membership, Obligations and Responsibilities**

68 **III. Financial Disclosure Forms**

69 **a. Form 1: Statement of Financial Interests**

70 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

71 **c. Form 1F: Final Statement of Financial Interests**

72 **IV. Form 8B – Memorandum of Voting Conflict**

- 73 ▪ **Acceptance of Resignations of Supervisors Teresa Baluja, from Seat 3, and Carmen**
- 74 **Orozco, from Seat 4**

75 **This Item was an addition to the agenda.**

76 Mr. Rom presented Ms. Baluja’s resignation letter.

77

78 **On MOTION by Mr. Patterson and seconded by Ms. Orozco, with all in favor,**

79 **the resignation of Ms. Teresa Baluja from Seat 3, effective immediately, was**

80 **accepted.**

81

82

83 Ms. Orozco submitted her resignation letter.

84 Mr. Rom thanked Ms. Orozco for serving on the Board.

85

86 **On MOTION by Mr. Bosco and seconded by Mr. Patterson, with all in favor, the**

87 **resignation of Ms. Carmen Orozco from Seat 2, effective immediately, was**

88 **accepted.**

89

90

91 The Board choose to fill both vacant seats at the next meeting. Mr. Rom was asked to
92 work with the Property Manager to find candidates interested in serving on the Board.

93 **B. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and**

94 **Providing for an Effective Date**

95 Mr. Rom presented Resolution 2022-01. Mr. Patterson nominated the following slate of
96 officers:

97	Chair	Su Wun Bosco Leu
98	Vice Chair	Todd Patterson
99	Secretary	Craig Wrathell
100	Assistant Secretary	Maria Florencia Mazzei
101	Assistant Secretary	_____
102	Assistant Secretary	_____
103	Assistant Secretary	Daniel Rom

104 No other nominations were made.

105 Prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain
 106 unaffected by this Resolution.

107

108 **On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor,**
 109 **Resolution 2022-01, Designating Certain Officers of the District, as nominated,**
 110 **and Providing for an Effective Date, was adopted.**

111

112

113 **FIFTH ORDER OF BUSINESS**

**Update: Status of Request to DERM for
 Additional Extension for Site Assessment
 Report Addendum (SARA) Submittal by SCS
 Engineers**

114

115

116

117

118 Mr. Rom presented the following:

119 ➤ The SCS Engineers (SCS) email containing updated information about the well
 120 installations and groundwater sampling performed in an effort to submit the SARA to the
 121 Department of Environmental Resources Management (DERM) by the deadline date.

122 ➤ Page 9 reflected the results of the other test that was conducted at the wells.

123 ➤ The SCS Report to DERM included the following:

124 ✓ A request for access to DERM, as an interim submittal of the tests they just
 125 completed, in lieu of the SARA.

126 ✓ Conveyed that the CDD is acting in good faith to determine the extent of the
 127 plume.

128 ✓ Proof of Certified Mail notices sent to the northern neighbors asking permission
 129 to install wells on their property; they have not responded to the letter.

130 ➤ It was confirmed that DERM received the Interim Report and that it was assigned to
 131 someone to review.

132 Mr. Alvarez stated that, if the northern property owners do not respond to the prior
 133 request, they will have to wait for DERM to make a determination of whether to stop the study
 134 past the CDD’s property line or if they will demand that the northern owners participate.

135 Mr. Patterson explained that, over the years, DERM has required the CDD to test the
 136 lake, due to the high iron content. It was noted that DERM wants the CDD, as owners of the

137 lake, to ensure the high iron levels do not expand any further, since where it originated from is
 138 unknown.

139

140 **SIXTH ORDER OF BUSINESS**

**Update: Status of SFWMD Enforcement
 Case No. 11428 – Encroachment of Signs in
 the Entry Wall and Unauthorized Filling of
 Wetlands**

141
 142
 143
 144

145 • **Pending Respond from Lennar to Fund Costs Incurred for Remediation**

146 Mr. Rom distributed information from Mr. Santalla, of Lennar Homes, pertaining to
 147 South Florida Water Management District (SFWMD) Enforcement Case No. 11428. The
 148 information indicated that Lennar wants to work with the CDD to convey property to the CDD.

149 Mr. Pawelczyk explained the issue of Lennar mitigating the mistake of building a portion
 150 of the monument sign in the conservation area, by providing the CDD additional land in the
 151 conservation area. He deemed the Amendment to Conservation Easement incomplete, as
 152 certain information was missing. Rather than approving it in substantial form the Board agreed
 153 to defer this item to the next meeting and have Mr. Santalla present it.

154 Discussion ensued regarding Lennar incurring all costs, the status of Lennar repairing the
 155 fence and presentation of the proposed Fiscal Year 2023 budget at the next meeting.

156

157 **SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals to Install and
 Maintain a Fountain in the East Parcel Lake**

158
 159

160 Mr. Alvarez presented a \$60,000 estimate to install a fountain, if the Board decides to
 161 proceed with the project. If so, actual proposals and designs will be obtained and presented.

162 Discussion ensued regarding connecting power, lack of available funds in the current
 163 budget and maintenance responsibilities. Mr. Rom was directed to add new expense line items
 164 in the proposed Fiscal Year 2023 budget for the fountain and electric.

165

166 **EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration: Scope and Cost
 for New Landscaping in Multiple Areas**

167
 168

169 Mr. Alvarez identified two areas, 2nd Avenue and adjacent to 104th Place, where the
170 transitional upland landscaping is lacking and the conservation permit allows for planting of
171 certain species. He presented a \$12,000 estimate to landscape both areas; this project would
172 require a new budget line item in the proposed Fiscal Year 2023 budget.

173 Discussion ensued regarding the location, duplicating the appearance of 2nd Street and
174 the lack of available funding to complete the project this year. Performing the work during the
175 rainy season, maintenance responsibilities and the warranty term were also discussed.

176 Mr. Alvarez was directed to negotiate pricing and confirm the warranty information.
177

On MOTION by Mr. Bosco and seconded by Ms. Mazzei, with all in favor, the installation of new landscaping in multiple areas, in a not-to-exceed amount of \$12,000, authorizing Mr. Pawelczyk to prepare the Project Agreement and authorizing the Chair to execute the Agreement, subject to review by District Staff, was approved.

183
184

NINTH ORDER OF BUSINESS

Discussion: Stormwater Management Needs Analysis Reporting Requirements

186
187

• Consideration of Proposal to Perform 20-Year Stormwater Needs Analysis

188
189 Mr. Rom stated that newly adopted legislation requires governmental entities to
190 prepare and submit a 20-Year Stormwater Management Needs Analysis Report by June 30,
191 2022, and every five years thereafter. As this just passed, the expense was not budgeted.

192 Discussion ensued about how much other CDDs were charged and using “Engineering”
193 line item budget funds to pay the expense. Mr. Alvarez stated that his proposed fee is low
194 because he is familiar with the CDD’s systems. He offered delay billing to Fiscal Year 2023.
195

On MOTION by Mr. Patterson and seconded by Mr. Bosco, with all in favor, the Alvarez Engineers Proposal to prepare the 20-Year Stormwater Management Needs Analysis Report, in a not-to-exceed amount of \$8,000, was approved.

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197
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200

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-

201
202
203

204 **Dade County Supervisor of Elections Begin**
 205 **Conducting the District’s General Elections;**
 206 **Providing for Compensation; Setting Forth**
 207 **the Terms of Office; Authorizing Notice of**
 208 **the Qualifying Period; and Providing for**
 209 **Severability and an Effective Date**
 210

211 Mr. Rom presented Resolution 2022-02. Seats 2 and 3 will be up for election in the
 212 November 2022 General Election. He highlighted the candidate qualification process; the
 213 qualifying period commences at noon on June 13, 2022 and closes at noon on June 17, 2022.
 214

215 **On MOTION by Mr. Bosco and seconded by Ms. Mazzei, with all in favor,**
 216 **Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida**
 217 **Statutes, and Requesting that the Miami-Dade County Supervisor of Elections**
 218 **Begin Conducting the District’s General Elections; Providing for Compensation;**
 219 **Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period;**
 220 **and Providing for Severability and an Effective Date, was adopted.**

221
 222

223 **ELEVENTH ORDER OF BUSINESS** **Discussion: FY2023 Budget Preparation**

224
 225

This item was presented following the Thirteenth Order of Business.

226

227 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 228 **Statements as of February 28, 2022**

229

Mr. Rom presented the Unaudited Financial Statements as of February 28, 2022.

230
 231

232 **THIRTEENTH ORDER OF BUSINESS** **Approval of November 17, 2021 Regular**
 233 **Meeting Minutes**

234

Mr. Rom presented the November 17, 2021 Regular Meeting Minutes.

235
 236

237 **On MOTION by Mr. Bosco and seconded by Mr. Patterson, with all in favor, the**
 238 **Unaudited Financial Statements as of February 28, 2022 were accepted and the**
 239 **November 17, 2021 Regular Meeting Minutes, as presented, were approved.**

240

241

Ms. Mazzei left the meeting at 5:02 p.m.

242

243 A quorum was no longer established; therefore, no official actions could be taken for
244 the remainder of the meeting.

245 ▪ **Discussion: FY2023 Budget Preparation**

246 **This item, previously the Eleventh Order of Business, was presented out of order.**

247 Discussion ensued regarding the following:

248 ➤ Designating funds in the proposed Fiscal Year 2023 budget for fountain installation and
249 budgeting \$2,500 to repair the 4' fence by the monument.

250 ➤ Conveyance of the bicycle path from both Developers and using the same contractor to
251 repair the fences at two locations.

252 Mr. Alvarez suggested resolving the land swap matter before the other permit is
253 transferred to the CDD and issuing a Bill of Sale to formalize what is being transferred. Mr. Rom
254 stated Landmark South is obtaining a proposal to correct the lack of maintenance on the
255 landscaping; he was asked to remind the Property Manager to repair the other fence.

256 ➤ Designating additional funds to pick up dog waste bags more frequently was suggested.
257 It was noted that the HOA plans to install a doggy bag station on its land, closer to the curb.

258 ➤ The HOA spending about \$5,000 to clean some sewer drains.

259 ➤ Mr. Rom would review the Maintenance Agreement; he had not received a signed copy
260 of the Third Agreement.

261 ➤ Whether to change maintenance responsibility of the storm/sewer drains from the HOA
262 to the CDD. If so, the expense must be budgeted by the CDD.

263 Regarding the Fiscal Year 2023 budget and the 20-Year Stormwater Management Needs
264 Analysis Report, Mr. Alvarez recommended cleaning 20% of the stormwater sewers every year
265 so, by the fifth year, the system is 100% completed.

266

267 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

268

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

270 There was no report.

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

272 There was no report.

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

274 • NEXT MEETING DATE: May 18, 2022 at 4:00 P.M.

275 ○ QUORUM CHECK

276 The next meeting will be held May 18, 2022.

277

278 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

279

280 There were no public comments.

281

282 **SIXTEENTH ORDER OF BUSINESS**

Supervisors' Requests

283

284 There were no Supervisors' requests.

285

286

287 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

288

289 There being nothing further to discuss, the meeting adjourned.

290

291

292 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

293
294
295
296
297
298

Secretary/Assistant Secretary

Chair/Vice Chair

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

13C

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

The Landmark South Clubroom, 6055 NW 105th Ct., Doral, Florida 33178

**Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2021 CANCELED	Regular Meeting	4:00 PM
November 17, 2021	Regular Meeting	4:00 PM
December 15, 2021 CANCELED	Regular Meeting	4:00 PM
January 19, 2022 CANCELED	Regular Meeting	4:00 PM
February 16, 2022 CANCELED	Regular Meeting	4:00 PM
March 16, 2022 CANCELED	Regular Meeting	4:00 PM
April 20, 2022*	Regular Meeting	4:00 PM
May 18, 2022*	Regular Meeting	4:00 PM
June 15, 2022*	Regular Meeting	4:00 PM
July 20, 2022*	Regular Meeting	4:00 PM
August 17, 2022*	Regular Meeting	4:00 PM
September 21, 2022*	Public Hearing & Regular Meeting	4:00 PM