

# **LANDMARK AT DORAL**

**COMMUNITY DEVELOPMENT DISTRICT**

**CONTINUED REGULAR  
MEETING AGENDA**

**September 19, 2019**

# 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

September 12, 2019

Board of Supervisors  
Landmark at Doral Community Development District

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

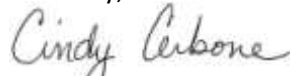
Dear Board Members:

The Board of Supervisors of the Landmark at Doral Community Development District will hold a Continued Regular Meeting on September 19, 2019, at 10:00 a.m., at the offices of Lennar Homes, LLC, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172. The agenda is as follows:

1. Call to Order/Roll Call
2. Discussion: Bond Refinancing
  - A. Consideration of Engineer's Report
  - B. Consideration of Third Supplemental Special Assessment Methodology Report
  - C. Consideration of Resolution 2019-07, Relating to the Refunding of the Outstanding Series 2006A-1 Bonds and Declaring Special Assessments; Indicating the Location, Nature and Cost of Those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution
  - D. Consideration of Resolution 2019-08, Relating to the Refunding of the Series 2006A-1 Bonds and Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District
3. Public Comments/Supervisors' Requests
4. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

  
Cindy Carbone

Cindy Carbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8518503**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**2C**

**RESOLUTION 2019-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE REFUNDING OF THE OUTSTANDING SERIES 2006A-1 BONDS AND DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND COST OF THOSE IMPROVEMENTS WHICH COST IS BEING FINANCED AND SUCH FINANCING IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Landmark at Doral Community Development District (“District”) is a local unit of special-purpose government located in Miami-Dade County, Florida, and established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Uniform Act”), and

**WHEREAS**, the District previously adopted its Landmark at Doral Community Development District Engineer’s Report for Infrastructure Improvements, dated September 25, 2006, which details certain improvements that were to be constructed, installed and/or acquired by the District, as such report has been and may be further be amended and supplemented from time to time by the District Board of Supervisors (the “Improvement Plan”), incorporated herein by reference; and

**WHEREAS**, the District previously issued its \$\_\_\_\_\_ Special Assessment Bonds, Series 2006A-1 (the “Original Bonds”); and

**WHEREAS**, the Original Bonds are secured by lands located within the North Parcel Assessment Area within the boundaries of the District; and

**WHEREAS**, in connection with the issuance of the Original Bonds, the District adopted Resolutions 2005-09, 2005-10 and 2005-12 which levied debt assessments securing the Original Bonds (the “Original Assessments”); and

**WHEREAS**, the Original Bonds were issued and the Original Assessments were levied to pay the costs of a portion of the improvements described in the Improvement Plan; and

**WHEREAS**, the District has determined that it is in the best interest of the District and its

residents to refund and refinance the outstanding Original Bonds in order to reflect the current economic environment and to reduce the amount of Original Assessments by the landowner each year; and

**WHEREAS**, the District hereby declares its intent to allocate replacement debt ( i.e. the debt issued to refund the outstanding Original Bonds) to the lots and lands within the North Parcel Assessment Area of the District that have benefitted from the Improvement Plan and thereby decrease the amount of the annual special assessments imposed thereon; with the amount of the proposed debt assessments to be levied by the District on such residential lots and lands to fund items including, but not limited to, the debt service reserve and costs of issuance on the Special Assessment Refunding Bonds, Series 2019A-1 and Series 2019A-2 (the “Series 2019 Bonds”) to be issued to refund the Original Bonds ( the “2019 Assessments”);and

**WHEREAS**, notwithstanding the principal amount of the 2019 assessment will increase due to the cost of the refunding, the total annual 2019 Assessments levied against each lot and parcel of land will be less than the total annual amount of Original Assessments now being paid by such property owners; and

**WHEREAS**, notwithstanding the District’s adoption of this Resolution to begin the process of levying the 2019 Assessments, the Original Assessments proposed to be restructured shall remain valid and binding until such time as the District levies the 2019 Assessments and issues the Series 2019 Bonds to be secured by the 2019 Assessments; and

**WHEREAS**, the District is empowered by Chapter 190, *Florida Statutes*, the Uniform Community Development District Act, and Chapter 170, *Florida Statutes*, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to continue implementation of Improvement Plan and to levy the Series 2019 Assessments; and

**WHEREAS**, the District hereby determines that benefits will continued to accrue pursuant to the Improvement Plan to the property improved, the amount of those benefits, and that the 2019 Assessments will be made in proportion to the benefits received as set forth in the District’s Third Supplemental Special Assessment Methodology Report for Special Assessment Refunding Bonds, Series 2019, dated \_\_\_\_\_, 2019 and attached hereto as **Exhibit A** incorporated herein by reference (the “Series 2019 Assessment Report”), and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Records Office”) and at the offices of Lennar Homes, LLC, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172 (“Local Records Office”); and

**WHEREAS**, this Resolution shall serve as the “resolution required to declare special assessments” contemplated by section 170.03, *Florida Statutes*, for the assessment lien(s) levied against certain property as described in **Exhibit A** that collectively comprise the 2019 Assessments; and

**WHEREAS**, the District hereby determines that the 2019 Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF**

**SUPERVISORS OF THE LANDMARK AT  
DORALCOMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The 2019 Assessments shall be levied to defray the refinanced cost of a portion of the improvements benefitting the North Parcel Assessment Area, as described in the previously adopted Improvement Plan (the “Improvements”).

**Section 2.** The nature and general location of, and plans and specifications for, the Improvements are on file at the District Records Office and Local Records Office. **Exhibit A** is also on file and available for public inspection at the same locations.

**Section 3.** The total cost of the Improvements is \$ [REDACTED] (hereinafter, referred to as the “Improvements Cost”).

**Section 4.** The 2019 Assessments will collectively defray approximately \$ [REDACTED] which includes a portion of the Improvements Cost plus the payoff of the remaining Original Bonds, financing related costs associated with the issuance of the Series 2019 Bonds, capitalized interest, debt service reserve and contingency, as applicable.

**Section 5.** The principal landowner has or will contribute public infrastructure that was part of the Improvement Plan but was not financed with the Original Bonds and such contribution shall reduce the overall debt to be refinanced.

**Section 6.** The manner in which the 2019 Assessments shall be apportioned and paid is set forth in **Exhibit A**.

**Section 7.** The 2019 Assessments shall be levied, within the District, on certain lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for; provided that no debt service assessments shall be levied on lots for which debt assessments securing the Original Bonds have been prepaid in full.

**Section 8.** There is on file, at the District Records Office and Local Records Office, an assessment plat showing the areas to be assessed, with certain plans and specifications describing the Improvements and the Improvements Cost, all of which shall be open to inspection by the public.

**Section 9.** Commencing with the year in which the 2019 Assessments are certified for collection, the 2019 Assessments shall be paid in not more than twenty-one (21) annual installments or the maximum period of time permitted by law then in effect. The 2019 Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes* (the “Uniform Method”); provided, however, that in the event the Uniform Method is not available to the District in any year, or if determined by the District to be in its best interest, the 2019 Assessments, or any portion thereof, may be collected as is otherwise permitted by law.

**Section 10.** The District Manager has caused to be made a preliminary assessment roll, in

accordance with the Series 2019 Assessment Report, included in **Exhibit A** hereto, which identifies the lands assessed, the amount of benefit to and the assessment against each parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's Preliminary Series 2019 Assessment Roll.

**Section 11.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the refinancing of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**Section 12.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Miami-Dade County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

**Section 13.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2019.

Attest:

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Series 2019 Assessment Report, dated \_\_\_\_\_, 2019

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**2D**



**RESOLUTION 2019-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE REFUNDING OF THE SERIES 2006A-1 BONDS AND SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, AT \_\_\_\_\_ A./P.M. AT THE OFFICES OF LENNAR HOMES, LLC, 730 N.W. 107TH AVENUE, SUITE 300, MIAMI, FLORIDA 33172 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS,** the Board of Supervisors of the Landmark at Doral Community Development District, (the “Board”) has previously adopted Resolution 2019-07, entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE REFUNDING OF THE OUTSTANDING SERIES 2006A-1 BONDS AND DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND COST OF THOSE IMPROVEMENTS WHICH COST IS BEING FINANCED AND SUCH FINANCING IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS,** in accordance with Resolution 2019-07, a preliminary Series 2019 Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Records Office”) and at the offices of Lennar Homes, LLC, 730 N.W. 107<sup>th</sup> Avenue, Suite 300, Miami, Florida 33172 (“Local Records

Office”).

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

1. There is hereby declared a public hearing to be held at \_\_:\_\_ A.M., on \_\_\_\_\_, for the purpose of hearing comment and objections to the proposed special assessment program for refunding the District’s outstanding Series 2006A-1 Special Assessment Bonds and District improvements as identified in the Preliminary Series 2019 Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors