

# **LANDMARK AT DORAL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 12, 2025**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS  
AND 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

September 5, 2025

### 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 Public Hearings and a Regular Meeting on September 12, 2025 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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2025-09 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for The Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to The Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Discussion: Repurposing Front Fountain Area
6. Discussion: Field Operations or Liaison

7. Consent Agenda Items (5 minutes)

- A. Acceptance of Unaudited Financial Statements as of July 31, 2025
- B. Approval of August 12, 2025 Regular Meeting Minutes

8. Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- B. District Engineer: *Alvarez Engineers, Inc.*
- C. Field Operations Manager: *UNUS Property Management, LLC*
  - Discussion/Consideration: Missing Pedestrian Crossing Signage
  - Property Update *(to potentially be provided under separate cover)*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: October 15, 2025 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

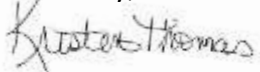
9. Public Comments

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**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**

# MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared:  
**Steve Rosenberg**

Who on oath says that he/she is:

**Advertising Sales Consultant**  
of Miami Today, a weekly newspaper published at  
Miami in Miami-Dade County, Florida; that the  
attached copy of a notice of publication:

**PUBLIC NOTICE**  
**RE: LANDMARK AT DORAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

Was published in said newspaper in the issue(s) of:

**8/28/25**

Affidavit further says that the said Miami Today is a Newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in Miami-Dade County, Florida each week and has been entered as second-class mail matter at the post office in Miami, in the said Miami-Dade County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate or commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Affidant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

  
Steve Rosenberg, Advertising Sales Consultant

Notary   
Sworn to and subscribed before me this

28<sup>th</sup> day of August 2025

## Public Notice

### LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Landmark at Doral Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 12, 2025  
TIME: 4:00 PM  
LOCATION: Landmark Clubhouse  
10220 NW 66th Street  
Doral, Florida 33178

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda, Proposed Budget and proposed assessment roll may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at <https://landmarkatdoralcdd.net/>.

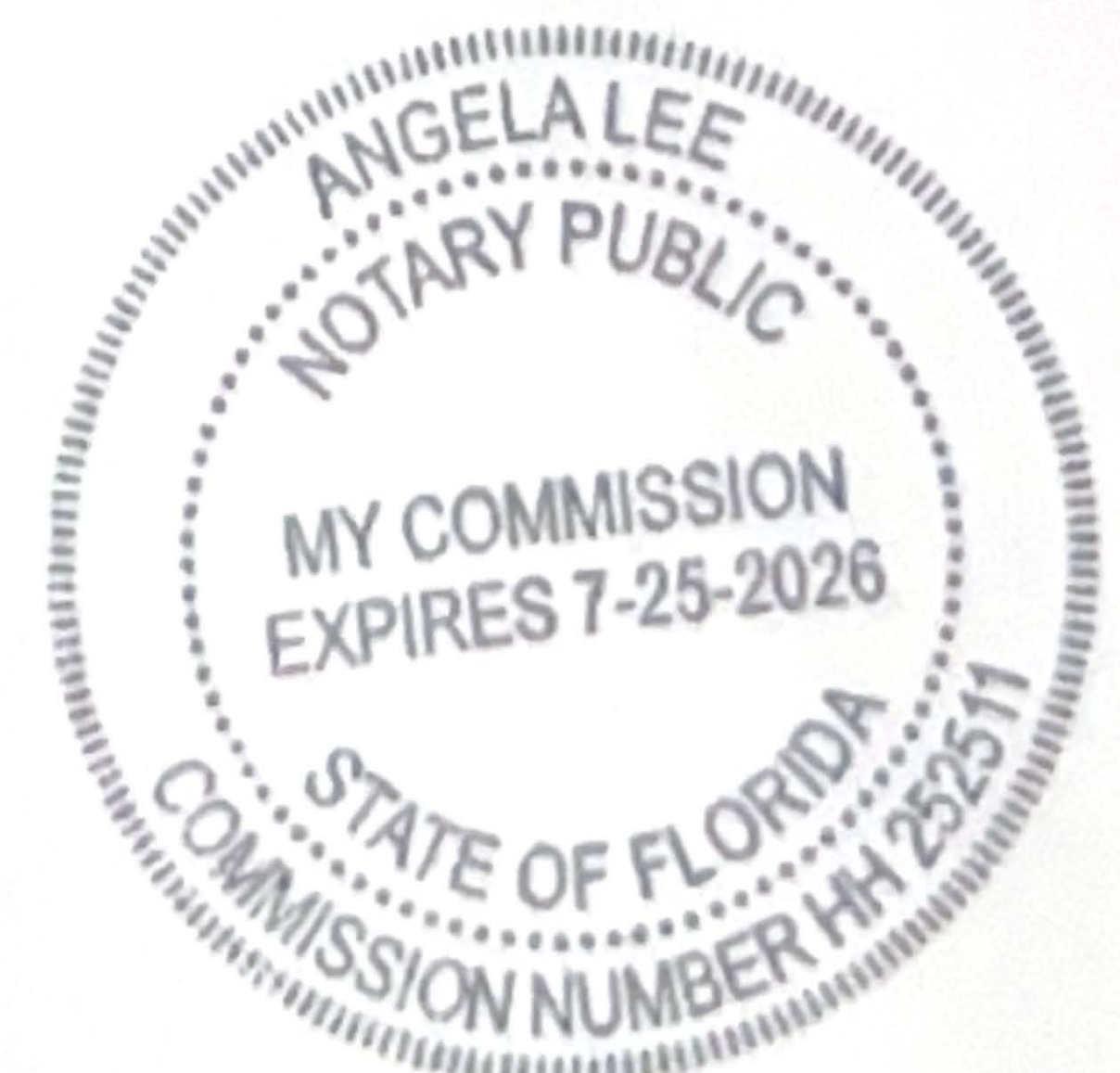
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Publication date: 8/28/25



**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## **RESOLUTION 2025-09**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has prepared and, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for the General Fund of the Landmark at Doral Community Development District ("Proposed Budget"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes, which Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, at least sixty (60) days prior to the Board's consideration of the Proposed Budget for adoption, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget

may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Landmark at Doral Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$2,176,847 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 907,898
TOTAL DEBT SERVICE FUND - SERIES 2016	\$ 183,626
TOTAL DEBT SERVICE FUND - SERIES 2019	<u>\$1,085,323</u>
<b>TOTAL ALL FUNDS</b>	<b>\$2,176,847</b>

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, Florida Statutes, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.
- e. Notwithstanding the foregoing, the District reserves the right pursuant to Section 197.3631, Florida Statutes, to collect and enforce assessments by any other means authorized by Florida law, including, but limited to, direct billing.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2025.**

ATTEST:

**LANDMARK AT DORAL COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Budget

**Exhibit A:** Fiscal Year 2025/2026 Budget

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
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**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 533,453				\$ 918,807
Assessment levy: on-roll FY 22	-				943
Allowable discounts (4%)	(21,338)				(36,790)
Assessment levy: net	512,115	\$ 478,875	\$ 33,240	\$ 512,115	882,960
Interest and miscellaneous	-	44	-	44	-
Total revenues	512,115	478,919	33,240	512,159	882,960
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	4,304	4,306	1,722	6,028	4,304
Management/accounting/recording	42,520	21,260	21,260	42,520	43,796
Legal general counsel	18,000	19,872	6,500	26,372	24,000
Engineering	25,000	20,796	7,500	28,296	28,500
Audit	8,900	-	8,900	8,900	9,100
Accounting services - debt service	5,305	2,653	2,652	5,305	5,305
Assessment roll preparation	11,395	5,698	5,697	11,395	11,395
Arbitrage rebate calculation	1,500	750	750	1,500	1,500
Dissemination agent	3,500	1,750	1,750	3,500	3,500
Trustee	5,500	4,246	1,254	5,500	5,500
Postage	500	110	390	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,000	-	3,000	3,000	3,000
Office supplies	500	-	500	500	500
Annual district filing fee	175	175	-	175	175
Insurance: general liability	7,878	7,449	-	7,449	7,878
Insurance: property	-	-	13,214	13,214	30,639
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Contingencies	1,000	464	536	1,000	1,000
Total professional & administrative	140,392	90,484	76,085	166,569	182,007

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>Field operations</b>					
Field operations management	38,400	19,200	19,200	38,400	38,400
Conservation area inspections	3,600	-	3,600	3,600	3,600
Wetlands planting & earthwork	6,000	-	6,000	6,000	4,500
Wetlands vegetation trimming	22,000	-	7,500	7,500	7,500
Conservation area management services	6,628	2,592	4,036	6,628	4,500
Landscape maintenance & irrigation	294,654	130,182	157,544	287,726	305,388
Irrigation - rust services	-	-	11,500	11,500	27,840
Lake bank beautification	-	5,764	-	5,764	-
Landscape irrigation repairs	15,000	3,775	5,000	8,775	15,000
Lake maintenance	-	286	858	1,144	1,500
Fountains - O&M	13,000	7,073	3,700	10,773	13,200
Fence repairs	7,500	-	-	-	2,500
Environmental investigation	26,250	-	26,250	26,250	26,250
Annual permits	6,000	-	2,150	2,150	2,150
Sidewalk repairs	32,000	21,725	-	21,725	5,000
Roadway maintenance	1,000	-	-	-	2,500
Signage repairs	1,000	-	1,000	1,000	30,125
Security - Rover and cameras	-	-	-	-	66,240
Pressure washing	17,000	17,850	-	17,850	17,000
Installation of median lights (NW 66th St)	160,000	61,013	98,987	160,000	-
Installation of street lights (NW104th Path)	22,733	17,004	5,729	22,733	-
Drainage system maintenance	20,654	-	49,800	49,800	90,000
Holiday Lights	1,500	-	-	-	19,500
Utilities - irrigation fountains	12,000	-	-	-	12,000
Utilities - electric	2,500	-	2,500	2,500	2,500
Utilities - street lights	12,000	-	5,000	5,000	12,000
Contingencies	9,000	5,510	3,490	9,000	7,500
Total field operations	730,419	291,974	394,644	667,418	716,693
<b>Other fees and charges</b>					
Property appraiser & tax collector	5,334	4,792	-	4,792	9,198
Total other fees and charges	5,334	4,792	-	4,792	9,198
Total expenditures	876,145	387,250	470,729	838,779	907,898
Excess/(deficiency) of revenues over/(under) expenditures	(364,030)	91,669	(437,489)	(326,620)	(24,938)
Fund balance - beginning (unaudited)	623,051	692,088	783,757	692,088	365,468
Fund balance - ending (projected)					
Assigned					
3 months working capital	224,945	114,472	224,945	224,945	232,883
Doral Cay stormwater	34,067	34,067	34,067	34,067	34,067
Unassigned	9	635,218	87,256	106,456	73,580
Fund balance - ending (projected)	\$ 259,021	\$ 783,757	\$ 346,268	\$ 365,468	\$ 340,530

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 4,304
Management/accounting/recording	43,796
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	24,000
<p>Billing, Cochran, Lyles, Mauro &amp; Ramsey, P.A., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	28,500
<p>Alvarez Engineers, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	9,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Accounting services - debt service	5,305
Assessment roll preparation	11,395
<p>The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with <b>Wrathell, Hunt and Associates, LLC</b>, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	3,500
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee	5,500
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	3,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

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

**EXPENDITURES (continued)**

Office supplies	500
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance: general liability	7,878
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Insurance: property	30,639
Website	705
District website per bondholder request.	
ADA website compliance	210
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

**Field operations**

Field operations management	38,400
Conservation area inspections	3,600
Monitoring reports are prepared by RS Environmental.	
Wetlands planting & earthwork	4,500
Replanting existing wetlands landscaping as necessary	
Wetlands vegetation trimming	7,500
Wetlands vegetation trimming at 62nd St, 104th Path and 102nd Ave	
Conservation area management services	4,500
The area management services is for maintenance of the preservation area being done by ECO BLUE	
Labor, equipment, clean up, disposal, transfer of plantings, install of pavers, furniture.	
Fence repairs	2,500
The fence repair budget is a contingency item in case repairs are needed.	
Landscape maintenance & irrigation	305,388
Irrigation - rust services	27,840
Caring of lawns, shrubs, beds, annuals, irrigation, trees, palms, mulch and overall health	
Landscape irrigation repairs	15,000
Irrigation repairs in excess of agreement	
Lake maintenance	1,500
Monthly maintenance -ECOBBLUE	
Fountains - O&M	13,200
Monthly contract at 350 for both fountains per month plus one time paint and repair cost.	
Environmental investigation	26,250
Consulting agreement for DERM related services, reporting and groundwater sampling of the NE lake	
Annual permits	2,150
Sidewalk repairs	5,000
Maintenance and repair of CDD-owned sidewalks	
Roadway maintenance	2,500
Security- Rover and Cameras	66,240
General maintenance (e.g., sidewalk spray, etc.)	

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

**EXPENDITURES (continued)**

Signage repairs	30,125
Pedestrian crossing and miscellaneous signage	
Pressure washing	17,000
Drainage system maintenance	
A 5-year program is recommended, where 20% of the system is serviced every year, so at the end of the 5th year 100% of the system has been serviced.	90,000
Holiday Lights	19,500
Utilities - irrigation fountains	12,000
Utilities - electric	2,500
Electric costs for NW 66th median lights, NW 104th Path street lights,	
Utilities - street lights	12,000
Lease and maintenance of 60 street light poles on NW 104th Path	
Contingencies	7,500
<b>Other fees and charges</b>	
Property appraiser	
The property appraiser's fee is 0.5%.	9,198
Total expenditures	<u><u>\$907,898</u></u>

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 189,631				\$ 189,631
Allowable discounts (4%)	(7,585)				(7,585)
Assessment levy: net	182,046	\$ 237,574	\$ 11,816	\$ 249,390	182,046
Interest	-	7,338	-	7,338	-
Total revenues	182,046	244,912	11,816	256,728	182,046
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	63,000	-	63,000	63,000	67,000
Interest	117,723	58,861	58,862	117,723	114,730
Total debt service	180,723	58,861	121,862	180,723	181,730
<b>Other fees &amp; charges</b>					
Property appraiser & tax collector	1,896	9,871	-	9,871	1,896
Total other fees & charges	1,896	9,871	-	9,871	1,896
Total expenditures	182,619	68,732	121,862	190,594	183,626
Excess/(deficiency) of revenues over/(under) expenditures	(573)	176,180	(110,046)	66,134	(1,580)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(67,344)	-	(67,344)	-
Total other financing sources/(uses)	-	(67,344)	-	(67,344)	-
Fund balance:					
Net increase/(decrease) in fund balance	(573)	108,836	(110,046)	(1,210)	(1,580)
Beginning fund balance (unaudited)	188,959	195,889	304,725	195,889	194,679
Ending fund balance (projected)	\$ 188,386	\$ 304,725	\$ 194,679	\$ 194,679	193,099
Use of fund balance:					
Debt service reserve account balance (required)					(90,588)
Interest expense - November 1, 2026					(55,774)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 46,737

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

	<b>Principal</b>	<b>Coupon Rate</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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Special assessment - on-roll	\$ 1,124,042				\$ 1,124,042
Special assessment - on-roll FY 22	-				6,503
Allowable discounts (4%)	(44,962)				(45,222)
Assessment levy: net	1,079,080	\$ 941,696	\$ 70,040	\$ 1,011,736	1,085,323
Interest	-	25,510	-	25,510	-
Total revenues	1,079,080	967,206	70,040	1,037,246	1,085,323
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	685,000	-	685,000	685,000	700,000
Interest	381,444	190,722	190,722	381,444	360,163
Total debt service	1,066,444	190,722	875,722	1,066,444	1,060,163
<b>Other fees &amp; charges</b>					
Property appraiser & tax collector	11,240	1,930	9,310	11,240	11,306
Total other fees & charges	11,240	1,930	9,310	11,240	11,306
Total expenditures	1,077,684	192,652	885,032	1,077,684	1,071,469
Excess/(deficiency) of revenues over/(under) expenditures	1,396	774,554	(814,992)	(40,438)	13,854
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	67,344	-	67,344	-
Total other financing sources/(uses)	-	67,344	-	67,344	-
Fund balance:					
Beginning fund balance (unaudited)	1,091,660	1,133,260	1,975,158	1,133,260	1,160,166
Ending fund balance (projected)	<u>\$1,093,056</u>	<u>\$ 1,975,158</u>	<u>\$ 1,160,166</u>	<u>\$ 1,160,166</u>	<u>1,174,020</u>
Use of fund balance:					
Debt service reserve account balance (required)					(528,300)
Interest expense - November 1, 2026					(169,206)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 476,514</u>

**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  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-Roll Assessments</b>
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<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&amp;M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
<b><u>North Parcel</u></b>					
TH/Flat (Condo)	276	\$ 590.50	\$ 1,300.65	\$ 1,891.15	\$ 1,643.49
TH 1 (Large)	89	590.50	1,630.15	2,220.65	1,972.99
TH 2 (Small)	390	590.50	1,589.69	2,180.19	1,932.53
<b>Total</b>	<b>755</b>				
<b><u>East Parcel</u></b>					
TH/Flat (Condo)	132	590.50	1,436.60	2,027.10	1,779.44
<b>Total</b>	<b>132</b>				
<b><u>South Parcel</u></b>					
Commercial	37.981	590.50	-	590.50	342.84
Apartments	631	590.50	-	590.50	342.84
<b>Total</b>	<b>668.981</b>				

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**

# MIAMI TODAY

2000 S. Dixie Highway, Suite 105A, Miami, FL 33133 (305) 358-2663

Published Weekly  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI DADE:

Before the undersigned authority personally appeared  
**Steve Rosenberg**  
Who on oath says that he/she is:

**Advertising Sales Consultant**  
of Miami Today, a weekly newspaper published at  
Miami in Miami-Dade County, Florida; that the  
attached copy of a notice of publication:

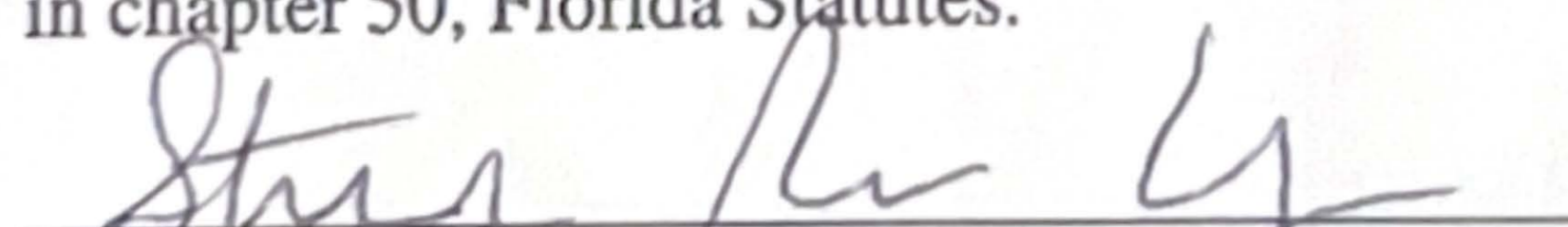
**PUBLIC NOTICE**  
**RE: LANDMARK AT DORAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

Was published in said newspaper in the issue(s) of:

**8/21/25**

Affidavit further says that the said Miami Today is  
a Newspaper published at Miami, in the said  
Miami-Dade County, Florida and that the said  
newspaper has heretofore been continuously  
published in Miami-Dade County, Florida each  
week and has been entered as second-class mail  
matter at the post office in Miami, in the said  
Miami-Dade County, Florida for a period of one  
year preceding the first publication of the attached  
copy of advertisement; and affiant further  
says that he/she has neither paid nor promised any  
person, firm or corporation any discount, rebate or  
commission or refund for the purpose of securing  
this advertisement for publication in the said  
newspaper.

Affidant further says that the website or newspaper  
complies with all legal requirements for publication  
in chapter 50, Florida Statutes.

  
Steve Rosenberg, Advertising Sales Consultant

Notary 

Sworn to and subscribed before me this

21<sup>st</sup> day of August 2025

## Public Notice

**LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Landmark at Doral Community Development District ("District") will hold the following two (2) public hearings and a regular Meeting:

DATE: September 12, 2025  
TIME: 4:00 PM  
LOCATION: Landmark Clubhouse  
10220 NW 66th Street  
Doral, Florida 33178

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / per 1,000 sq ft	ERU Factor	Annual O&M Assessment (1)
Residential Units	887	1	\$599.64
Commercial/Apartments	668.981	1	\$599.64

(1) Annual O&M Assessment include County collection costs and early payment discounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Miami-Dade County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

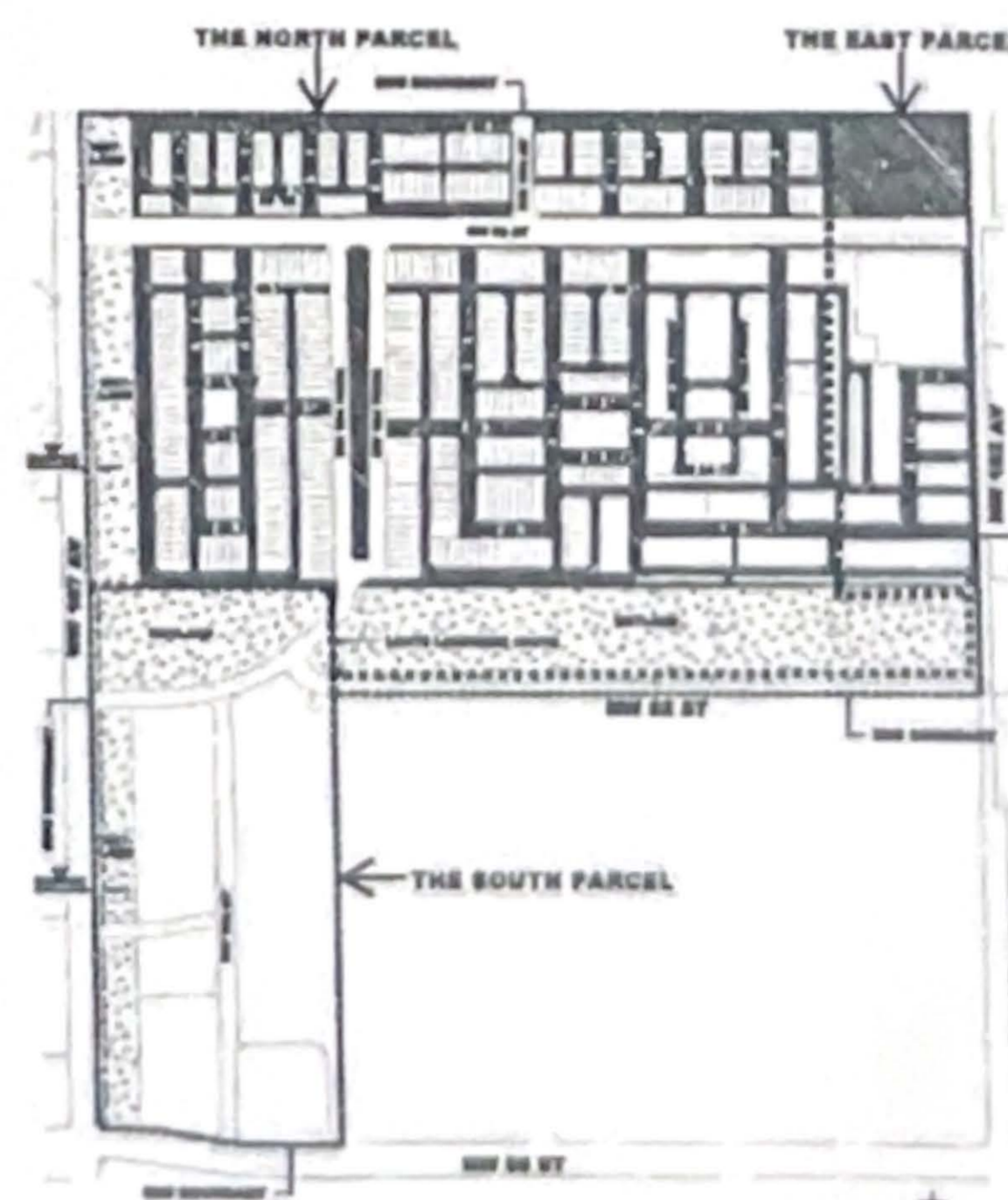
### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website, <http://www.riverridgecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



Publication date: 8/21/25





**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**

## RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Landmark at Doral Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Miami-Dade County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Landmark at Doral Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 12th day of September, 2025.

ATTEST:

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**From:** Angel Camacho <[Angel.Camacho@AlvarezEng.com](mailto:Angel.Camacho@AlvarezEng.com)>  
**Sent:** Monday, August 25, 2025 6:09 PM  
**To:** Kristen Thomas <[thomask@whhassociates.com](mailto:thomask@whhassociates.com)>  
**Cc:** Odel Torres <[odeltorres@aol.com](mailto:odeltorres@aol.com)>  
**Subject:** RE: Landmark at Doral CDD- Insurance adjustment possibility

Good afternoon Kristen,

The entrance features at NW 66 St and NW 107 Ave were not part of the CDD infrastructure project financed with CDD bond money. These features were conveyed to the CDD as part of the land fixtures when Lennar deeded the entrance parcels to the District. As such, they would not be included in the completion certificate.

Since this is part of the community's main entrance, any changes will need to comply with the City of Doral's zoning and landscape requirements. Below are a few options and the likely permitting process for each:

1. **Remove the Fountain Entirely**
  - Convert the space into a landscaped bed with planting and decorative stone.
  - Permitting: Requires an electrical permit (to remove/cap the pump and lighting) and, if water lines exist, a plumbing permit (to cap them). Because this is a community entry feature, a zoning/landscape review and approval will also be required to update the site plan.
2. **Simplify the Fountain**
  - Downsize to a smaller, low-maintenance water element (e.g., a recirculating bubbler or small basin).
  - Permitting: Requires a building permit (modification to the structure), electrical and plumbing permits (for revised pump and lines), and zoning/landscape approval for the new design.
3. **Convert to a Non-Water Feature**
  - Retain the structure but infill with planting, stone, or dry landscaping to create a decorative bed without water.
  - Permitting: Requires electrical and plumbing permits for utility removal. If the basin is modified (e.g., drainage holes added, filled with soil or concrete), a minor building permit may also be needed. Zoning/landscape review will still be required since this is part of the approved community entry design.

Each option differs in complexity, cost, and maintenance obligations. I recommend the Board decides whether the community wants to retain water as a feature or transition to a dry landscape approach, and then confirm with the City of Doral which permits and approvals will apply.

Regards,



**Angel Camacho**  
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**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  
JULY 31, 2025**

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

	Major Funds				
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	Total Governmental Funds
<b>ASSETS</b>					
Cash - SunTrust	\$ 427,470	\$ -	\$ -	\$ -	\$ 427,470
Revenue	-	97,284	666,500	-	763,784
Reserve	-	101,968	366,800	-	468,768
2019A-2 Reserve 2008	-	-	161,500	-	161,500
Principal	-	-	1	-	1
Construction	-	47	-	13,554	13,601
Due from debt service 2019	1,234	-	-	-	1,234
Due from Merged	896	-	6,178	-	7,074
Total assets	<u>\$ 429,600</u>	<u>\$ 199,299</u>	<u>\$ 1,200,979</u>	<u>\$ 13,554</u>	<u>\$ 1,843,432</u>
<b>LIABILITIES</b>					
<b>Liabilities</b>					
Due to other funds					
General fund	\$ -		\$ 1,236	\$ -	\$ 1,236
Total liabilities	<u>-</u>	<u>-</u>	<u>1,236</u>	<u>-</u>	<u>1,236</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	-	199,299	1,193,565	-	1,392,864
Capital projects	-	-	-	13,554	13,554
Assigned					
3 months working capital	224,945	-	-	-	224,945
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	169,692	-	-	-	169,692
Total fund balances	<u>428,704</u>	<u>199,299</u>	<u>1,193,565</u>	<u>13,554</u>	<u>1,835,122</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 429,600</u>	<u>\$ 199,299</u>	<u>\$ 1,200,979</u>	<u>\$ 13,554</u>	<u>\$ 1,843,432</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 516,044	\$ 512,115	101%
Individual lot holder assessment	-	358	-	
Interest & miscellaneous	4	66	-	N/A
Total revenues	<u>4</u>	<u>516,468</u>	<u>512,115</u>	101%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	7,320	4,304	170%
Management/accounting/recording	3,543	35,433	42,520	83%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	1305	29,230	18,000	162%
Engineering	1,250	35,029	25,000	140%
Audit	-	-	8,900	0%
Accounting services - debt service	442	4,421	5,305	83%
Assessment roll preparation	950	9,496	11,395	83%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	2,917	3,500	83%
Trustee	-	8,493	5,500	154%
Postage & reproduction	39	192	500	38%
Printing & binding	42	417	500	83%
Legal advertising	-	-	3,000	0%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	20,663	7,878	262%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Contingencies	92	928	1,000	93%
Total professional & administrative	<u>7,955</u>	<u>156,169</u>	<u>140,392</u>	111%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Field operations management	3,200	32,000	38,400	83%
Monitoring reports	-	-	3,600	0%
Wetlands planting and earthwork	-	-	6,000	0%
Wetland vegetation trimming	-	-	22,000	0%
Area management services	-	2,850	6,628	43%
Lake bank beautification	-	5,764	-	N/A
Irrigation rust control	2,320	9,280	-	N/A
Landscape maintenance & irrigation	23,464	242,050	294,654	82%
Lake maintenance water mgmt	150	1,029	-	N/A
Conservation area mgmt service	-	312	-	N/A
Landscape irrigation repairs	-	5,765	15,000	38%
Fountain - O&M	1,050	13,035	13,000	100%
Fence repair	-	-	7,500	0%
Sidewalk repairs	-	21,725	32,000	68%
Pressure washing	-	17,850	17,000	105%
Environmental investigation	-	10,000	26,250	38%
Annual permits	-	-	6,000	0%
Roadway maintenance	-	-	1,000	0%
Signage repairs	-	-	1,000	0%
Installation of median lights	15,882	172,189	160,000	108%
Installation of street lights	-	17,004	22,733	75%
Drainage system maintenance	61,263	61,263	20,654	297%
Property insurance	-	-	1,500	0%
Utilities - irrigation	-	-	12,000	0%
Utilities - electric	-	-	2,500	0%
Utilities - street lights	-	-	12,000	0%
Contingencies	-	5,510	9,000	61%
Total field operations	<u>107,329</u>	<u>617,626</u>	<u>730,419</u>	85%
<b>Other fees and charges</b>				
Property appraiser & tax collector	-	5,161	5,334	97%
Total other fees and charges	<u>-</u>	<u>5,161</u>	<u>5,334</u>	97%
Total expenditures	<u>115,284</u>	<u>778,956</u>	<u>876,145</u>	89%
Excess/(deficiency) of revenues over/(under) expenditures	(115,280)	(262,488)	(364,030)	
Fund balance - beginning	<u>543,984</u>	<u>691,192</u>	<u>623,051</u>	
Fund balance - ending (projected)	<u>428,704</u>	<u>428,704</u>	<u>259,021</u>	
Assigned				
3 months working capital	224,945	224,945	224,945	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	169,692	169,692	9	
Fund balance - ending	<u>\$ 428,704</u>	<u>\$ 428,704</u>	<u>\$ 259,021</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ -	\$ 250,787	\$ 182,046	138%
Interest	620	10,692	-	N/A
Total revenues	620	261,479	182,046	144%
<b>EXPENDITURES</b>				
Principal	-	63,000	63,000	100%
Interest	-	117,723	117,723	100%
Total expenditures	-	180,723	180,723	100%
<b>Other fees and charges</b>				
Property appraiser & tax collector	-	10,002	1,896	528%
Total other fees and charges	-	10,002	1,896	528%
Total expenditures	-	190,725	182,619	104%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(67,344)	-	N/A
Total other financing sources/(uses)	-	(67,344)	-	N/A
Excess/(deficiency) of revenues over/(under) expenditures	620	3,410	(573)	
Fund balance - beginning	198,679	195,889	188,959	
Fund balance - ending	<u>\$ 199,299</u>	<u>\$ 199,299</u>	<u>\$ 188,386</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments - on roll	\$ -	\$ 1,020,017	\$ 1,079,080	95%
Interest	3,726	45,802	-	N/A
Individual lot holder assessment	-	2,471		N/A
Total revenues	<u>3,726</u>	<u>1,068,290</u>	<u>1,079,080</u>	99%
<b>EXPENDITURES</b>				
Principal	-	685,000	685,000	100%
Interest	-	381,444	381,444	100%
Total expenditures	<u>-</u>	<u>1,066,444</u>	<u>1,066,444</u>	100%
<b>Other fees and charges</b>				
Property appraiser & tax collector	-	2,707	11,240	24%
Total other fees and charges	<u>-</u>	<u>2,707</u>	<u>11,240</u>	24%
Total expenditures	<u>-</u>	<u>1,069,151</u>	<u>1,077,684</u>	99%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	67,344	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>67,344</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	3,726	66,483	1,396	
Fund balance - beginning	1,189,839	1,127,082	1,091,660	
Fund balance - ending	<u>\$ 1,193,565</u>	<u>\$ 1,193,565</u>	<u>\$ 1,093,056</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 JULY 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ 44	\$ 412
Total revenues	<u>44</u>	<u>412</u>
<b>EXPENDITURES</b>		
Excess/(deficiency) of revenues over/(under) expenditures	44	412
Fund balance - beginning	<u>13,510</u>	<u>13,142</u>
Fund balance - ending	<u><u>\$ 13,554</u></u>	<u><u>\$ 13,554</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>
11/01/16		81,279.18	81,279.18	2,840,000.00
05/01/17	46,000.00	67,111.25	113,111.25	2,794,000.00
11/01/17		66,248.75	66,248.75	2,794,000.00
05/01/18	48,000.00	66,248.75	114,248.75	2,746,000.00
11/01/18		65,348.75	65,348.75	2,746,000.00
05/01/19	50,000.00	65,348.75	115,348.75	2,696,000.00
11/01/19		64,411.25	64,411.25	2,696,000.00
05/01/20	52,000.00	64,411.25	116,411.25	2,644,000.00
11/01/20		63,436.25	63,436.25	2,644,000.00
05/01/21	54,000.00	63,436.25	117,436.25	2,590,000.00
11/01/21		62,423.75	62,423.75	2,590,000.00
05/01/22	56,000.00	62,423.75	118,423.75	2,534,000.00
11/01/22		61,373.75	61,373.75	2,534,000.00
05/01/23	58,000.00	61,373.75	119,373.75	2,476,000.00
11/01/23		60,286.25	60,286.25	2,476,000.00
05/01/24	60,000.00	60,286.25	120,286.25	2,416,000.00
11/01/24		58,861.25	58,861.25	2,416,000.00
05/01/25	63,000.00	58,861.25	121,861.25	2,353,000.00
11/01/25		57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	57,365.00	124,365.00	2,286,000.00
11/01/26		55,773.75	55,773.75	2,286,000.00
05/01/27	70,000.00	55,773.75	125,773.75	2,216,000.00
11/01/27		54,111.25	54,111.25	2,216,000.00
05/01/28	73,000.00	54,111.25	127,111.25	2,143,000.00
11/01/28		52,377.50	52,377.50	2,143,000.00
05/01/29	77,000.00	52,377.50	129,377.50	2,066,000.00
11/01/29		50,548.75	50,548.75	2,066,000.00
05/01/30	80,000.00	50,548.75	130,548.75	1,986,000.00
11/01/30		48,648.75	48,648.75	1,986,000.00
05/01/31	84,000.00	48,648.75	132,648.75	1,902,000.00
11/01/31		46,653.75	46,653.75	1,902,000.00
05/01/32	88,000.00	46,653.75	134,653.75	1,814,000.00
11/01/32		44,563.75	44,563.75	1,814,000.00
05/01/33	93,000.00	44,563.75	137,563.75	1,721,000.00
11/01/33		42,355.00	42,355.00	1,721,000.00
05/01/34	97,000.00	42,355.00	139,355.00	1,624,000.00
11/01/34		40,051.25	40,051.25	1,624,000.00
05/01/35	102,000.00	40,051.25	142,051.25	1,522,000.00
11/01/35		37,628.75	37,628.75	1,522,000.00
05/01/36	107,000.00	37,628.75	144,628.75	1,415,000.00
11/01/36		35,087.50	35,087.50	1,415,000.00
05/01/37	112,000.00	35,087.50	147,087.50	1,303,000.00

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

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

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21			146,175.00	146,175.00	9,745,000.00
05/01/22	445,000.00	3.000%	146,175.00	591,175.00	9,300,000.00
11/01/22			139,500.00	139,500.00	9,300,000.00
05/01/23	460,000.00	3.000%	139,500.00	599,500.00	8,840,000.00
11/01/23			132,600.00	132,600.00	8,840,000.00
05/01/24	475,000.00	3.000%	132,600.00	607,600.00	8,365,000.00
11/01/24			125,475.00	125,475.00	8,365,000.00
05/01/25	490,000.00	3.000%	125,475.00	615,475.00	7,875,000.00
11/01/25			118,125.00	118,125.00	7,875,000.00
05/01/26	500,000.00	3.000%	118,125.00	618,125.00	7,375,000.00
11/01/26			110,625.00	110,625.00	7,375,000.00
05/01/27	520,000.00	3.000%	110,625.00	630,625.00	6,855,000.00
11/01/27			102,825.00	102,825.00	6,855,000.00
05/01/28	535,000.00	3.000%	102,825.00	637,825.00	6,320,000.00
11/01/28			94,800.00	94,800.00	6,320,000.00
05/01/29	550,000.00	3.000%	94,800.00	644,800.00	5,770,000.00
11/01/29			86,550.00	86,550.00	5,770,000.00
05/01/30	565,000.00	3.000%	86,550.00	651,550.00	5,205,000.00
11/01/30			78,075.00	78,075.00	5,205,000.00
05/01/31	585,000.00	3.000%	78,075.00	663,075.00	4,620,000.00
11/01/31			69,300.00	69,300.00	4,620,000.00
05/01/32	600,000.00	3.000%	69,300.00	669,300.00	4,020,000.00
11/01/32			60,300.00	60,300.00	4,020,000.00
05/01/33	620,000.00	3.000%	60,300.00	680,300.00	3,400,000.00
11/01/33			51,000.00	51,000.00	3,400,000.00
05/01/34	640,000.00	3.000%	51,000.00	691,000.00	2,760,000.00
11/01/34			41,400.00	41,400.00	2,760,000.00
05/01/35	660,000.00	3.000%	41,400.00	701,400.00	2,100,000.00
11/01/35			31,500.00	31,500.00	2,100,000.00
05/01/36	680,000.00	3.000%	31,500.00	711,500.00	1,420,000.00
11/01/36			21,300.00	21,300.00	1,420,000.00
05/01/37	700,000.00	3.000%	21,300.00	721,300.00	720,000.00
11/01/37			10,800.00	10,800.00	720,000.00
05/01/38	720,000.00	3.000%	10,800.00	730,800.00	-
<b>Total</b>	<b>9,745,000.00</b>		<b>2,840,700.00</b>	<b>12,585,700.00</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>
11/01/21			73,684.38	73,684.38	4,000,000.00
05/01/22	175,000.00	3.125%	73,684.38	248,684.38	3,825,000.00
11/01/22			70,950.00	70,950.00	3,825,000.00
05/01/23	180,000.00	3.125%	70,950.00	250,950.00	3,645,000.00
11/01/23			68,137.50	68,137.50	3,645,000.00
05/01/24	185,000.00	3.125%	68,137.50	253,137.50	3,460,000.00
11/01/24			65,246.88	65,246.88	3,460,000.00
05/01/25	195,000.00	3.375%	65,246.88	260,246.88	3,265,000.00
11/01/25			61,956.25	61,956.25	3,265,000.00
05/01/26	200,000.00	3.375%	61,956.25	261,956.25	3,065,000.00
11/01/26			58,581.25	58,581.25	3,065,000.00
05/01/27	205,000.00	3.375%	58,581.25	263,581.25	2,860,000.00
11/01/27			55,121.88	55,121.88	2,860,000.00
05/01/28	215,000.00	3.375%	55,121.88	270,121.88	2,645,000.00
11/01/28			51,493.75	51,493.75	2,645,000.00
05/01/29	220,000.00	3.375%	51,493.75	271,493.75	2,425,000.00
11/01/29			47,781.25	47,781.25	2,425,000.00
05/01/30	230,000.00	3.375%	47,781.25	277,781.25	2,195,000.00
11/01/30			43,900.00	43,900.00	2,195,000.00
05/01/31	240,000.00	4.000%	43,900.00	283,900.00	1,955,000.00
11/01/31			39,100.00	39,100.00	1,955,000.00
05/01/32	245,000.00	4.000%	39,100.00	284,100.00	1,710,000.00
11/01/32			34,200.00	34,200.00	1,710,000.00
05/01/33	255,000.00	4.000%	34,200.00	289,200.00	1,455,000.00
11/01/33			29,100.00	29,100.00	1,455,000.00
05/01/34	270,000.00	4.000%	29,100.00	299,100.00	1,185,000.00
11/01/34			23,700.00	23,700.00	1,185,000.00
05/01/35	280,000.00	4.000%	23,700.00	303,700.00	905,000.00
11/01/35			18,100.00	18,100.00	905,000.00
05/01/36	290,000.00	4.000%	18,100.00	308,100.00	615,000.00
11/01/36			12,300.00	12,300.00	615,000.00
05/01/37	300,000.00	4.000%	12,300.00	312,300.00	315,000.00
11/01/37			6,300.00	6,300.00	315,000.00
05/01/38	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>4,000,000.00</b>		<b>1,519,306.25</b>	<b>5,519,306.25</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 August 12, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66<sup>th</sup> Street, Doral, Florida 33178.

**Present:**

Odel Torres	Chair
Sui Flan Jim	Vice Chair
Juan Javier De Maqua	Assistant Secretary
Jorge Finol	Assistant Secretary

**Also present:**

Kristen Thomas	District Manager
Ginger Wald	District Counsel
Angelo Camacho	District Engineer
Shannon Alvarez (via telephone)	BrightView Account Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 4:07 p.m. Supervisors Finol, De Maqua and Torres were present. Supervisor Jim arrived a few minutes after roll call. Supervisor Tellez was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

▪ **BrightView Landscape Services: Property Update**

**This item, previously Item 13DII, was presented out of order.**

Ms. Alvarez distributed and presented the Wet Check Report and proposals to repair irrigation breaks caused by homeowners and contractors and to add Landmark South parcels to its Agreement effective October 1, 2025. She and Ms. Thomas noted the following:

- Quarterly maintenance started on Monday and should be finished tomorrow. The QSA document will be prepared.
- Preparation of a QSA of several items involving Landmark South parcels that need to be corrected before turnover is underway.

Ms. Thomas stated the \$3,175 proposal captures the irrigation breaks associated with e-bikes and standard breakage and is part of the maintenance agreement. Mr. Castro is working with the Florida Power & Light (FPL) contractor to ensure repairs are made or it is restored to the original condition. Ms. Alvarez wants assurance that the lines are flushed after finishing.

➤ FPL might decide to reimburse the CDD to repair the contractor's damages and construction damages.

➤ Whether the proposal cost for Pump 1, Zones 24 and 27 is to replace two lateral lines and not the pop ups will be confirmed.

➤ Regarding damages due to trenching or to install cameras, the CDD is in contact with the Mansions at Doral. Judy with the HOA stated they were not notified of contractors being on site; the homeowner did not obtain approval from the CDD or the Architectural Review Board.

Regarding an earlier comment, Ms. Wald stated the CDD has authority over its property but that it is not private property. She explained the criteria and process authorizing the ability to work on CDD property. Since that was not met, the CDD should put the parties on notice and speak to them directly before incurring District Counsel costs.

Discussion ensued regarding whether repairs can be deferred, whether to proceed with repairing irrigation breaks, off-setting deficient funding using the sidewalk repair budget, seeking reimbursement and BrightView providing documentation of the damages and repairs.

Ms. Alvarez stated she will check if deferring the repairs on 66<sup>th</sup> Street and Linear Park will affect other things, such as Pump 1.

**On MOTION by Mr. Finol and seconded by Mr. De Maqua, with all in favor, authorizing the District Manager to work with Ms. Alvarez to ensure the needed repairs are made, ensure keeping up with landscaping, and authorizing Staff to continue working to recoup the funds from the parties involved, including issuing demand letters, in a not-to-exceed amount of \$7,500, was approved.**

Ms. Thomas stated the Landmark South HOA was placed on notice that the CDD will not accept conveyance of the parcels until the improvements and irrigation repairs Mr. Strickland promised are done. She received confirmation last week that the repairs will be done. The maintenance costs were incorporated into the Fiscal Year 2026 budget.

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

**This item, previously Item 13B, was presented out of order.**

I. **Update: MEC Engineering Services Continuing Consulting and Updates**

- **MEC Engineering First Amendment to Consulting Services Agreement**

Mr. Camacho stated this Agreement adds installation of a deep monitoring well to the project scope, which will be Well #8. The original Environmental Consultant never recorded it and tests were taken of the wrong well. Ms. Thomas will use contingency funds this year; however, she already added it into the Fiscal Year 2026 budget. Mr. Camacho stated the Report is due to the Department of Environmental Resource Management (DERM) by August 28, 2025.

- **Historical Groundwater Analytical Results**

This item was included for informational purposes.

Regarding the NW 104 Path Lighting project outlined in the July Monthly Report, Mr. Camacho stated he sent FPL BrightView's wet check areas, as they are working in the same area. FPL is required to obtain traffic and utility permits from the City.

II. **Update: Developer Response Regarding Missing Pedestrian Crosswalk Signage**

Ms. Thomas stated the City is requiring Mr. Castro to bifurcate his public records request for permitting and as-builts. Mr. Camacho stated the documents will help confirm the Developer belief that signs were installed during construction and for the final walkthrough with the City.

Discussion ensued regarding resident complaints of the NW 66 Street median lighting not being bright enough and of overgrown vegetation causing line-of-site issues; lighting should mirror those at the Club entrance. Mr. Camacho will have the contractor check the voltage.

Regarding the French Drain Phase II Project, Ms. Thomas stated the work order will be presented in September; the project will commence October 1, 2025. She asked Mr. Camacho to confirm that the contractor pulled the Class V permit.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Eco-Blue Aquatic Services, Inc. Lake and Mitigation Maintenance Agreement**

Ms. Thomas noted challenges and deficiencies with Allstate's work. She presented the Eco-Blue Aquatic Services, Inc. Lake and Mitigation Maintenance Agreement for conservation wetland and lake management services in the monthly amount of \$500. If approved, this will consolidate the project scope and contracts with Allstate and Lake Doctors and result in a cost saving of \$2,640 annually, as outlined in the monthly report behind 13C. Ms. Wald stated the CDD must send Allstate and the Lake Doctors a 30-day written notice to terminate the contracts.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, terminating the Allstate Resource Management, Inc., Wetland Maintenance Contract pursuant to the Agreement, was approved.

On MOTION by Mr. Torres and seconded by Mr. Finol, with all in favor, to terminating The Lakes Doctors, Inc. Inc., Lake Management Services contract, pursuant to the Agreement, was approved.

On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, engaging Eco-Blue Aquatic Services, Inc. as the Conservation Wetland and Lake Management Services contractor, was approved.

#### FOURTH ORDER OF BUSINESS

Discussion/Consideration: Additional  
Holiday Lights

##### A. Miami Christmas Lights Service Agreement [Holiday Landscape Lighting]

Although approved at the last meeting, Mr. Torres stated he did not execute the three-year agreement due to funding concerns. Ms. Wald reviewed the terms outlined in the Agreement that address this.

Mr. Torres presented proposals for holiday lighting at the monuments and medians:

##### B. Miami Christmas Lights

###### I. Monuments

###### II. Medians

##### C. YS Lighting Services

###### I. Monuments

###### II. Medians

On MOTION by Mr. De Maqua and seconded by Mr. Finol, with all in favor, YS Lighting Services Proposal #202502-105, for holiday lighting of the two monuments at the main entrance (66<sup>th</sup> Street and 107<sup>th</sup> Avenue NW), in the amount of \$3,275.80, was approved.

A suggestion was made to award the contract to Miami Christmas Lights, if they are willing to match the YS Lighting Services proposal amount. Approval of YS Lighting Services Proposal #202502-105 will be rescinded.

On MOTION by Mr. De Maqua and seconded by Mr. Finol, with all in favor, rescinding approval of YS Lighting Services Proposal #202502-105, for holiday lighting of the two monuments at the main entrance (66<sup>th</sup> Street and 107<sup>th</sup> Avenue NW), in the amount of \$3,275.80, was approved.

On MOTION by Mr. De Maqua and seconded by Mr. Torres, with all in favor, authorizing the District Manager to engage the services Miami Christmas Lights for holiday lighting of the two monuments at the main entrance (66<sup>th</sup> Street and 107<sup>th</sup> Avenue NW) of Landmark at Doral, subject to Miami Christmas Lights agreeing to a not-to-exceed amount of \$3,275.80, and, if not, then proceeding with engaging YS Lighting Services pursuant to Proposal #202502-105, not-to-exceed amount of \$3,275.80, was approved.

## FIFTH ORDER OF BUSINESS

Discussion/Consideration:  
Landscape Services

BrightView

### A. Annual Agreement Renewal

Due to recent meetings with Mr. Castro and BrightView, Mr. Torres proposed the HOA take over the CDD landscaping responsibilities and that the HOA bill the CDD for the services. This will allow for one landscaping contract and avoid confusion as to what areas belong to the HOA and the CDD. A Board Member stated he would be in favor of this if the HOA bids the project as he is not happy with the performance of BrightView or the HOA. It was noted that the CDD bid the project last year. Ms. Wald stated the BrightView contract expires September 30, 2025 and the HOA will be required to formally bid the contract, on behalf of the CDD, if the contract costs exceed \$195,000.

Mr. Torres asked BrightView to submit a proposal for landscaping only, as he plans to bid separate contracts for mulching, irrigation, etc. Ms. Thomas suggested presenting this at the September meeting; she will send the Landmark South parcel cost to Mr. Torres to be added to the Agreement; \$23,000 was already built into the Fiscal Year 2026 budget.

### B. Hurricane Services Post Clean Up Agreement

Ms. Thomas recommended entering into an Agreement with BrightView to coincide with the recently approved Statewide Mutual Aid Agreement. This will avoid the CDD waiting for a response from the government in determining critical areas for storm cleanup.

On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, amending the BrightView contract to include Hurricane Services Post Clean Up, while

utilizing the Statewide Mutual Aid Agreement and utilizing the BrightView Agreement at the same time, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration/Discussion:**  
**Agreement**

**UNUS**

Discussion ensued regarding UNUS Property Management LLC choosing not to renew the Agreement and that their last day will be September 30, 2025.

It was noted that the CDD will need to go out to bid for a Field Operations Manager.

Mr. Torres discussed his experiences with Mr. Castro.

Discussion ensued regarding whether to terminate the contract now or wait, since the CDD is required to pay the vendor up until September 30, 2025, possibly entering into an agreement with the HOA, prior difficulties finding vendors, and appointing Mr. Torres as liaison.

The Board consensus was to take no action and present proposals at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Approved HOA  
Porter Services Agreement**

Mr. Torres asked to remove Item 3 of Exhibit A "Linear Park and Green Spaces owned by the District" from the Agreement, as that area is part of the lake maintenance service.

**EIGHTH ORDER OF BUSINESS**

**Reconsideration/Discussion: Security Rover  
Services 8 Hours**

Mr. Torres stated the \$5,520 monthly proposal for Security Rover Services is for the HOA to bill the CDD for taking on one eight-hour shift from the HOA's contract, which results in the HOA and CDD having 24-hour security coverage.

Discussion ensued regarding the CDD entering into an Agreement with the HOA and negotiating or possibly using unassigned funds to offset the approximate \$11,000 overage.

**On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, entering into an Agreement with the HOA to provide security services to the CDD, for a term of one year, effective October 1, 2025, with automatic renewals, in a not-to-exceed amount of \$66,240, was approved.**

## NINTH ORDER OF BUSINESS

Discussion: Landmark Traffic Pattern  
Challenges on District Roadways

Discussion ensued regarding how to address drivers not adhering to signage, which results in driving in the wrong direction.

## TENTH ORDER OF BUSINESS

Update: Fountain Area Paint Project [not to exceed \$5,150]

Discussion ensued regarding a suggestion to repurpose the two front fountains into gardens, as the fountain maintenance, repair and insurance costs are extreme.

On MOTION by Ms. Jim and seconded by Mr. Finol, with all in favor, designating Mr. Tores as liaison to work with the contractor to develop a proposal and design a landscape element to replace the fountains, was approved.

The meeting recessed at 6:44 p.m. and reconvened at 6:47 p.m.

## ELEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives  
Reporting FY2026 [Section 189.0694,  
Florida Statutes - Special Districts  
Performance Measures and Standards  
Reporting]

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

Ms. Thomas asked approval for the Chair to execute the document in final form, as the District Engineer's Annual Inspection of the District's infrastructure is due September 30, 2025 and the posting to the CDD website deadline is December 1, 2025.

On MOTION by Mr. Torres and seconded by Mr. Finol, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

On MOTION by Mr. Torres and seconded by Mr. Finol, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures/Standards & Annual Reporting Form, were approved.

## TWELFTH ORDER OF BUSINESS

Consent Agenda Items (5 minutes)

## A. Acceptance of Unaudited Financial Statements as of June 30, 2025

## B. Approval of May 7, 2025 Regular Meeting Minutes

On MOTION by Mr. Finol and seconded by Mr. Torres, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted, and the May 7, 2025 Regular Meeting Minutes, as presented, were approved.

## ▪ Update: Delinquency Billing – 5 Units

This item, previously Item 13DI, was presented out of order.

Ms. Thomas suggested placing collection of assessments for the five units with delinquent accounts on the tax bill, based on the CDD completing its due diligence.

On MOTION by Mr. Finol and seconded by Mr. Torres, with all in favor, authorizing the CDD and the collection office to proceed with utilizing the services of the Property Appraiser and Tax Collector to direct bill the five delinquent units, using the Truth In Millage (TRIM) Notice for Fiscal Year 2026, was approved.

## THIRTEENTH ORDER OF BUSINESS

Staff Reports

## A. District Counsel: Billing, Cochran, Lyles, Mauro &amp; Ramsey, P.A.

## • 2025 Legislative Update

Ms. Wald highlighted Sections 3, 4 and 6 of the Memorandum regarding new legislation that applies to the CDD, pertaining to rulemaking, code of ethics and change order procedures.

## • Form 1 Submission and Ethics Training

Board Members must file Form 1 by July 1, 2025, with the exception of Ms. Jim. Mr. De Maqua is pending. The required four hours of ethics training deadline is December 31, 2025.

## • Conveyance of Mailbox Structures from HOA to CDD

Ms. Thomas stated HOA's Counsel is reviewing legal documents and, upon approval, the last set of mailbox structures will be conveyed to the CDD. They will need to be insured.

Ms. Wald stated the next General Election is November 2026. An announcement will be made in April 2026 of the seats up for election, the qualifying period and candidate requirements.

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

The July 2025 Monthly Summary Report was included for informational purposes.

**I. Update: MEC Engineering Services Continuing Consulting and Updates**

- **MEC Engineering First Amendment to Consulting Services Agreement**
- **Historical Groundwater Analytical Results**

**II. Update: Developer Response Regarding Missing Pedestrian Crosswalk Signage**

These items were presented following the Third Order of Business.

**C. Field Operations Manager: UNUS Property Management, LLC**

This item was discussed during the Fifth Order of Business.

**I. Brightview Service Schedule**

**II. Quality Site Assessment**

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

**I. Update: Delinquency Billing – 5 Units**

This item was presented following the Twelfth Order of Business.

**II. BrightView Landscape Services; Property Update**

This item was presented following the Second Order of Business.

**III. NEXT MEETING DATE: September 12, 2025 at 4:00 P.M. [Adoption of FY2026 Budget]**

**○ QUORUM CHECK**

Ms. Thomas stated she expects many attendees at the next meeting, due to the assessment increase notice. Ms. Wald stated if an interpreter is needed, the request must be made by a member of the public.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Torres and seconded by Mr. Finol, with all in favor, the meeting adjourned at 7:04 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

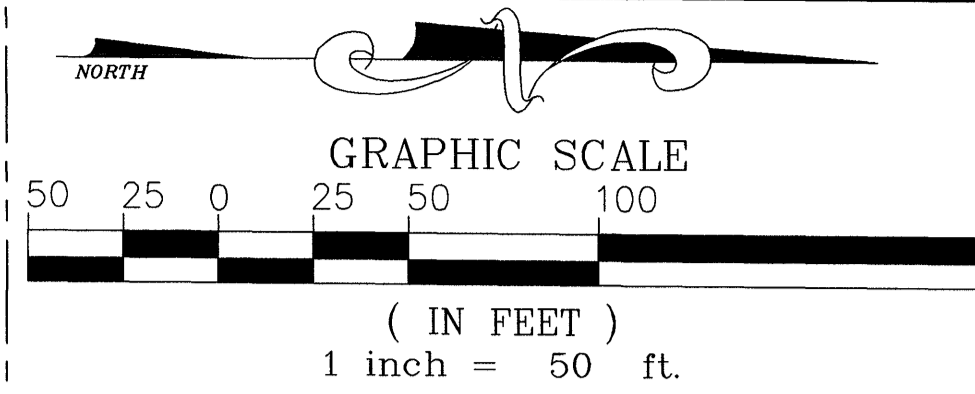
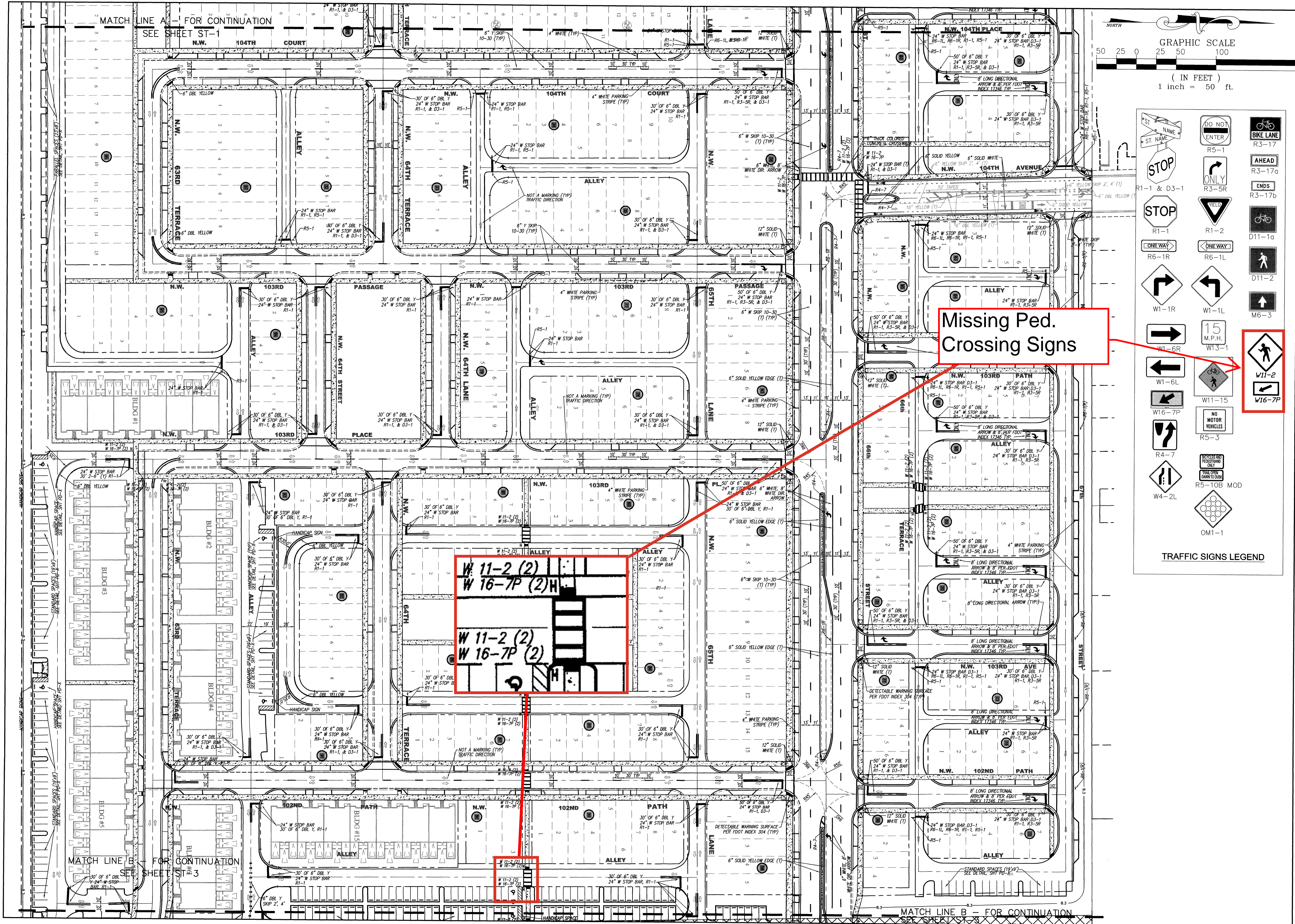
# **STAFF REPORTS**

**LANDMARK AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

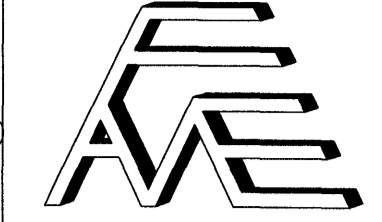
**B**





ST. NAME	DO NOT ENTER	BIKE LANE
STOP	R5-1	R3-17
ONEWAY	R3-SR	AHEAD
ONEWAY	R3-17b	ENDS
ONEWAY	R1-1	R3-17c
ONEWAY	R1-2	R3-17d
ONEWAY	R6-1R	R3-17e
ONEWAY	R6-1L	R3-17f
ONEWAY	W1-1R	R3-17g
ONEWAY	W1-1L	R3-17h
ONEWAY	W1-6R	R3-17i
ONEWAY	W1-6L	R3-17j
ONEWAY	W16-7P	R3-17k
ONEWAY	R4-7	R3-17l
ONEWAY	W4-2L	R3-17m
ONEWAY	W11-2	R3-17n
ONEWAY	W16-7P	R3-17o
ONEWAY	W11-15	R3-17p
ONEWAY	W11-15	R3-17q
ONEWAY	W11-15	R3-17r
ONEWAY	W11-15	R3-17s
ONEWAY	W11-15	R3-17t
ONEWAY	W11-15	R3-17u
ONEWAY	W11-15	R3-17v
ONEWAY	W11-15	R3-17w
ONEWAY	W11-15	R3-17x
ONEWAY	W11-15	R3-17y
ONEWAY	W11-15	R3-17z

Missing Ped. Crossing Signs



FORD ENGINEERS, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 477-6054

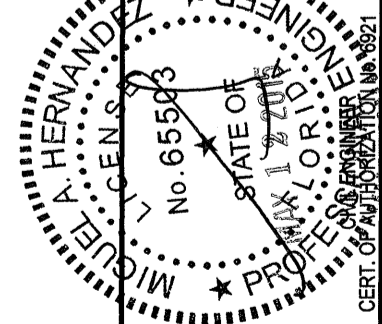
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BY	DATE	DESCRIPTION
LM	11/15/13	REVISED PER CITY OF DORAL PWD REVIEW COMMENTS
LM	12/11/13	REVISED FRAME & GRATE TYPE PER SITE VISIT
LM	12/24/13	REVISED PER MD-PWD REVIEW COMMENTS
LM	07/16/14	REVISED PER MD-PWD REVIEW COMMENTS
LM	07/23/14	REVISED PER MD-PWD REVIEW COMMENTS
LM	08/12/14	ADDED MONITORING WELL LOCATION PER LANGAN
LM	08/12/14	REVISED PER MD-PWD REVIEW COMMENTS (JEFF COHEN)
LM	11/05/14	REVISED PER RE-PLAT & LANDMARK AT DORAL FIRST ADDITION
LM	02/04/15	ADDED 1" ELEV. ALLEYS, SECTIONS AND TABLE
LM	04/08/15	ADDED 1" ELEV. ALLEYS, SECTIONS AND TABLE
LM	05/06/15	REVISED PER CITY OF DORAL REVIEW COMMENTS

No.	DATE	DESCRIPTION
2	11/15/13	REVISED PER CITY OF DORAL PWD REVIEW COMMENTS
3	12/11/13	REVISED FRAME & GRATE TYPE PER SITE VISIT
4	12/24/13	REVISED PER MD-PWD REVIEW COMMENTS
5	07/16/14	REVISED PER MD-PWD REVIEW COMMENTS
6	07/23/14	REVISED PER MD-PWD REVIEW COMMENTS
7	08/12/14	ADDED MONITORING WELL LOCATION PER LANGAN
8	08/12/14	REVISED PER MD-PWD REVIEW COMMENTS (JEFF COHEN)
9	11/05/14	REVISED PER RE-PLAT & LANDMARK AT DORAL FIRST ADDITION
10	02/04/15	ADDED 1" ELEV. ALLEYS, SECTIONS AND TABLE
11	04/08/15	ADDED 1" ELEV. ALLEYS, SECTIONS AND TABLE
12	05/06/15	REVISED PER CITY OF DORAL REVIEW COMMENTS

SECTION 34, TOWNSHIP 36 SOUTH, RANGE 38 EAST  
MIAMI-DADE, FLORIDA

LANDMARK AT DORAL  
STRIPING AND SIGNAGE PLANS  
TYPE OF PROJECT: LENNAR HOMES LLC  
CLIENT: LENNAR HOMES LLC  
730 NW 107th AVENUE SUITE 300  
SWEETWATER, FLORIDA 33172  
PROJ. LOC. SECTION 34, TOWNSHIP 36 SOUTH, RANGE 38 EAST  
MIAMI-DADE, FLORIDA



SCALE: 1" = 50'  
DESIGNED BY: L. MORIN  
DRAWN BY: L. MORIN  
CHECKED BY: M. HERNANDEZ  
SET #:  
DATE: 10/28/2013  
PROJECT No: 13-024  
SHEET: ST-2  
22 OF 23

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[illegible]


	LM	MH
	LM	MH
MENTS	LM	MH
	LM	MH
	MP	MH
FF COHEN)	LM	MH
FIRST ADDITION	LM	MH
	FI	MH

- P&G RATE TYPE PER SITE VISIT
- P&G REVIEW COMMENTS
- P&G 2ND DRY RUN REVIEW COMMENTS
- P&G REVIEW COMMENTS
- P&G WELL LOCATION PER LANGAN
- P&G TRAFFIC REVIEW COMMENTS (JULY)
- P&G FLAT & LANDMARK AT DORAL
- P&G ALLEYS, SECTIONS, AND LANE

3	12/11/13	REVISED FRAME
4	12/24/13	REVISED PER MD
5	01/16/14	REVISED PER MD
6	01/23/14	REVISED PER MD
7	02/24/14	ADDED MONITOR
8	08/12/14	REVISED PER MD
9	11/05/14	REVISED PER RE
10	02/04/15	REVISED E. FILE

TOWNSHIP 56 SOUTH, RANGE 38 EAST  
E. FLORIDA

SECTION 34  
MIAMI-DAD

	TYPE OF PROJECT:	STRIPIN
	CLIENT:	LENNA
	CLIENT ADDRESS:	730 NW 107th AVE SWEETWATER, F.

1" = 50'

ED BY: L. MORIN

BY: L. MORIN

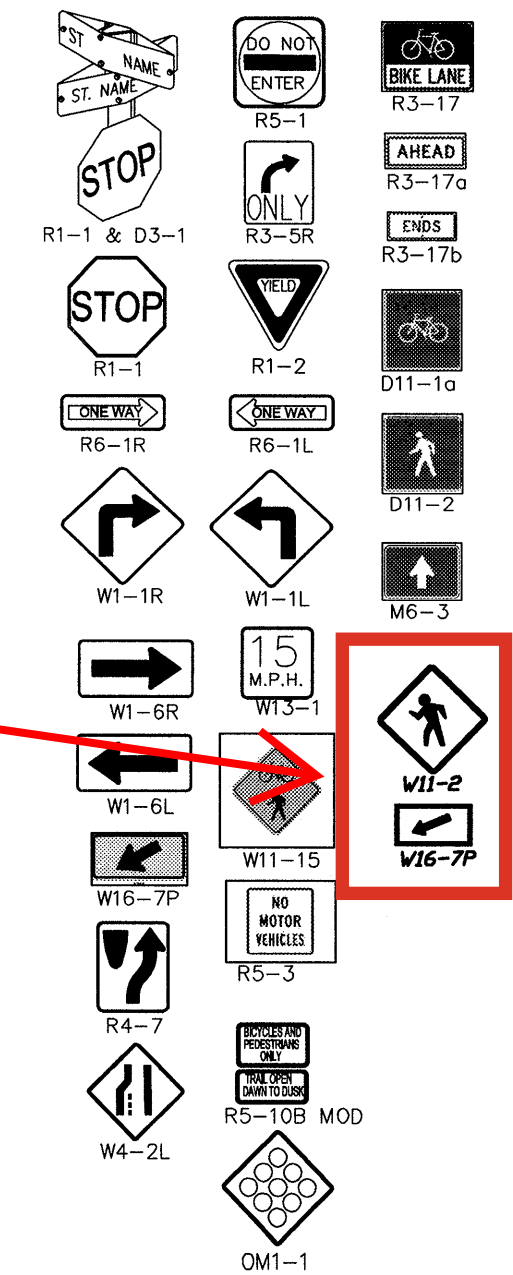
D BY: M. HERNANDEZ

10/28/2013

ST No: 13-024

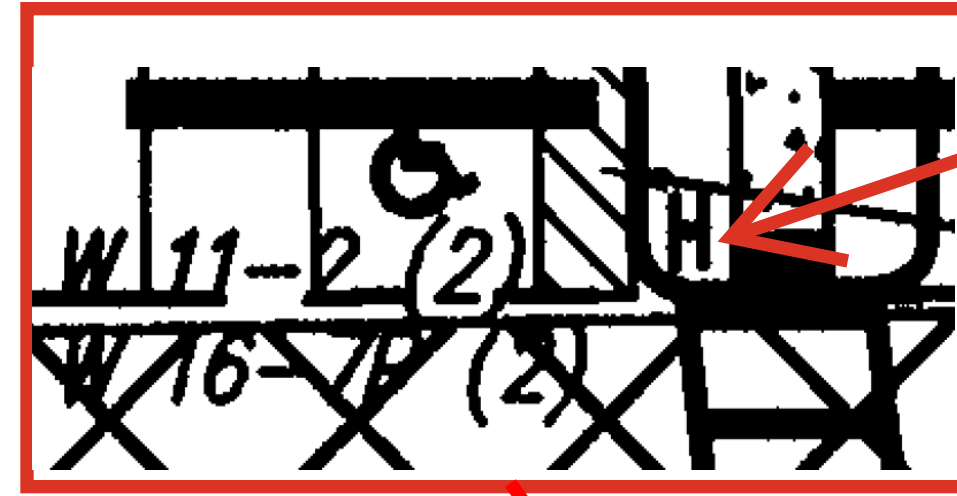
**ST-3**

23 OF 23



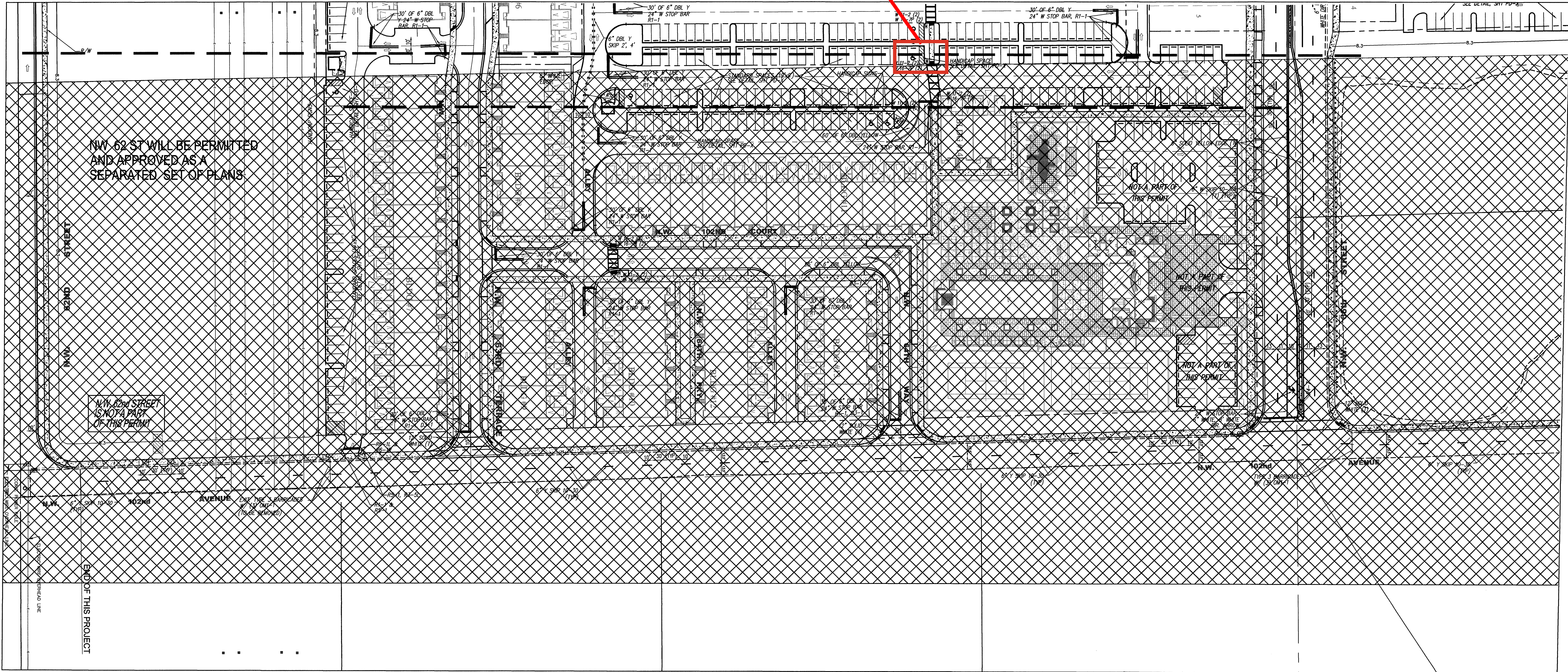
## TRAFFIC SIGNS LEGEND

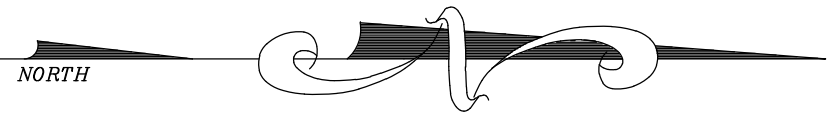
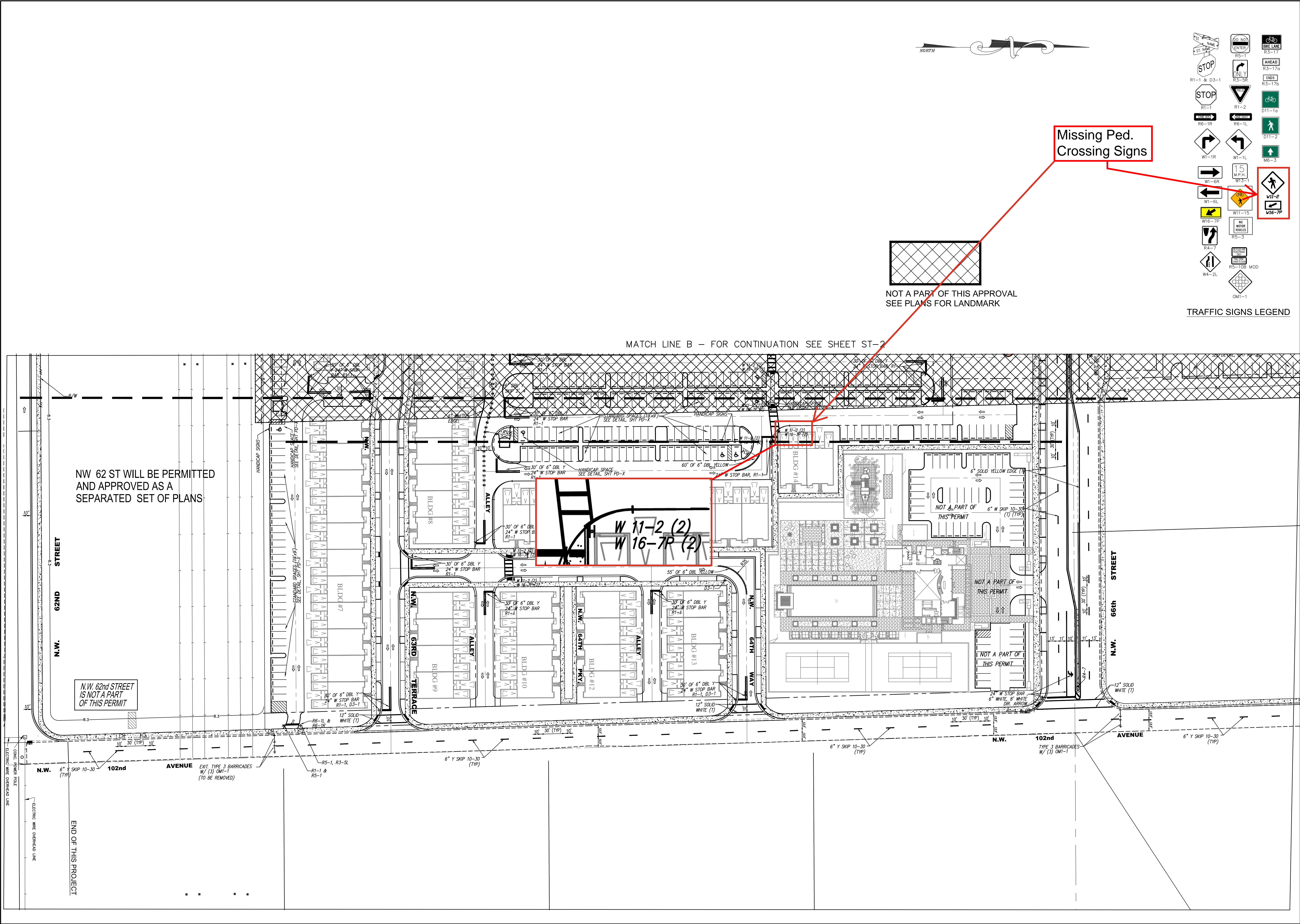
## Missing Ped. Crossing Signs



LANDMARK LANDMARK AT DORAL FIRST ADDITION  
( NOT A PART OF THIS PERMIT )

MATCH LINE B - FOR CONTINUATION SEE SHEET ST-2





TRAFFIC SIGNS LEGEND

R1-1 & D3-1	R3-1	R3-17
STOP	ONLY	AHEAD
R1-1	R1-2	R3-17a
R6-1R	R6-1L	R3-17b
W1-1R	W1-1L	D11-1a
W1-6R	W1-6L	D11-2
W16-7P	W11-15	M6-3
R4-7	R5-5	
W4-2L	R5-10B MOD	
	OM1-1	

Missing Ped.  
Crossing Signs

NOT A PART OF THIS APPROVAL  
SEE PLANS FOR LANDMARK

MATCH LINE B - FOR CONTINUATION SEE SHEET ST-2

NW 62nd ST WILL BE PERMITTED  
AND APPROVED AS A  
SEPARATED SET OF PLANS

N.W. 62nd STREET  
IS NOT A PART  
OF THIS PERMIT

W 11-2 (2)  
W 16-7P (2)

NOT A PART OF  
THIS PERMIT

NOT A PART OF  
THIS PERMIT

NOT A PART OF  
THIS PERMIT

FORD ENGINEERS, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 477-8054

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FORD ENGINEERS, INC. AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. IF THEY ARE MADE IN EXCESS OR NOT THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

RECORD OF REVISION	
BY	DATE
LM	11/15/13
LM	12/11/13
LM	12/24/13
LM	01/16/14
LM	01/23/14
LM	02/24/14
LM	08/12/14
LM	11/05/14
LM	02/04/15
LM	04/08/15
LM	05/06/15

### LANDMARK AT DORAL

TYPE OF PROJECT: STRIPING AND SIGNAGE PLANS

CLIENT: LENNAR HOMES LLC

CLIENT ADDRESS: 730 NW 10TH AVENUE SUITE 300 SWEETWATER, FLORIDA 33172

PROJ. LOC.: SECTION 34, TOWNSHIP 56 SOUTH RANGE 38 EAST MIAMI-DADE, FLORIDA

CERT. OF AUTHORIZATION NO. 6921

SCALE: 1" = 50'

DESIGNED BY: L. MORIN

DRAWN BY: L. MORIN

CHECKED BY: M. HERNANDEZ

SET #

DATE: 10/28/2013

PROJECT No: 13-024

SHEET: ST-3

23 OF 23

**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	Regular Meeting	4:00 PM
November 19, 2025	Regular Meeting	4:00 PM
December 17, 2025	Regular Meeting	4:00 PM
January 21, 2026	Regular Meeting	4:00 PM
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