



**ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 13, 2024
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.islandsdoralswccd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82 Terrace
Doral, Florida 33178
REGULAR BOARD MEETING
November 13, 2024
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. September 11, 2024 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Discussion Regarding Lake Tract Ownership.....Page 5
- H. New Business
 - 1. Discussion Regarding SFWMD Preservation Permit Email.....Page 13
 - 2. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 19
 - 3. Consider Resolution No. 2024-06 – Adopting Goals & Objectives.....Page 24
- I. Administrative & Operational Matters
 - 1. Staff Report, as Required
- J. Board Member & Staff Closing Comments
- K. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142061	594013	Print Legal Ad-IPL01949070 - IPL0194907		\$750.77	2	50 L

Attention: Laura J. Archer

Islands at Doral SW Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Islands at Doral (SW) Community Development District** (the "District") will hold Regular Meetings in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at **6:30 p.m.** on the following dates:

October 9, 2024
November 13, 2024
December 11, 2024
February 12, 2025
March 12, 2025
April 9, 2025
June 11, 2025
September 10, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
www.islandsdoralswcdd.org
IPL0194907
Sep 20 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

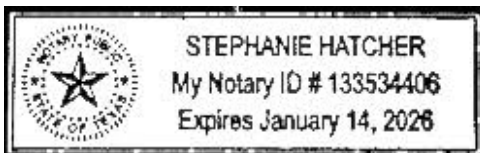
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 20th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 11, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 11, 2024, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the “District”) to order at 6:35 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 29, 2023, as part of the District’s Fiscal Year 2023/2024 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Jairo Zapata, Vice Chairwoman Elizabeth Canchola, and Supervisor Oscar De Cardenas constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no other additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 12, 2024, Regular Board Meeting & Public Hearing

Ms. Nguyen presented the minutes of the June 12, 2024, Regular Board Meeting and Public Hearing and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Zapata, seconded by Mr. De Cardenas and unanimously passed approving the minutes of the June 12, 2024, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no staff report at this time.

H. NEW BUSINESS

1. Discussion Regarding Lake Tract Ownership

Ms. Nguyen explained that this item was added at the request of Ms. Canchola.

Ms. Canchola explained that while reviewing the ownership and maintenance responsibilities of Islands at Doral Master Association, Inc. (the “Master”) it was noted that the maintenance responsibility for the District lakes and lake banks falls under the purview of the Master or the individual Homeowners Associations. She further explained that the maintenance responsibility of the lakes and lake banks of the other Community Development Districts that are part of the Master fall under the individual Community Development Districts. Ms. Canchola asked if it was possible to convey the ownership and maintenance responsibilities of the District lakes and lake banks from the Master or Homeowners Associations to the District.

Mr. George explained that it is possible, but both the current owner and the District would need to agree on the transfers. Ms. Canchola explained that there is a belief that there may be signs of erosion on some of the lake banks. Ms. Canchola further explained that the District has better funding options and a better means of collection than the individual Homeowners Associations. The Board of Supervisors (the “Board”) discussed the benefits of having the District assume the maintenance responsibilities of the lake banks in particular.

The Board requested that Mr. George to gather information on the lake and lake bank ownership and provide the information to the District for further review. Mr. George acknowledged the Board’s request and stated that he will provide further information on this item during the next District meeting.

A **motion** was made by Mr. De Cardenas, seconded by Mr. Zapata and unanimously passed appointing Ms. Elizabeth Canchola as the Islands at Doral (SW) Community Development District liaison for matters regarding the lakes and lake bank ownership and transfer of ownership.

2. 2024 Legislative Session Memorandums (BCLMR)

Ms. Nguyen explained that District Counsel has prepared a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Mr. George provided the Board an explanation of the laws that pertain to the District. Mr. George informed the Board that if they have any questions regarding these new laws, they may contact the District Manager or his office.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Update: Miami-Dade County Supervisor of Elections 2024 Qualified Candidate Results

Ms. Nguyen reminded the Board that there are three (3) seats whose terms are expiring in November 2024 and will be on the November 5, 2024 general election. Those seats are Seat 3 (currently held by Ms. Elizabeth Canchola), Seat 4 (currently held by Ms. Olga Navon) and Seat 5 (currently held by Mr. Jairo Zapata). Ms. Nguyen stated that Ms. Canchola and Mr. Zapata ran unopposed for Seat 3 and Seat 5, respectively. She further explained that there were no candidates for Seat 4. Ms. Nguyen explained that the new terms of office for Seats 3, 4 and 5 will commence on the second Tuesday following the general election (November 19, 2024).

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members. Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until November 13, 2024.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Zapata, seconded by Mr. De Cardenas and unanimously passed adjourning the Regular Board Meeting at 7:34 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

June 12, 2024

Ms. Nancy Nguyen
District Manager
Islands at Doral (SW) Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2024 Islands at Doral (SW) CDD Report

Dear Ms. Nguyen:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Islands at Doral (SW) Community Development District (the “District” or “CDD”); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District’s infrastructure and; 4) To report on the insurance being carried by the District. This report aims to comply with the requirements of Article IX, Sections 9.22 and 9.15 of the Trust Indenture between Islands at Doral (SW) Community Development District and Wachovia Bank, National Association (the “Trustee”) dated August 1, 2003.

The District is located in Section 7, Township 53S, Range 40E, in Miami-Dade County. It is bounded by NW 117 Avenue on the west, NW 80 Terrace on the north, NW 112 Avenue on the east, and NW 74 Street and NW 76 Street on the south.

1. Infrastructure Ownership

a. Roads

Within the boundaries of the District, NW 114 Avenue and the roads located to the east of NW 114 Avenue, were financed by the District. The roads west of NW 114 Avenue are private roads that were not financed by the District. The roads east of NW 114 Avenue are owned by the City in the northern section of the community (north of the lake), and by the CDD in the south (south of the lake). Refer to Exhibit 2 for the location of the CDD-owned roads.

The right-of-ways for the roads were dedicated for ownership as follows:

- i. City Roads: The roads and right-of-way within the District for NW 112 Avenue, NW 112 Place, NW 113 Avenue, NW 113 Place, NW 114 Avenue, NW 74 Street, NW 77 Terrace, NW 78 Street, NW 78 Lane and NW 79 Lane were dedicated to the City of Doral for the perpetual use of the public. This was accomplished by the recording of the following plats:
 1. “Doral Isles North Section One” Recorded on March 4, 2004 in Miami Dade County Plat Book 161, Page 57.
 2. “Doral Isles North Section Two” Recorded on March 5, 2004 in Miami Dade County Plat Book 161, Page 58.

- ii. CDD Roads: The road improvements that belong to the District are within an ingress and egress tract (Tract L of Doral Isles North Section One). Such tract is owned by Polynesian at Islands at Doral Neighborhood Association, Inc. (see Exhibit 2). This tract was conveyed to the Polynesian at Islands at Doral Neighborhood Association, Inc. by Quit Claim Deeds recorded at ORB 24679, PG 1666 on June 29, 2006 and ORB 24835, PG 1949 on August 18, 2006. The Folio Number given is 35-3007-002-2670. The deeds include easements for maintenance by government agencies and successors and assigns of the Developer.
 - iii. The private, non-CDD roads west of NW 114 Avenue have been deeded as follows:
 - 1. Islands at Doral Neighborhood Association, Inc. (Folio No 35-3007-003-4020) conveyed by Corrective Quitclaim Deed recorded at ORB 24796, PG 2668 on August 7, 2006, which includes an easement for maintenance.
 - 2. Netherlands Neighborhood Association Inc. (Folio No 35-3007-003-4021) conveyed by Corrective Quit Claim Deed at ORB 25290, PG 4238 on January 19, 2007, which includes an easement for maintenance.
 - iv. The entrance at NW 74 Street and NW 113 Court was closed due to Right of Way taking by the Florida Department of Transportation (FDOT) and Miami-Dade County for the construction of a noise wall relating to the construction of the interchange at NW 74 Street and the Homestead Extension of Florida's Turnpike (State Road 821). The CDD and the FDOT came to a mutually agreed settlement arrangement and entered into a Settlement Agreement to effectuate the construction of the wall as well as the drainage and open space modifications due to the closing. Construction of the wall and closure of the street were completed.
 - v. The District Board, through the approval of a "Soft Gate" License Agreement with the Polynesian at Islands at Doral Neighborhood Association, Inc. authorized a plan to control traffic within the CDD roads by installing soft gates at the NW 114 Avenue entrances to the CDD roads at NW 77 Lane and NW 75 Lane and modifying the intersections at NW 112 Avenue and NW 74 Terrace, NW 75 Terrace and NW 75 Lanes into one-way exits only. The soft gates and traffic control plan were completed.
- b. Stormwater Management System
- i. The road system within City roads was dedicated to the City of Doral for the perpetual use of the public by the recording of the plats described above and by the acceptance of the improvements by the City.
 - ii. The road drainage improvements within the ingress and egress tracts located east and west of NW 114 Avenue, and as described in the Engineer's Report of 5/14/2003, are owned by the District. (See Exhibits 1 and 2). The Quit Claim Deeds include easements for drainage.

- iii. The lake improvements throughout the District, and as described in the Engineer's Report of 5/14/2003, are owned by the CDD. The lake tracts were dedicated to the Islands at Doral Master Association, Inc. by Quit Claim Deeds recorded at ORB 24679, Page 1445 on June 29, 2006 (Folio No 35-3007-003-4022, Tracts R, S, T and U) and ORB 24679, Page 1378 (Folio No 35-3007-002-2651, Tracts B, C and D). The deeds provide for drainage easements. (See Exhibits 1 and 2).
- iv. Several tracts of green areas, including swales and lake slopes (Folio No. 35-3007-002-2650), were dedicated to the Galapagos at Islands at Doral Neighborhood Association, Inc. by the Quit Claim Deed recorded at ORB 24679, Pages 1708-1710, including an easement for drainage. Other green areas, including swale and lake slopes, are included in Tract L, Folio No 35-3007-002-2670, which, as discussed above, were conveyed with a maintenance easement to the Polynesian at Islands at Doral Neighborhood Association, Inc.

c. Water and Sewer Systems

The water and sewer systems are owned and maintained by Miami-Dade County under Agreement No. 17675.

2. State, Working Order and Condition of the Infrastructure Owned by the District

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and drainage system:

a. Roads

The CDD roads are generally in good working order and condition with minimum cracks around sewer manholes. The pavement markings are in good condition in the Polynesian, Galapagos and Netherlands subdivisions but present some deterioration in several areas of the Winward subdivision. It is recommended to renovate pavement markings with new thermoplastic and reflective pavement markers, so the end of the markings service life will be in line with the end of the asphalt service life.

b. Stormwater Management System

The system appears to be in good physical state, working order and condition. The District Engineer has not received any flooding complaints. The lakes are in good working order and condition.

Maintenance of the drainage system within the City of Doral right of ways may be requested at the City of Doral Public Works Department telephone phone number: 305-593-6740.

c. Water and Sewer Systems

The systems appear to be in good working order and condition. Future issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

a. General

The CDD 2024-2025 proposed Fiscal Year budget has the following amounts for maintenance expenditures:

2024-2025 Proposed Budget for Maintenance	
Engineering Report/Inspections	\$2,000
Storm Drain Inlet Maintenance	\$13,000
Street/Roadway Maintenance - Polynesian Subdivision	\$4,200
Miscellaneous General Maintenance	\$2,650
Miscellaneous Stormwater System Maintenance	\$8,100
Total	\$29,950

For more detailed information on the 2024-2025 Fiscal Year Budget please visit the District's website at the following link:

<http://islandsdoralswccd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

b. District Roads

Funds will be needed to replace the wearing roadway asphalt layer in about 9 years when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently restored approximately every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 9 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit cost \$2 and Resurface 3/4" Thick unit cost \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2003	2033	2024	9	25,325	\$8.00	\$202,600	\$269,255	0.25%	\$29,619
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2033	2024	9	25,325	\$1.00	\$25,325	\$33,657	0.25%	\$3,702
* Using Florida Department of Transportation Inflation Factors									

c. Stormwater Drainage System

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system for which the CDD is responsible. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 211 drainage structures and 15,273 Linear Feet of pipes that the District is responsible for. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
211	15273	43					\$225.00	\$6.70	\$30,200
			43				\$230.00	\$6.90	\$31,000
				43			\$235.00	\$7.40	\$32,800
					43		\$240.00	\$8.10	\$35,100
						43	\$245.00	\$9.20	\$38,700

d. Master Stormwater Management System (Lakes)

In accordance with Special Condition 2 of SFWMD Permit No. 13-01931-P, the Islands at Doral Master Association, Inc. will continue the operation and maintenance of the lakes under their budget. It is recommended that CDD Management coordinates with the Association to ensure that CDD improvements are properly maintained and that enough funds are allocated in the Association's budget for that purpose.

e. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance.

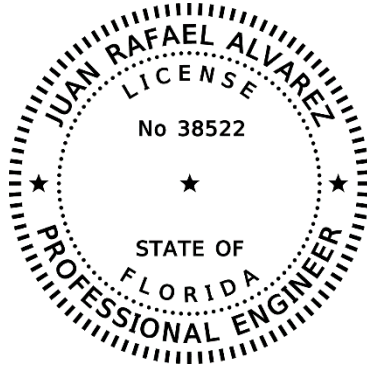
The District currently carries insurance for General Liability, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability coverage under policy number 100123039, administered by Florida Insurance Alliance, for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$6,594 annual premium of the policy.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers' personnel, the District Engineer's Report, and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

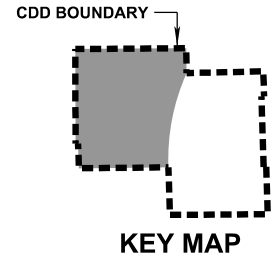
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522

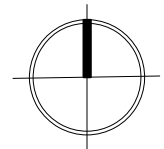


This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 12, 2024.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.



LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED



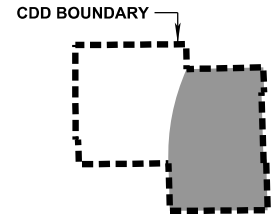
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ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) CDD

CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 1



KEY MAP

TRACT "M" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

TRACT "E" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

TRACT "B" (PB 161, PG 57)
FOLIO: 35-3007-002-2651
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC
(QCD ORB 24679, PG 1378)
CATEGORY: LAKE

TRACT "H" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

TRACT "J" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

TRACT "G" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: ROADWAYS, DRAINAGE

TRACT "K" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

TRACT "F" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

TRACT "N" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

TRACT "P" (PB 161, PG 57)
FOLIO: 35-3007-002-2650
OWNER: GALAPAGOS AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679 PG 1708)
ESMT: CDD; ORB 26696, PG 4446
CATEGORY: DRAINAGE

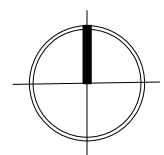
TRACT "D" (PB 161, PG 57)
FOLIO: 35-3007-002-2651
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC
(QCD ORB 24679, PG 1378)
CATEGORY: LAKE

TRACT "Q" (PB 161, PG 57)
FOLIO: 35-3007-002-2670
OWNER: POLYNESIAN AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679, PG 1666)
ESMT: CDD; ORB 26800, PG 3306
CATEGORY: DRAINAGE

TRACT "C" (PB 161, PG 57)
FOLIO: 35-3007-002-2651
OWNER: ISLANDS AT DORAL MASTER
ASSOCIATION INC
(QCD ORB 24679, PG 1378)
CATEGORY: LAKE

TRACT "L" (PB 161, PG 57)
FOLIO: 35-3007-002-2670
OWNER: POLYNESIAN AT ISLANDS AT DORAL
NEIGHBORHOOD ASSOCIATION INC
(QCD ORB 24679, PG 1666; ORB 24835, PG 1949)
ESMT: CDD; ORB 26800, PG 3306
CATEGORY: ROADWAYS, DRAINAGE

LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED



0 50' 200' 400'

ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) CDD CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 2

From: John Giancola <John.Giancola@fsresidential.com>
Subject: Fw: 13-01931-P / Islands at Doral
Date: September 26, 2024 at 2:14:18 PM EDT
To: "carpino1970@gmail.com" <carpino1970@gmail.com>, Roderick Rodriguez <roderickiesc@gmail.com>, Islands At Doral <islands.master@gmail.com>, ROSA CALZADILLA <rosac@uspbi.net>, Liliana Mancilla <mancilla.liliana@hotmail.com>, "migueltorres09@comcast.net" <migueltorres09@comcast.net>, Delia Goldie Arcelus <dgarcelus@gmail.com>
Cc: Alexander Candelario <Alexander.Candelario@fsresidential.com>

Good afternoon Board,

Please see below correspondence from Gabriela of the South Florida Water Management District. She has requested some information regarding land the Islands at Doral Master Association, Inc. has control over, was never transferred to an operating entity and is still in the original developer's name. Please assist in any guidance/knowledge to assist Gabriela complete and close out this ticket.

I look forward to hearing back!

From: Munoz Colon, Gabriela <gamunoz@sfwmd.gov>
Sent: Tuesday, September 24, 2024 3:59 PM
To: John Giancola <John.Giancola@fsresidential.com>
Subject: RE: 13-01931-P / Islands at Doral

You don't often get email from gamunoz@sfwmd.gov. [Learn why this is important](#)

Hi John,

I have attached both the original permit (010925-8_Permit_120581) and the modification (040915_Permit_112053) for your review. The original permit shows the whole permitted area.

Please see the screenshot for the Property Appraisers website. If you click on the lake, you can see the owner of it is the Islands at Doral III CDD. Essentially, we would just like to confirm these CDDs within the permitted area maintain their Stormwater management system so they can all be included as Operating Entities alongside the Islands at Doral Master Association, Inc., in the permit transfer.

For reference, the stormwater management systems include the swales, storm drains, etc. that move stormwater into the lakes in the neighborhood.

<image003.png>

Regarding the Conservation Easement (CE) highlighted in yellow below, the owner is listed as Section 7 Association, Inc. Is the Master Association in charge of maintaining this CE? If so, is there a reason the Master Association does not own it?

<image004.png>

Please let me know if you have any other questions regarding this. Once we have a clear idea of who to include in the request for permit transfer letter, we will be able to move forward.

Sincerely,

Gabriela Munoz
Environmental Analyst II
Environmental Resource Bureau
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
561.682.2329
gamunoz@sfwmd.gov

[RegPermitting](#) now serves as the District's online platform for submittal of permit applications, additional information, compliance information and payments for the Environmental Resource, Water Use and Well Construction regulatory programs, along with submittal of Everglades Works of the District water quality data. ePermitting remains available for Records Search and Electronic Noticing only. For assistance with RegPermitting, email regpermitting@sfwmd.gov.

While the District supports that it is commonplace and convenient to collaborate via email during the pre-application/application process, Permit Applications and Responses to a Request for Additional Information (RAI) submitted via email are not an official submittal (Chapter 62-330.061(1), Florida Statutes and Sections 40E-1.021(2) and 40E-2.101, Florida Administrative Code). For timely and efficient processing of permit applications and RAI responses, submit online using [RegPermitting](#).

Florida enjoys a broad public records law. This email and any response to this email are subject to that law and may be reviewed by the public.

From: John Giancola <John.Giancola@fsresidential.com>
Sent: Tuesday, September 24, 2024 11:29 AM
To: Munoz Colon, Gabriela <gamunoz@sfwmd.gov>
Subject: Re: 13-01931-P / Islands at Doral

[Please remember, this is an external email]

Hi Gabriela,

Yes, I was able to briefly review. When you have a moment of availability do you mind giving me a quick call regarding this situation. 516-473-1588.

Thanks in advance!

Best Regards,

John Giancola

From: Munoz Colon, Gabriela <gamunoz@sfwmd.gov>
Sent: Monday, September 23, 2024 10:09 AM

To: John Giancola <john.giancola@fsresidential.com>

Subject: RE: 13-01931-P / Islands at Doral

You don't often get email from gamunoz@sfwmd.gov. [Learn why this is important](#)

Good morning John,

I am reaching out to see if you have been able to review my previous email.

Thank you,

Gabriela Munoz

Environmental Analyst II

Environmental Resource Bureau

South Florida Water Management District

3301 Gun Club Road

West Palm Beach, FL 33406

561.682.2329

gamunoz@sfwmd.gov

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From: Munoz Colon, Gabriela
Sent: Monday, September 16, 2024 3:10 PM
To: john.giancola@fsresidential.com
Subject: 13-01931-P / Islands at Doral

Good afternoon Mr. Giancola,

My name is Gabriela Munoz with the South Florida Water Management District. I am reaching out to inform you that Environmental Resource Permit No. 13-01931-P, which covers land the Islands at Doral Master Association, Inc. has control over, was never transferred to an operating entity and is still in the original developer's name. For reference, Special Condition No. 2 of the permit for this community requires the permit to be transferred to the Islands at Doral Master Association after construction has been completed by the developer and the certification has been accepted. Construction is complete and certification accepted, but the permit was never transferred to the Islands at Doral Master Association. At this moment, we are looking into what entity or entities need to be added to the permit as the operating entities as there are 3 Community Development Districts (CDD) within the permitted area (Islands at Doral Townhomes CDD, Islands at Doral III CDD and Island at Doral SW CDD). Please see our questions below:

- Section 11.5 of the Declaration of Restrictions and Covenants states that the stormwater management systems (SWMS) will be owned, maintained, and operated

by the Islands at Doral Master Association, Inc., but provides an option for a CDD to own, maintain and operate the SWMS. Please clarify the Master Association's relationship with the CDDs located within the community as it relates to stormwater management and the maintenance of the systems.

- What portion of the SWMS is owned, maintained, and operated by the CDDs?
- What portion of the SWMS is retained by the Association, and is owned, maintained, and operated by the Association?
- Does the Islands at Doral Master Association, Inc. maintain and manage the Conservation Easement within their association?
 - If the Master Association is maintaining the Conservation Easement, is there a reason they do not own it?
 - If the Master Association does not maintain the Conservation, who does?

As I mentioned before, we are looking into what entity or entities would need to be added to the permit. Please let me know if you can answer any of these questions and feel free to reach out if you have any questions of your own.

Thank you,

Gabriela Munoz

Environmental Analyst II

Environmental Resource Bureau

South Florida Water Management District

3301 Gun Club Road

West Palm Beach, FL 33406

561.682.2329

gamunoz@sfwmd.gov

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Islands at Doral (SW) Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and BECOMES EFFECTIVE this 13th day of November, 2024.

ATTEST:

**ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	82,632	84,589	84,589
Maintenance Assessments	31,862	31,685	31,685
Debt Assessments	572,496	572,609	572,609
Other Revenues	0	0	0
Interest Income	480	11,650	11,631
Total Revenues	\$ 687,470	\$ 700,533	\$ 700,514
EXPENDITURES			
Maintenance Expenditures			
Engineering Report/Inspections	2,000	1,100	1,100
Storm Drain Inlet Maintenance	13,000	12,000	9,500
Street/Roadway Maintenance - Polynesian Subdivision	4,200	2,200	1,219
Miscellaneous General Maintenance	2,650	300	0
Miscellaneous Stormwater System Maintenance	8,100	2,000	0
Total Maintenance Expenditures	\$ 29,950	\$ 17,600	\$ 11,819
Administrative Expenditures			
Supervisor Fees	5,000	2,000	2,000
Payroll Taxes (Employer)	383	153	153
Management	33,096	33,096	33,096
Secretarial & Field Operations	6,000	6,000	6,000
Legal	7,500	7,500	6,038
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,900	3,400	3,400
Insurance	6,300	6,594	6,594
Legal Advertisements	650	2,900	1,893
Miscellaneous	1,400	2,300	2,125
Postage	250	175	165
Office Supplies	450	325	282
Dues & Subscriptions	175	175	175
Trustee Fees	4,400	4,031	4,031
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
Administrative Contingency	300	300	0
Total Administrative Expenditures	\$ 78,154	\$ 77,299	\$ 74,302
Total Expenditures	\$ 108,104	\$ 94,899	\$ 86,121
EXCESS/ (SHORTFALL)	\$ 579,366	\$ 605,634	\$ 614,393
Bond Payments	(538,146)	(546,402)	(546,402)
Balance	\$ 41,220	\$ 59,232	\$ 67,991
County Appraiser & Tax Collector Fee	(13,740)	(6,631)	(6,631)
Discounts For Early Payments	(27,480)	(24,837)	(24,837)
Excess/ (Shortfall)	\$ -	\$ 27,764	\$ 36,523
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 27,764	\$ 36,523

Fund Balance As Of 9/30/2023	\$392,210
FY 2023/2024 Activity	\$27,764
Fund Balance As Of 9/30/2024	\$419,974

Notes

Carryover From Prior Year Of \$3,100 to be used to reduce Fiscal Year 2024/2025 Assessments.

AMENDED FINAL BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	11,386	11,386
NAV Tax Collection	538,146	546,402	546,402
Total Revenues	\$ 538,246	\$ 557,788	\$ 557,788
EXPENDITURES			
Principal Payments	392,000	392,000	392,000
Interest Payments	141,198	146,471	146,471
Bond Redemption	5,048	0	0
Total Expenditures	\$ 538,246	\$ 538,471	\$ 538,471
Excess/ (Shortfall)	\$ -	\$ 19,317	\$ 19,317

Fund Balance As Of 9/30/2023	\$140,468
Projected FY 2023/2024 Activity	\$19,317
Projected Fund Balance As Of 9/30/2024	\$159,785

Note*: Revenue Fund Balance = \$159,785.

Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payment Of \$67,963.

* Approximate Amounts

Series 2020 Refunding Bonds Information

Original Par Amount =	\$6,945,000	Annual Principal Payments Due:
Interest Rate =	2.69%	May 1st
Issue Date =	Jan 2020	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$5,053,000	

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (SW) Community Development District (the “District”) is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2024.

ATTEST:

**ISLANDS AT DORAL (SW) COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

Performance Measures:

- All Meetings publicly noticed as required.
Achieved: Yes ☐ **No** ☐
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.
Achieved: Yes ☐ **No** ☐
- District records retained as required by law, and readily available to the public.
Achieved: Yes ☐ **No** ☐

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
Achieved: Yes ☐ **No** ☐
- District amended budget within 60 days following the end of the fiscal year.
Achieved: Yes ☐ **No** ☐
- District accounts receivable/payable processed for the year.
Achieved: Yes ☐ **No** ☐
- "No findings" for annual financial audit (yes/no)
Achieved: Yes ☐ **No** ☐
 - If "yes" explain: _____

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

Performance Measures:

- District insurance policies reviewed and in place.
Achieved: Yes ☐ No ☐
- Contracted Services obtained for all District operations.
Achieved: Yes ☐ No ☐
- All District contracts in compliance.
Achieved: Yes ☐ No ☐