

# **LANDMARK AT DORAL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**February 18, 2026**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**



# 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

<https://landmarkatdoralcdd.net/>

February 11, 2026

### **ATTENDEES:**

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

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 February 18, 2026 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66<sup>th</sup> Street, Doral, Florida 33178. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [Non-Agenda Items]
3. Update/Discussion: The Mansions/Meridian CDD Encroachment Settlement
4. Discussion/Consideration/Update
  - A. Landscape, Walkway, White Pole and Ground Accent Spot Lights Throughout CDD
  - B. Miami Christmas Lights Display 2026
  - C. BrightView Landscape Services Proposal for Extra Work [Landscape Sylvester Lethal Bronzing Project]
5. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
6. Ratification of Landmark at Doral Rover October Invoices
7. Consent Agenda Items (5 minutes)
  - A. Acceptance of Unaudited Financial Statements as of December 31, 2025
  - B. Approval of November 19, 2025 Regular Meeting Minutes

8. Staff Reports

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

- Adjustment to District Counsel Fee Structure

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

- MEC Engineering Site Update Assessment, Updates, DERM Responses and Continuing Services
- Stormwater Management Cleaning Phase 4 Report

C. Field Operations

- BrightView Landscape Services, Inc.
  - Quality Site Assessment
  - February Service Schedule
  - Mainline Repair Invoice

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: March 18, 2026 at 4:00 PM
  - QUORUM CHECK

SEAT 1	ODEL TORRES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JUAN CARLOS TELLEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JORGE FINOL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	SUI FLAN JIM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JUAN JAVIER DE MAQUA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

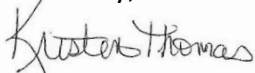
9. Public Comments

10. Supervisors' Requests

11. Adjournment

Please do not hesitate to contact me directly at (561) 517-5111 with any questions.

Sincerely,



Kristen Thomas  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 866 4977**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

## **SETTLEMENT AGREEMENT and RELEASE**

This Settlement Agreement and Release (the “**Agreement**”) is entered into between **THE MANSIONS AT DORAL COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, having its principal and mailing address at 12350 SW 132 Court, Suite 114, Miami, Florida 33186 (“**Mansions at Doral**”) and **LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami–Dade County, Florida, and having offices at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”)(collectively, the “**Parties**”).

### **Recitals**

**WHEREAS**, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, is responsible for the operation, inspection, and maintenance of certain District infrastructure including landscaping and irrigation, within the boundaries of the District; and

**WHEREAS**, during a recent wet check conducted by the District’s landscaping and irrigation contractor, it was observed that significant damage had occurred to the irrigation lines located along the wall bordering the community known as the Mansions at Doral; and

**WHEREAS**, the District’s field manager contacted the property manager for the Mansions at Doral to advise of damages to the District’s irrigation system, which appear to be related to the recently installed camera systems at the Mansions at Doral, the lines for which have encroached approximately five (5) feet onto District-owned property and caused significant damage to the District’s irrigation system which required immediate repair by the District; and

**WHEREAS**, the District contacted Mansions at Doral and provided the costs of repairs for the damage to the District’s irrigation system, and Mansions at Doral agreed to reimburse the District for the full amount of Two Thousand Six Hundred Dollars (\$2,600.00) representing the total cost of repairing the damages to the District’s irrigation system; and

**WHEREAS**, the Parties mutually desire to resolve this matter that is in their best interests and avoid further dispute.

**Now, therefore**, in consideration of the valuable consideration referred to in this Agreement, the receipt of which is acknowledged, the Parties agree as set forth herein.

1. **Recitals**. The above Recitals are a part of this Agreement.
2. **Effective Date**. The Effective Date of this Agreement is the date on which the last of the Party executes this Agreement.
3. **Settlement Payment**. Mansions at Doral shall pay the total sum of **TWO THOUSAND SIX HUNDRED DOLLARS (\$2,600.00)** (the “Settlement Payment”) to the District in a single lump-sum payment due upon execution of this Agreement. All payments shall be made via check

payable to Landmark at Doral CDD and delivered to 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

If Mansions at Doral fails to remit the Settlement Payment in full upon execution of this Agreement, such failure shall constitute a default under this Agreement (“Event of Default”). Upon the occurrence of an Event of Default and during its continuance, the entire unpaid Settlement Payment shall become immediately due and payable without further notice or demand. In such event, the District may exercise any and all rights and remedies available to it at law or in equity to enforce payment and recover any costs or expenses incurred in connection therewith, including reasonable attorney’s fees and costs.

4. **Release by Mansions at Doral.** The Mansions at Doral Community Association, Inc., on behalf of itself and, as applicable, on behalf of its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “Mansions at Doral Inc. Releasors”), in consideration of the consideration in this Agreement, does fully release and discharge the District and, as applicable, its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “District Releasees”) forever from all manners of actions, charges, suits, debts, accounts, bonds, bills, covenants, contracts, controversies, damages, judgments, executions, claims, obligations, liabilities, and demands of any kind, which each may have had, now has, or may have in the future, whether known or unknown or suspected, relating to or arising out of the Demand Amount.

5. **Encroachments on District Owned Property.** The Mansions at Doral Community Association, Inc., acknowledges and agrees that any future installation, construction, maintenance, repair, or other work involving or affecting District-owned property, infrastructure, easements, or improvements, including, without limitation, any activity that would encroach onto District-owned property, shall require the prior written consent of the District Manager or the Board of Supervisors of the Landmark at Doral Community Development District. No such work or encroachment may occur without prior written approval, and the District expressly reserves all rights and remedies available at law or in equity with respect to any unauthorized entry, interference, or encroachment upon District-owned property.

6. **Miscellaneous.**

- a. **Authority.** The Parties have the authority to execute this Agreement.
- b. **Entire Agreement.** This Agreement constitutes the sole agreement of the Parties with respect to the stated subject matter and supersedes all prior agreements of any type - written or oral. The Parties have not executed this Agreement in reliance on anything not expressly stated in this Agreement.
- c. **Notice.** Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT:                   **Landmark at Doral Community Development District**  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attention: District Manager

With copy to:               **District Counsel**  
Billing Cochran, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

With copy to:               **The Mansions at Doral Community Association, Inc.**  
**c/o Allied Property Group**  
12350 SW 132 Court, Suite 114  
Miami, Florida 33186  
Attention: President

With copy to:               **The Mansions at Doral**  
3300 NW 112<sup>th</sup> Avenue  
Doral, Florida 33172  
Attention: Yvonne Garcia

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

- d. Interpretation. This Agreement is the product of negotiation between the Parties and, so, in construing and interpreting it no provision should be construed or interpreted in favor of or against any Party.
- e. Waiver and Amendment. No waiver or amendment of any term, condition, or provision of this Agreement shall be valid unless in writing and signed by the Parties.
- f. Forum Selection, Choice of Law, and Attorney's Fees and Costs. Florida law governs this Agreement. All disputes arising out of or related to this Agreement

will be litigated in the courts of Miami–Dade County, Florida. Each party shall bear its own attorney’s fees and costs incurred in connection with any action or proceeding arising out of or relating to this Agreement.

- g. Assignment. The Parties have not assigned any of the matters released in this Agreement, and they will not assign any obligation in this Agreement.
- h. No Third Party Beneficiaries. This Agreement is entered into solely for the benefit of the Parties hereto and their respective successors and permitted assigns. Nothing contained herein, express or implied, is intended to confer upon, or shall be construed as conferring upon, any person or entity other than the Parties any rights, remedies, or claims under or by reason of this Agreement, including as a third-party beneficiary or otherwise.
- i. Binding. This Agreement is binding on, inures to the benefit of, and is enforceable by, the Parties’ successors and assigns.
- j. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- k. Survival. The Parties’ representations and warranties contained in this Agreement survive the Effective Date.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

The Parties, by their signatures below, represent they: (1) have read and fully understand this Agreement; (2) have been provided a reasonable opportunity to consult with counsel prior to signing this Agreement; and (3) voluntarily agree to all Agreement terms.

Witnesses:

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

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

By:\_\_\_\_\_  
Printed Name:\_\_\_\_\_  
Title:\_\_\_\_\_

Date signed:\_\_\_\_\_, 2025

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

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 \_\_\_\_\_ 2025, by \_\_\_\_\_, as \_\_\_\_\_ of LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me or has produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

\_\_\_\_\_  
Notary Public



**Witnesses:** (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

**THE MANSIONS AT DORAL COMMUNITY ASSOCIATION, INC.,** a Florida not-for-profit corporation

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

By:\_\_\_\_\_  
Printed Name:\_\_\_\_\_  
Title:\_\_\_\_\_

Date signed:\_\_\_\_\_, 2025

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

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 \_\_\_\_\_ 2025, by \_\_\_\_\_, as \_\_\_\_\_ of THE MANSIONS AT DORAL COMMUNITY ASSOCIATION, INC., who is personally known to me or has produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

\_\_\_\_\_  
Notary Public

January 1, 2026

**VIA FEDERAL EXPRESS MAIL RETURN RECEIPT REQUESTED**

The Mansions at Doral Community Association, Inc.  
c/o Allied Property Group  
12350 SW 132 Court, Suite 114  
Miami, Florida 33186  
Attn: President

With copy to:  
The Mansions at Doral  
3300 NW 112th Avenue  
Doral, Florida 33172  
Attn: Yvonne Garcia

**Re: Unauthorized Encroachment on District Property / Notice of Removal of Equipment**

To Whom It May Concern:

Landmark at Doral Community Development District (the “District”), pursuant to the authority granted to it under Chapter 190, Florida Statutes, is responsible for the ownership, operation, repair, and maintenance of District-owned lands and infrastructure. As you have been made aware, during the District’s recent inspection and subsequent repair of damaged irrigation lines along the shared boundary, it was determined that cabling and related equipment installed by or on behalf of The Mansions at Doral Community Association, Inc. (the “Association”) were placed, without District authority, approximately five (5) feet inside District-owned property, resulting in significant damage to the District’s irrigation system.

On November 4, 2025, the District transmitted to the Association a Settlement Agreement and Mutual Release proposing resolution of the matter, including reimbursement of the District’s repair costs and acknowledgment that no future encroachment or interference with District-owned property may occur without prior written approval.

To date, the District has received no response to the prepared Settlement Agreement nor any communication from the Association regarding acceptance, rejection, or requested modifications. The District has also received no indication that the Association intends to remove its unauthorized cabling and equipment. Because the encroaching cabling and equipment constitute an unauthorized occupation of District-owned property and interfere with the District's statutorily mandated operations, including irrigation, landscaping, drainage, and maintenance, the District must now act to protect its property interests and infrastructure.

This letter serves as formal notice that, due to the Association's failure to respond or otherwise address the unauthorized encroachment, the District will proceed, pursuant to its authority under Chapter 190, Florida Statutes, to remove all unauthorized cabling, wires, conduits, attachments, or related equipment currently located on District property. Removal will occur no earlier than ten (10) business days from the date of this letter unless the Association provides written confirmation of acceptance of the Settlement Agreement or provides a mutually acceptable plan for removal. Any removal performed by the District will be completed at the Association's sole cost, and the District expressly reserves the right to recover all related expenses. The District also reserves all rights and remedies available at law or in equity for past and continued unauthorized encroachment, including recovery of damages.

If the Association wishes to respond, please direct all communications to the District Manager and District Counsel at the addresses provided in the previously transmitted Settlement Agreement.

Regards,

KRISTEN THOMAS  
District Manager

cc: Gabriella A. Fernandez Perez, District Counsel (via email only)

Meridian Logistics, INC  
DSP Video Systems  
8125 NW 114 PL  
Doral, FL 33178

3096  
[REDACTED]

12-17-25

Date

Pay to the  
Order of

Landmarks AT Doral, CCD

\$ 200,00

Two hundred and 00/100

Dollars



Security  
Features  
Details on  
Back.

Amerasia Bank

INSTALLMENT

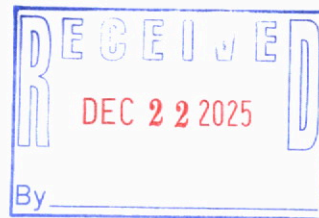
For LANDMARK IRRIGATION DEC 2025

[Signature]

MP

Meridian Logistics INC  
8125 NW 114 PL  
Doral FL  
33178

LANDMARK AT DORAL CDD  
DISTRICT MANAGER.  
STE 410W  
2300 GLADES RD  
BOCA RATON FL 33431-8556



Meridian Logistics, INC  
DSP Video Systems  
8125 NW 114 PL  
Doral, FL 33178

3080  
[REDACTED]

11-18-2025  
Date

Pay to the  
Order of

Laudmark At Doral CCD \$ 200<sup>00</sup>  
two hundred and 00/100 Dollars



Security  
Features  
Details on  
Back.

Amerasia Bank

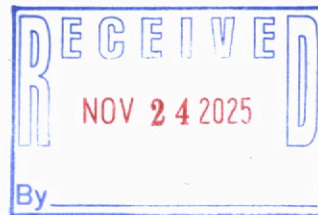
For LAUDMARK Irrigation NOV 2025, Installment

*[Signature]*

MP

Meridian Logistics INC  
dba DSP Video Systems  
8125 NW 114 PL  
Doral FL  
33178

LANDMARK AT DORAL CDD  
DISTRICT MANAGER.  
STE 410W  
2300 GLADES RD  
BOCA RATON FL 33431-8556



## **SETTLEMENT AGREEMENT and RELEASE**

This Settlement Agreement and Release (the “**Agreement**”) is entered into between **MERIDIAN LOGISTICS INC.**, a Florida corporation d\l\ a **DSP VIDEO SYSTEMS**, having its principal address at 6350 NW 99 Avenue, Doral, Florida 33178 and its mailing address at 8125 NW 114 Place, Doral, Florida 33178 (“**Meridian Logistics Inc.**”) and **LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami–Dade County, Florida, and having offices at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”)(collectively, the “**Parties**”).

### **Recitals**

**WHEREAS**, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, is responsible for the operation, inspection, and maintenance of certain District infrastructure including landscaping and irrigation, within the boundaries of the District; and

**WHEREAS**, during a recent wet check conducted by the District’s landscaping and irrigation contractor, it was observed that significant damage had occurred to the irrigation lines located along the wall bordering the community known as the Mansions at Doral; and

**WHEREAS**, the District’s Field Manager contacted the property manager for the Mansions at Doral to advise of damages to the District’s irrigation system, which appear to be related to the recently installed camera systems at the Mansions at Doral, the lines for which have encroached approximately five (5) feet onto District-owned property and caused significant damage to the District’s irrigation system which required immediate repair by the District; and

**WHEREAS**, the property manager for the Mansions at Doral provided the District with the name and contact information of the contractor responsible for installing the camera lines at the Mansions at Doral, namely Meridian Logistics; and

**WHEREAS**, the District contacted Meridian Logistics and provided the costs of repairs for the damage to the District’s irrigation system and Meridian Logistics agreed to reimburse the District for the costs of repairing the damages to the District’s irrigation system by making monthly installment payments in the amount of Two Hundred Dollars (\$200.00) until the full balance of Two Thousand Six Hundred Dollars (\$2,600.00) has been paid in full, which balance shall be satisfied over a period of thirteen (13) months; and

**WHEREAS**, the Parties mutually desire to resolve this matter that is in their best interests and avoid further dispute.

**Now, therefore**, in consideration of the valuable consideration referred to in this Agreement, the receipt of which is acknowledged, the Parties agree as set forth herein.

1. **Recitals**. The above Recitals are a part of this Agreement.



2. **Effective Date.** The Effective Date of this Agreement is the date on which the last of the Party executes this Agreement.

3. **Settlement Payment.** Meridian Logistics shall pay the total sum of Two Thousand Six Hundred Dollars (\$2,600.00) (the “**Settlement Payment**”) to the District by making thirteen (13) consecutive monthly installment payments of Two Hundred Dollars (\$200.00) each. The first installment shall be due and payable upon execution of this Agreement, and each subsequent installment shall be due on or before the fifteenth (15<sup>th</sup>) day of each calendar month thereafter, until the Settlement Payment is paid in full. All payments shall be made via check payable to Landmark at Doral CDD and delivered to 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

In the event Meridian Logistics fails to timely make any installment payment when due, Meridian Logistics shall be assessed a late fee of One Hundred Dollars (\$100.00) per missed installment, together with interest accruing on the unpaid balance at the rate of ten percent (10%) per annum until paid in full.

If Meridian Logistics fails to pay the Settlement Payment in full within thirteen (13) months of the Effective Date, the entire remaining balance of the Settlement Payment, together with accrued interest, late fees, and liquidated damages, shall become immediately due and payable without further demand. Meridian Logistics expressly acknowledges and agrees that, in the event of default, Meridian Logistics admits liability for the full Settlement Payment, accrued interest, late fees, and liquidated damages, and that the District shall be entitled to pursue all available remedies at law or in equity to enforce this obligation.

4. **Release by Meridian Logistics.** Meridian Logistics Inc., on behalf of itself and, as applicable, on behalf of its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “Meridian Logistics Inc. Releasers”), in consideration of the consideration in this Agreement, does fully release and discharge the District and, as applicable, its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “District Releasees”) forever from all manners of actions, charges, suits, debts, accounts, bonds, bills, covenants, contracts, controversies, damages, judgments, executions, claims, obligations, liabilities, and demands of any kind, which each may have had, now has, or may have in the future, whether known or unknown or suspected, relating to or arising out of the Demand Amount.

5. **Miscellaneous.**

- a. **Authority.** The Parties have the authority to execute this Agreement.
- b. **Entire Agreement.** This Agreement constitutes the sole agreement of the Parties with respect to the stated subject matter and supersedes all prior agreements of any type - written or oral. The Parties have not executed this Agreement in reliance on anything not expressly stated in this Agreement.
- c. **Notice.** Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return

Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT:                   **Landmark at Doral Community  
Development District**  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attention: District Manager

With copy to:               **District Counsel**  
Billing, Cochran, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR:              **Meridian Logistics Inc.,  
D\B\A DSP Video Systems**  
8125 NW 114 Place  
Doral, Florida 33178  
Attention: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

- d.    Interpretation. This Agreement is the product of negotiation between the Parties and, so, in construing and interpreting it no provision should be construed or interpreted in favor of or against any Party.
- e.    Waiver and Amendment. No waiver or amendment of any term, condition, or provision of this Agreement shall be valid unless in writing and signed by the Parties.
- f.    Forum Selection, Choice of Law, and Attorney's Fees and Costs. Florida law governs this Agreement. All disputes arising out of or related to this Agreement will be litigated in the courts of Miami-Dade County, Florida. Each party shall bear its own attorney's fees and costs incurred in connection with any action or proceeding arising out of or relating to this Agreement.

- g. Assignment. The Parties have not assigned any of the matters released in this Agreement, and they will not assign any obligation in this Agreement.
- h. No Third Party Beneficiaries. This Agreement is entered into solely for the benefit of the Parties hereto and their respective successors and permitted assigns. Nothing contained herein, express or implied, is intended to confer upon, or shall be construed as conferring upon, any person or entity other than the Parties any rights, remedies, or claims under or by reason of this Agreement, including as a third-party beneficiary or otherwise.
- i. Binding. This Agreement is binding on, inures to the benefit of, and is enforceable by, the Parties' successors and assigns.
- j. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- k. Survival. The Parties' representations and warranties contained in this Agreement survive the Effective Date.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

The Parties, by their signatures below, represent they: (1) have read and fully understand this Agreement; (2) have been provided a reasonable opportunity to consult with counsel prior to signing this Agreement; and (3) voluntarily agree to all Agreement terms.

Witnesses:

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

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

By:\_\_\_\_\_  
Printed Name:\_\_\_\_\_  
Title:\_\_\_\_\_

Date signed:\_\_\_\_\_, 2025

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

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 \_\_\_\_\_ 2025, by \_\_\_\_\_, as \_\_\_\_\_ of LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me or has produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

\_\_\_\_\_  
Notary Public

**Witnesses:** (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

**MERIDIAN LOGISTICS INC.,** a Florida corporation d/b/a **DSP VIDEO SYSTEMS**

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

By:\_\_\_\_\_  
Printed Name:\_\_\_\_\_  
Title:\_\_\_\_\_

Date signed:\_\_\_\_\_, 2025

\_\_\_\_\_  
Witness Signature  
Printed Name:\_\_\_\_\_

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 \_\_\_\_\_ 2025, by \_\_\_\_\_, as \_\_\_\_\_ of Meridian Logistics, INC. d\|b\|a\ DSP Video Systems who is personally known to me or has produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

\_\_\_\_\_  
Notary Public

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**SERVICES AGREEMENT  
(Holiday Landscape Lighting)**

**THIS SERVICES AGREEMENT** (the "Agreement") is made and entered into this 5th day of July, 2025 (the "Effective Date"), by and between:

**LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida, and having offices at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"), and

**SOUTH FLORIDA LIGHTING TEAM, LLC**, a Florida limited liability company, d/b/a **MIAMI CHRISTMAS LIGHTS**, whose principal and mailing address is 14374 Commerce Way, Miami Lakes, Florida 33016 (hereinafter "Contractor").

**Recitals**

**WHEREAS**, the District is responsible for certain landscaping improvements and facilities located on District properties and properties over which the District has an easement or license for purposes of landscape and streetscape maintenance and related improvements; and

**WHEREAS**, the District desires to utilize Contractor under a contractual arrangement to improve the landscaping and streetscaping during the holiday season with holiday lighting and displays and for Contractor to provide such services for those certain lands and areas within the boundaries of the District, in accordance with the scope of work described in the Contractor's Estimate No. 24-787, attached hereto and incorporated herein as part of Exhibit A (the "Scope of Work" or "Proposal"); and

**WHEREAS**, Contractor represents that it is qualified to serve as a contractor under this Agreement, represents that it has the requisite expertise and experience to provide the services set forth in the Scope of Work, and has agreed to provide such services to the District upon the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Duties.** The duties, obligations and responsibilities of Contractor are more particularly described herein and in the Scope of Work, attached hereto and incorporated herein as Exhibit A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Included as part of the services to be provided by Contractor, but not limited to, are the following:

- a. Provide all labor and materials necessary to complete the Scope of Work except as specifically stated in the Scope of Work.
- b. Provide District with the labor and materials set forth in the Scope of Work.



- c. Clean, store, and secure materials when not in use.
- d. All lights and materials shall be installed, lit and operating on or before 5:00 PM on October 31<sup>st</sup> of each year, provided the Agreement is executed and a deposit is paid prior to September 15<sup>th</sup>. Should all lights and materials not be lit and operating by this October 31<sup>st</sup> deadline, the District shall be entitled to a credit on the final payment of \$500.00 for each day that goes by without all lighting and materials operating as designed and as provided for in this Agreement. Lighting shall be guaranteed through January 2<sup>nd</sup> of each year of this Agreement, and operable through January 31<sup>st</sup> of each year of this Agreement. Service charges will apply for maintenance calls after January 2<sup>nd</sup>.
- e. Contractor may begin removing the materials for cleaning and storage beginning on January 2<sup>nd</sup> of each year of this Agreement to be completed by January 31<sup>st</sup> of each year of this Agreement. If Contractor is unable to remove or retake possession of the materials, District agrees, immediately upon demand, to assemble and deliver all the materials to Contractor in good working order and good condition, excepting only ordinary wear and tear, at the cost of Contractor.
- f. Provide daily service to lights and materials while displayed. For any such services provided by Contractor, Contractor shall provide a report to the District Manager via e-mail, detailing the services performed, within twenty-four (24) hours of performing such services.
- g. Provide the services as described in Exhibit A and such other necessary services as are standard in the industry in order to perform under this Agreement.
- h. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.
- i. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

All personnel provided by Contractor under this Agreement shall perform the work in a professional and competent manner, in full compliance with all applicable federal, state, and local laws, regulations, and ordinances. The District reserves the right to modify the Scope of Services to be provided under this Agreement. If such modification increases the labor or materials required, Contractor shall, prior to performing the additional work, submit a detailed proposal to the District for the additional labor or materials. Upon approval by the District Board of Supervisors, the proposal shall be incorporated as an amendment to this Agreement in accordance with Section 12 of this Agreement.

**Section 3. Compensation.** District shall pay to the Contractor the annual amounts set forth below, minus deductions for work/services removed from the Scope of Work for a particular year, due on the stated days and upon completion of the Scope of Work on an annual basis:

Contract Year	Annual Amount	Payable to Contractor
2025	\$12,478.63*	50% upon execution of this Agreement, 50% by 01/31/26 ^
2026	\$12,478.63*	50% by 08/30/2026, 50% by 01/31/27 ^
2027	\$12,478.63*	50% by 08/30/2027, 50% by 01/31/28 ^

\*unless program otherwise modified or reduced pursuant to Section 2.i or Section 14 hereof.

^ final payment is conditioned on all installations, lighting, equipment, and decorations having been removed from Contractor.

Contractor shall provide the District with an invoice upon completion of the Scope of Work. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month. District, as a local government entity, is exempt from sales tax on this transaction.

**Section 4. Contractor's Acceptance of Conditions.** The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Scope of Work pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

**Section 5. Waiver.** It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Scope of Work, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related work.

**Section 6. Indemnification.** Contractor agrees to so conduct its activities upon the premises as not to endanger any person lawfully thereon and agrees to indemnify and hold harmless the District, its officers, agents and employees from and against all claims, suits, actions, damages, liabilities, expenditures or causes of action of any kind arising out or in any way connected to activity or inactivity of Contractor and resulting or occurring from any negligent act, omission or error of Contractor, its agents, members or guests, resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted premises or improvements thereto, or arising from the use of said premises. The execution of this Agreement by Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 7 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

**Section 7. Insurance.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability

Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

- (ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

- (iii) Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Landmark at Doral Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or

endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

**Section 7. Independent Contractor.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**Section 8. District Manager.** The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Scope of Work under this Agreement. The District Manager may designate the Field Manager to communicate with the foreman for the Contractor on matters relating to the Scope of Work under this Agreement.

**Section 9. Term.** The performance of services under this Agreement shall commence upon the execution of this Agreement. The term of this Agreement shall be to cover three (3) holiday seasons through January 31, 2028, unless sooner terminated in accordance with this Agreement. This Agreement is subject to the annual appropriation of funds by the District in accordance with the requirements of Chapter 190, Florida Statutes, and Florida law.

**Section 10. Agreement.** This instrument, together with its Exhibit, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

**Section 11. Electric.** District shall provide all necessary and suitable electrical connections and outlets required by Contractor for the installation of decorations as provided in the Scope of Work, at District's expense.

**Section 12. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor. Additional work may be added to the Agreement upon the mutual agreement of the parties which additional work shall be in the form of an Amendment to the Agreement.

**Section 13. Assignment.** This Agreement, or any portion thereof, shall not be assigned in any way by either party without the express written consent of the other party.

**Section 14. Termination.** District may terminate this Agreement for convenience by providing written notice to Contractor by September 1 of the contract year in which termination is to be effective. In the event of such termination for convenience prior to the expiration of the initial, three-year term of this Agreement, District will reimburse Contractor the amount of the 30% discount given during each of the prior contract years. In addition, without terminating the Agreement, District may, without any penalty or liability, reduce the total program provided under this Agreement for any particular contract year by up to ten (10%) percent of the annual amount for a given contract year, provided that District provide written notice of such intention to Contractor by July 1st of any contract year in which the reduced program will be effective.

Notwithstanding the foregoing, District may terminate this Agreement at any time for cause and without any liability or penalty therefor if Contractor does not perform in accordance with this Agreement after providing the Contractor with notice of the default and providing Contractor 10 days to cure the default, including, but not limited to, failure of the lights to work as provided in this Agreement. Termination shall be effective upon Notice to Contractor pursuant to Section 15 herein. Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of services terminated by the notice of termination; and
- D. Complete performance of such part of the services as shall not have been terminated by the notice of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and

- F. Deliver to District releases and satisfactions of liens for all labor, materials and supplies provided prior to the termination date; and
- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the services to the District or the District's new provider of such services.

The total sum to be paid to the Contractor upon termination shall not exceed the total Agreement price as reduced by the amount of payments otherwise made and as further reduced by the Agreement price of any services not terminated. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

**Section 15. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by U.S. Certified Mail, Return Receipt Requested, postage prepaid, or by overnight delivery service, to the parties, as follows:

**A. If to the District:** Landmark at Doral Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attention: District Manager

**With a copy to:** Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attn: Michael J. Pawelczyk, Esq.

**B. If to Contractor:** South Florida Lighting Team, LLC  
14374 Commerce Way  
Miami Lakes, Florida 33016  
Attn: Kurt Stange

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**Section 16. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

**Section 17. Enforcement of Agreement.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**Section 18. Controlling Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

**Section 19. Sovereign Immunity.** The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

**Section 20. Public Records.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time.

Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**WRATHELL, HUNT & ASSOCIATES, LLC  
2300 GLADES ROAD, SUITE 410W  
BOCA RATON, FLORIDA 33431  
TELEPHONE: (877)276-0889  
EMAIL: WRATHELLC@WHHASSOCIATES.COM**

**Section 21. E-Verify.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**Section 22. Definitions.** Terms used in this Agreement that are defined in the Scope of



Work shall have the meanings indicated therein.

**Section 23. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**Section 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

**Section 25. Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**Section 26. Conflict.** To the extent that there is a conflict with respect to any provisions of this Agreement or Exhibit A, the provisions in the main body of this Agreement shall govern over Exhibit A.

**Section 27. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**Section 28. Emergency Response.** Contractor shall immediately respond and take necessary reasonable action in the event of an impending hurricane or other weather-related event or a declared state of emergency. Immediate response shall mean that Contractor shall provide sufficient staff, equipment, vehicles, and supplies necessary to provide protection to District property and the public from any damages or injury. It is not the intent of this section to require Contractor to remove all lights in the event of an impending hurricane or weather-related event.

**Section 29. Acts of God.** In the event of any strike or similar action, union picketing, labor disputes, disturbance, Acts of God, or other circumstances over which Contractor has no control and which causes the prevention of or the interference with the provision of Security Services under this Agreement, Contractor in its sole discretion reserves the right to suspend this Agreement until the cessation of such matters. During such period of cessation, District shall be relieved of any payment obligations to Contractor. This also includes but is not limited to hurricane warnings, mandatory evacuations, advisory evacuations or acts of terrorism. Nothing herein shall prohibit District from exercising its right to terminate the Agreement for convenience.

**Section 30. Responsibility for Losses.** Contractor shall not be responsible for any losses to District as a result of burglary, theft, fire or any other causes, except in the case of negligence or the part of Contractor or its employees. The District shall notify the Contractor orally within three (3) business days of discovering any loss or potential claim against the Contractor's insurance carriers, whichever occurs later. A written notice must also be provided to the Contractor within ten (10) days of the loss occurring or being discovered.

**Section 31. Responsible Vendor Determination.** Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests

when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**Section 32. Scrutinized Company Certification.** Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:
  - 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
    - i. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
    - ii. Have a material business relationship involving the supply of military equipment, or
    - iii. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
    - iv. Have been complicit in the genocidal campaign in Darfur.
  - 2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
    - i. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
    - ii. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
  - 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**Section 33. Convicted Vendor List.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**Section 34. Damage to District Property.** The Contractor will be held responsible for the effects of the Services provided on the premises of the Recreation Facilities and will be required to make good at its own cost, or reimburse the District for, any damage or injury to the District's property, including, but not limited to, damage to or destruction of walls, flooring, or sodded areas owned or maintained by the District, resulting from Contractor's performance of the Services or otherwise resulting from Contractor's acts or omissions or the acts or omissions of its employees or agents, or otherwise arising from the Classes conducted pursuant to this Agreement.

**Section 35. Anti-Human Trafficking Affidavit.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

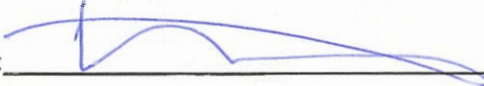
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**IN WITNESS WHEREOF**, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

  
Secretary - Asst

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**


By: 

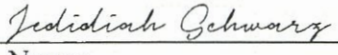
Chair, Board of Supervisors

12<sup>th</sup> day of August, 2025

Witnesses:

**SOUTH FLORIDA LIGHTING TEAM, LLC, a  
limited liability company, d/b/a MIAMI  
CHRISTMAS LIGHTS**

  
Name: Parker Newell

  
Name: Kurt Stange

By: Kurt Stange  
Name: Kurt Stange  
Title: President

(CORPORATE SEAL)

3rd day of July, 2025



**EXHIBIT A**  
**SCOPE OF WORK**

Type your text here...



Miami Christmas Lights  
14374 Commerce Way  
Miami Lakes, FL 33016

# Estimate

305.908.8000  
info@miamichristmaslights.com  
www.miamichristmaslights.com

## Customer Information

Unus Property Management LLC  
Victor Castro

, FL  
Ph:  
Em: victor@unusgmt.com

## Proposal Information

Estimate#: 24 -787  
Estimate Subject: 2025 - Landmark CDD - Lighting Project (Medians)  
Proposal Date:  
Lights on Date: Oct 31, 2025  
Term: 3 years after execution

### Product Details

		Price	Units	Total
1	Area Description: NW 66th St from NW 107th Ave to NW 102nd Ave 25°50'00.2"N 80°22'03.7"W	\$ 0.00	1	\$ 0.00
2	Install warm white Laborless lights on a 20' Full Palm Tree	\$ 494.80	5	\$ 2,474.00
3	Install warm white Laborless lights on a 15' Full Palm Tree	\$ 374.75	23	\$ 8,619.25
4	Install warm white Laborless lights on a 10' Full Palm Tree	\$ 259.94	10	\$ 2,599.40
5	Install optical timers on outlets with timer settings of dawn to dusk	\$ 28.75	6	\$ 172.50

Sub Total \$ 13,865.15

Discount Terms \$ 1,386.52

Adjustments \$ 0.00

**Grand Total \$ 12,478.63**

**Pay Deposit Now Online \$ 6,239.32**

Prices include all materials, which are supplied by Miami Christmas Lights and remain the property of Miami Christmas Lights, installation, maintenance, and removal. Customer is only responsible to supply adequate power sources. If Customer is providing any materials, that will be noted in the Notes section.

### Notes:

Power: We have one 120VAC-24/7 outlet at each median island. MCL will install one Photo-cell timer at each median and will supply the extension cords.  
Outlet Location:  
Circuit Breaker Location:  
Timer Hours:

### Insurance

Miami Christmas Lights carries \$3,000,000/\$4,000,000 commercial liability and \$1,000,000 workers compensation insurance. [To be added as an additionally insured please click here.](#)

### Terms and Conditions

By signing here, I agree and understands that this Estimate, combined with the Miami Christmas Lights Standard Terms and Conditions posted at [www.miamichristmaslights.com/termsandconditions.pdf](http://www.miamichristmaslights.com/termsandconditions.pdf) of which I have read and understand are incorporated by reference herein, becomes a legally binding contract. Miami Christmas Lights will not begin any work until deposit is received

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Effective  
Date: \_\_\_\_\_

## AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with \_\_\_\_\_ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, It will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

**NONGOVERNMENTAL ENTITY:** South Florida Lighting Team LLC, DBA Miami Christmas Lights

NAME: Kurt Stange

TITLE: President

SIGNATURE: [Signature]

DATE: July 3, 2025

STATE OF FLORIDA

COUNTY OF Miami-Dade

SWORN TO (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of July, 2025, by Kurt Stange in his/her capacity as President for Miami Christmas Lights (name of Nongovernmental Entity).

Jedidiah Schwarz  
NOTARY PUBLIC

X Personally Known OR  
Produced Identification

Type of Identification Produced

**FIRST AMENDMENT TO HOLIDAY LANDSCAPE LIGHTING SERVICES AGREEMENT**

**THIS FIRST AMENDMENT TO HOLIDAY LANDSCAPE LIGHTING SERVICES AGREEMENT** (the “First Amendment”) is made and entered into this \_\_\_\_  
\_18th\_ day of \_July\_, 2025 (the “Effective Date”), by and between:

**LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami–Dade County, Florida, and having offices at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

**SOUTH FLORIDA LIGHTING TEAM, LLC**, a Florida limited liability company, d/b/a **MIAMI CHRISTMAS LIGHTS**, whose principal and mailing address is 14374 Commerce Way, Miami Lakes, Florida 33016 (hereinafter “Contractor”).

**Recitals**

**WHEREAS**, the District and the Contractor entered into a Holiday Landscape Lighting Services Agreement dated August 18, 2025 (the “Agreement”); and

**WHEREAS**, the District desires to amend the Agreement to add additional holiday lighting for two monuments; and

**WHEREAS**, Contractor has submitted a proposal of the additional holiday lighting for the two monuments, which is attached hereto and made a part hereof as Exhibit A-1; and

**WHEREAS**, the District and Contractor agree to amend the Agreement with this First Amendment to provide additional holiday lighting and for the cost set forth in Exhibit A-1.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

**Section 2.** The Agreement is hereby revised and amended to provide for the additional holiday lighting as set forth in Exhibit A-1 and include Exhibit A-1 throughout the Agreement in addition to Exhibit A and in each instance as Exhibit A is referenced in the Agreement.

**Section 3.** The Agreement is hereby amended to include additional compensation of \$3,559.66 as the annual amount to be included for the holiday lighting provided in Exhibit A-1 with the 50% payment upon execution of this First Amendment.

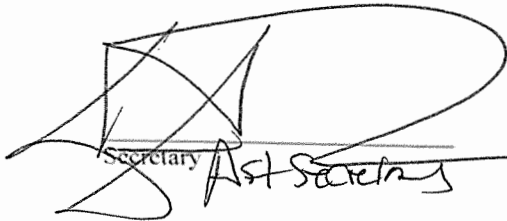


**Section 4.** In all other respects not specifically amended by this First Amendment, the Agreement shall remain in full force and effect.


**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:


  
Secretary Asst Secretary


LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Name: Odell Toreros  
Title: Chairman  
18 day of August, 2025

Witnesses:

SOUTH FLORIDA LIGHTING TEAM, LLC, a  
limited liability company, d/b/a MIAMI  
CHRISTMAS LIGHTS

  
Name: Parker Newell

By:   
Name: Kurt Stange  
Title: President  
-

  
Name: Austin Bland

(CORPORATE SEAL)

18th day of July, 2025

**EXHIBIT A-1**

**PROPOSAL**



# Estimate

Miami Christmas Lights  
14374 Commerce Way  
Miami Lakes, FL 33016

305.908.8000  
info@miamichristmaslights.com  
www.miamichristmaslights.com

## Customer Information

Unus Property Management LLC  
Victor Castro

, FL  
Ph:  
Em: victor@unusmgmt.com

## Proposal Information

Estimate#: 24 -920  
Estimate Subject: 2025 - Landmark CDD - Lighting Project (Monuments)  
Proposal Date:  
Lights on Date: Oct 31, 2025  
Term: 3 years after execution

Product Details		Price	Units	Total
1	Area Description: Monuments (2)  25.833543001534363, -80.3699111537481 25.833250478176215, -80.36990124513531	\$ 0.00	1	\$ 0.00
2	Install warm white LED C7 lights with white wire covering entire monument structure	\$ 200.00	8	\$ 1,600.00
3	Install 24" LED Cool White snowflake	\$ 200.00	2	\$ 400.00
4	Install 4' Waterloo Star	\$ 630.20	2	\$ 1,260.40
Sub Total				\$ 3,260.40
Discount Terms				\$ 0.00
Adjustments				\$ 0.00
<b>Grand Total</b>				<b>\$ 3,260.40</b>
Pay Deposit Now Online				\$ 1,630.20

Prices include all materials, which are supplied by Miami Christmas Lights and remain the property of Miami Christmas Lights, installation, maintenance, and removal. Customer is only responsible to supply adequate power sources. If Customer is providing any materials, that will be noted in the Notes section.

### Notes:

Power: We have one 120VAC-24/7 outlet at each median island. MCL will install one Photo-cell timer at each median and will supply the extension cords.

Outlet Location:

Circuit Breaker Location:

Timer Hours:

### Insurance

Miami Christmas Lights carries \$3,000,000/\$4,000,000 commercial liability and \$1,000,000 workers compensation insurance. To be added as an additionally insured please click here.

### Terms and Conditions

By signing here, I agree and understands that this Estimate, combined with the Miami Christmas Lights Standard Terms and Conditions posted at [www.miamichristmaslights.com/termsandconditions.pdf](http://www.miamichristmaslights.com/termsandconditions.pdf) of which I have read and understand are incorporated by reference herein, becomes a legally binding contract. Miami Christmas Lights will not begin any work until deposit is received

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Effective  
Date: \_\_\_\_\_

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**4C**

## Proposal for Extra Work at Landmark at Doral CDD

Property Name	Landmark at Doral CDD	Contact	Barney Varela
Property Address	2300 Glades Rd Ste 410W Suite 410W Boca Raton, FL 33431	To	Landmark at Doral CDD
		Billing Address	2300 Glades Rd Ste 410W Boca Raton, FL 33431
Project Name	Arbor Jet OTC Application on 40 Sylvester palms, 2 Sylvester Palm replacement		
Project Description	Arbor Jet OTC Application on 40 Sylvester palms, 2 Sylvester Palm replacement		

### Scope of Work

QTY	UoM/Size	Material/Description	Total
<b>Remove &amp; Replace 2 Sylvester Palms</b>			<b>\$14,585.71</b>
2.00	LUMP SUM	Remove & Replace 2 Sylvester Palms(20' CT)	
2.00	LUMP SUM	Irrigation bubblers installation for two Sylvester Palms	
<b>Arbor Jet OTC Injection</b>			<b>\$3,787.59</b>
40.00	LUMP SUM	Arbor Jet OTC Injection(Lethal Bronzing treatment)	
16.00	HOURL	Spray Technician	

For internal use only

**SO#** 8837106  
**JOB#** 353800030  
**Service Line** 300

**Total Price** \$18,373.30

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

## TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

### Customer

#### CDD Liason

Signature	Title
<b>Barney Varela</b>	<b>January 22, 2026</b>
Printed Name	Date

### BrightView Landscape Services, Inc. "Contractor"

#### Account Manager

Signature	Title
<b>Juan Solis</b>	<b>January 22, 2026</b>
Printed Name	Date

<b>Job #:</b>	<b>353800030</b>		
<b>SO #:</b>	<b>8837106</b>	<b>Proposed Price:</b>	<b>\$18,373.30</b>

# Lethal Bronzing Disease (LB)<sup>1</sup>

Brian W. Bahder and Ericka E. Helmick<sup>2</sup>

## Summary

- Lethal bronzing disease (LB) used to be called Texas Phoenix Palm Decline (TPPD).
- Lethal bronzing (LB) disease was discovered in Florida in 2006 and is caused by a phytoplasma—a type of bacteria that lacks a cell wall and cannot be cultured with artificial media.
- The LB phytoplasma is similar to but genetically distinct from the phytoplasma that causes lethal yellowing (LY) disease of palms.
- The LB phytoplasma is limited to the phloem (sap) of the palm and cannot survive outside a plant or insect; therefore, it cannot be mechanically transmitted (e.g., by pruning tools or infected roots touching new roots).
- Once a palm shows symptoms and tests positive for the LBD phytoplasma, it should be removed immediately.
- Healthy palms near infected palms should be tested to verify they are free of infection and injected with oxytetracycline HCl (OTC) every three to four months as a preventative for at least two years.

## Introduction

In late 2006, a novel phytoplasma disease was identified in Hillsborough County, Florida, in the Tampa area. The phytoplasma was isolated from edible date palm (*Phoenix dactylifera*), wild date palm (*Phoenix sylvestris*), Canary Island date palm (*Phoenix canariensis*), and Queen palm (*Syagrus romanzoffiana*). In 2008, the phytoplasma was

subsequently isolated from the Cabbage palm (*Sabal palmetto*). The disease was first called Texas Phoenix Palm Decline (TPPD) because it was found to be the same pathogen isolated from *P. canariensis* in Texas in the early 2000s. Due to the expansion of the disease into Florida and Louisiana as well as its discovery in Mexico and the fact that it infected palms outside the genus *Phoenix*, the name was changed to lethal bronzing (LB) disease in order to reflect the symptoms seen in various hosts.

## Pathogen

Lethal bronzing disease is caused by a phytoplasma, an unculturable bacterium that has no cell wall. Among phytoplasmas, the LB agent has been classified as '*Candidatus Phytoplasma aculeata*.' The signature DNA sequence obtained from LB phytoplasma in Florida is a perfect match to the signature barcode of the phytoplasma known to cause LB on *P. canariensis* (Canary Island date palm) in the Corpus Christi area of Texas. Analysis of DNA has determined the LB phytoplasma is related to but genetically distinct from the phytoplasma that causes LY.

Phytoplasmas live in the part of the plant where sap is transported (phloem tissue). Phytoplasmas are transmitted to plants by piercing-sucking insects that feed on the sap. The insects spread the phytoplasma from plant to plant as they visit different hosts during their feeding activities. Phytoplasmas are not known to survive outside their host, whether the host is plant or insect. Planthoppers and

1. This document is PP243, one of a series of the Plant Pathology Department, UF/IFAS Extension. Original publication date November 2007. Revised May 2019 and June 2022. Visit the EDIS website at <https://edis.ifas.ufl.edu> for the currently supported version of this publication.

2. Brian W. Bahder, assistant professor, Plant Pathology Department; and Ericka Helmick, biological scientist II; UF/IFAS Fort Lauderdale Research and Education Center, Davie, FL 33314. This is a revision of an earlier article by Nigel A. Harrison and Monica L. Elliott.



leafhoppers are the main groups of insects that transmit phytoplasmas.

## Symptoms

The first symptoms of LB are variable. However, if fruit is present, the first symptom is generally premature fruit drop (Figure 1). If fruit has not set but inflorescences are present, they will become necrotic (Figure 2). Note that if the palm is not old enough to produce fruit, if it is not putting out an inflorescence at the time of infection, or if the inflorescences are trimmed, then these will not be reliable indicators for infection status. Inflorescence necrosis/fruit drop progresses to discoloration of the oldest leaves (closest to the ground) that gradually advances to younger leaves (Figure 3). The final stage of the disease is the collapse of the spear leaf, indicating that the heart or bud of the palm (apical meristem) has died and the palm has completely declined with no chance of saving it. The length of time between infection and symptom development (latent period) appears to be about four to five months. From symptom development to collapse of spear leaf is about two to three months, but this is highly variable. In some cases, no leaf discoloration is observed, but the spear leaf will collapse and the palm will test positive. Symptom progression occurs at different rates in different palm species.



Figure 1. Premature fruit drop is an early symptom of LB.

## Host Range and Distribution

Currently, the LB phytoplasma has been found in 21 different species of palm (Figure 4, Table 1). As the disease becomes more established in Florida and spreads further south into areas with higher palm diversity, the host range could expand. Also, since the introduction of LB to the state of Florida, it has been isolated from palms in 36 different counties (Figure 5, Table 2). To date, the disease is most prevalent in the central part of Florida, but is spreading farther north and south, with Jacksonville being

the northernmost limit and the Florida Keys being the southernmost record. The disease has also been reported in Louisiana.



Figure 2. Necrotic inflorescence on a Coconut palm infected with LB.  
Credits: Brian Bahder, UF/IFAS



Figure 3. Symptom progression of LB in a Sabal palmetto demonstrating discoloration of older leaves first, March 2018 (left); then three months later where more, younger leaves are affected and spear leaf has collapsed (right).  
Credits: Brian Bahder, UF/IFAS



Figure 4. Various ornamental palms displaying symptoms of LB.  
Credits: Brian Bahder, UF/IFAS

Table 1. Palm host range of the LB Phytoplasma.

Scientific Name	Common Name
<i>Acrocomia aculeata</i>	Coyol Palm
<i>Adonidia merrillii</i>	Christmas Palm
<i>Arenga engleri</i>	Dwarf Sugar Palm
<i>Attalea butyracea</i>	Yagua Palm
<i>Bismarckia nobilis</i>	Bismarck Palm
<i>Brahea brandegeei</i>	San Jose Hesper Palm
<i>Butia odorata</i>	Pindo Palm
<i>Carpentaria acuminata</i>	Carpentaria Palm
<i>Cocos nucifera</i>	Coconut Palm
<i>Livistona chinensis</i>	Chinese Fan Palm
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Edible Date Palm
<i>Phoenix roebelinii</i>	Pygmy Date Palm
<i>Phoenix sylvestris</i>	Wild Date Palm
<i>Pritchardia pacifica</i>	Fiji Fan Palm
<i>Pseudophoenix sargentii</i>	Buccaneer Palm
<i>Rhapidophyllum hystrix</i>	Needle Palm
<i>Sabal Mexicana</i>	Mexican Palmetto
<i>Sabal palmetto</i>	Cabbage Palm
<i>Syagrus romanzoffiana</i>	Queen Palm
<i>Trachycarpus fortunei</i>	Chinese Windmill Palm

## Management

Management of LB involves removal of infected palms and preventative injection of antibiotics. Current data suggests that once palms start showing symptoms, the label rate for the antibiotic oxytetracycline-hydrochloride is not sufficient for symptom reversal. Because of this, upon symptom development and/or a positive test result, a palm is considered lost and should be removed immediately to reduce the amount of time this source of phytoplasma exists in the environment. The longer it is left, the higher probability that further spread will occur. Sampling healthy-looking palms around symptomatic palms can help get ahead of the disease because healthy-looking palms can also test positive. Even though no symptoms are present, those palms still need to be removed because there will not be sufficient time for the antibiotic to take effect before symptoms develop. Also, by testing healthy-looking palms, you can identify which palms are not infected and start preventative injections with the antibiotic.

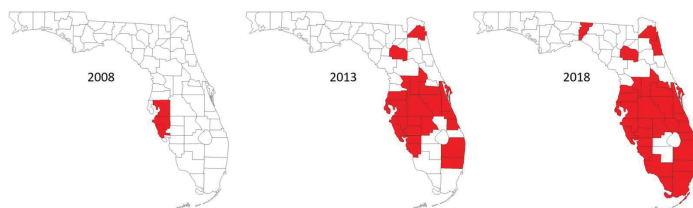


Figure 5. Historical and current distribution of LB in the state of Florida.

Credits: Brian Bahder, UF/IFAS

Table 2. Counties in Florida with confirmed cases of LB.

Alachua	Franklin*	Lee	Orange	St. Johns
Brevard	Hardee	Manatee	Osceola	St. Lucie
Broward	Herndando	Martin	Palm Beach	Sumter
Charlotte	Highlands	Marion*	Pasco	Volusia*
Collier	Hillsborough	Miami-Dade	Pinellas	
DeSoto	Indian River	Monroe	Polk	
Duval	Jefferson	Nassau*	Sarasota	
Escambia*	Lake	Okeechobee	Seminole	

\*New for this revision











**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**5A**

**LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☒ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☒ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☒ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☒ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☒ No ☐



### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☒ No ☐

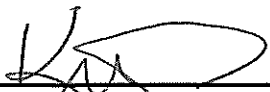
### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.


**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☒ results received from the auditor after June 30.

  
District Manager

Kasean Thomas  
Print Name

9/12/2024  
Date

  
Chair/Vice Chair, Board of Supervisors

Bosco Leu  
Print Name

9/12/2024  
Date

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**6**





Landmark at Doral Homeowner's Association  
10220 NW 66<sup>th</sup> Street  
Doral, FL 33178  
786-310-2120

**Invoice #: 101112**  
**Date: December 19, 2025**  
**Due Date: January 15, 2025**

---

**Make check payable to:**

**Landmark At Doral, HOA**  
**Address: 10220 NW 66<sup>th</sup> Street**  
**Doral, FL 33178.**

**For services rendered to Landmark at Doral CDD  
from 10/1/25-12/15/25 (see copy of invoices from  
Medel). As per agreement.**

**Amount Due: \$13,680.00**

**Thank you.**

Medel Protection & Security Corp.

5186 NW 32nd Ave  
Miami, FL 33142

021369  
784050

# Invoice

Date	Invoice #
10/9/2025	0275

Bill To
Landmark at Doral CDD c/o Landmark at Doral HOA 10220 NW 66th Street Doral, Florida 33178

Terms	Due Date
Net 15	10/24/2025

Description	Qty	Rate	Amount
Unarmed Rover for HOA Landmark at Doral 10/1/2025-10/15/2025	360	23.00	8,280.00
Unarmed Rover for CDD Landmark South 10/1/2025-10/15/2025	120	22.50	2,700.00
		<b>Subtotal</b>	\$10,980.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$10,980.00

Medel Protection & Security Corp.

5186 NW 32nd Ave  
Miami, FL 33142

# Invoice

Date	Invoice #
10/24/2025	0284

Bill To
Landmark at Doral CDD c/o Landmark at Doral HOA 10220 NW 66th Street Doral, Florida 33178

Terms	Due Date
Net 15	11/8/2025

Description	Qty	Rate	Amount
Unarmed Rover for HOA Landmark at Doral-10/16/2025-10/31/2025-16 DAYS X 24HR	384	23.00	8,832.00
Unarmed Rover for CDD Landmark South-10/16/2025-10/31/2025-16 DAYS X 8 HR	128	22.50	2,880.00
		<b>Subtotal</b>	\$11,712.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$11,712.00

Medel Protection & Security Corp.

5186 NW 32nd Ave  
Miami, FL 33142

# Invoice

Date	Invoice #
11/10/2025	0293

Bill To
Landmark at Doral CDD c/o Landmark at Doral HOA 10220 NW 66th Street Doral, Florida 33178

Terms	Due Date
Net 15	11/25/2025

Description	Qty	Rate	Amount
Unarmed Rover for HOA Landmark at Doral-11/01/2025-11/15/2025-15 DAYS X 24HR	360	23.00	8,280.00
Unarmed Rover for CDD Landmark South-11/01/2025-11/15/2025-15 DAYS X 8 HR	120	22.50	2,700.00
		<b>Subtotal</b>	\$10,980.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$10,980.00

Medel Protection & Security Corp.

5186 NW 32nd Ave  
Miami, FL 33142

Invoice

Date	Invoice #
11/24/2025	0301

Bill To
Landmark at Doral CDD c/o Landmark at Doral HOA 10220 NW 66th Street Doral, Florida 33178

Terms	Due Date
Net 15	12/9/2025

Description	Qty	Rate	Amount
Unarmed Rover for HOA Landmark at Doral-11/16/2025-11/30/2025-15 DAYS X 24HR	360	23.00	8,280.00
Unarmed Rover for CDD Landmark South-11/16/2025-11/30/2025-15 DAYS X 8 HR	120	22.50	2,700.00
		<b>Subtotal</b>	\$10,980.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$10,980.00

Medel Protection & Security Corp.

5186 NW 32nd Ave  
Miami, FL 33142

Invoice

Date	Invoice #
12/8/2025	0309

Bill To
Landmark at Doral CDD c/o Landmark at Doral HOA 10220 NW 66th Street Doral, Florida 33178

Terms	Due Date
Net 15	12/23/2025

Description	Qty	Rate	Amount
Unarmed Rover for HOA Landmark at Doral-12/01/2025-12/15/2025-15 DAYS X 24HR	360	23.00	8,280.00
Unarmed Rover for CDD Landmark South-12/01/2025-12/15/2025-15 DAYS X 8 HR	120	22.50	2,700.00
		Subtotal	\$10,980.00
		Sales Tax (0.0%)	\$0.00
		Total	\$10,980.00

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**CONSENT  
AGENDA**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2025**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2025**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
<b>ASSETS</b>					
Cash - SunTrust	\$ 1,536,731	\$ -	\$ -	\$ -	\$ 1,536,731
Investments					
Revenue	-	92,345	809,850	-	902,195
Reserve	-	103,298	367,105	-	470,403
2019A-2 Reserve 2008	-	-	161,500	-	161,500
Construction	-	92	-	13,727	13,819
Due from other funds					
Due from general fund	-	100,062	595,865	-	695,927
Due from debt service 2019	1,237	-	-	-	1,237
Due from Merged	896	-	6,178	-	7,074
Total assets	<u>\$ 1,538,864</u>	<u>\$ 295,797</u>	<u>\$ 1,940,498</u>	<u>\$ 13,727</u>	<u>\$ 3,788,886</u>
<b>LIABILITIES</b>					
<b>Liabilities</b>					
Accounts payable - Onsite	\$ 8,500	\$ -	\$ -	\$ -	8,500
Due to other funds					
Due to general fund	-	-	1,236	-	1,236
Debt service 2016	100,062	-	-	-	100,062
Debt service 2019	595,865	-	-	-	595,865
Taxes payable	92	-	-	-	92
Accrued contracts payable	-	-	-	11,500	11,500
Total liabilities	<u>704,519</u>	<u>-</u>	<u>1,236</u>	<u>11,500</u>	<u>717,255</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred receipts	896	-	6,178	-	7,074
Total deferred inflows of resources	<u>896</u>	<u>-</u>	<u>6,178</u>	<u>-</u>	<u>7,074</u>
<b>Fund balances</b>					
Restricted for:					
Debt service	-	295,797	1,933,084	-	2,228,881
Capital projects	-	-	-	2,227	2,227
Assigned					
3 months working capital	233,716	-	-	-	233,716
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	565,666	-	-	-	565,666
Total fund balances	<u>833,449</u>	<u>295,797</u>	<u>1,933,084</u>	<u>2,227</u>	<u>3,064,557</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,538,864</u>	<u>\$ 295,797</u>	<u>\$ 1,940,498</u>	<u>\$ 13,727</u>	<u>\$ 3,788,886</u>

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 489,928	\$ 740,244	\$ 882,017	84%
Assessment levy: on-roll FY 22	402	608	943	64%
Interest & miscellaneous	14	219	-	N/A
Total revenues	<u>490,344</u>	<u>741,071</u>	<u>882,960</u>	84%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	646	4,304	15%
Management/accounting/recording	3,650	10,949	43,796	25%
Legal - general counsel	3818	7,958	24000	33%
Engineering	608	1,475	28,500	5%
Audit	-	-	9,100	0%
Accounting services - debt service	442	1,326	5,305	25%
Assessment roll preparation	950	2,849	11,395	25%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	875	3,500	25%
Trustee	4,246	4,246	8,832	48%
Postage & reproduction	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	-	544	3,000	18%
Office supplies	-	232	500	46%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	7,896	7,878	100%
Insurance: property	-	29,347	30,639	96%
ADA website compliance	-	145	210	69%
Website	-	705	705	100%
Contingencies	85	268	1,000	27%
Total professional & administrative	<u>14,133</u>	<u>70,511</u>	<u>185,339</u>	38%

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Field operations management	-	-	38,400	0%
Conservation area inspections	-	-	3,600	0%
Wetlands planting and earthwork	-	-	4,500	0%
Wetland vegetation trimming	-	-	7,500	0%
Irrigation rust service	4,640	4,640	27,840	17%
Landscape maintenance & irrigation	26,124	78,372	305,388	26%
Lake maintenance	125	375	1,500	25%
Conservation area mgmt service	375	1,125	4,500	25%
Landscape irrigation repairs	-	-	15,000	0%
Security services	13,680	13,680	66,240	21%
Fountain - O&M	5,500	5,850	13,200	44%
Fence repair	-	-	2,500	0%
Sidewalk repairs	-	-	5,000	0%
Pressure washing	-	16,150	17,000	95%
Environmental investigation	-	-	26,250	0%
Annual permits	-	-	2,150	0%
Roadway maintenance	-	-	2,500	0%
Signage repairs	-	-	30,125	0%
Holiday light	-	6,239	19,500	32%
Drainage system maintenance	-	-	90,000	0%
Utilities - irrigation fountains	-	-	12,000	0%
Utilities - electric	-	-	2,500	0%
Utilities - street lights	-	-	12,000	0%
Contingencies	-	-	7,500	0%
Total field operations	<u>50,444</u>	<u>126,431</u>	<u>716,693</u>	18%
<b>Other fees and charges</b>				
Property appraiser & tax collector	<u>5,104</u>	<u>7,609</u>	<u>9,198</u>	83%
Total other fees and charges	<u>5,104</u>	<u>7,609</u>	<u>9,198</u>	83%
Total expenditures	<u>69,681</u>	<u>204,551</u>	<u>911,230</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	420,663	536,520	(28,270)	
Fund balance - beginning	<u>412,786</u>	<u>296,929</u>	<u>365,468</u>	
Fund balance - ending (projected)	<u>833,449</u>	<u>833,449</u>	<u>337,198</u>	
Assigned				
3 months working capital	233,716	233,716	233,716	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	<u>565,666</u>	<u>565,666</u>	<u>69,415</u>	
Fund balance - ending	<u>\$ 833,449</u>	<u>\$ 833,449</u>	<u>\$ 337,198</u>	

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2016  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ 101,114	\$ 152,775	\$ 182,046	84%
Interest	-	1,274	-	N/A
Total revenues	<u>101,114</u>	<u>154,049</u>	<u>182,046</u>	85%
<b>EXPENDITURES</b>				
Principal	-	-	67,000	0%
Interest	-	57,365	114,730	50%
Total expenditures	<u>-</u>	<u>57,365</u>	<u>181,730</u>	32%
<b>Other fees and charges</b>				
Property appraiser & tax collector	1,053	1,569	1,896	83%
Total other fees and charges	<u>1,053</u>	<u>1,569</u>	<u>1,896</u>	83%
Total expenditures	<u>1,053</u>	<u>58,934</u>	<u>183,626</u>	32%
 Excess/(deficiency) of revenues over/(under) expenditures	 100,061	 95,115	 (1,580)	
 Fund balance - beginning	 195,736	 200,682	 194,679	
Fund balance - ending	<u>\$ 295,797</u>	<u>\$ 295,797</u>	<u>\$ 193,099</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 DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ 599,387	\$ 905,628	\$ 1,078,820	84%
Assessment levy: on-roll FY 22	2,745	4,148	6,503	64%
Interest	3,511	11,148	-	N/A
Total revenues	<u>605,643</u>	<u>920,924</u>	<u>1,085,323</u>	85%
<b>EXPENDITURES</b>				
Principal	-	-	700,000	0%
Interest	-	180,081	360,163	50%
Total expenditures	<u>-</u>	<u>180,081</u>	<u>1,060,163</u>	17%
<b>Other fees and charges</b>				
Property appraiser & tax collector	6,267	9,344	11,306	83%
Total other fees and charges	<u>6,267</u>	<u>9,344</u>	<u>11,306</u>	83%
Total expenditures	<u>6,267</u>	<u>189,425</u>	<u>1,071,469</u>	18%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Excess/(deficiency) of revenues over/(under) expenditures	599,376	731,499	13,854	
Fund balance - beginning	<u>1,333,708</u>	<u>1,201,585</u>	<u>1,160,166</u>	
Fund balance - ending	<u><u>\$ 1,933,084</u></u>	<u><u>\$ 1,933,084</u></u>	<u><u>\$ 1,174,020</u></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 DECEMBER 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ 41	\$ 128
Total revenues	<u>41</u>	<u>128</u>
<b>EXPENDITURES</b>		
Construction in progress	<u>11,500</u>	<u>11,500</u>
Total expenditures	<u>11,500</u>	<u>11,500</u>
Excess/(deficiency) of revenues over/(under) expenditures	(11,459)	(11,372)
Fund balance - beginning	<u>13,686</u>	<u>13,599</u>
Fund balance - ending	<u><u>\$ 2,227</u></u>	<u><u>\$ 2,227</u></u>

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

	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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
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	-
<b>Total</b>	<b>2,353,000.00</b>	<b>1,477,285.00</b>	<b>3,830,285.00</b>	



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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>7,875,000.00</b>		<b>1,753,200.00</b>	<b>9,628,200.00</b>	

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>3,265,000.00</b>		<b>963,268.76</b>	<b>4,228,268.76</b>	

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**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 November 19, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

**Present:**

Odel Torres	Chair
Sui Flan Jim	Vice Chair
Juan Javier De Maqua	Assistant Secretary
Juan Carlos Tellez	Assistant Secretary

**Also present:**

Kristen Thomas	District Manager
Gabriella Fernandez	District Counsel
Angel Camacho	District Engineer
Shannon Alvarez	BrightView
Jenna Crawford	BrightView
Juan Solis	BrightView
Barney Varela	Field Operations Manager
Stephanie Denison	Resident
Emma Torres	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 4:06 p.m.

Supervisors Jim, Tellez, De Maqua and Torres were present. Supervisor Finol was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments [Non-Agenda Items]**

No members of the public spoke.

• **BrightView Landscape Services, Inc. Updates:**

○ **New Contact: Juan Solis**

○ **November Service Schedule**

**This item, previously Item 9C, was presented out of order..**

Ms. Alvarez introduced Juan Solis, who will replace her as Account Manager for the CDD.

The following informational updates were discussed:

➤ The irrigation check was performed in October. Minor repairs were performed.

➤ A mainline break next to the lake was recently found; the break was not gushing. The line is working with very low pressure, so water distribution was very poor. The area of the break was located and the line was shut off. Repairs should be completed by November 22, 2025. Dry spots occurred due to low pressure.

➤ Quarterly maintenance of CDD areas was completed.

➤ Mulching and palm pruning were completed in October.

➤ Work in Landmark South began in October. Areas of concern related to mulch remain to be done. Florida Power & Light (FPL) work is pending.

Discussion ensued regarding mulch installation and the goal of avoiding multiple deliveries. A great quantity of ferns remain on 22<sup>nd</sup>. Details will be included in the QSA report.

Discussion ensued regarding tree square mulching and alternatives to mulch, the mainline and water distribution system, areas on CDD property with and without irrigation, and the schedule for irrigation wet checks, which will be emailed to Ms. Thomas.

➤ Proposals for work discussed will be submitted to Ms. Thomas.

Discussion ensued regarding the mainline break, wet checks, water restrictions, and irrigation issues and repairs. When the October wet check was done, there was no break.

Ms. Thomas stated that, when a Field Operations Manager is engaged, an email will be sent to advise property owners, and the Field Operations Manager will follow up on these issues. Wet checks are included in irrigation billing; irrigation break repairs are very common and typically average \$2,100 annually, which is low for a property of this size.

Ms. Thomas will share Mr. Solis's contact information with the Board and Staff.

Discussion ensued regarding sinking pavers in need of repair.

Mr. Solis will submit photos of before and after the repairs are completed.

A Board Member asked about trees that need to be trimmed. Ms. Alvarez will submit photos of trees, by street, so that trees on HOA property can be excluded and bids obtained.

Ms. Jim asked about areas that lack irrigation. Ms. Alvarez stated that she submitted bids and will provide copies to Ms. Jim.

### THIRD ORDER OF BUSINESS

### Discussion/Consideration

#### A. Landscape, Walkway, White Pole and Ground Accent Spot Lights Throughout CDD

Ms. Thomas stated that Mr. Finol is due to send photos of the areas in question.

This item was deferred.

#### B. First Choice Electrical of Miami, Corp. Proposal No. 2025-185 [Main Entrance Fountains Electrical Repairs]

It was noted that this was previously approved; however, two permits now need to be pulled, not one as previously discussed.

- Engineer's Response Regarding Possible Insurance Adjustment

Ms. Thomas noted that there is no insurance adjustment as it is based on the original as-builts. Nothing can be changed, as discussed previously.

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, First Choice Electrical of Miami, Corp. Proposal No. 2025-185 for Main Entrance Fountains Electrical Repairs, in the amount of \$7,150 plus \$350 per permit, was approved.**

Discussion ensued regarding the need for copies of the signed permits, the desire to expedite the repairs and permitting delays.

#### C. Conveyance Mailbox Kiosk #4 Withdraw

Ms. Thomas stated that, following discussions with District Counsel and HOA Counsel, conveyance was withdrawn due to the associated costs for the HOA. The HOA will continue to own #4, and the CDD owns #1, #2 and #3.

Discussion ensued regarding mailbox maintenance and insurance. It was noted that the CDD cannot carry insurance on items that it does not own.

On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, withdrawing conveyance of Mailbox Kiosk #4 and going into contract with the HOA to amend the Porter Services contract to include maintenance of all four kiosks, to include a clause indicating that the CDD will pay for all repairs, was approved.

**D. Speedbumps Request at 105th Court**

Ms. Thomas presented the request From Mr. Strickland, of Landmark South, for speedbumps at 105<sup>th</sup> Court. She advised him of the need for a Design Study from the District Engineer. Mr. Strickland stated that Landmark South is not willing to share the cost.

Discussion ensued regarding the request and the difficulty obtaining City approval.

The District Engineer will forward applicable information indicating that it will not be approved, which Ms. Thomas will send to Landmark South.

**E. Field Operations Part-Time Liaison [Cost Share with HOA]**

The Board and Staff discussed the request to engage a part-time Field Operations Liaison.

Ms. Thomas noted that, rather than serving as an intermediary between the HOA and the CDD, this individual would serve as an intermediary between the CDD and vendors, including the HOA. The CDD would set the days and hours and assign a CDD email address. She suggested a weekly update be provided, scheduling for three on-site days per week. Days directed were Monday, Wednesday and Friday, from 1:00 p.m. to 5:00 p.m.

Barney Varela introduced himself and was asked if this was a good schedule to coincide with HOA schedule. He stated yes and asked to be part of the conversation.

Mr. Varela discussed his background and experience and responded to questions.

Discussion ensued regarding the scope of work, hours, field operations management, recommended schedule, use of a separate CDD email address and the need to separate CDD matters from HOA matters.

On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, engaging a Field Operations Part-Time Liaison, subject to cost sharing the expense with the HOA, in the amount of \$2,084 per month, was approved.

**F. The Pressure Cleaning Man, Inc. Estimate 4009 [FY27 Pressure Cleaning for Sidewalks/Curbs/Swales \$21,250.00]**

Ms. Thomas presented The Pressure Cleaning Man, Inc. Estimate 4009.

The Board and Staff discussed the areas and why it increased. The Board was in favor of keeping this vendor and using them for spot cleaning as well.

**On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, The Pressure Cleaning Man, Inc. Estimate 4009 for 2026 - 2027 Contract Years Pressure Cleaning for Sidewalks/Curbs/Swales, in the amount of \$21,250 for one year, was approved.**

Discussion ensued regarding payments once work is completed and the bidding processes.

**FOURTH ORDER OF BUSINESS**

**Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Ms. Thomas presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, Resolution 2026-01, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**



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170 Ms. Thomas presented Resolution 2026-02, which addresses the following:

171 ➤ Seats 2 and 3, currently held by Juan Carlos Tellez and Jorge Finol, respectively, will be up  
172 for election at the November 2026 General Election.173 ➤ Candidates must be a United States citizen, at least 18 years of age, a legal resident of  
174 Florida, reside within the CDD and be a registered voter in Miami-Dade County.175 ➤ Each Board Member is entitled to receive compensation of \$200 per meeting, up to an  
176 annual maximum of \$4,800 per year.

177 ➤ Each seat carries a four-year term.

178 ➤ The candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026.

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**On MOTION by Mr. De Maqua and seconded by Mr. Torres, with all in favor, Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

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187 **SIXTH ORDER OF BUSINESS**

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**Consideration of Resolution 2026-03, Amending its Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Providing for Severability; Providing for Conflicts; Providing an Effective Date**

Ms. Thomas presented Resolution 2026-03. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations. She discussed overages in the Supervisors, Legal, Engineering, Legal advertising, and Insurance: general liability line items. Adoption of this Resolution helps alleviate the potential of a finding in the annual audit.

Discussion ensued regarding billing, field operations and budgetary processes.

**On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, Resolution 2026-03, Amending its Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Providing for Severability; Providing for Conflicts; Providing an Effective Date, was adopted.**

## SEVENTH ORDER OF BUSINESS

## Ratification Items

**A. Raptor Vac-Systems, Inc. Invoice for Emergency Basin Service [Storm Drain Maintenance at 6449 NW 104th Court \$850]**

Ms. Thomas presented the Raptor Vac-Systems, Inc. Invoice for Emergency Basin Service. Discussion ensued regarding the emergency cleaning due to continued issues with the trees and the roots invading the area.

**On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, the Raptor Vac-Systems, Inc. Invoice for Emergency Basin Service for Storm Drain Maintenance at 6449 NW 104th Court, in the amount of \$850, was ratified.**

**B. Settlement Agreement and Release****I. Meridian Logistics, Inc. d/b/a DSP Video Systems****II. Mansions at Doral Community Association, Inc.**

Discussion ensued regarding the Mansions settlement related to unauthorized installation on CDD property, the actions of the vendor, permit requirements, and the December 31, 2025 deadline for payment and response.

Ms. Fernandez stated that they are in possession of the Settlement Agreement and Release; all they would need to do is sign the letter and pay. If no response is received, the CDD can send an additional Demand Letter and remove the wires and equipment from CDD property. The consensus was that, if \$2,400 is not received by January 1, 2026, removal will proceed.

A vote was not necessary at this time based on the direction at a previous meeting to send a demand letter.

**C. BrightView Landscape Services, Inc. Proposal for Extra Work [Removal and Disposal of Downed Tree Hit by Car \$1,639.31]**

Ms. Thomas recalled that BrightView removed a tree that was struck by a vehicle. This expenditure was paid and will be reimbursed by the insurance company.

**On MOTION by Mr. Torres and seconded by Mr. Tellez, with all in favor, the BrightView Landscape Services, Inc. Proposal for extra work, in the amount of \$1,639.31, was ratified.**

**EIGHTH ORDER OF BUSINESS****Consent Agenda Items (5 minutes)****A. Acceptance of Unaudited Financial Statements as of September 30, 2025****B. Approval of September 12, 2025 Public Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted, and the September 12, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Ms. Fernandez stated that she sent a letter to Lennar regarding missing pedestrian signage. Lennar requested a map of the locations of the missing signs, which was provided.

Mr. Camacho discussed permitting requirements related to the Developer's signage. Ms. Thomas stated the project is on hold pending a response from Lennar.

Discussion ensued regarding two additional signs that were requested; Lennar is waiting on a response from Staff. An updated proposal for the non-Lennar signs will be requested.

Ms. Fernandez reminded the Board to complete the required four hours of ethics training by December 31, 2025. Completion will be documented on Form 1 filed in 2026.

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

Discussion ensued regarding the beginning of Phase 4 storm drain cleanings. Ms. Thomas stated that work will begin on Monday, unless the CDD receives a deluge of rain. The HOA will be asked to send an e-blast to homeowners. When Phase 4 is completed, decisions will be made about the next scope of work. Proactive cleanings will occur to help avoid the need for emergency cleanings.

**C. Field Operations Manager: UNUS Property Management, LLC****• BrightView Landscape Services, Inc. Updates:**

- New Contact: Juan Solis
- November Service Schedule

This item was presented following the Second Order of Business.

**D. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: December 17, 2025 at 4:00 p.m.**

- **QUORUM CHECK**

The December 17, 2025 meeting will be cancelled.

**Discussion Resumed: District Engineer: Alvarez Engineers, Inc.**

Mr. Camacho stated the FPL project related to light poles is on hold due to permitting delays. Ms. Thomas stated an email was sent to the Project Manager to advise that dirt piles will be leveled when the project is complete.

Discussion ensued regarding the City of Doral Project and the Homeland Security project.

**TENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**ELEVENTH ORDER OF BUSINESS****Supervisors' Requests**

Ms. Jim questioned costs related to fountain proposals. Ms. Thomas discussed the value of fountains based on as-built plans, the cost if the CDD filled them, and the decisions to redo electrical work and install plantings.

**TWELFTH ORDER OF BUSINESS****Adjournment**

<b>On MOTION by Mr. De Maqua and seconded by Mr. Tellez, with all in favor, the meeting adjourned at 5:39 p.m.</b>
--

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**A**

LAW OFFICES  
**BILLING & COCHRAN**  
ESTABLISHED 1977

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

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

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CHRISTINE A. BROWN  
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LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

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

February 5, 2026

VIA E-MAIL ONLY– [thomask@whhassociates.com](mailto:thomask@whhassociates.com)

Ms. Kristen Thomas  
District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**Re: Adjustment to District Counsel Fee Structure  
Landmark at Doral Community Development District  
Our File: 589.04061**

Dear Kristen:

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

- Attorneys/Partners: \$300.00 per hour (no change)
- Attorneys/Associates: \$250.00 per hour

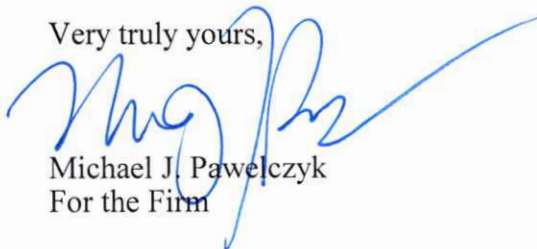
This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.



Ms. Kristen Thomas  
February 5, 2026  
Page 2

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'MJP', with a long, sweeping horizontal line extending to the right.

Michael J. Pawelczyk  
For the Firm

MJP/jmp

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**B**

# **SITE ASSESSMENT REPORT ADDENDUM**

## **Landmark at Doral Lakefill**

Northwest of NW 102<sup>nd</sup> Avenue & NW 66<sup>th</sup> Street Doral, FL  
DERM Case No. SW-1656

December 2025

*Prepared for:*

## **Landmark at Doral Community Development District**

8935 NW 35th Lane, Suite 101  
Doral, Florida 33172

*Prepared by:*



## **Miami Environmental & Civil Engineering, LLC**

2100 Coral Way, Suite 705  
Coral Gables, FL 33145  
(305) 697-8455

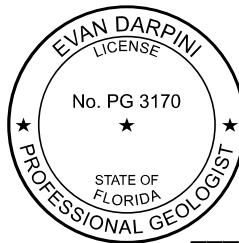
## **SITE ASSESSMENT REPORT ADDENDUM**

### **Landmark at Doral Lakefill**

Northwest of NW 102<sup>nd</sup> Avenue & NW 66<sup>th</sup> Street Doral, FL 33178  
DERM Case No. SW-1656

#### **Statement of Professional Review**

I, Evan Darpini, P.G., certify that I currently hold an active license in the State of Florida and am competent through education and experience to provide the engineering service contained in this report. I further certify that, in my professional judgment, this report, meets the requirements of Chapter 24, Miami-Dade County Code and was prepared by me or under my responsible charge. Moreover, I certify that Miami Environmental & Civil Engineering, LLC d/b/a MEC Engineering holds an active engineering business registration (Engineers Registry No. 31394) to provide this engineering service. No guarantee or warranty is expressed or implied.



This item has been digitally signed and sealed by Evan Darpini, P.G. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

**12/12/2025**

**Evan Darpini, P.G. – FL License No. 3170**

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## **LIST OF ATTACHED FIGURES & TABLES**

Figure 1 – Site Map  
Figure 2 – Monitoring Well Locations and Status  
Figure 3 – Shallow Groundwater Contours (July 2025)  
Figure 4 – Intermediate Groundwater Contours (July 2025)  
Figure 5 – Iron Concentrations in Shallow Groundwater (February 2025)  
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Appendix C – Laboratory Data Reports and Chain of Custody

## 1.0 INTRODUCTION

Miami Environmental & Civil Engineering, LLC d/b/a MEC Engineering (MEC) has prepared this Site Assessment Report Addendum (SARA) on behalf of Landmark at Doral Community Development District (Owner) for the Landmark at Doral Lakefill site, located northwest of NW 102nd Ave & NW 66th Street in Doral, Florida (Site). The Site limits are shown on the attached **Figure 1**.

This report has been prepared for submittal to the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), in accordance their letter dated January 2, 2025, included as **Appendix A**. The objectives of this SARA are as follows:

- Provide further groundwater assessment to further delineate Iron groundwater contamination.
- Provide groundwater contours for groundwater flow and Iron contamination.
- Provide updated groundwater Iron concentrations as the previous sampling event occurred two years prior.

## 2.0 BACKGROUND

The Site is an approximately 2.7-acre parcel of land, with an approximately 1.3-acre pond, tracked by folio number 35-3017-040-3050. Based on a historical review, prior to the Site being cleared and grubbed in 1994, it was vacant and overgrown with native vegetation. From approximately 2015 to 2016, the Site operated as a permitted lake fill site (primarily muck fill), which was tracked by DERM Solid Waste Permit SW-1656.

After completion of lake-filling activities numerous environmental site assessments were completed for the Site associated with the lakefill permit. The latest site assessment showed that Iron concentrations in groundwater exceeded applicable standards and have not been fully delineated.

Of these assessments conducted the two most recent were submitted in July 2022 and April 2023.

The July 2022 assessment attempted to horizontally and vertically delineate Iron impacts along the western and northern Site boundaries through the sampling of one existing well and the installation and sampling of two additional monitoring wells. The results indicated that further delineation was required and recommended that the subsequent assessment include resampling of all onsite monitoring wells to evaluate the status of Iron concentrations, as more than one year had passed since the previous sampling event.

The April 2023 assessment included sampling of all onsite monitoring wells. Based on the results, an intermediate offsite well (MW-9I) was installed and sampled to further delineate Iron impacts along the western boundary. Iron concentrations were observed throughout the Site, and a subregional background study was proposed on the basis that surrounding properties exhibited similar shallow Iron concentrations in groundwater.

MEC submitted a Subregional Groundwater Background Study for Iron dated May 2024. The study evaluated Site-specific and surrounding property datasets and compared them to DERM background datasets. Using the DERM subregional background datasets, Site-specific Alternative Groundwater Cleanup Target Levels (AGCTLs) were calculated for the shallow and intermediate groundwater intervals at 601 micrograms per liter ( $\mu\text{g/L}$ ) and 1,898  $\mu\text{g/L}$ , respectively. The background study concluded that Iron concentrations at the Site were representative of subregional background concentrations. DERM correspondence dated July 25, 2024, did not approve the findings of the background study, requesting further evidence to support the conclusion.

MEC submitted a response to DERM's correspondence dated November 8, 2024, proposing that additional groundwater assessment be completed prior to reevaluating Site Iron concentrations relative to background. The proposed assessment included two quarterly sampling events that are documented in a single SARA.

The results of these additional assessments are summarized in the following sections.

## **3.0 FIELD ACTIVITIES**

### **3.1 Site Reconnaissance**

On February 18, 2025, MEC conducted a site visit to determine what wells were still existing for future sampling. Of the 36 monitoring wells installed at the Site, 24 monitoring wells were located. A summary of the monitoring well construction details and status is included in the attached **Table 2**. The locations and status of these monitoring wells is presented in **Figure 2**.

During the site visit monitoring wells MW-8 and MW-2 which were not found during the previous assessment were located. Additionally, MW-6 was not found and is likely buried under new landscaping that's been installed in the area. DMW-8 was not found during this visit, and it was discovered that monitoring well LMW-3D had been mislabeled as DMW-8, likely during the previous assessment.

### **3.2 February Groundwater Sampling**

MEC conducted groundwater sampling field activities on February 24 and 25, 2025. Sampling was completed in accordance with the DERM letter dated January 2, 2025. Samples were collected



following Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs).

Specifically, MEC collected groundwater samples from shallow monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-7, and MW-8 – intermediate wells DMW-5R, DMW-6, DMW-7, MW-8I, MW-9I – and deep well DMW-6D. Prior to each sample collection, groundwater was field tested for pH, temperature, turbidity, conductivity, and dissolved oxygen. Groundwater sampling logs and calibration logs are presented in **Appendix B**.

The groundwater samples were submitted under chain-of-custody to Pace Analytical for analysis of Iron.

### 3.3 July Monitoring Well Installation

On July 4, 2025, monitoring well DMW-8 was reinstalled as DMW-8R to support vertical delineation of Iron at the southern property boundary. The well location was shifted slightly to the south to be as close to the property boundary as practical.

The groundwater monitoring well was constructed by licensed driller Aqua Terra Solutions, Inc. using hollow stem augers to a maximum depth of 35 ft below ground surface (bgs). The well was constructed with 2" PVC pipe, with 5-foot slotted screen, spanning the observed water table at approximately 7 ft bgs.

The well was developed by pumping until water ran clear. The well was completed with the PVC pipe flush with land surface and a manhole cover. Groundwater was encountered at 7.26 ft bgs during the subsequent groundwater monitoring well sampling. Well Construction Logs are presented in **Appendix B**.

### 3.4 July Top of Casing (TOC) Survey

On July 7, 2025, prior to groundwater sampling, MEC conducted a TOC survey using a laser level to assess groundwater flow. Relative TOC elevations were established for 19 wells across the Site by designating one well as the reference point with an assigned elevation of 100 feet. Depth-to-water measurements collected after the survey were used to calculate groundwater elevations. All 19 measurements were collected within a one-hour period. A summary of the groundwater elevations is included in the attached **Table 3**.

### 3.5 July Groundwater Sampling

MEC conducted groundwater sampling field activities on July 3, 4, and 7, 2025. Sampling was completed in accordance with the DERM letters dated January 2, 2025. Samples were collected following Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs).

Specifically, MEC collected groundwater samples from shallow monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-7, and MW-8 – intermediate wells DMW-5R, DMW-6, DMW-7, MW-8I, MW-9I, DMW-8R – and deep well DMW-6D. Prior to each sample collection, groundwater was field tested for pH, temperature, turbidity, conductivity, and dissolved oxygen. Groundwater sampling logs and calibration logs are presented in **Appendix B**.

The groundwater samples were submitted under chain-of-custody to Pace Analytical for analysis of Iron.

## 4.0 GROUNDWATER RESULTS

The groundwater sampling results are summarized in the attached **Table 2**. The laboratory analytical reports and chain-of-custody documentation are provided in **Appendix C**. The attached **Table 2** also provides historical sampling results from past assessments.

The analytical results of the groundwater samples collected during this assessment were compared to the applicable Soil and Groundwater Cleanup Target Levels (CTL) of Chapter 62-777, Florida Administrative Code (FAC). The results are discussed below.

## 5.0 DATA EVALUATION

### 5.1 Groundwater Flow

**Figure 3** and **Figure 4** present shallow and intermediate groundwater elevation contours generated using the Inverse Distance Weighted (IDW) method in ArcGIS Pro.

The shallow contours shown in **Figure 3** indicate groundwater flow radiating outward from the lake, suggesting the lake was functioning as a recharge feature at the time of the depth-to-water (DTW) survey. The survey was conducted on a Monday following a weekend of heavy rainfall, which likely elevated the lake level above surrounding groundwater elevations and temporarily induced recharge conditions. During drier periods, when lake levels fall below the groundwater table, flow conditions may differ.

The intermediate contours shown in **Figure 4** indicate groundwater primarily flowing east to west across the Site with a localized radial flow going eastward from LMW-2D, however, this feature is isolated and not representative of the Site-wide gradient.

### 5.2 Iron

In general, the groundwater analytical data from the two quarters of sampling indicate that Iron continues to remain above the AGCTLs in the shallow and intermediate groundwater at the Site.

Shallow Iron concentrations and isoconcentration contours for the February 2025 sampling event are included as **Figure 5**. The dataset employed for this analysis is comprised of the shallow Iron concentrations observed during the February 2025 sampling event.

Shallow Iron concentrations and isoconcentration contours for the July 2025 sampling event are included as **Figure 6**. The dataset employed for this analysis is comprised of the shallow Iron concentrations observed during the July 2025 sampling event.

Intermediate Iron concentrations and isoconcentration contours for the July 2025 sampling event are included as **Figure 7**. The dataset employed for this analysis is comprised of the intermediate Iron concentrations observed during the July 2025 sampling event. Intermediate contours were not created for the February 2025 sampling event as no intermediate results were collected along the southern boundary.

Isoconcentration contours were developed utilizing the IDW geospatial analysis method.

A historical summary of shallow and intermediate groundwater Iron concentrations is included as **Figure 8** and **Figure 9** respectively.

## 6.0 CONCLUSIONS & RECOMMENDATIONS

Based on the two sampling events conducted for this SARA, Iron continues to remain above the GCTL in shallow and intermediate groundwater at the Site, including at the Site boundaries.

Two consecutive quarterly samples have been reported below the Iron GCTL at the westernmost shallow well MW-8, indicating that horizontal delineation of shallow groundwater has been obtained to the west. Horizontal delineation of Iron to the north, east, and south has not yet been achieved in the shallow groundwater interval.

When comparing concentrations to the AGCTLs proposed in MEC's May 2024 background study, Iron concentrations in the intermediate groundwater have been horizontally delineated to the west and south by MW-9I and DMW-8R, respectively. Also, Iron has been vertically delineated to a depth of 58' by DMW-6D.

No discernable trend was observed between the two sampling events. Most Iron concentrations slightly increased or decreased, with the exception of MW-3 which recorded a significant increase from the February 2025 event and DMW-7 which recorded a significant decrease from the February 2025 event.

Note, the original sample collected from DMW-8 in 2021 slightly exceeded the GCTL for Iron at 312 µg/L. A subsequent 2023 sample from the same location reported an elevated concentration of 18,000 µg/L; however, the Site reconnaissance conducted on February 18, 2025, determined that well LMW-3D had been mislabeled as DMW-8. The 2023 result closely matched historical

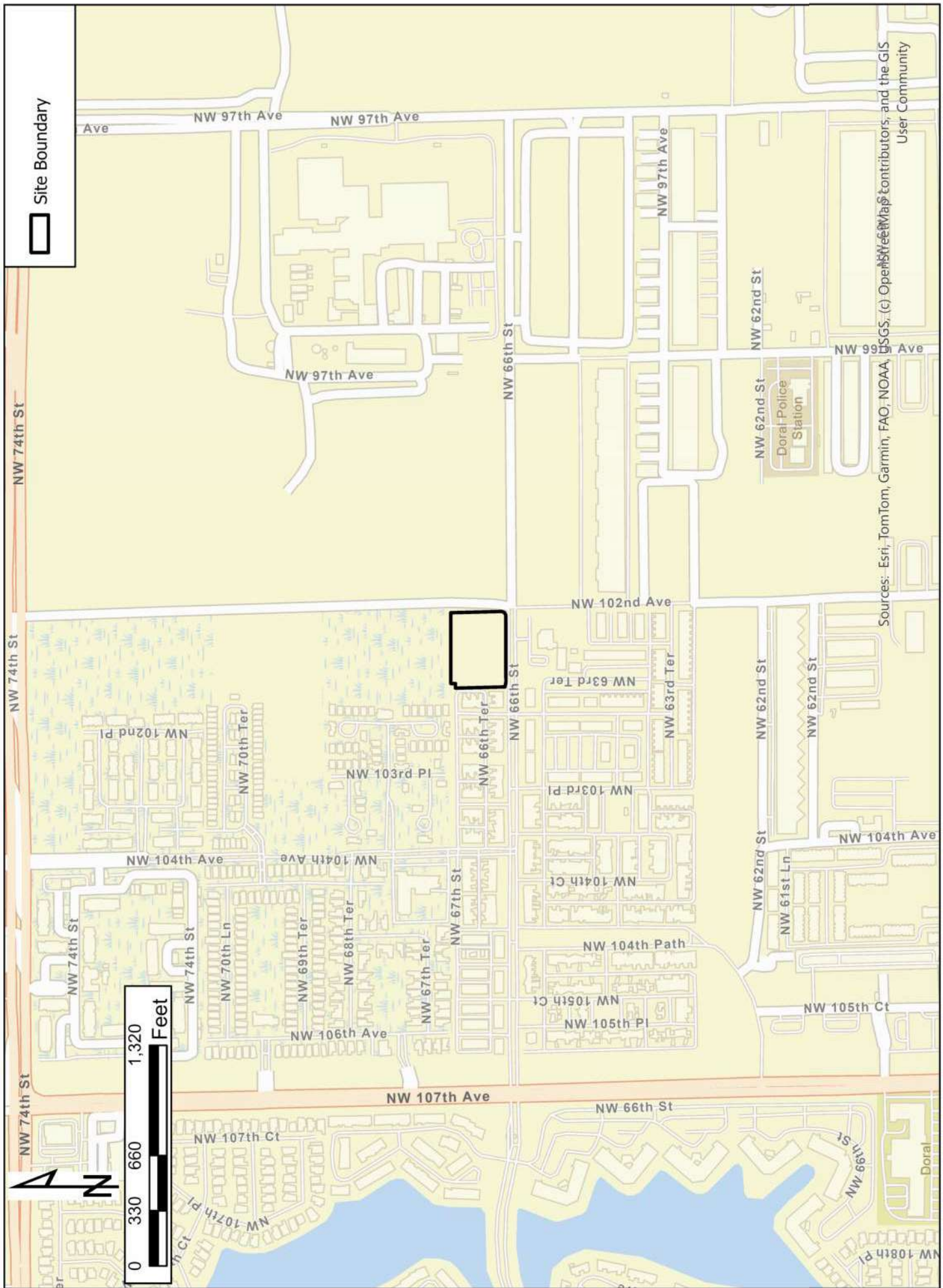
data for LMW-3D, which reported 16,500 µg/L in August 2018. Given this misidentification and considering the initial result observed at DMW-8, the well was reinstalled as DMW-8R to support vertical delineation of Iron in this area.

Given the persistence of Iron concentrations above the GCTL throughout the Site, MEC recommends that a Natural Attenuation Monitoring (NAM) plan be implemented to track changes and assess potential stabilization or reduction in Iron levels. The NAM will comprise the semi-annual sampling of Iron at the following existing monitoring wells:

- Shallow wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-7, and MW-8
- Intermediate wells DMW-5R, DMW-6, DMW-7, MW-8I, DMW-8R, and MW-9I
- Deep well DMW-6D

A semi-annual sampling schedule is recommended, with sampling events conducted in March 2026 and October 2026, to capture seasonal variability and potential effects of precipitation and lake stage fluctuations on groundwater flow and Iron mobilization. A DTW survey will be completed during each event. The monitoring well proposed to be sampled are presented in **Figure 10**.

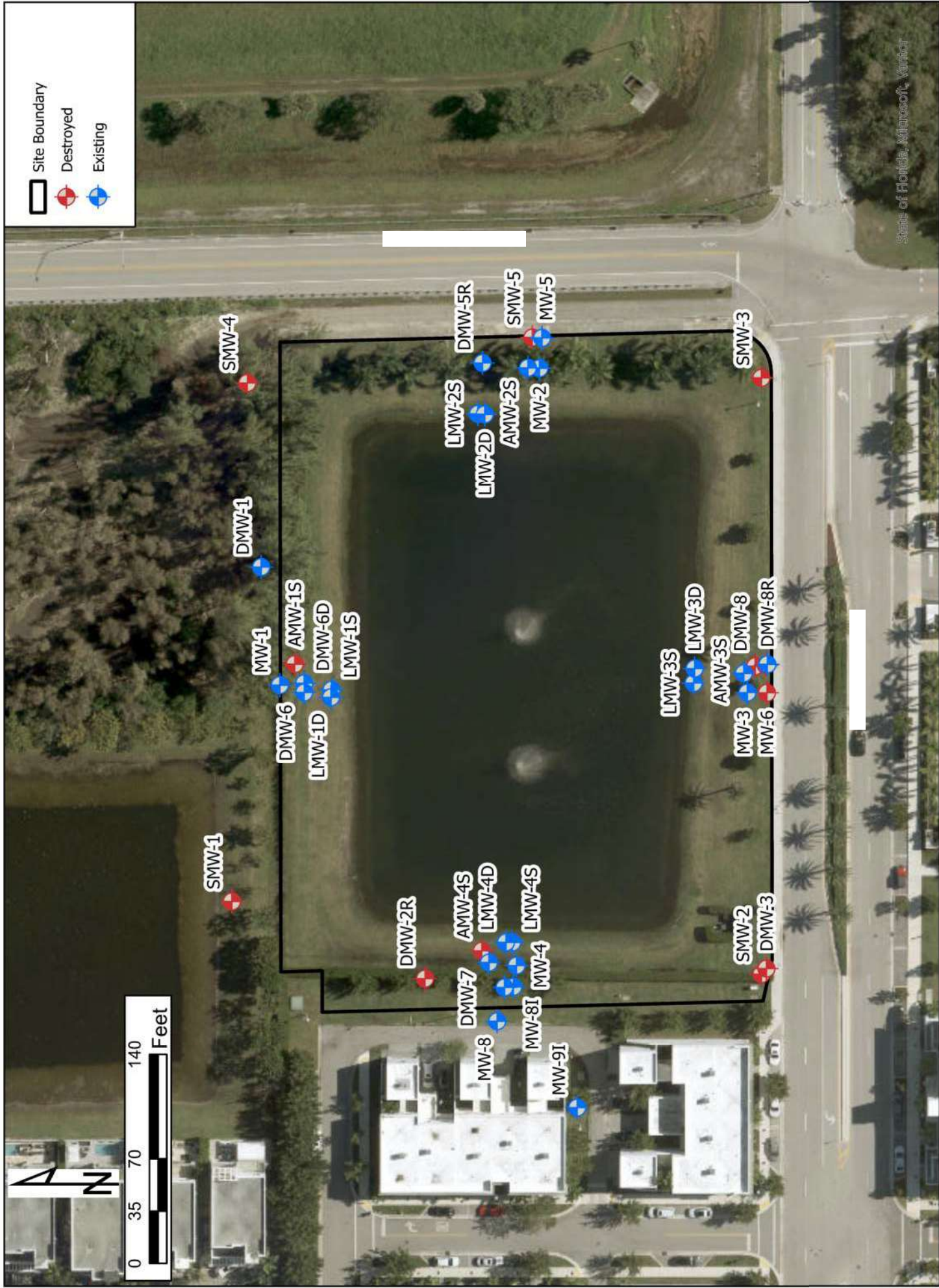
Following each semi-annual sampling event, a NAM Report will be prepared and submitted to the DERM documenting observed concentrations, trends, and any recommended updates to the monitoring program. The results will be evaluated biannually to assess the effectiveness of natural attenuation and determine if additional actions or modifications to the monitoring plan are warranted. Following evaluation of additional data, an updated Iron background study may be completed.



**Figure 1 - Site Map**  
 Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
 December 2025

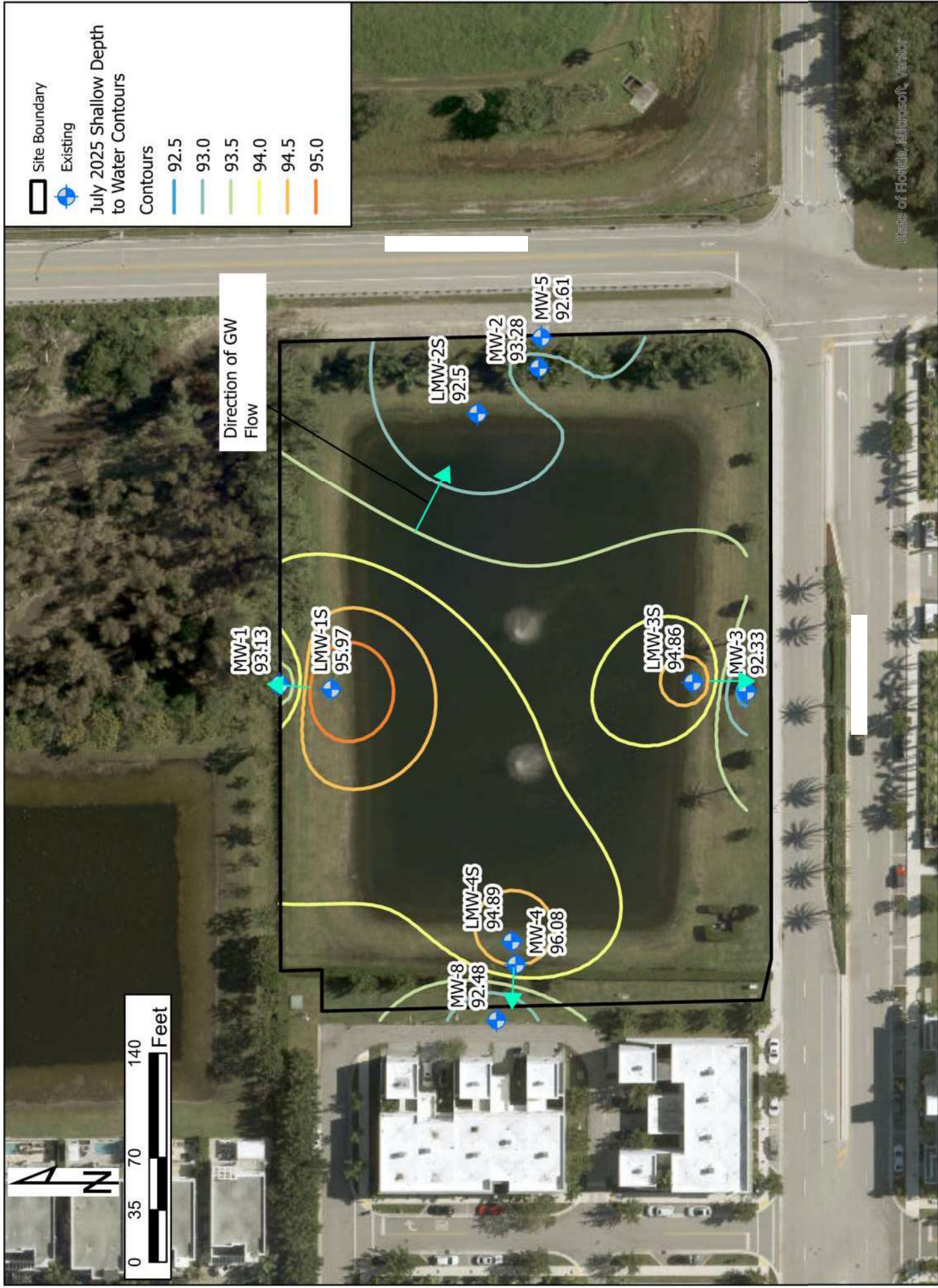
Sources: Esri, TomTom, Garmin, FAO, NOAA, OpenStreetMap contributors, and the GIS User Community





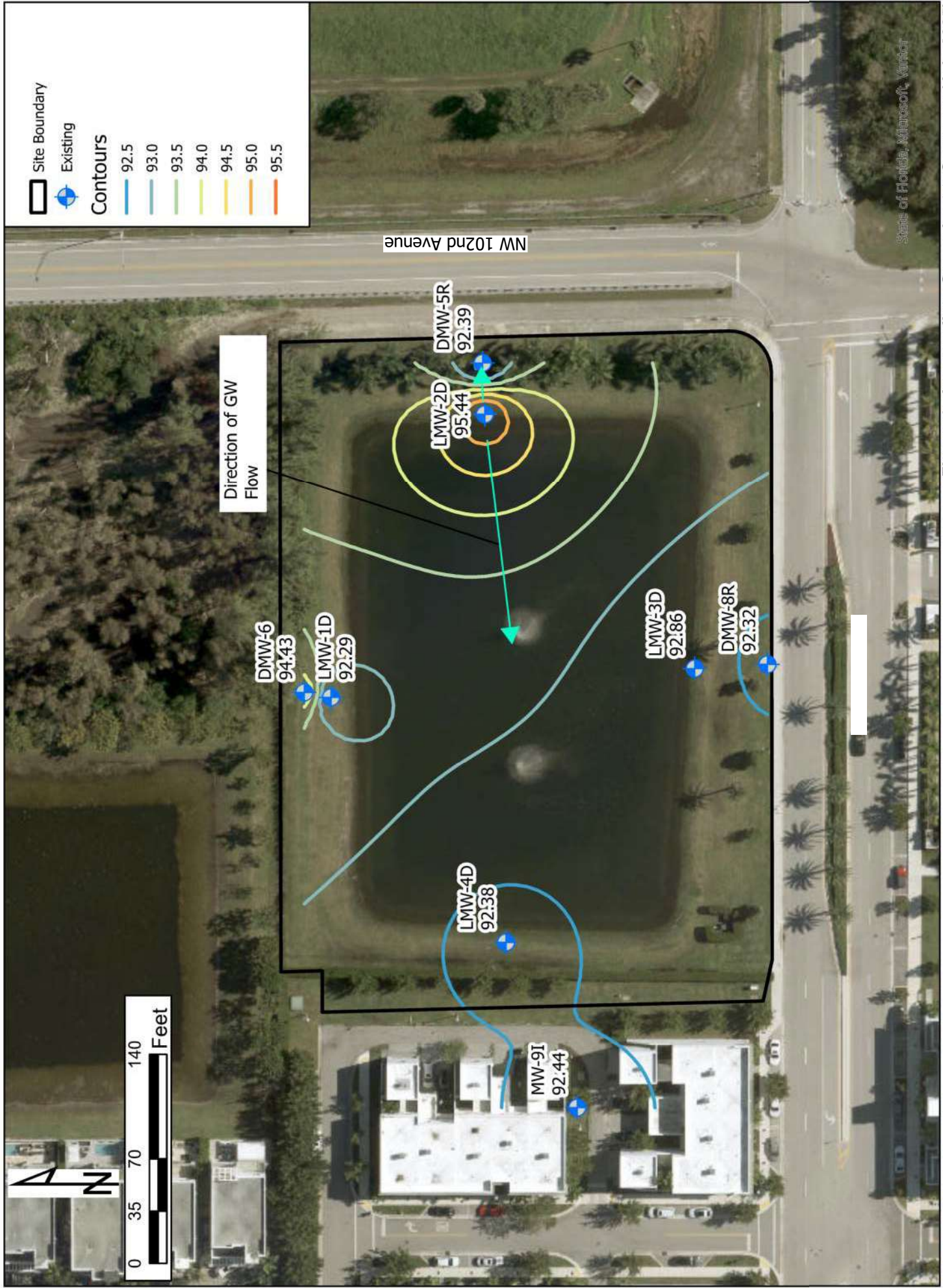
**Figure 2 - Monitoring Well Locations and Status**  
 Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
 December 2025





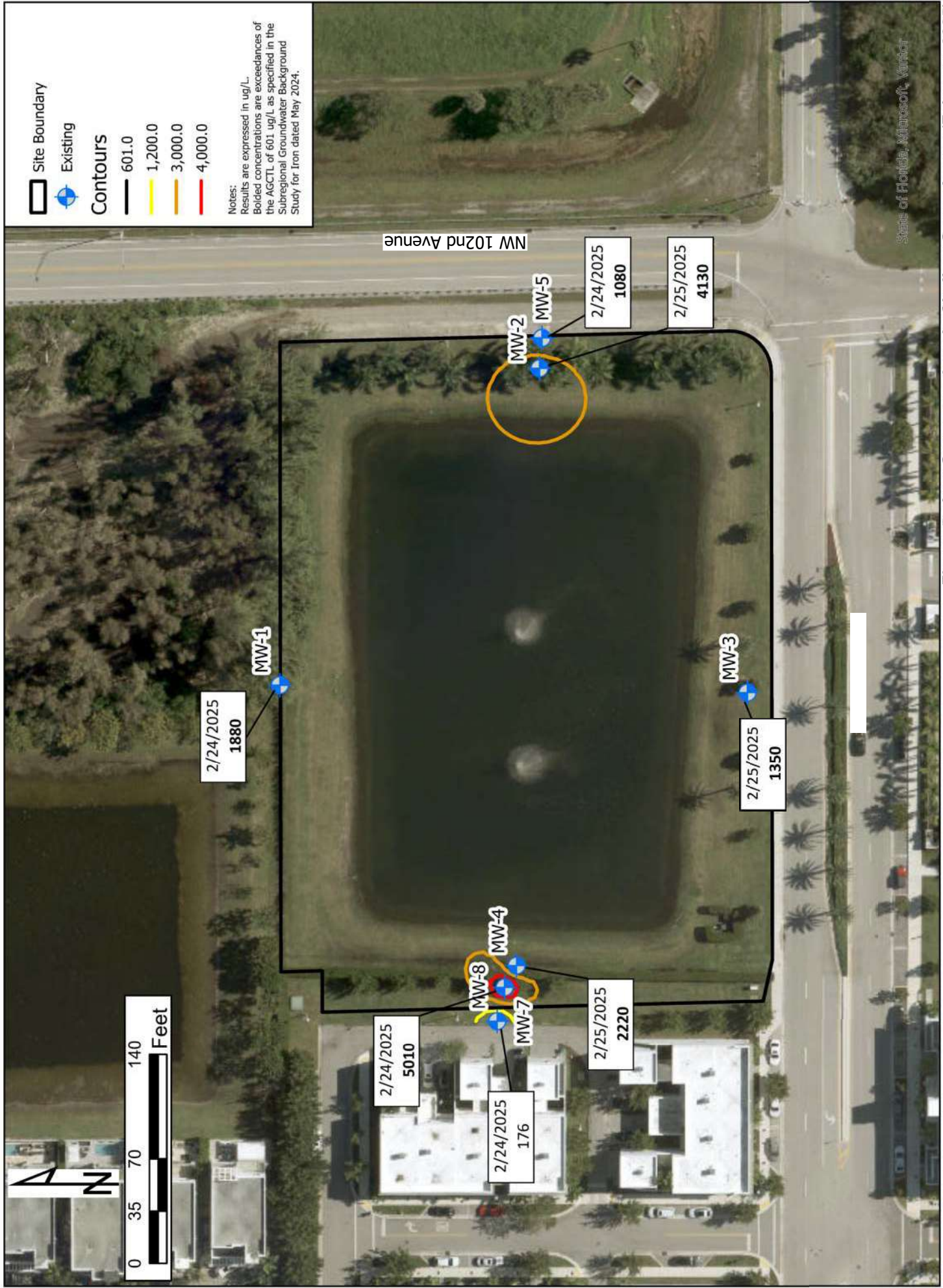
**Figure 3 - Shallow Groundwater Contours (July 2025)**  
 Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
 December 2025





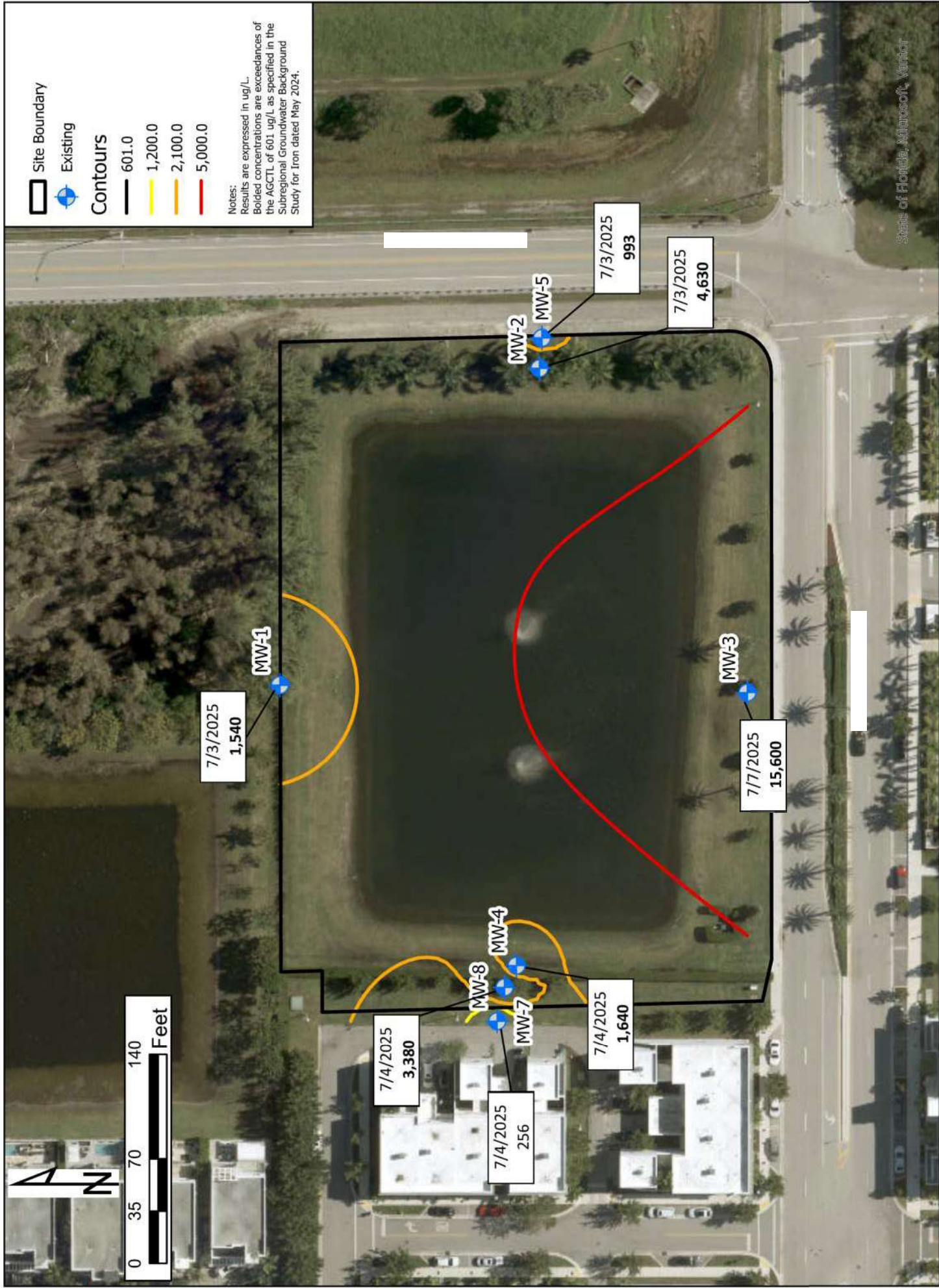
**Figure 4 - Intermediate Groundwater Contours (July 2025)**  
 Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
 December 2025





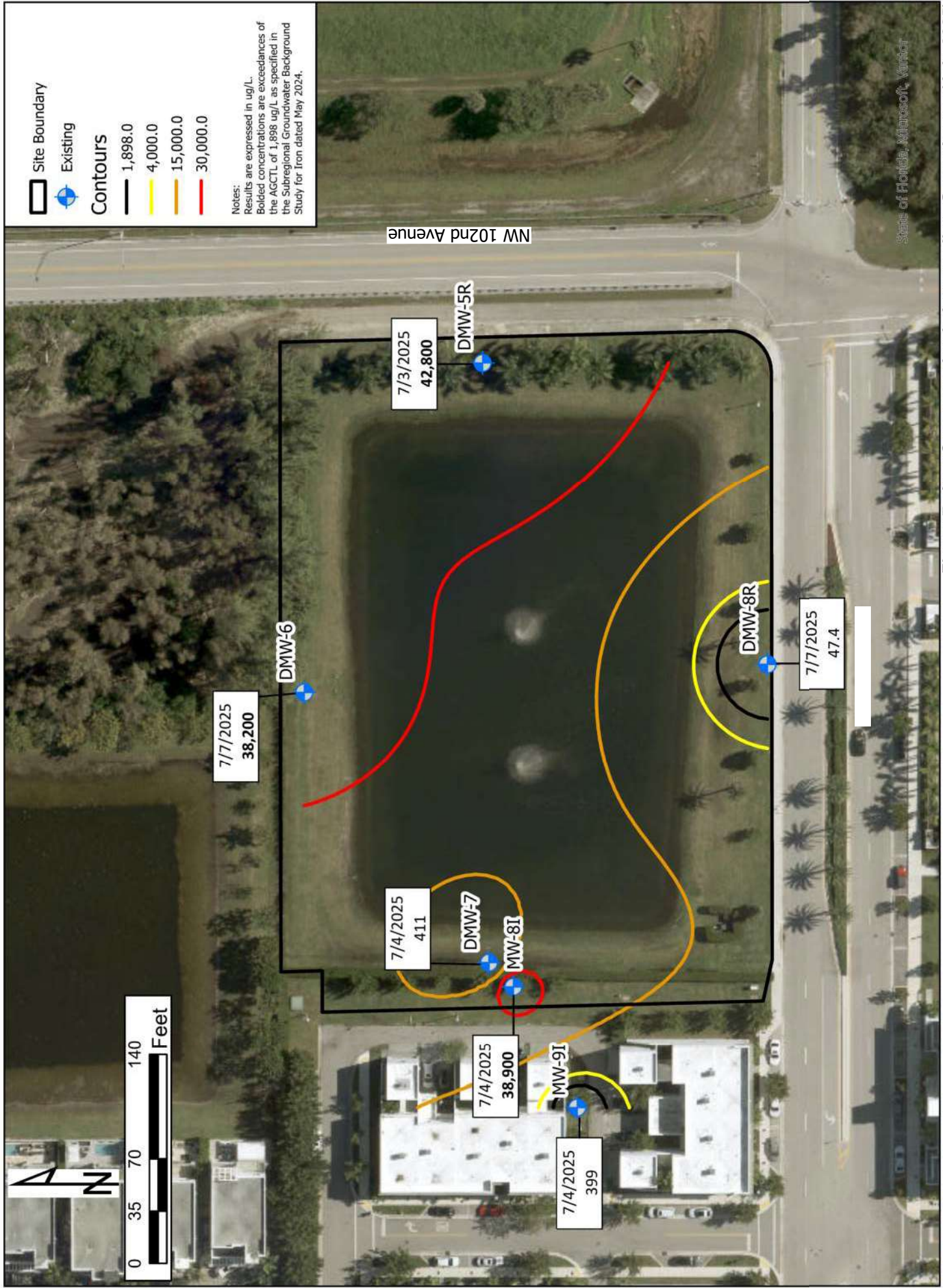
**Figure 5 - Iron Concentrations in Shallow Groundwater (February 2025)**  
Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
December 2025





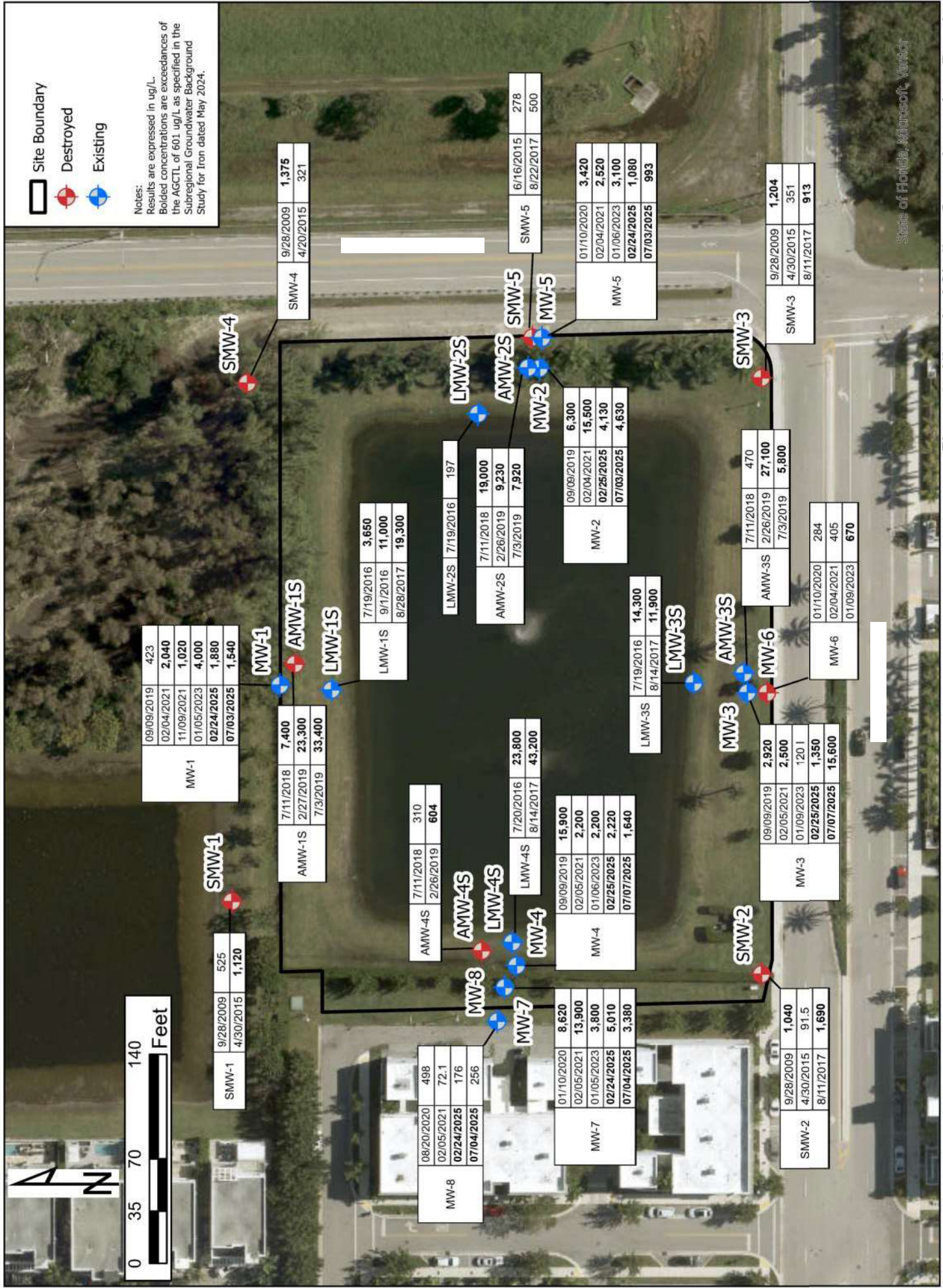
**Figure 6 - Iron Concentrations in Shallow Groundwater (July 2025)**  
Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
December 2025





**Figure 7 - Iron Concentration in Intermediate Groundwater (July 2025)**  
Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
December 2025



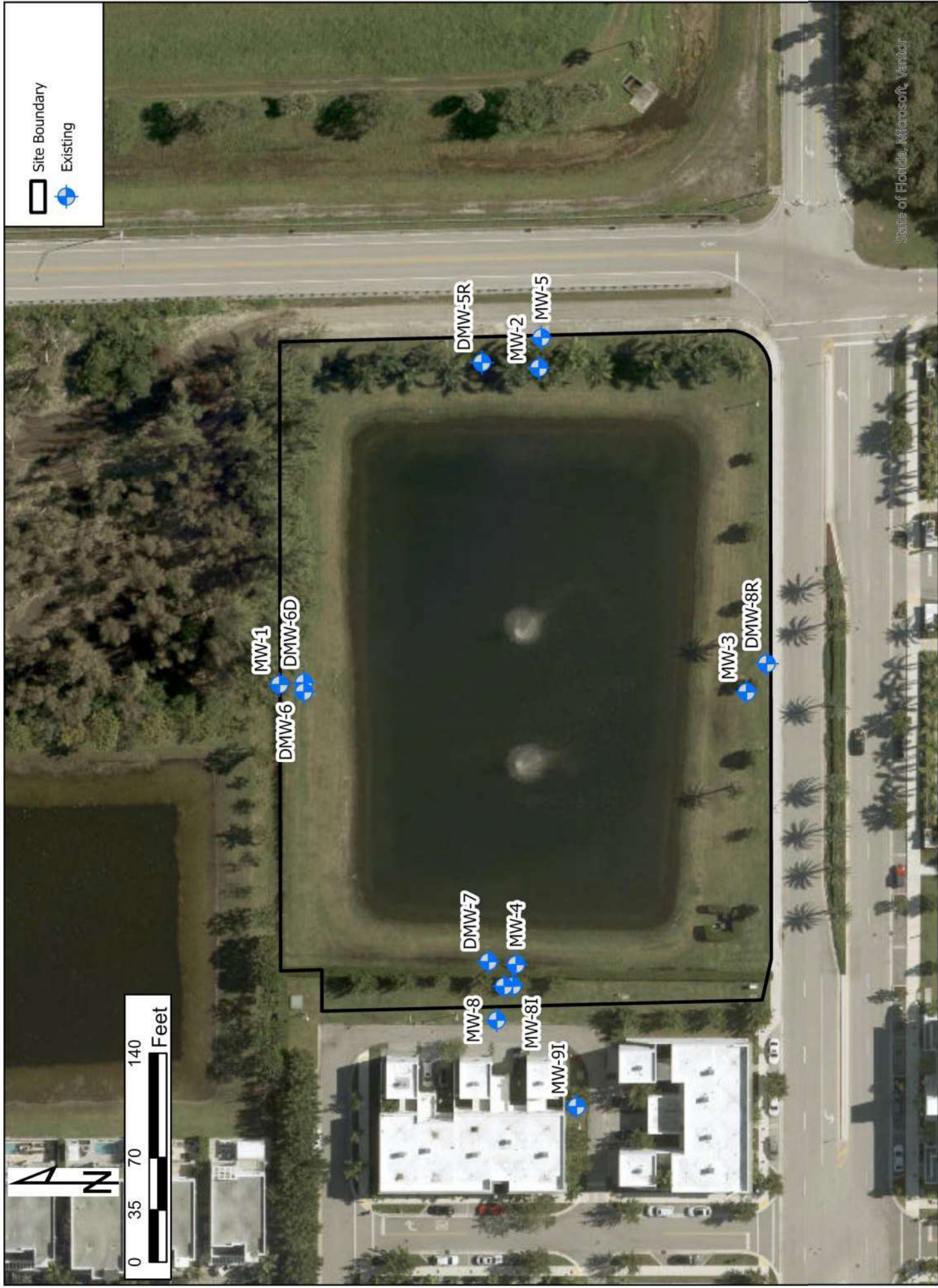


**Figure 8 - Historical Shallow Groundwater Iron Results**  
Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
December 2025









**Figure 10 - Natural Attenuation Monitoring Plan**  
 Landmark at Doral SARA | NW 102nd Ave & NW 66th Street, Doral, FL  
 December 2025

**Table 1 - Well Summary**

Landmark at Doral SARA

Well ID	Total Depth (ft.)	Length of Riser Above Ground (ft.)	Screen Length (ft.)	Screen Interval (ft.) BGS	Diameter
Found					
AMW-2S	15	Flush-mount	10	5-15	1.5
AMW-3S	15	Flush-mount	10	5-15	1.5
DMW-1	29	3	10	16-26	2.0
DMW-5R	30	Flush-mount	5	25-30	2.0
LMW-1S	17	0.5	10	6.5-16.5	2.0
LMS-1D	28	3	10	15-25	2.0
LMW-2S	17	3	10	4-14	2.0
LMW-2D	30	3	10	17-27	2.0
LMW-3S	17	3	10	4-14	2.0
LMW-3D	29	3	10	16-26	2.0
LMW-4S	15	0.5	10	4.5-14.5	2.0
LMW-4D	26	0.5	10	15.5-25.5	2.0
DMW-6	31	2	5	24-29	1.5
DMW-6D	58	0.5	5	52.5-57.5	2.0
DMW-7	28	0.5	5	22.5-27.5	2.0
MW-1	18.3	3	10	5.3-15.3	2.0
MW-2	20	3	10	7-17	2.0
MW-3	15.3	3	10	2.3-12.3	2.0
MW-4	15.3	3	10	2.3-12.3	2.0
MW-5	13	Flush-mount	10	3-13	2.0
MW-7	12	Flush-mount	10	2-12	2.0
MW-8	12	Flush-mount	10	2-12	2.0
MW-8I	30	Flush-mount	5	25-30	1.5
DMW-8R	35	Flush-mount	5	30-35	2.0
MW-9I	30	Flush-mount	5	25-30	1.5
Not Found					
AMW-1S	15	Flush-mount	10	5-15	1.5
AMW-4S	15	Flush-mount	10	5-15	1.5
SMW-1	15	3	10	2-12	2.0
SMW-2	15	3	10	2-12	2.0
DMW-2R	25	Flush-mount	5	20-25	2.0
SMW-3	15	2	10	3-13	2.0
DMW-3	25	3	5	17-22	2.0
SMW-4	15	3	10	2-12	2.0
DMW-4	26	flush-mount	10	16-26	2.0
SMW-5	18	3	10	5-15	2.0
MW-6	13	flush-mount	10	3-13	2.0
DMW-8	33	flush-mount	5	28-33	2.0

Notes:

ft= feet

BGS = Below Ground Surface

**Table 2 - Historical Groundwater Analytical Results**

Landmark at Doral SARA

Sample ID	Date	Iron
		(µg/L)
Shallow Wells		
SMW-1	9/28/2009	525
	4/30/2015	1,120
SMW-2	9/28/2009	1,040
	4/30/2015	91.5
	8/11/2017	1,690
SMW-3	9/28/2009	1,204
	4/30/2015	351
	8/11/2017	913
SMW-4	9/28/2009	1,375
	4/20/2015	321
SMW-5	6/16/2015	278
	8/22/2017	500
AMW-1S	7/11/2018	7,400
	2/27/2019	23,300
	7/3/2019	33,400
AMW-2S	7/11/2018	19,000
	2/26/2019	9,230
	7/3/2019	7,920
AMW-3S	7/11/2018	470
	2/26/2019	27,100
	7/3/2019	5,800
AMW-4S	7/11/2018	310
	2/26/2019	604
LMW-1S	7/19/2016	3,650
	9/1/2016	11,000
	8/28/2017	19,300
LMW-2S	7/19/2016	197
LMW-3S	7/19/2016	14,300
	8/14/2017	11,900
LMW-4S	7/20/2016	23,800
	8/14/2017	43,200
MW-1	09/09/2019	423
	02/04/2021	2,040
	11/09/2021	1,020
	01/05/2023	4,000
	02/24/2025	1,880
	07/03/2025	1,540
MW-2	09/09/2019	6,300
	02/04/2021	15,500
	02/25/2025	4,130
	07/03/2025	4,630
MW-3	09/09/2019	2,920
	02/05/2021	2,500
	01/09/2023	120 l
	02/25/2025	1,350
	07/07/2025	15,600



**Table 2 - Historical Groundwater Analytical Results**

Landmark at Doral SARA

Sample ID	Date	Iron
		(µg/L)
MW-4	09/09/2019	<b>15,900</b>
	02/05/2021	<b>2,200</b>
	01/06/2023	<b>2,200</b>
	<b>02/25/2025</b>	<b>2,220</b>
	<b>07/07/2025</b>	<b>1,640</b>
MW-5	01/10/2020	<b>3,420</b>
	02/04/2021	<b>2,520</b>
	01/06/2023	<b>3,100</b>
	<b>02/24/2025</b>	<b>1,080</b>
	<b>07/03/2025</b>	<b>993</b>
MW-6	01/10/2020	284
	02/04/2021	405
	01/09/2023	<b>670</b>
MW-7	01/10/2020	<b>8,620</b>
	02/05/2021	<b>13,900</b>
	01/05/2023	<b>3,800</b>
	<b>02/24/2025</b>	<b>5,010</b>
	<b>07/04/2025</b>	<b>3,380</b>
MW-8	08/20/2020	498
	02/05/2021	72.1
	<b>02/24/2025</b>	176
	<b>07/04/2025</b>	256
Intermediate Wells		
LMW-1D (15-25)	07/20/2016	<b>8,890</b>
	08/28/2017	<b>27,400</b>
LMW-2D (17-27)	07/19/2016	<b>27,400</b>
	09/01/2016	<b>28,600</b>
	08/14/2017	<b>27,500</b>
LMW-3D (16-26)	07/19/2016	1,160
	08/14/2017	<b>16,500</b>
	01/09/2023	<b>18000*</b>
LMW-4D (15.5-25.5)	07/20/2016	<b>32,400</b>
	08/14/2017	<b>43,900</b>
DMW-1 (16-26)	09/28/2009	937
	04/30/2015	356
	08/28/2017	334
DMW-2R (20-25)	09/28/2009	423
	06/17/2015	<b>30,900</b>
	07/11/2018	25 I
DMW-3 (17-22)	09/28/2009	961
	04/30/2015	338
	08/11/2017	357
DMW-4 (16-26)	09/28/2009	323
	04/30/2015	475
	08/11/2017	386
DMW-5 (25-30)	06/17/2015	810
	08/22/2017	<b>1,900</b>

**Table 2 - Historical Groundwater Analytical Results**

Landmark at Doral SARA

Sample ID	Date	Iron
		(µg/L)
DMW-5R (25-30)	01/10/2020	<b>38,300</b>
	01/20/2020	<b>38,500</b>
	02/04/2021	<b>45,000</b>
	01/09/2023	<b>37,000</b>
	<b>02/24/2025</b>	<b>40,000</b>
	<b>07/03/2025</b>	<b>42,800</b>
MW-8I (25-30)	11/09/2021	<b>48,700</b>
	01/06/2023	<b>54,000</b>
	<b>02/25/2025</b>	<b>35,300</b>
	<b>07/04/2025</b>	<b>38,900</b>
DMW-6 (24-29)	02/04/2021	<b>54,400</b>
	01/06/2023	<b>46,000</b>
	<b>02/24/2025</b>	<b>48,900</b>
	<b>07/07/2025</b>	<b>38,200</b>
DMW-6D (52.5-57.5)	12/02/2021	860
	07/12/2022	1,800
	01/06/2023	1,000
	<b>02/24/2025</b>	799
	<b>07/03/2025</b>	804
DMW-7 (22.5-27.5)	02/05/2021	<b>35,700</b>
	01/05/2023	<b>41,000</b>
	<b>02/25/2025</b>	<b>6,820</b>
	<b>07/04/2025</b>	411
DMW-8 (28-33)	02/05/2021	312
DMW-8R (30-35)	<b>07/07/2025</b>	47.4
MW-9I (25-30)	03/06/2023	910
	<b>02/25/2025</b>	452
	<b>07/04/2025</b>	399
Shallow AGCTL		601
Intermediate AGCTL		1,898
NADC		3,000

**Notes:**

- All units reported in ug/L
- AGCTL - Site-specific Alternative Groundwater Cleanup Target Level as specified in the Subregional Groundwater Background Study for Iron dated May 2024
- NADCs as per Miami-Dade County Chapter 62-777, F.A.C.
- **Bold:** AGCTL exceedance
- "I": Concentration between MDL and PQL
- "\*": Value reported for DMW-8 but concluded sample is from LMW-3D

**Table 3 - Groundwater Elevation Summary**

Landmark at Doral SARA

Well ID	Rod Reading (ft)	Relative TOC Elevation	DTW	Relative GW Elevation
LMW-1S	4.42	98.1	2.13	95.97
LMW-1D	2.32	100.2	7.91	92.29
MW-1	1.44	101.08	7.95	93.13
LMW-2S	2.55	99.97	7.47	92.5
LMW-2D	2.46	100.06	4.62	95.44
MW-2	1.88	100.64	7.36	93.28
LMW-3S	2.52	100	5.14	94.86
LMW-3D	2.61	99.91	7.05	92.86
MW-3	1.88	100.64	8.31	92.33
LMW-4S	4.59	97.93	3.04	94.89
LMW-4D	5.78	96.74	4.36	92.38
MW-4	3.76	98.76	2.68	96.08
DMW-5R	6.38	96.14	3.75	92.39
MW-5	5.8	96.72	4.11	92.61
DMW-6	2.64	99.88	5.45	94.43
DMW-6D	4.78	97.74	7.41	90.33
DMW-8	2.92	99.6	7.28	92.32
MW-8	6.29	96.23	3.75	92.48
MW-9I	5.79	96.73	4.29	92.44

**Notes:**

- LMW-3S is the zero reference point
- TOC = Top of Casing
- DTW = Depth to Water

# **APPENDIX A**



January 2, 2025

VIA ELECTRONIC MAIL: [romd@whhassociates.com](mailto:romd@whhassociates.com)

PLEASE NOTE A PAPER COPY WILL NOT FOLLOW BY REGULAR MAIL

Daniel Rom, District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

Re: Response to Comments dated November 8, 2024, and prepared by Miami Environmental & Civil Engineering, LLC., (MEC) for the Landmark at Doral Community facility (SW-1656/File-24963) located at, near, or in the vicinity of Northwest 102<sup>nd</sup> Avenue and Northwest 66<sup>th</sup> Street (folio no. 35-3017-040-3050), Miami, Miami-Dade County, Florida.

Dear Mr. Rom:

The Environmental Monitoring and Evaluation Section (EMES) of the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced document received November 12, 2024, and hereby offers the following comments:

1. DERM acknowledges and agrees with MEC's proposal to sample all existing monitoring wells within the site for iron for two (2) quarters to further delineate the iron groundwater contamination and to propose additional assessment (if necessary), in a Site Assessment Report (SAR) addendum. Please provide all appropriate documentation (i.e., groundwater sampling logs, calibration logs, laboratory reports, etc.) in the next submittal. Be advised, additional assessment may be required.
2. Be advised, as stated in Comment 1 of DERM's letter dated June 16, 2023 and Comment 1 of DERM's letter dated July 25, 2024, a background study shall include an evaluation of potential onsite sources and vertical and horizontal distributions of contamination. Therefore, the lake /muck fill shall be included in the site-specific background study as a discussion on potential onsite sources of iron and why the elevated iron levels documented in onsite boundary wells are not attributed to the historical lake/muck fill.

Based on the above, and pursuant to the Code, within sixty (60) days of receipt of this letter, you are hereby required to submit to DERM a Site Assessment Report addendum. A review fee of \$1451.26 (\$675 review fee plus a 7.5% RER surcharge of \$50.63 for this report and \$725.63 for the next Site Assessment Report addendum), shall be included with the submittal. Technical Reports (assessment, remediation, etc.) should be submitted via email to [DERMPCD@miamidade.gov](mailto:DERMPCD@miamidade.gov). For files too large for electronic transmittal, please utilize a Drop-Box or other equivalent FTP link.

Any portion of the site to be sold, transferred or dedicated (including for public right-of-way) shall be identified, and the receiving entity must be made aware of the contamination and accept any conveyance. If soil contamination, groundwater contamination, solid waste and/or methane will be addressed via a No Further Action with Conditions, each individual property owner will have to execute a restrictive covenant and each receiving entity must accept all applicable restrictions and responsibilities that are required following transfer of ownership. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. For proposed dedications, any soil, groundwater or surface water contaminants or solid waste and/or methane must be disclosed to the receiving County or Municipality applicable department at the earliest stage possible; the presence of any such contamination and/or solid waste and/or methane impacts or a delay in disclosure of such contamination or impacts could result in the County declining to accept the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or other changes to the proposed development.

Please be advised that electronically submitted reports that require a Professional Engineer's (P.E.) or Professional Geologist's (P.G.) sign and seal shall be signed and sealed in accordance with the applicable portions of Chapter 471, Florida Statue (F.S.) and Rule 61G15, Florida Administrative Code (FAC) for P.E.s and in accordance with Chapter 492, F.S. and Rule 61G16, FAC,

for P.G.s. If a report is electronically signed and sealed, then the corresponding "signature report", which contains a brief description of the documents being electronically signed and sealed along with the SHA-1 authentication code, shall be submitted. A scanned copy of the "signature report" may be submitted provided the licensee maintains a hard copy of the physically signed and sealed "signature report". Any document(s) that do not meet the minimum certification requirements will not be received for review until the document(s) have been properly signed and sealed.

Be advised that the vertical and horizontal extent of the contaminant plume(s) shall be fully delineated. DERM has the option to split any samples deemed necessary with the consultant or laboratory at the subject site. The consultant collecting the samples shall perform field sampling work in accordance with the Standard Operating Procedures provided in Chapter 62-160, Florida Administrative Code (FAC), as amended. The laboratory analyzing the samples shall perform laboratory analyses pursuant to the National Environmental Laboratory Accreditation Program (NELAP) certification requirements. If the data submitted exhibits a substantial variance from DERM split sample analysis, a complete resampling using two independent certified laboratories will be required.

DERM shall be notified in writing a minimum of three (3) working days prior to the implementation of any sampling or field activities. Email notifications shall be directed to [DERMPCD@miamidade.gov](mailto:DERMPCD@miamidade.gov). Please include the DERM file number on all correspondence.

Failure to adhere to the items and timeframes stipulated above may result in enforcement action for this site.

Any person aggrieved by any action or decision of the DERM Director may appeal said action or decision to the Environmental Quality Control Board (EQCB) by filing a written notice of appeal along with submittal of the applicable fee, to the Code Coordination and Public Hearings Section of DERM within fifteen (15) days of the date of the action or decision by DERM.

If you have any questions concerning the above, please contact Sara Jenkins ([Sara.Jenkins@miamidade.gov](mailto:Sara.Jenkins@miamidade.gov)) of the Environmental Monitoring and Evaluation Section at (305) 372-6700.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wilbur Mayorga", with a stylized "for" written below it.

Wilbur Mayorga, P.E., Chief  
Environmental Monitoring & Restoration Division

sj  
ec: Jeff Thompson., MEC., [jeff@mec-e.com](mailto:jeff@mec-e.com)

# **APPENDIX B**

**WELL CONSTRUCTION AND DEVELOPMENT LOG**

<b>WELL CONSTRUCTION DATA</b>				
Well Number: DMW-8R	Site Name: Landmark	FDEP Facility I.D. Number: NA	Well Install Date(s): 4-Jul-2025	
Well Location and Type (check appropriate boxes): <input checked="" type="checkbox"/> On-Site <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Off-Site Private Property <input type="checkbox"/> Above Grade (AG) <input checked="" type="checkbox"/> Flush-to-Grade		Well Purpose: <input type="checkbox"/> Perched Monitoring <input type="checkbox"/> Shallow (Water-Table ) Monitoring <input checked="" type="checkbox"/> Intermediate or Deep Monitoring <input type="checkbox"/> Remediation or Other (describe)		Well Install Method: Hollow Stem
If AG, list feet of riser above land surface: NA		Surface Casing Install Method: NA		
Borehole Depth (feet): 35	Well Depth (feet): 35	Borehole Diameter (inches): 6	Manhole Diameter (inches): 8	Well Pad Size: 2 feet by 2 feet
Riser Diameter and Material: 2" Sch. 40 PVC	Riser/Screen Connections: <input checked="" type="checkbox"/> Flush-Threaded <input type="checkbox"/> Other (describe)		Riser Length: 30 feet from 0 feet to -30 feet	
Screen Diameter and Material: 2" Sch. 40 Slotted PVC		Screen Slot Size: 0.01"	Screen Length: 5 feet from -30 feet to -35 feet	
1 <sup>st</sup> Surface Casing Material: NA also check: <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary		1 <sup>st</sup> Surface Casing I.D. (inches): NA	1 <sup>st</sup> Surface Casing Length: NA feet from feet to feet	
2 <sup>nd</sup> Surface Casing Material: NA also check: <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary		2 <sup>nd</sup> Surface Casing I.D. (inches): NA	2 <sup>nd</sup> Surface Casing Length: NA feet from feet to feet	
3 <sup>rd</sup> Surface Casing Material: NA also check: <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary		3 <sup>rd</sup> Surface Casing I.D. (inches): NA	3 <sup>rd</sup> Surface Casing Length: NA feet from feet to feet	
Filter Pack Material and Size: 20/30 Silica Sand	Prepacked Filter Around Screen (check one): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Filter Pack Length: 33 feet from -35 feet to -2.00 feet	
Filter Pack Seal Material and Size: 30/65 Silica Sand			Filter Pack Seal Length: 1.5 feet from -2.00 feet to -0.50 feet	
Surface Seal Material: Fine Grout			Surface Seal Length: 0.5 feet from -0.50 feet to 0.00 feet	

<b>WELL DEVELOPMENT DATA</b>			
Well Development Date: 04-Jul-2025	Well Development Method (check one): <input type="checkbox"/> Surge/Pum <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Compressed Air <input type="checkbox"/> Other (describe)		
Development Pump Type (check): <input checked="" type="checkbox"/> Centrifugal <input type="checkbox"/> Peristaltic <input type="checkbox"/> Submersible <input type="checkbox"/> Other (describe)		Depth to Groundwater (before developing in feet): 7	
Pumping Rate (gallons per minute): 0.92	Maximum Drawdown of Groundwater During Development (feet): 0	Well Purged Dry (check one): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Pumping Condition (check one): <input checked="" type="checkbox"/> Continuous <input type="checkbox"/> Intermittent	Total Development Water Removed (gallons): 55	Development Duration (minutes): 60	Development Water Drummed (check one): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Appearance (color and odor) At Start of Development: Off-White with No Odor		Water Appearance (color and odor) At End of Development: Clear with No Odor	

<b>WELL CONSTRUCTION OR DEVELOPMENT REMARKS</b>



## Form FD 9000-24

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# GROUNDWATER SAMPLING LOG

[illegible]

## SAMPLING DATA

[illegible]

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# Form FD9000-8 CALIBRATION LOG (FDEP SOP FT 1000-FT 1500, FD 1000-FD 4000)

Project/Site: Bird Road Multi Family

Date: 2/24/2025 - 2/25/2025

Meter # (R7508)

Temperature (Quarterly)											
For Date of Last Temperature Verification see _____ in log book _____											
Dissolved Oxygen											
DEP SOP FT 1500	Initials	Date	Time	Probe Charge	Probe Gain	mg/L	Temp °C	% DO	Saturation mg/l (from chart)	Pass or Fail	
Acceptance Criteria										+/- 0.3 mg/L	
CAL ICV CCV	ED	2/24/2025	7:30			8.62	22.1	98.8	8.727	(P) F	
CAL ICV CCV	ED	2/24/2025	18:30			8.51	22.9	99.1	8.595	(P) F	
CAL ICV CCV	ED	2/25/2025	17:30			8.4	23.6	99.2	8.482	(P) F	
CAL ICV CCV										P F	
CAL ICV CCV										P F	
CAL ICV CCV										P F	

Specific Conductance											
DEP SOP FT 1200	Initials	Date	Time	Standard µmhos/cm	EXP. Date	Lot #	Bottle #	Cell Constant	Reading µmhos/cm	Pass or Fail	
Acceptance Criteria										+/- 5% mg/L	
CAL ICV CCV	ED	2/24/2025	7:33	1413	10/25	4GJ1746			1427	(P) F	
CAL ICV CCV	ED	2/24/2025	18:33	1413	10/25	4GJ1746			1423	(P) F	
CAL ICV CCV	ED	2/25/2025	17:33	1413	10/25	4GJ1746			1432	(P) F	
CAL ICV CCV										P F	
CAL ICV CCV										P F	
CAL ICV CCV										P F	
CAL ICV CCV										P F	

pH											
DEP SOP FT 1100	Initials	Date	Time	Standard SU	EXP. Date	Lot #	Bottle #	Slope	Reading SU	Pass or Fail	
Acceptance Criteria										+/- 0.2 SU	
CAL ICV CCV	ED	2/24/2025	7:39	7	10/26	4GJ0817			7.01	(P) F	
CAL ICV CCV	ED	2/24/2025	7:42	4	11/26	4GJ1219			4.06	(P) F	
CAL ICV CCV	ED	2/24/2025	7:45	10	10/26	4GJ0207			10.02	(P) F	
CAL ICV CCV	ED	2/24/2025	18:36	7	10/26	4GJ0817			7.04	(P) F	
CAL ICV CCV	ED	2/24/2025	18:39	4	11/26	4GJ1219			4.06	(P) F	
CAL ICV CCV	ED	2/24/2025	18:42	10	10/26	4GJ0207			10.04	(P) F	
CAL ICV CCV	ED	2/25/2025	17:36	7	10/26	4GJ0817			7.07	(P) F	
CAL ICV CCV	ED	2/25/2025	17:39	4	11/26	4GJ1219			4.05	(P) F	
CAL ICV CCV	ED	2/25/2025	17:42	10	10/26	4GJ0207			10.02	(P) F	

Maintenance: Weekly pH Slope: \_\_\_\_\_

Specific conductance probe cleaned? Yes No

Dissolved Oxygen Membrane Changed? Yes No



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# GROUNDWATER SAMPLING LOG

SITE NAME:	LANDMARK	SITE		NW 102nd Ave NW 66St															
WELL NO:	MW-3	SAMPLE ID:		MW-3				DATE:		07 Jul-2025									
<b>PURGING DATA</b>																			
WELL DIAMETER (inches):		TUBING DIAMETER		WELL SCREEN INTERVAL		STATIC DEPTH TO WATER (feet):		PURGE PUMP TYPE											
2		3/16		DEPTH: 5.3 feet to 15.3 feet		8.31		PP											
WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY																			
= ( 15.3feet – 8.31 feet ) X 0.16 gallons/foot = 1.11 gallons																			
EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)																			
= gallons + ( gallons/foot X feet) + gallons = gallons																			
INITIAL PUMP OR TUBING		10.5		FINAL PUMP OR TUBING DEPTH IN WELL (feet):		10.5		PURGING INITIATED AT:		11:15		PURGING ENDED AT:		11:28		TOTAL VOLUME PURGED (gallons):		1.77	
TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	ORP (mV)	COLOR (describe)	ODOR (describe)							
11:24	1.25	1.25	0.14	8.31	7.07	29.60	1820	0.40/5.3%	8.46	-126.10	Clear	No Odor							
11:26	0.28	1.49	0.14	8.31	7.06	29.80	1820	0.34/4.5%	5.58	-126.60	Clear	No Odor							
11:28	0.28	1.77	0.14	8.31	7.05	29.80	1810	0.27/3.6%	7.43	-126.50	Clear	No Odor							
WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88																			
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016																			
PURGING EQUIPMENT CODES: B = Bailor; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)																			

## SAMPLING DATA

[illegible]

NOTES:

1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.  
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)  
**pH:** + 0.2 units Temperature: + 0.2 °C **Specific Conductance:** + 5% **Dissolved Oxygen:** all readings < 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU: optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: January 30, 2017

## Form FD 9000-24

## SAMPLING DATA

**NOTES:**

1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)  
**pH:** + 0.2 units Temperature: + 0.2 °C **Specific Conductance:** + 5% **Dissolved Oxygen:** all readings < 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: January 30, 2017

## Form FD 9000-24

## SAMPLING DATA

**NOTES:**

1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)  
**pH:** + 0.2 units Temperature: + 0.2 °C **Specific Conductance:** + 5% **Dissolved Oxygen:** all readings < 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: January 30, 2017

## Form FD9000-8 CALIBRATION LOG (FDEP SOP FT 1000-FT 1500, FD 1000-FD 4000)

Project/Site: LandmarkDate: 7/3/2025-7/4/2025Meter # (R7508)

Temperature (Quarterly)											
For Date of Last Temperature Verification see _____ in log book _____											
Dissolved Oxygen	DEP SOP FT 1500	Initials	Date	Time	Probe Charge	Probe Gain	mg/L	Temp °C	% DO	Saturation mg/l (from chart)	Pass or Fail
										Acceptance Criteria	+/- 0.3 mg/L
CAL ICV <u>CCV</u>		ED	7/3/2025	8:00			8.27	24.4	104.7	8.356	(P) F
CAL ICV <u>CCV</u>		ED	7/3/2025	17:00			8.31	25.2	106.1	8.233	(P) F
CAL ICV <u>CCV</u>		ED	7/4/2025	15:00			8.12	27	101.5	7.968	(P) F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F

Specific	Conductance	DEP SOP FT 1200	Initials	Date	Time	Standard µmhos/cm	EXP. Date	Lot #	Bottle #	Cell Constant	Reading µmhos/cm	Pass or Fail
										Acceptance Criteria	+/- 5% mg/L	
CAL ICV <u>CCV</u>			ED	7/3/2025	8:03	1413	10/25	4GJ0461			1421	(P) F
CAL ICV <u>CCV</u>			ED	7/3/2025	17:03	1413	10/25	4GJ0461			1419	(P) F
CAL ICV <u>CCV</u>			ED	7/4/2025	15:03	1413	10/25	4GJ0461			1423	(P) F
CAL ICV CCV												P F
CAL ICV CCV												P F
CAL ICV CCV												P F
CAL ICV CCV												P F

pH	DEP SOP FT 1100	Initials	Date	Time	Standard SU	EXP. Date	Lot #	Bottle #	Slope	Reading SU	Pass or Fail
										Acceptance Criteria	+/- 0.2 SU
CAL ICV <u>CCV</u>		ED	7/3/2025	8:06	7	02/27	5GB1366			7.12	(P) F
CAL ICV <u>CCV</u>		ED	7/3/2025	8:09	4	02/27	5GB1014			4.04	(P) F
CAL ICV <u>CCV</u>		ED	7/3/2025	8:12	10	02/27	5GB1197			10.06	(P) F
CAL ICV <u>CCV</u>		ED	7/3/2025	17:06	7	02/27	5GB1366			7.09	(P) F
CAL ICV <u>CCV</u>		ED	7/3/2025	17:09	4	02/27	5GB1014			4.14	(P) F
CAL ICV <u>CCV</u>		ED	7/3/2025	17:12	10	02/27	5GB1197			10.06	(P) F
CAL ICV <u>CCV</u>		ED	7/4/2025	15:06	7	02/27	5GB1366			7.14	(P) F
CAL ICV <u>CCV</u>		ED	7/4/2025	15:09	4	02/27	5GB1014			4.11	(P) F
CAL ICV <u>CCV</u>		ED	7/4/2025	15:12	10	02/27	5GB1197			9.98	(P) F

Maintenance: Weekly pH Slope: \_\_\_\_\_

Specific conductance probe cleaned? Yes No

Dissolved Oxygen Membrane Changed? Yes No

Notes:

## FT 1600 Field Measurements of Turbidity

Form FD 9000-8: **FIELD INSTRUMENT CALIBRATION RECORDS**

**INSTRUMENT (MAKER/MODEL#)**

Extech TB400**INSTRUMENT # 1**

**PARAMETER:**

- ☐ TEMPERATURE    ☐ CONDUCTIVITY    ☐ SALINITY    ☐ pH    ☒ ORP  
☒ TURBIDITY    ☐ RESIDUAL Cl    ☐ DO    ☐ OTHER

**STANDARDS:** [Specify the type(s) of standards used for calibration, the origin of the standard, the standard values, and the date the standards were prepared or purchased]

Standard A 0 NTU, 12/26, 1224

Standard B 100 NTU, 12/26, 1124

Standard C 240 mV, 10/25, 5GA1574

[illegible]



## Form FD9000-8 CALIBRATION LOG (FDEP SOP FT 1000-FT 1500, FD 1000-FD 4000)

Project/Site: LandmarkDate: 7/7/2025Meter # (R7508)

Temperature (Quarterly)											
For Date of Last Temperature Verification see _____ in log book _____											
Dissolved Oxygen	DEP SOP FT 1500	Initials	Date	Time	Probe Charge	Probe Gain	mg/L	Temp °C	% DO	Saturation mg/l (from chart)	Pass or Fail
Acceptance Criteria											+/- 0.3 mg/L
CAL ICV <u>CCV</u>		ED	7/7/2025	8:30			8.44	25.1	101.8	8.248	<u>P</u> F
CAL ICV <u>CCV</u>		ED	7/7/2025	17:00			7.96	27.6	100.6	7.884	<u>P</u> F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F

Specific	Conductance	DEP SOP FT 1200	Initials	Date	Time	Standard µmhos/cm	EXP. Date	Lot #	Bottle #	Cell Constant	Reading µmhos/cm	Pass or Fail
Acceptance Criteria											+/- 5% mg/L	
CAL ICV <u>CCV</u>			ED	7/7/2025	8:33	1413	10/25	4GJ0461			1420	<u>P</u> F
CAL ICV <u>CCV</u>			ED	7/7/2025	17:03	1413	10/25	4GJ0461			1422	<u>P</u> F
CAL ICV CCV												P F
CAL ICV CCV												P F
CAL ICV CCV												P F
CAL ICV CCV												P F
CAL ICV CCV												P F

pH	DEP SOP FT 1100	Initials	Date	Time	Standard SU	EXP. Date	Lot #	Bottle #	Slope	Reading SU	Pass or Fail
Acceptance Criteria											+/- 0.2 SU
CAL ICV <u>CCV</u>		ED	7/7/2025	8:36	7	02/27	5GB1366			7.14	<u>P</u> F
CAL ICV <u>CCV</u>		ED	7/7/2025	8:39	4	02/27	5GB1014			4.07	<u>P</u> F
CAL ICV <u>CCV</u>		ED	7/7/2025	8:42	10	02/27	5GB1197			9.96	<u>P</u> F
CAL ICV <u>CCV</u>		ED	7/7/2025	17:06	7	02/27	5GB1366			7.11	<u>P</u> F
CAL ICV <u>CCV</u>		ED	7/7/2025	17:09	4	02/27	5GB1014			4.1	<u>P</u> F
CAL ICV <u>CCV</u>		ED	7/7/2025	17:12	10	02/27	5GB1197			9.96	<u>P</u> F
CAL ICV CCV											P F
CAL ICV CCV											P F
CAL ICV CCV											P F

Maintenance: Weekly pH Slope: \_\_\_\_\_

Specific conductance probe cleaned? \_\_\_\_\_

Yes No

Dissolved Oxygen Membrane Changed? \_\_\_\_\_

Yes No

Notes:

Form FD 9000-8: **FIELD INSTRUMENT CALIBRATION RECORDS**

**INSTRUMENT (MAKER/MODEL#)**

## Extech TB400

**INSTRUMENT # 1**

**PARAMETER:**

- ☐ TEMPERATURE    ☐ CONDUCTIVITY    ☐ SALINITY    ☐ pH    ☒ ORP  
☒ TURBIDITY    ☐ RESIDUAL Cl    ☐ DO    ☐ OTHER

**STANDARDS:** [Specify the type(s) of standards used for calibration, the origin of the standard, the standard values, and the date the standards were prepared or purchased]

Standard A 0 NTU, 12/26, 1224

Standard B 100 NTU, 12/26, 1124

Standard C 240 mV, 10/25, 5GA1574

[illegible]

# **APPENDIX C**



March 06, 2025

Jeff Thompson  
Miami Environmental & Civil Engineering  
2828 Coral Way  
Suite 530  
Miami, FL 33145

RE: Project: Landmark  
Pace Project No.: 35939475

Dear Jeff Thompson:

Enclosed are the analytical results for sample(s) received by the laboratory on February 26, 2025. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Ormond Beach

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yvette Prieto'.

Yvette Prieto  
yvette.prieto@pacelabs.com  
(813)881-9401  
Project Manager

Enclosures

cc: Evan Darpini  
Gustavo Mendez, MEC-Miami Environmental & Civil  
Engineering



## REPORT OF LABORATORY ANALYSIS

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## CERTIFICATIONS

Project: Landmark

Pace Project No.: 35939475

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### Pace Analytical Services Ormond Beach

8 East Tower Circle, Ormond Beach, FL 32174

Alaska DEC- CS/UST/LUST

Alabama Certification #: 41320

California Certification# 3096

Colorado Certification: FL NELAC Reciprocity

Connecticut Certification #: PH-0216

Delaware Certification: FL NELAC Reciprocity

DoD-ANAB #:ADE-3199

Florida Certification #: E83079

Georgia Certification #: 955

Guam Certification: FL NELAC Reciprocity

Hawaii Certification: FL NELAC Reciprocity

Illinois Certification #: 200068

Indiana Certification: FL NELAC Reciprocity

Kansas Certification #: E-10383

Kentucky Certification #: 90050

Louisiana Certification #: FL NELAC Reciprocity

Louisiana Environmental Certificate #: 05007

Maine Certification #: FL01264

Maryland Certification: #346

Massachusetts Certification #: M-FL1264

Michigan Certification #: 9911

Mississippi Certification: FL NELAC Reciprocity

Missouri Certification #: 236

Montana Certification #: Cert 0074

Nebraska Certification: NE-OS-28-14

Nevada Certification: FL NELAC Reciprocity

New Hampshire Certification #: 2958

New Jersey Certification #: FL022

New York Certification #: 11608

North Carolina Environmental Certificate #: 667

North Carolina Certification #: 12710

North Dakota Certification #: R-216

Ohio DEP 87780

Oklahoma Certification #: D9947

Pennsylvania Certification #: 68-00547

Puerto Rico Certification #: FL01264

South Carolina Certification: #96042001

Tennessee Certification #: TN02974

Texas Certification: FL NELAC Reciprocity

US Virgin Islands Certification: FL NELAC Reciprocity

Utah

Utah FL NELAC Reciprocity

Virginia Environmental Certification #: 460165

West Virginia Certification #: 9962C

Wisconsin Certification #: 399079670

Wyoming (EPA Region 8): FL NELAC Reciprocity

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## REPORT OF LABORATORY ANALYSIS

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## SAMPLE SUMMARY

Project: Landmark

Pace Project No.: 35939475

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35939475001	MW-5	Water	02/24/25 10:18	02/26/25 17:10
35939475002	DMW-5R	Water	02/24/25 10:45	02/26/25 17:10
35939475003	MW-1	Water	02/24/25 12:14	02/26/25 17:10
35939475004	DMW-6D	Water	02/24/25 12:53	02/26/25 17:10
35939475005	DMW-6	Water	02/24/25 13:45	02/26/25 17:10
35939475006	MW-8	Water	02/24/25 14:37	02/26/25 17:10
35939475007	MW-9I	Water	02/25/25 09:25	02/26/25 17:10
35939475008	MW-8I	Water	02/25/25 10:25	02/26/25 17:10
35939475009	MW-7	Water	02/25/25 11:21	02/26/25 17:10
35939475010	MW-3	Water	02/25/25 12:20	02/26/25 17:10
35939475011	MW-2	Water	02/25/25 14:15	02/26/25 17:10
35939475012	MW-4	Water	02/25/25 14:53	02/26/25 17:10
35939475013	MW-7	Water	02/25/25 15:58	02/26/25 17:10

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## SAMPLE ANALYTE COUNT

Project: Landmark

Pace Project No.: 35939475

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35939475001	MW-5	EPA 6010	JMP2	1	PASI-O
35939475002	DMW-5R	EPA 6010	AF	1	PASI-O
35939475003	MW-1	EPA 6010	AF	1	PASI-O
35939475004	DMW-6D	EPA 6010	AF	1	PASI-O
35939475005	DMW-6	EPA 6010	AF	1	PASI-O
35939475006	MW-8	EPA 6010	AF	1	PASI-O
35939475007	MW-9I	EPA 6010	AF	1	PASI-O
35939475008	MW-8I	EPA 6010	AF	1	PASI-O
35939475009	MW-7	EPA 6010	AF	1	PASI-O
35939475010	MW-3	EPA 6010	AF	1	PASI-O
35939475011	MW-2	EPA 6010	AF	1	PASI-O
35939475012	MW-4	EPA 6010	AF	1	PASI-O
35939475013	MW-7	EPA 6010	AF	1	PASI-O

PASI-O = Pace Analytical Services - Ormond Beach

## REPORT OF LABORATORY ANALYSIS

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## PROJECT NARRATIVE

Project: Landmark  
Pace Project No.: 35939475

---

**Method:** EPA 6010  
**Description:** 6010 MET ICP  
**Client:** MEC-Miami Environmental & Civil Engineering  
**Date:** March 06, 2025

### General Information:

13 samples were analyzed for EPA 6010 by Pace Analytical Services Ormond Beach. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

### Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

### Sample Preparation:

The samples were prepared in accordance with EPA 3010 with any exceptions noted below.

### Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

### Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

### Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

### Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

### Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

### Additional Comments:

This data package has been reviewed for quality and completeness and is approved for release.

## REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-5		Lab ID: 35939475001		Collected: 02/24/25 10:18		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	1080	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 14:59	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: DMW-5R		Lab ID: 35939475002		Collected: 02/24/25 10:45		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	40000	ug/L	200	125	5	02/28/25 05:48	03/05/25 17:46	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-1		Lab ID: 35939475003		Collected: 02/24/25 12:14		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	1880	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 17:51	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: DMW-6D		Lab ID: 35939475004		Collected: 02/24/25 12:53		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	799	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 17:55	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: DMW-6		Lab ID: 35939475005		Collected: 02/24/25 13:45		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	48900	ug/L	200	125	5	02/28/25 05:48	03/05/25 18:00	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-8		Lab ID: 35939475006		Collected: 02/24/25 14:37		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	176	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 18:05	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-9I		Lab ID: 35939475007		Collected: 02/25/25 09:25		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	452	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 18:09	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-8I		Lab ID: 35939475008		Collected: 02/25/25 10:25		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	35300	ug/L	200	125	5	02/28/25 05:48	03/05/25 18:14	7439-89-6	

REPORT OF LABORATORY ANALYSIS





ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-7		Lab ID: 35939475009		Collected: 02/25/25 11:21		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	5010	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 18:19	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-3		Lab ID: 35939475010		Collected: 02/25/25 12:20		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	1350	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 18:23	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-2		Lab ID: 35939475011		Collected: 02/25/25 14:15		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	4130	ug/L	200	125	5	02/28/25 05:48	03/05/25 18:28	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-4		Lab ID: 35939475012		Collected: 02/25/25 14:53		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	2220	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 18:42	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35939475

Sample: MW-7		Lab ID: 35939475013		Collected: 02/25/25 15:58		Received: 02/26/25 17:10		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	6820	ug/L	40.0	25.0	1	02/28/25 05:48	03/05/25 18:47	7439-89-6	

REPORT OF LABORATORY ANALYSIS



## QUALITY CONTROL DATA

Project: Landmark  
Pace Project No.: 35939475

QC Batch:	1080475	Analysis Method:	EPA 6010
QC Batch Method:	EPA 3010	Analysis Description:	6010 MET
		Laboratory:	Pace Analytical Services - Ormond Beach
Associated Lab Samples:	35939475001, 35939475002, 35939475003, 35939475004, 35939475005, 35939475006, 35939475007, 35939475008, 35939475009, 35939475010, 35939475011, 35939475012, 35939475013		

METHOD BLANK:	5930614	Matrix:	Water
Associated Lab Samples:	35939475001, 35939475002, 35939475003, 35939475004, 35939475005, 35939475006, 35939475007, 35939475008, 35939475009, 35939475010, 35939475011, 35939475012, 35939475013		

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Iron	ug/L	25.0 U	40.0	25.0	03/05/25 14:49	

LABORATORY CONTROL SAMPLE: 5930615						
Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Iron	ug/L	2500	2630	105	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5930616 5930617												
Parameter	Units	35939475001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Iron	ug/L	1080	2500	2500	3660	3620	103	102	75-125	1	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

## REPORT OF LABORATORY ANALYSIS

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## QUALIFIERS

Project: Landmark  
Pace Project No.: 35939475

---

### DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.  
ND - Not Detected at or above adjusted reporting limit.  
TNTC - Too Numerous To Count  
MDL - Adjusted Method Detection Limit.  
PQL - Practical Quantitation Limit.  
RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.  
S - Surrogate  
1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.  
Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.  
LCS(D) - Laboratory Control Sample (Duplicate)  
MS(D) - Matrix Spike (Duplicate)  
DUP - Sample Duplicate  
RPD - Relative Percent Difference  
NC - Not Calculable.  
SG - Silica Gel - Clean-Up  
U - Indicates the compound was analyzed for, but not detected.  
N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.  
Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.  
Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.  
TNI - The NELAC Institute.

### ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.

## REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Landmark  
Pace Project No.: 35939475

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35939475001	MW-5	EPA 3010	1080475	EPA 6010	1080516
35939475002	DMW-5R	EPA 3010	1080475	EPA 6010	1080516
35939475003	MW-1	EPA 3010	1080475	EPA 6010	1080516
35939475004	DMW-6D	EPA 3010	1080475	EPA 6010	1080516
35939475005	DMW-6	EPA 3010	1080475	EPA 6010	1080516
35939475006	MW-8	EPA 3010	1080475	EPA 6010	1080516
35939475007	MW-9I	EPA 3010	1080475	EPA 6010	1080516
35939475008	MW-8I	EPA 3010	1080475	EPA 6010	1080516
35939475009	MW-7	EPA 3010	1080475	EPA 6010	1080516
35939475010	MW-3	EPA 3010	1080475	EPA 6010	1080516
35939475011	MW-2	EPA 3010	1080475	EPA 6010	1080516
35939475012	MW-4	EPA 3010	1080475	EPA 6010	1080516
35939475013	MW-7	EPA 3010	1080475	EPA 6010	1080516

REPORT OF LABORATORY ANALYSIS



**Pace**

Pace\* Location Requested (City/State):  
Pace Analytical Oldman  
110 South Bayview Blvd., Oldman, FL 33477

# CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEADS DOCUMENT - Complete all relevant fields

WO#: 35939475



35939475

Company Name: MEC-Miami Environmental & Civil Engineering  
Street Address: 2828 Coral Way, Miami, FL 33145

Contact/Report To: Jeff Thompson

Phone #: (786)999-3568

E-Mail: jeff@mec-e.com

CEX-Mail: **evaa@mec-e.com**

Customer Project #:

Project Name:

**Landmark**

Invoice To: Jeff Thompson

Invoice E-Mail: jeff@mec-e.com

Site Collection Info/Facility ID (as applicable):

Purchase Order # (if applicable):

Quote #: **00179922**

Time Zone Collected: ☐ AK ☐ PT ☐ MT ☐ CT ☐ ET

County / State origin of sample(s): Florida

Data Deliverables:

☐ Level III ☐ Level IIII ☐ Level IV

☐ EQUIS

☐ Other

Regulatory Program (DW, RCRA, etc.) as applicable:

Rush (Pre-approval required):

☐ 2 Day ☐ 3 day ☐ 5 day ☐ Other

Date Results Requested: **STA TAT**

DW PWSID # or WW Permit # as applicable:

Field Filtered (if applicable): ☐ Yes ☐ No

Analysis:

\* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Waste Water (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Bioassay (B), Vapor (V), Other (OT), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk

Specify Container Size \*\*

Identify Container Preservative Type\*\*\*

Analysis Requested

\*\*Container Size: (1) 1L, (2) 500mL, (3) 250mL, (4) 125mL, (5) 100mL, (6) 40mL Vial, (7) EnCore, (8) TerraCore, (9) Other

\*\*\* Preservative Types: (1) None, (2) HNO3, (3) H2SO4, (4) HCl, (5) NaOH, (6) Zn Acetate, (7) NaHSO4, (8) Sod. Thiosulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other

Proj. Mgr:

Yvette Prieto

AcctNum / Client ID:

Table #:

Profile / Template:

18281

Prelog / Bottle Ord. ID:

EZ 3030820

Sample Comment

Lab Use Only

Preservation non-conformance identified for sample.

Customer Sample ID	Matrix *	Comp / Grab	Collected (or Composite Start)		Composite End		Res. CL2	Number & Type of Containers		010 Arsenic, Barite, Fe	020 Barium	030 Benzene	040 BOD	050 Cadmium	060 Calcium	070 Chloride	080 Chromium	090 Copper	100 Fluoride	110 Lead	120 Manganese	130 Mercury	140 Nitrate	150 Nitrite	160 Nickel	170 Phosphate	180 Silica	190 Sulfate	200 TSS	210 Turbidity	220 Zinc	230 Other
			Date	Time	Date	Time		Plastic	Glass																							
MV-5	GW		2/24/25	1018				1		X																						
DMW-SR				1045				1		X																						
MW-1				1214						X																						
DMW-6D				1253						X																						
DMW-6				1345						X																						
MW-8				1437						X																						
MW-9I			2/25/25	925						X																						
MW-8I				1025						X																						
MW-7				1115						X																						
MW-3				1220						X																						

Customer Remarks / Special Conditions / Possible Hazards:

Collected By:

Printed Name: **Evaa Darpini**

Signature:

*Evaa Darpini*

Additional Instructions from Pace\*:

# Coolers: Thermometer ID: Correction Factor (°C): Obs. Temp. (°C) Corrected Temp. (°C)

Relinquished by/Company (Signature): **Evaa D/MEC**

Date/Time: **2/26/25 12:30**

Relinquished by/Company (Signature): **Josh G...**

Date/Time: **2/26/25**

Relinquished by/Company (Signature): **SS/pace**

Date/Time: **2/26/25 1530**

Received by/Company (Signature): **Josh G...**

Date/Time: **2/26/25 12:30**

Received by/Company (Signature): **SS/pace**

Date/Time: **2/26/25 1210**

Received by/Company (Signature): **SS/pace**

Date/Time: **2/26/25 2220**

Received by/Company (Signature): **SS/pace**

Date/Time: **2/26/25 2220**

Tracking Number:

Delivered by: ☐ In-Person ☐ Courier

☐ FedEx ☐ UPS ☐ Other

Page: 1 of 2

Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace\* Terms and Conditions found at <https://www.pacelabs.com/resource-library/resource/pace-terms-and-conditions/>

ENV-FRM-CORQ-0019\_v01\_082123 ©

[illegible]

# Pace Container Order #3230069

yvette.prieto@pacelabs.com

Addresses	Ship To :	Return To:
<b>Order By :</b> Company MEC-Miami Environmental & Civil Contact Jeff Thompson Email jeff@mec-e.com Address 2828 Coral Way Address 2 Suite 530 City Miami State FL Zip 33145 Phone (786)999-3568	Company MEC-Miami Environmental & Civil Contact Jeff Thompson Email jeff@mec-e.com Address 20966 SW 85 Pl Address 2 City Miami State FL Zip 33189 Phone (786)999-3568	Company Pompano Beach, FL (Pace Contact Yvette Prieto Email yvette.prieto@pacelabs.com Address 3610 Park Central Blvd North Address 2 City Pompano Beach State FL Zip 33064 Phone (813)881-9401

Info							
Project Name	Landmark	Due Date	02/18/2025	Profile	18281	Quote	
Project Manager	Prieto, Yvette	Return Date		Carrier	Courier	Location	FL

Return Shipping Labels	Bottle Labels	Bottles
Return Label Type <input type="text"/> <input type="checkbox"/> No Shipper <input type="checkbox"/> With Shipper	<input type="checkbox"/> Blank <input checked="" type="checkbox"/> Pre-Printed No Sample IDs <input type="checkbox"/> Pre-Printed With Sample IDs	<input type="checkbox"/> Boxed Cases <input type="checkbox"/> Individually Wrapped <input checked="" type="checkbox"/> Grouped By Sample ID/Matrix

Trip Blanks	Misc
<input type="checkbox"/> Include Trip Blanks	<input type="checkbox"/> Sampling Instructions <input type="checkbox"/> Custody Seal <input type="checkbox"/> Temp. Blanks <input checked="" type="checkbox"/> Coolers <input type="text"/> <input type="checkbox"/> Syringes <input type="text"/>

COC Options	
<input type="checkbox"/> Number of Blanks <input type="text"/> <input checked="" type="checkbox"/> Pre-Printed <input type="text"/> 2	

# of Samp Matrix	Analysis	Qty / Samp	Container	Total	# of QC	Lot #	Notes
16	WT 6010 Fe	1	250mL plastic HNO3	16			

## Hazard Shipping Placard In Place : N/A

\*Sample receiving hours are typically 8am-5pm, but may differ by location. Please check with your Pace Project Manager.

\*Pace Analytical reserves the right to return hazardous, toxic, or radioactive samples to you.

\*Pace Analytical reserves the right to charge for unused bottles, as well as cost associated with sample storage/disposal.

\*Payment term are net 30 days.

\*Please include the proposal number on the chain of custody to ensure proper billing.

### Sample Notes :

### LAB USE:

Ship Date :	
Prepared By:	
Verified By:	

### CLIENT USE (Optional):

Date Rec'd:	
Received By:	

WO#: 35939475

Project #  
Project Manager:  
Client:

PM: YMP Due Date: 03/06/25  
CLIENT: 36-MIAENV

Date and Initials of person: GT  
Examining contents: \_\_\_\_\_  
Verifying pH: \_\_\_\_\_

Thermometer Used: T-398

Date: 02/26/2025

Time: 1710

Initials: GT

State of Origin: \_\_\_\_\_ ☐ For WV projects, all containers verified to 56 °C

Cooler #1 Temp. °C 2.8 (Visual) 0 (Correction Factor) 2.8 (Actual)

Cooler #2 Temp. °C \_\_\_\_\_ (Visual) \_\_\_\_\_ (Correction Factor) \_\_\_\_\_ (Actual)

Cooler #3 Temp. °C \_\_\_\_\_ (Visual) \_\_\_\_\_ (Correction Factor) \_\_\_\_\_ (Actual)

Cooler #4 Temp. °C \_\_\_\_\_ (Visual) \_\_\_\_\_ (Correction Factor) \_\_\_\_\_ (Actual)

Cooler #5 Temp. °C \_\_\_\_\_ (Visual) \_\_\_\_\_ (Correction Factor) \_\_\_\_\_ (Actual)

Cooler #6 Temp. °C \_\_\_\_\_ (Visual) \_\_\_\_\_ (Correction Factor) \_\_\_\_\_ (Actual)

Recheck for DOG °C \_\_\_\_\_ (Visual) \_\_\_\_\_ (Correction Factor) \_\_\_\_\_ (Actual)

Courier: ☒ FedEx ☐ UPS ☐ USPS ☐ Client ☐ Commercial ☒ Pace ☐ Other: \_\_\_\_\_

Shipping Method: ☐ Standard Overnight ☐ First Overnight ☐ Priority Overnight ☐ Ground ☐ International Priority ☐ Other: \_\_\_\_\_

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking # \_\_\_\_\_

Custody Seal Present: ☐ Yes ☒ No Seal properly placed and intact: ☐ Yes ☒ No

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☐ None ☐ Other: \_\_\_\_\_

Ice: ☒ Wet ☐ Blue ☐ Dry ☐ None ☐ Melted

Samples shorted to lab: ☒ Yes ☐ No (If yes, complete the following)

Shorted Date: \_\_\_\_\_

Shorted Time: \_\_\_\_\_

Bottle Quantity / Type: \_\_\_\_\_

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Samples Arrived within Hold Time	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments: _____
Refr. Turnaround Requested on COC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments: _____
Sufficient Volume	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments: _____
Correct Containers Used	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments: _____
Containers Intact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments: _____
Sample Labels Match COC (Sample ID, Date/Time of Collection)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments: _____
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
All containers needing preservation are found to be in compliance with EPA recommendation:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Exceptions: Volat, Microbiology, O&G, PFAS	
Headspace in Volatile Vials? (> 6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Tri-Blank Present	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Preservation Information	
Preservative: _____	Date: _____
Lot / Trace: _____	Time: _____
Amount added (mL): _____	Initials: _____

Comments / Resolutions (use back for additional comments):

Labeled by: NA

Reviewed by: NA

Delivered by: NA



Project #  
Project Manager:  
Client:

Sample Condition Upon Receipt Form (SCUR)

WO#: 35939475

PM: YMP

Due Date: 03/06/25

CLIENT: 36-MIAENV

Thermometer Used

T-426

Date:

2/17/25

Time:

1:00 PM

Date and Initials of person:

Examining contents:

Verifying pH:

Initials:

State of Origin:

☐ For WV projects, all containers verified to .56 °C

Cooler #1 Temp. °C 3.6 (Visual) (Correction Factor) 3.6 (Actual)

Cooler #2 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #3 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #4 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #5 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #6 Temp. °C (Visual) (Correction Factor) (Actual)

Recheck for OOT °C (Visual) (Correction Factor) (Actual)

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☐ Client ☒ Commercial ☐ Pace ☐ Other:

Shipping Method: ☐ Standard Overnight ☐ First Overnight ☐ Priority Overnight ☐ Ground ☐ International Priority ☐ Other:

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking #

Custody Seal Present: ☒ Yes ☐ No Seal properly placed and intact: ☒ Yes ☐ No

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☐ None ☐ Other:

Ice: ☒ Wet ☐ Blue ☐ Dry ☐ None ☐ Melted

Samples shorted to lab: ☐ Yes ☐ No (If yes, complete the following)

Shorted Date:

Bottle Quantity / Type:

Shorted Time:

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Relinquished To Pace: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampling Date(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Samples Arrived within Hold Time	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A   Comments:
Rush Turnaround Requested on COC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A   Comments:
Sufficient Volume	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Comments:
Correct Containers Used	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Comments:
Containers Intact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Comments:
Sample Labels Match COC (Sample ID, Date/Time of Collection)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Comments:
All containers needing acid / base preservation have been checked.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
All containers needing preservation are found to be in compliance with EPA recommendation:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Exceptions: Vials, Microbiology, O&G, PFAS	
Headspace in Volatile Vials? (>6mm)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Comments / Resolutions (use back for additional comments):

"DMW-7" (@1558)

Sample is "MW-7" in container ID tag

Labeled by:

Reviewed by:

Delivered by:



July 15, 2025

Jeff Thompson  
Miami Environmental & Civil Engineering  
2828 Coral Way  
Suite 530  
Miami, FL 33145

RE: Project: Landmark  
Pace Project No.: 35967630

Dear Jeff Thompson:

Enclosed are the analytical results for sample(s) received by the laboratory on July 08, 2025. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Ormond Beach

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Yvette Prieto  
yvette.prieto@pacelabs.com  
(813)881-9401  
Project Manager

Enclosures

cc: Evan Darpini  
Gustavo Mendez, MEC-Miami Environmental & Civil  
Engineering



## REPORT OF LABORATORY ANALYSIS

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## CERTIFICATIONS

Project: Landmark  
Pace Project No.: 35967630

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### **Pace Analytical Services Ormond Beach**

8 East Tower Circle, Ormond Beach, FL 32174  
Alaska DEC- CS/UST/LUST  
Alabama Certification #: 41320  
California Certification# 3096  
Colorado Certification: FL NELAC Reciprocity  
Connecticut Certification #: PH-0216  
Delaware Certification: FL NELAC Reciprocity  
DoD-ANAB #:ADE-3199  
Florida Certification #: E83079  
Georgia Certification #: 955  
Guam Certification: FL NELAC Reciprocity  
Hawaii Certification: FL NELAC Reciprocity  
Illinois Certification #: 200068  
Indiana Certification: FL NELAC Reciprocity  
Kansas Certification #: E-10383  
Kentucky Certification #: 90050  
Louisiana Certification #: FL NELAC Reciprocity  
Louisiana Environmental Certificate #: 05007  
Maine Certification #: FL01264  
Maryland Certification: #346  
Massachusetts Certification #: M-FL1264  
Michigan Certification #: 9911  
Mississippi Certification: FL NELAC Reciprocity  
Missouri Certification #: 236

Montana Certification #: Cert 0074  
Nebraska Certification: NE-OS-28-14  
Nevada Certification: FL NELAC Reciprocity  
New Hampshire Certification #: 2958  
New Jersey Certification #: FL022  
New York Certification #: 11608  
North Carolina Environmental Certificate #: 667  
North Carolina Certification #: 12710  
North Dakota Certification #: R-216  
Ohio DEP 87780  
Oklahoma Certification #: D9947  
Pennsylvania Certification #: 68-00547  
Puerto Rico Certification #: FL01264  
South Carolina Certification: #96042001  
Tennessee Certification #: TN02974  
Texas Certification: FL NELAC Reciprocity  
US Virgin Islands Certification: FL NELAC Reciprocity  
Utah  
Utah FL NELAC Reciprocity  
Virginia Environmental Certification #: 460165  
Washington Certification #: C955  
West Virginia Certification #: 9962C  
Wisconsin Certification #: 399079670  
Wyoming (EPA Region 8): FL NELAC Reciprocity

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## REPORT OF LABORATORY ANALYSIS

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## SAMPLE SUMMARY

Project: Landmark

Pace Project No.: 35967630

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35967630001	MW-5	Water	07/03/25 09:51	07/08/25 16:55
35967630002	DMW-5R	Water	07/03/25 11:11	07/08/25 16:55
35967630003	MW-2	Water	07/03/25 12:50	07/08/25 16:55
35967630004	MW-1	Water	07/03/25 13:40	07/08/25 16:55
35967630005	DMW-6D	Water	07/03/25 14:49	07/08/25 16:55
35967630006	MW-9I	Water	07/04/25 09:00	07/08/25 16:55
35967630007	MW-8	Water	07/04/25 10:00	07/08/25 16:55
35967630008	MW-8I	Water	07/04/25 11:38	07/08/25 16:55
35967630009	DMW-7	Water	07/04/25 12:26	07/08/25 16:55
35967630010	MW-7	Water	07/04/25 14:00	07/08/25 16:55
35967630011	DMW-6	Water	07/07/25 11:00	07/08/25 16:55
35967630012	MW-3	Water	07/07/25 11:30	07/08/25 16:55
35967630013	DMW-6	Water	07/07/25 14:05	07/08/25 16:55
35967630014	MW-4	Water	07/07/25 14:45	07/08/25 16:55

## REPORT OF LABORATORY ANALYSIS

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## SAMPLE ANALYTE COUNT

Project: Landmark  
Pace Project No.: 35967630

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35967630001	MW-5	EPA 6010	AF	1	PASI-O
35967630002	DMW-5R	EPA 6010	AF	1	PASI-O
35967630003	MW-2	EPA 6010	AF	1	PASI-O
35967630004	MW-1	EPA 6010	ASB	1	PASI-O
35967630005	DMW-6D	EPA 6010	AF	1	PASI-O
35967630006	MW-9I	EPA 6010	AF	1	PASI-O
35967630007	MW-8	EPA 6010	AF	1	PASI-O
35967630008	MW-8I	EPA 6010	AF	1	PASI-O
35967630009	DMW-7	EPA 6010	AF	1	PASI-O
35967630010	MW-7	EPA 6010	AF	1	PASI-O
35967630011	DMW-8	EPA 6010	AF	1	PASI-O
35967630012	MW-3	EPA 6010	AF	1	PASI-O
35967630013	DMW-6	EPA 6010	AF	1	PASI-O
35967630014	MW-4	EPA 6010	AF	1	PASI-O

PASI-O = Pace Analytical Services - Ormond Beach

## REPORT OF LABORATORY ANALYSIS

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## PROJECT NARRATIVE

Project: Landmark  
Pace Project No.: 35967630

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**Method:** EPA 6010  
**Description:** 6010 MET ICP  
**Client:** MEC-Miami Environmental & Civil Engineering  
**Date:** July 15, 2025

### General Information:

14 samples were analyzed for EPA 6010 by Pace Analytical Services Ormond Beach. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

### Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

### Sample Preparation:

The samples were prepared in accordance with EPA 3010 with any exceptions noted below.

### Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

### Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

### Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

### Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

### Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

### Additional Comments:

This data package has been reviewed for quality and completeness and is approved for release.

## REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-5		Lab ID: 35967630001		Collected: 07/03/25 09:51		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	993	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 16:33	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: DMW-5R		Lab ID: 35967630002		Collected: 07/03/25 11:11		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	42800	ug/L	200	125	5	07/10/25 04:54	07/15/25 10:13	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-2		Lab ID: 35967630003		Collected: 07/03/25 12:50		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	4630	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 16:47	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-1		Lab ID: 35967630004		Collected: 07/03/25 13:40		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	1540	ug/L	40.0	25.0	1	07/11/25 09:08	07/14/25 18:06	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: DMW-6D		Lab ID: 35967630005		Collected: 07/03/25 14:49		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	804	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 16:55	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-9I		Lab ID: 35967630006		Collected: 07/04/25 09:00		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	399	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 16:58	7439-89-6	

REPORT OF LABORATORY ANALYSIS





ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-8		Lab ID: 35967630007		Collected: 07/04/25 10:00		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	256	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:00	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-8I		Lab ID: 35967630008		Collected: 07/04/25 11:38		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	38900	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:03	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: DMW-7		Lab ID: 35967630009		Collected: 07/04/25 12:26		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	411	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:06	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-7		Lab ID: 35967630010		Collected: 07/04/25 14:00		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	3380	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:08	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: DMW-8		Lab ID: 35967630011		Collected: 07/07/25 11:00		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	47.4	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:11	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-3		Lab ID: 35967630012		Collected: 07/07/25 11:30		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	15600	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:14	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: DMW-6		Lab ID: 35967630013		Collected: 07/07/25 14:05		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	38200	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:16	7439-89-6	

REPORT OF LABORATORY ANALYSIS



ANALYTICAL RESULTS

Project: Landmark  
Pace Project No.: 35967630

Sample: MW-4		Lab ID: 35967630014		Collected: 07/07/25 14:45		Received: 07/08/25 16:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6010 MET ICP		Analytical Method: EPA 6010 Preparation Method: EPA 3010 Pace Analytical Services - Ormond Beach							
Iron	1640	ug/L	40.0	25.0	1	07/10/25 04:54	07/10/25 17:19	7439-89-6	

REPORT OF LABORATORY ANALYSIS





## QUALITY CONTROL DATA

Project: Landmark  
Pace Project No.: 35967630

QC Batch:	1112094	Analysis Method:	EPA 6010
QC Batch Method:	EPA 3010	Analysis Description:	6010 MET
		Laboratory:	Pace Analytical Services - Ormond Beach
Associated Lab Samples:	35967630001, 35967630002, 35967630003, 35967630005, 35967630006, 35967630007, 35967630008, 35967630009, 35967630010, 35967630011, 35967630012, 35967630013, 35967630014		

METHOD BLANK: 6098670 Matrix: Water  
Associated Lab Samples: 35967630001, 35967630002, 35967630003, 35967630005, 35967630006, 35967630007, 35967630008, 35967630009, 35967630010, 35967630011, 35967630012, 35967630013, 35967630014

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Iron	ug/L	25.0 U	40.0	25.0	07/15/25 10:16	

LABORATORY CONTROL SAMPLE: 6098671

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Iron	ug/L	2500	2560	103	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6098672 6098673

Parameter	Units	35967630001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Iron	ug/L	993	2500	2500	3520	3550	101	102	75-125	1	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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## QUALITY CONTROL DATA

Project: Landmark

Pace Project No.: 35967630

QC Batch: 1112525

Analysis Method: EPA 6010

QC Batch Method: EPA 3010

Analysis Description: 6010 MET

Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35967630004

METHOD BLANK: 6101114

Matrix: Water

Associated Lab Samples: 35967630004

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Iron	ug/L	25.0 U	40.0	25.0	07/14/25 18:01	

LABORATORY CONTROL SAMPLE: 6101115

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Iron	ug/L	2500	2570	103	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6101116 6101117

Parameter	Units	35967755001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Iron	ug/L	405	2500	2500	2990	2990	103	103	75-125	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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## QUALIFIERS

Project: Landmark  
Pace Project No.: 35967630

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### DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.  
ND - Not Detected at or above adjusted reporting limit.  
TNTC - Too Numerous To Count  
MDL - Adjusted Method Detection Limit.  
PQL - Practical Quantitation Limit.  
RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.  
S - Surrogate  
1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.  
Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.  
LCS(D) - Laboratory Control Sample (Duplicate)  
MS(D) - Matrix Spike (Duplicate)  
DUP - Sample Duplicate  
RPD - Relative Percent Difference  
NC - Not Calculable.  
SG - Silica Gel - Clean-Up  
U - Indicates the compound was analyzed for, but not detected.  
N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.  
Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.  
Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.  
TNI - The NELAC Institute.

### ANALYTE QUALIFIERS

I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.  
U Compound was analyzed for but not detected.

## REPORT OF LABORATORY ANALYSIS

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## QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Landmark

Pace Project No.: 35967630

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35967630001	MW-5	EPA 3010	1112094	EPA 6010	1112126
35967630002	DMW-5R	EPA 3010	1112094	EPA 6010	1112126
35967630003	MW-2	EPA 3010	1112094	EPA 6010	1112126
35967630004	MW-1	EPA 3010	1112525	EPA 6010	1112618
35967630005	DMW-6D	EPA 3010	1112094	EPA 6010	1112126
35967630006	MW-9I	EPA 3010	1112094	EPA 6010	1112126
35967630007	MW-8	EPA 3010	1112094	EPA 6010	1112126
35967630008	MW-8I	EPA 3010	1112094	EPA 6010	1112126
35967630009	DMW-7	EPA 3010	1112094	EPA 6010	1112126
35967630010	MW-7	EPA 3010	1112094	EPA 6010	1112126
35967630011	DMW-8	EPA 3010	1112094	EPA 6010	1112126
35967630012	MW-3	EPA 3010	1112094	EPA 6010	1112126
35967630013	DMW-6	EPA 3010	1112094	EPA 6010	1112126
35967630014	MW-4	EPA 3010	1112094	EPA 6010	1112126

## REPORT OF LABORATORY ANALYSIS

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Pace

Sample Condition Upon Receipt Form

WO#: 35967630

PM: YMP

Due Date: 07/16/25

CLIENT: 36-MIAENV

Project #

Project Manager:

Client:

Date and Initials of person:

Examining contents: ZG

Verifying pH: N/A

Thermometer Used: T-398

Date: 07/08/25 Time: 1814

Initials: ZG

State of Origin: ☐ For WV projects, all containers verified to  $\leq 6^{\circ}\text{C}$

Cooler #1 Temp.  $^{\circ}\text{C}$ : 2.4 (Visual) -0.2 (Correction Factor) 2.0 (Actual)

Cooler #2 Temp.  $^{\circ}\text{C}$ : (Visual) (Correction Factor) (Actual)

Cooler #3 Temp.  $^{\circ}\text{C}$ : (Visual) (Correction Factor) (Actual)

Cooler #4 Temp.  $^{\circ}\text{C}$ : (Visual) (Correction Factor) (Actual)

Cooler #5 Temp.  $^{\circ}\text{C}$ : (Visual) (Correction Factor) (Actual)

Cooler #6 Temp.  $^{\circ}\text{C}$ : (Visual) (Correction Factor) (Actual)

Recheck for OOT  $^{\circ}\text{C}$ : (Visual) (Correction Factor) (Actual)

☐ Samples collected sameday, on ice cooling has begun

☐ Samples collected sameday, on ice cooling has begun

☐ Samples collected sameday, on ice cooling has begun

☐ Samples collected sameday, on ice cooling has begun

☐ Samples collected sameday, on ice cooling has begun

☐ Samples collected sameday, on ice cooling has begun

Time: Initials:

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☐ Client ☐ Commercial ☒ Pace ☐ Other:

Shipping Method: ☐ Standard Overnight ☐ First Overnight ☐ Priority Overnight ☐ Ground ☐ International Priority ☐ Other:

Tracking #

Custody Seal Present: ☐ Yes ☒ No Seal properly placed and intact: ☐ Yes ☒ No

Ice: ☒ Wet ☐ Blue ☐ Dry ☐ None ☐ Melted

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☒ None ☐ Other:

Samples shorted to lab: ☐ Yes ☒ No (If yes, complete the following)

Shorted Date:

Shorted Time:

Bottle Quantity / Type:

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Samples Arrived within Hold Time.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
Rush Turnaround Requested on COC.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Comments:
Sufficient Volume.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Comments:
Correct Containers Used.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Comments:
Containers Intact.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Comments:
Sample Labels Match COC (Sample ID, Date/Time of Collection).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Comments:
All containers needing acid / base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<b>Preservation Information</b> Preservative: Date: Lot / Trace: Time: Amount added (mL): Initials:
All containers needing preservation are found to be in compliance with EPA recommendation.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Exceptions: Vials, Microbiology, O&G, PFAS		
Headspace in Volatile Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Comments / Resolutions (use back for additional comments):

Labeled by: N/A

Reviewed by: N/A

Project #  
Project Manager:  
Client:

WO#: 35967630

PM: YMP

Due Date: 07/16/25

CLIENT: 36-MIAENV

Date and Initials of person:

Examining contents: OAS

Verifying pH: ↓

Initials: M

Thermometer Used: 477

Date: 7.8.25

Time: 001

State of Origin:

Cooler #1 Temp. °C 2.2 (Visual) -01 (Correction Factor) 2.1 (Actual)  
☐ For WV projects, all containers verified to ±0.5 °C

Cooler #2 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #3 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #4 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #5 Temp. °C (Visual) (Correction Factor) (Actual)

Cooler #6 Temp. °C (Visual) (Correction Factor) (Actual)

Recheck for OOT °C (Visual) (Correction Factor) (Actual)

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☐ Client ☒ Commercial ☐ Pace ☐ Other

Shipping Method: ☐ Standard Overnight ☐ First Overnight ☐ Priority Overnight ☐ Ground ☐ International Priority ☐ Other

Tracking #

Custody Seal Present: ☒ Yes ☐ No Seal properly placed and intact: ☒ Yes ☐ No

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☒ None ☐ Other

Samples shorted to lab: ☐ Yes ☐ No (If yes, complete the following)

Shorted Date:

Bottle Quantity / Type:

Ice: ☒ Wet ☐ Blue ☐ Dry ☐ None ☐ Melted

Shorted Time:

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Samples Arrived within Hold Time	Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A   Sampling Time(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Rush Turnaround Requested on COC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:	
Sufficient Volume	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Comments:	
Correct Containers Used	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:	
Containers Intact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:	
Sample Labels Match COC (Sample ID, Date/Time of Collection)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:	
All containers needing acid / base preservation have been checked	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments:	
All containers needing preservation are found to be in compliance with EPA recommendation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Comments:	
Exceptions: Vials, Microbiology, O&G, PFAS			
Headspace in Volatile Vials? (>6mm):			
Trip Blank Present	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Comments / Resolutions (use back for additional comments):			

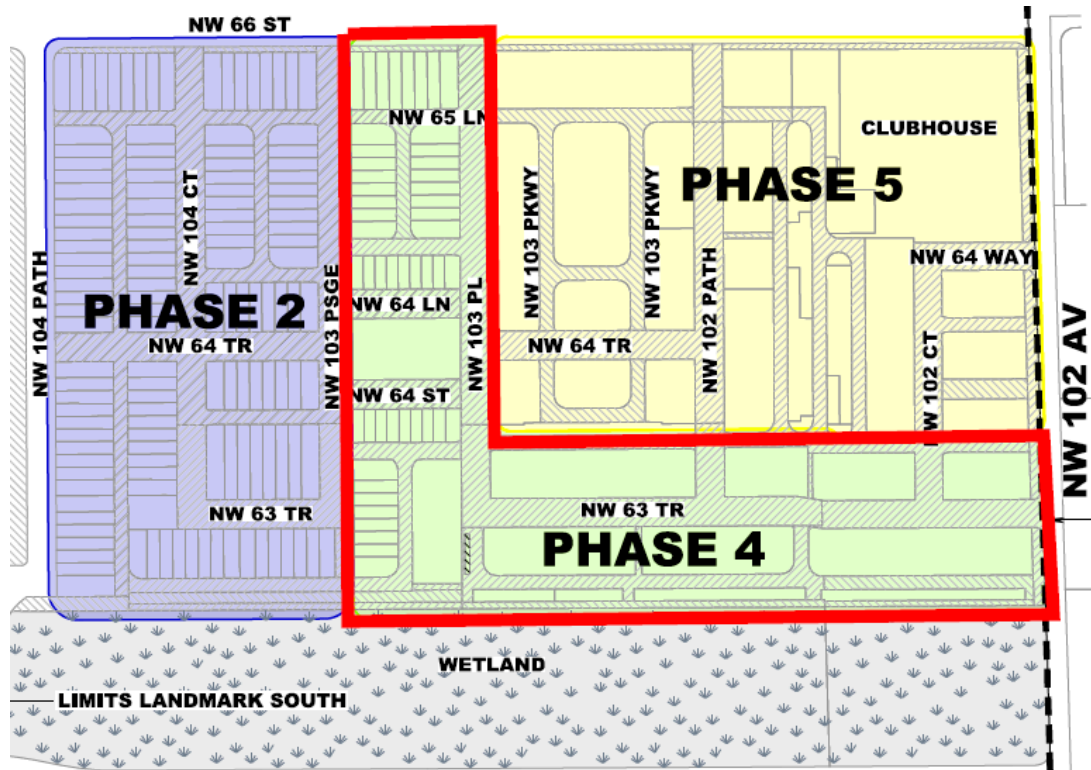
Preservation Information  
Preservative: HNO3  
Lot / Trace: 427867  
Amount added (mL): 1  
Date: 7/9/25  
Time: 1259  
Initials: OAS

Labeled by: JH

Reviewed by: OAS



**ADDRESS: 10220 NW 66th St, Doral, FL 33178**



Prior to cleaning, storm drain structures were found to have excessive amounts of sediment, the levels were in a number of occasions noted to have reached and/or surpassed the invert of the connecting pipelines. Similarly, all pipelines (most of the system is made out of french drains) were found to have excessive sediment, a large part of which had significant root intrusions. A large number of baffles were found to be broken or missing. Unlike previous phases, a reduced number of pipelines were found to have significant damage that may require action; refer to Exhibit A "CCTV Report".

## **Suggestions and Recommendations**

As noted, a large amount of baffles are missing. These are an important protection barrier that maintain floatables, synthetic and vegetation, from entering the french drain completely, it is important to install these promptly. Additionally and for consideration, the catch basin structures in the entire project of Landmark are small in dimension, this means the sump capacity is limited and this is partly the reason why the system had excessive sediment after a few years of not cleaning. It is understood that the service will be maintained fully every five years, however, it is recommended that at least an inspection be done annually of the recently completed phases in order to measure the sediment amounts in the sump and include high sediment basins in the annual cleanings.

Project Images



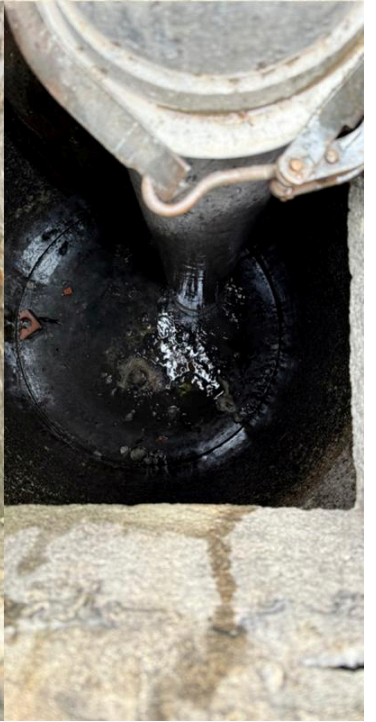
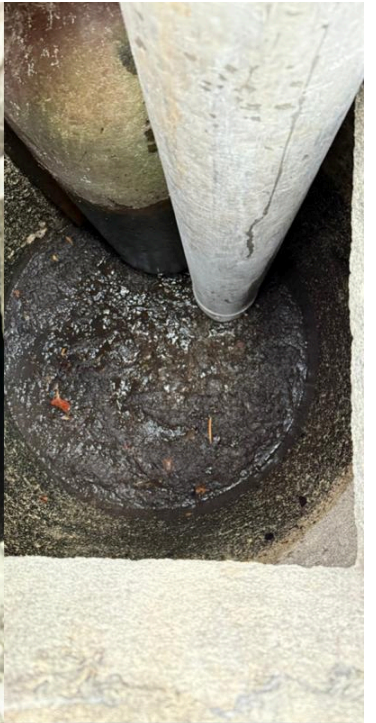












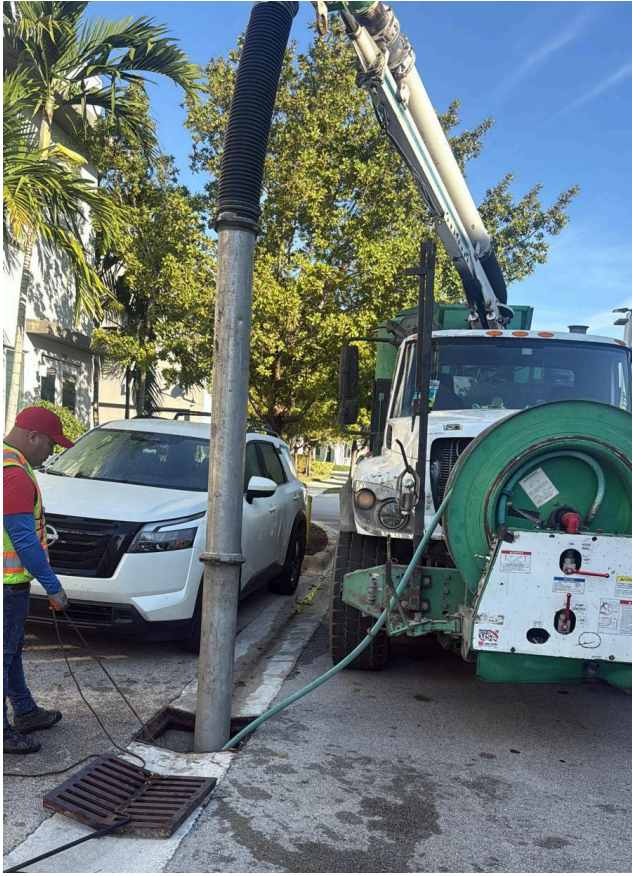












**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF REPORTS**  
**C**



# Quality Site Assessment

Prepared for: **Landmark at Doral CDD**

## General Information

<b>DATE:</b>	Thursday, Dec 18, 2025
<b>NEXT QSA DATE:</b>	Monday, Mar 16, 2026
<b>CLIENT ATTENDEES:</b>	Eric Cooley
<b>BRIGHTVIEW ATTENDEES:</b>	Juan Solis

## Customer Focus Areas

Common areas, Startup QSA Common Areas - Part 2, Startup QSA Condos - Part 1, Startup QSA Condos - Part 2, Construction damage, Construction Turnover last 2 condo buildings and parking lot, Storm damage, Alleyway/driveway/garage leaning trees, Residential Crew Area D, Residential Crew Area A, Common Crew Area D (clubhouse), Maintenance detail punch list completed items, Common area crew - weekly detail punch list, Residential Crew Area B detail punch list, Residential Crew Area A and B punch list, Water softener systems, Residential crew area C, CDD new plantings, Landmark CDD - HOA areas, Landmark CDD, Landmark South CDD

# Quality you can count on.

# 7

Seven  
Standards of  
Excellence

1



Site Cleanliness

2



Weed Free

3



Green Turf

4



Crisp Edges

5



Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs



# QUALITY SITE ASSESSMENT

## Landmark at Doral CDD

### Notes to Owner / Client



**1** Mowing

**2** Mowing landmark south

**3** Mowing central park

**4** Mowing

# QUALITY SITE ASSESSMENT

## Landmark at Doral CDD

### Notes to Owner / Client



**5** Mowing

**6** Mowing+edging

**7** Mowing lake area

**8** Mowing Central Park



# QUALITY SITE ASSESSMENT

## Landmark at Doral CDD

### Notes to Owner / Client



**9** Mowing+edging islands

**10** Mowing+edging islands



# QUALITY SITE ASSESSMENT

## Landmark at Doral CDD

### Completed Items



**1** Mulching+mowing

**2** Mowing+ hedge trimming

**3** Mowing +hedge trimming

**4** Pick up leaves and dead branches

# QUALITY SITE ASSESSMENT

## Landmark at Doral CDD

### Completed Items



- 5** Spray for crackweeds along Nw 66th st

# LANDMARK - February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>2</b> Detail Crew - Area A	<b>3</b> Detail Crew - Area A	<b>4</b> Detail Crew - Area A	<b>5</b> Landmark - Mow 8 hrs      job # 0030	<b>6</b> Detail Crew - Area B	<b>7</b>
<b>8</b>	<b>9</b> Detail Crew - Area B	<b>10</b> Detail Crew - Area C	<b>11</b> Detail Crew - Area C	<b>12</b> Detail Crew - Area D	<b>13</b> Detail Crew - Area E	<b>14</b>
<b>15</b>	<b>16</b> Detail Crew - Area F	<b>17</b> Detail Crew - Area G Irrigation Wet Check	<b>18</b> Detail Crew - Area H Irrigation Wet Check	<b>19</b> Landmark - Mow Irrigation Wet Check	<b>20</b> Detail Crew - Area I	<b>21</b>
<b>22</b>	<b>23</b> Detail Crew - Landmark New contracted area <b>DETAIL CREW - AREA L</b>	<b>24</b> Detail Crew - Landmark New contracted area <b>DETAIL CREW - AREA L</b>	<b>25</b> Detail Crew - Area A	<b>26</b> Detail Crew - Area A	<b>27</b> Detail Crew - Area A	<b>28</b>



# INVOICE

## BnghtView

Landscape Services

**Sold To:** 23018457  
Landmark at Doral CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

**Customer#:** 23018457  
**Invoice #:** 9612057  
**Invoice Date:** 12/18/2025  
**Sales Order:** 8814370  
**CustPO #:**

**Project Name:** Broken Mainline Damaged by Bore - Landmark

**Project Description:** Emergency Repair

Job Number	Description	Qty	UM	Unit Price	Amount
353800030	.Landmark at Doral CDD Need to repair broken 3-4" mainline in median along 66th Str	1.000	EA	1834.40	1,834.40
<b>Total Invoice Amount</b>					<b>1,834.40</b>
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					<b>1,834.40</b>

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 305 258-8011

*Please detach stub and remit with your payment*

### Payment Stub

Customer Account#: 23018457  
Invoice#: 9612057  
Invoice Date: 12/18/2025

Amount Due:    \$ 1,834.40

*Thank you for allowing us to serve you*

Please reference the invoice# on your  
check and make payable to

Landmark at Doral CDD  
2300 Glades Rd Ste 410W  
Boca Raton FL 33431

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF REPORTS**  
**D**

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025 <b>CANCELED</b>	<del>Regular Meeting</del>	<del>4:00 PM</del>
November 19, 2025	Regular Meeting	4:00 PM
December 17, 2025 <b>CANCELED</b>	<del>Regular Meeting</del>	<del>4:00 PM</del>
January 21, 2026 <b>CANCELED</b>	<del>Regular Meeting</del>	<del>4:00 PM</del>
February 18, 2026	Regular Meeting	4:00 PM
March 18, 2026	Regular Meeting	4:00 PM
April 15, 2026	Regular Meeting	4:00 PM
May 20, 2026	Regular Meeting	4:00 PM
June 17, 2026	Regular Meeting	4:00 PM
July 15, 2026	Regular Meeting	4:00 PM
August 19, 2026	Regular Meeting	4:00 PM
September 16, 2026	Regular Meeting	4:00 PM