
Miromar Lakes Community Development District

Regular Meeting Agenda

March 8, 2018



Visit our Web Site at: www.miromarlakescdd.org

Prepared by:

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MIROMAR LAKES

COMMUNITY DEVELOPMENT DISTRICT

February 22, 2018

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, March 8, 2018, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

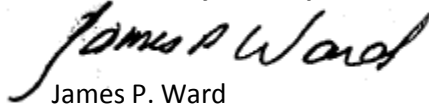
1. Call to Order & Roll Call
2. Consideration of Minutes:
 - a) Regular Meeting – January 11, 2018
3. Consideration of Resolution 2018-3 ratifying Board approval at the January 11, 2018 meeting to accept the lake maintenance easement along Miromar Lakes Unit X (Bellini), and assignment of dedication from the Master HOA for Unite XVII – Costa Maggiore – Phase 1, and finally the assignment of reservations from Miromar Development for Lake Maintenance Easements ofr Unit IX – Anacapri and Castelli, Unit X – Volterra, Unit IX (Open Space) Tracts, A, B and C – Anacapri and Castelli and open space in unit X – Volterra.
4. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Asset manager
 - I. Consideration of Utilization of funds remaining for priority re-planting areas in the CDD.
 - II. January, 2017 Report
 - d) Manager
 - I. Financial Statements for the period ending January 31, 2018
5. Supervisor's Requests and Audience Comments
6. Adjournment

The second order of business is consideration of the minutes of the January 11, 2018 regular meeting.

The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures

The Fiscal Year 2018 schedule is as follows

October 12, 2017	November 9, 2017
December 14, 2017	January 11, 2018
February 8, 2018	March 8, 2018
April 12, 2018	May 10, 2018
June 14, 2018	July 12, 2018
August 9, 2018	September 13, 2018

**MINUTES OF THE MEETING OF THE
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, January 11, 2018, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Board members present and constituting a quorum:

Dr. David Herring	Chairman
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Michael Weber	Assistant Secretary

Board members absent:

Mr. Burnett Donoho	Assistant Secretary
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Staff present:

James Ward	District Manager
Greg Urbancic	District Counsel
Paul Cusmano	Calvin Giordano & Associates
Bruce Bernard	Calvin Giordano & Associates
Charlie Krebs	District Engineer

Audience:

Tim Byal	Miromar Development Corporation
Mike Elgin	Miromar Lakes Master Association

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:00 p.m. A roll call determined all members of the Board were present with the exception of Supervisor Donoho.

2. Consideration of Minutes

a) November 9, 2017 Regular Meeting Minutes

Mr. Ward asked if there were any deletions, corrections or additions to the minutes. A point for clarification was brought forth concerning exactly what the

Board had approved regarding the cost of hurricane damage as it pertained to properties that were not currently owned by or turned over to the CDD.

Mr. Ward responded that his understanding was the Board had indicated it would be the property owners' responsibility to make repairs up to the point that the property was turned over to the District. He continued that to the extent there was additional work to be done related to Hurricane Irma once it had been turned over, the District would pick up that differential. He said that included Bellini and Voltera which were the two primary areas. Mr. Ward added that both he and Mr. Urbancic spoke about this issue before the meeting, and the minutes were not clear on this point.

Mr. Ward stated it was up to the Board what was to be done in this situation. He said the property had not been turned over yet, and the District was ready to do the work in those areas if they could get the documents ready. He said he had halted the repair work at this time.

Dr. Herring suggested that the Board should begin with a clarification of what the process was for turnover. The understanding was that when a Community was ready to be turned over to the CDD, the CDD came in and inspected the property and identified any issues which needed to be addressed prior to turn over. If there were issues, they would be repaired by the Community or the HOA, and then turned over to the CDD. From that point, the CDD was responsible for everything going forward.

Mr. Ward responded that as it related to new construction, this was correct. He said essentially the developer, upon completion of construction of a facility, went through a process where the District inspected and brought back the necessary documents for the turnover. He said frankly this had been the first time this issue had occurred, where the property had already been turned over to homeowners without these documents being done, and it was also the first time they had had a hurricane of magnitude.

A comment was made that the Board needed to assess the situation without taking the hurricane into consideration. It was stated that when property was accepted from the Developer, the Board required that all of the permits be filed, and there was no construction that needed to be done. There was no need to handle the current situation any differently. Once the property was turned over in a condition that the Board accepted, from that point forward, the CDD would maintain it. It was stated this was what some of the Board members thought had been said at the last meeting.

Mr. Ward said the decision was up to the Board.

It was pointed out that what Mr. Ward was saying was a little bit different. Mr. Ward was saying that if there was a \$200,000 assessment on a property, then that \$200,000 was going to go towards repairs. Following this, the CDD would

take over the future repairs and maintenance of that property. If there was anything found that needed repairs that might have been related to damage caused by the hurricane, the CDD would pick it up at that point.

The Board agreed and was saying to go through the normal process; however, Mr. Ward was saying go through the normal process, but if there was anything that needed to be done once the turnover occurred, the CDD would be responsible for it. It sounded like an engineering study would not be done prior to accepting the property, and if one was done, then based on Mr. Ward's interpretation, the CDD would be saying here's a list of items that still needed to be addressed, but the CDD would pick it up.

Mr. Ward responded this was a different condition in that two Communities had been turned over to homeowners without the Developer going through the process of turning the Communities over to the CDD. He said he did not think the homeowners had known this, and they had been blind-sided. He said he had sympathy for these residents, and the magnitude was rather monumental when the CDD was paying for the entire restoration of the hurricane damage in the rest of the Community. He said it was clearly the Board's decision.

Mr. Ballinger asked Mr. Urbancic where the Board stood legally, if their decision invited law suits. He responded he did not have any concern with either decision.

It was pointed out it was important not to deviate from past practices.

Mr. Refkin stated that the Board needed to set a standard for the future dealings of these issues.

Mr. Urbancic stated that if the corporate organization had done the right thing to begin with, this conversation would not be necessary. Mr. Ward said that was his point.

It was also pointed out the operating budget of the CDD did not include the cost of maintaining that property.

Mr. Ward responded that some of the property went into a lake, but as it related to shoreline maintenance, that program had just started this year.

Mr. Refkin said there was a great deal the CDD was just becoming involved in which it had not been in the past. He said the Board was seeing an evolution of issues such as the drainage system.

Mr. Byal said that after hearing this discussion, there was a little confusion concerning Bellini in restoration versus improvement. He said the CDD could take the responsibility to restore back to condition; but if there was a decision that an addition of riprap was an enhancement to the shoreline, that would be

different from restoration back to the original condition. He said the shoreline without riprap would be okay if there was not another hurricane.

Dr. Herring asked if the Board would accept the properties from the developer in the condition that they are in now, and he stated that they would not.

Mr. Byal said what the Board didn't know and the homeowners didn't know was that the situation would occur.

Dr. Herring said what people knew was not important, and the fact was this property was now being turned over to them, but it needed to be brought up to acceptable levels.

Mr. Byal pointed out that these homeowners paid the same fees as other homeowners to the CDD, which included a principal amount, which was for the cost of the infrastructure and an O & M piece for maintenance. He said all along Bellini has been paying their proportionate share of the principal cost of the infrastructure. The fact that it was not physically turned over to the CDD was a legal engineering formality as opposed to an economic event.

Mr. Refkin said that he understood the point Mr. Byal was making.

Mr. Byal clarified that he was not saying that the Board should be responsible for the riprap, but rather he was trying to come up with a compromise. He said Ravenna paid for their own coast to riprap their shoreline, but restoring the lake bank was a different situation.

Mr. Refkin said having a standard to adhere to was critical in going forward. He asked if when the CDD got involved in an issue, would they be paying to bring it up to a standard where they would normally accept it. He said the CDD should not accept it until it was brought up to the minimum acceptable standard.

Mr. Byal said he would argue that the CDD had accepted this property a long time ago and had been maintaining it. He said the fact that there was no transfer of documents did not change how they maintained it. The CDD had been treating the property as if it was theirs. He said the CDD did not realize until recently that the property had not been turned over.

Dr. Herring pointed out that the CDD could not do water management and exclude that part of the lake.

Mr. Byal responded that the properties were effectively turned over a long time ago, but the paper work had not been properly done.

Mr. Ward stated that prior to Hurricane Irma, everything in the Communities was fine; it was post hurricane that was the problem.

Mr. Refkin asked what the dollar amount was for these repairs. It was also asked if the section being discussed was the shoreline or the internal lake. The response was the shoreline.

Mr. Bernard stated he would break down the cost into riprap and restoration. The restoration was basically \$64,000, and the riprap was about \$80,000. He said there was riprap in certain sections prior to the hurricane. He said the riprap was put in place by the builders, but the hurricane took the riprap and the shoreline all the way up to the buildings.

The question was asked if the shoreline and riprap were replaced, and another hurricane occurred, would it destroy it again.

Mr. Bernard stated he was not saying that. He said the reason it took it away this time was the prevailing winds came across there. He said that was the place where the most damage occurred, and only the east facing riprap was gone.

It was said that there was special assessment coming up because they had depleted the reserves to cover the cost of repairs, and if the CDD were to take the cost of these repairs and include it in the special assessment, even though its legally not their property, could they be sued.

Mr. Urbancic said it would need to be their property to do the work; otherwise, it would be problematic.

Dr. Herring said in his area, Capri, there was going to be an assessment done, and if his Community found out the CDD covered the assessment of property it didn't own, that would be a problem. He said he was not anti-Bellini, but in the past, property had not been accepted unless it met a certain criteria. He said that would be the safest guideline to follow.

Mr. Ward said the only difference was that it was in a condition that the CDD would have accepted prior to Irma.

Dr. Herring said if house was being purchased and not settled when the hurricane came and knocked the roof off, you would not buy the house.

Mr. Rizzo said this was a total change in direction to what they had been told over the last three months, and his Board would be surprised. He followed on Mr. Byal's comments, and stressed Bellini's owners comprised over \$750,000 of CDD assessments since 2008, and they were not aware that their properties were not covered like everybody else's properties were covered. He said the CDD Board and its managers and advisors had some responsibility to advise Bellini of this fact. He said the issue arose over the storm water retention pond, which was on the Board's plan as L6 and was on the permit. Bellini did not have the permit; the CDD had the permit. He asked for verification of this fact, and it was said that the CDD owned the permit but not the application.

Mr. Rizzo asked how the owners in Bellini were to know this fact if the CDD Board did not tell them. How were they to know if the people that held the permit, the CDD, did not tell them that the asset had not been transferred?

Mr. Refkin pointed out that the CDD did not know the asset had not been transferred either.

Mr. Rizzo responded that Bellini residents were never told that part of the money that they were paying was going to support other people's maintenance, but not theirs. He said he thought that was an issue that the Board had to think through.

Dr. Herring said he did not think the money had necessarily been paid to support other people's maintenance, but to maintain the water quality in the entire Community and the maintenance of the grounds outside of the Community, median strip, berms on 175, so that everyone's property values would be maintained. He said there was a great deal more involved to whatever dues were paid.

It was pointed out that up until South Florida Water Management had done their inspection and made the determination that regardless of applications or ownership of applications, the water management system was the CDDs, the CDD only maintained up until control. So, any improvements up to control, which was elevation 18 and below in the water elevation, was what the CDD maintained. Everything from control up was all maintained by the homeowner. So, any of the riprap that was in the shoreline in an easement, even if the CDD owned the lake and the CDD owned the easement, that riprap, that shoreline, would have been the responsibility of the homeowner. That changed, as far as his understanding, when the South Florida Water Management District came in and threw caution to the wind and started changing how they were going to enforce permits. This situation was similar to what happened with Vivaldi where the residents in Vivaldi were responsible for maintaining everything from 18 up. They had to make all of their fixes, all of their improvements, before the CDD was going to do any repairs from 18 down.

The comment was made that there was \$1.2 million in Storm Water Management improvement which included items above the 18 foot mark, to restore lake banks on Storm Water Management lakes. It was pointed out that came into effect after South Florida Water Management came in and made the statement that it did not matter. If the CDD owned it and it had an easement, the CDD had the requirement to maintain it if the homeowner did not.

It was stated there were other communities where ponds had not been improved or maintained that now the CDD had stepped in and improved.

The comment was made that the lakes which had been improved were lakes the CDD already owned, and the shoreline that was being improved had gone through

its life cycle where it needed to be restored. It was stated as the lakes go up and down, they create steps and material which has eroded away. Every so many years, the lakes must be restored to be brought into compliance with the District permit. He stated that anything being done on existing lakes was anything more than what would have been done prior to the District requirement.

An argument was made that this work extended beyond the 18 foot control elevation. He said they were now going up into private property on an easement and improving private property.

Mr. Ward stated that in a few minor instances they have had to go above control because of the storm, but generally that would not be a normal event. He said if it was in an easement that was controlled by the District, they had the right to maintain that easement area in its sole and absolute discretion. The underlying fee title may be owned by anyone, but the District has an easement on top of it and the District maintained. So, it was not correct to say the District maintained private property. There was an easement over that which gave the District the right to go into the easement areas and maintain them.

Mr. Elgin responded to a comment made that if they improved Bellini, they would be improving private property. He said it would not be right to make that argument with Bellini and then have other property treated differently in the same format. He said the CDD was a quasi-public quantity that had some fiduciary responsibility to all the people who were paying assessments, including the Bellini residents. He said he was only asking for fair treatment, but with respect to the legal problem, some of the responsibility for that had to go to the CDD Board and its advisors. He said the Bellini residents had no idea this was the case.

Dr. Herring asked Mr. Byal when people buy property in Miromar, were they told about the various HOA responsibilities and the existence of a CDD.

Mr. Byal responded no one would have the documentation in question without conducting exhaustive research into the plats and condo docs and so forth to be able to discern this situation existed. It was not possible that someone during a normal course of acquisition of a property would be able to discern the situation. They were told there was a CDD and an HOA and a Condo Association. He said it would not be reasonable that anybody in Bellini could have ever understood one way or another.

Dr. Herring said what needed to be addressed was Mr. Rizzo's comment that it was the CDD's responsibility to let the Bellini residents know.

Mr. Ward said he did not agree with Mr. Rizzo's comment.

Mr. Byal said he did not agree either and commented that it was just the situation that existed. He said the transfer and easement was not established and this conveyance did not occur in its normal course of events.

Mr. Ward added that it had happened because there was a developer who went bankrupt.

Mr. Byal said at the end of the day, it was important to make sure that assets were tested and inspected, but the CDD wanted to own this asset to have a complete system. He said the CDD could say there won't be a transfer, not pay the money to have an easement done, and the residents would just leave it or repair it back to the way it was, and that wouldn't be good.

Mr. Refkin asked how much difference this would make in the assessment.

Mr. Ward responded this was a \$144,000 problem over 1900 units.

Dr. Herring pointed out this was a dangerous precedent.

Mr. Ward stated the larger issue was they were going into Fiscal Year 2019 looking at probably a million dollar assessment to restore from Hurricane Irma. Plus, he said after this storm, he realized that the CDD did not have enough cash to deal with these issues. He said a million dollars over 1900 units was a big number.

Mr. Refkin said the amount would be \$76 extra on the assessment of \$144,000. He said he could see both sides of the issue. He said this assessment would go from about \$500 to \$600, but if a bigger reserve was necessary, it could go higher.

Mr. Elgin stated if they get reimbursed from FEMA that could be their reserve.

Mr. Refkin said they may not know for years about FEMA. He asked how much that would be, and the response was \$360,000, but anything that was not owned could not be claimed. He said the question was not fixing property that was not owned; the question was whether to assume the asset and then fix it for \$144,000. He said if they had bought the property as it should have happened, this would not be an issue. He said the Board generally tried to not spend the resident's money. He said his choice would be to just take responsibility, make the repairs and go forward.

A comment was made that anything above 18 would be covered by the easement, which Mr. Bernard pointed out FEMA would not reimburse. Anything from 18 below, the CDD owned, and so FEMA would reimburse those repairs. Mr. Ward stated that has always been the case.

Mr. Ward called for a motion.

Motion was made by Dr. Herring and seconded by Mr. Refkin to proceed with the acquisition of the Bellini and Volterra property as described above, and with three members in favor, and Mr. Weber abstaining for financial reasons, the motion was approved.

Mr. Ward said he would provide a conflict of interest form to Mr. Weber which would be filed. He then called for a motion to approve the minutes.

Motion was made by Mr. Refkin and seconded by Dr. Herring to approve the minutes of the November 9, 2017, meeting, and with all in favor, the motion was approved.

Mr. Bernard asked in the future what the method would be, and Dr. Herring responded that the method would be to look at each case individually.

3. Consideration of Award and Bid for Lake and Wetland Maintenance

Mr. Ward asked Mr. Bernard to present information for this item.

Mr. Bernard explained there were three vendors. He said Lake Masters was the current service being used, and their bid was \$2500 higher than Superior. He said Lake Masters was the only company that answered all the questions in the bid, concerning financial status and equipment. He said on a daily basis Lake Masters would give them the same work force, but they have a bigger work force if there were issues. He said another consideration was knowledge of the project, and Lake Masters had been there for years and were familiar with issues. If the Board awarded the bid to this company, they knew what was going on and what to do. He said their prior contract was \$108,000, and the current contract was \$90,000.

Mr. Ballinger asked if dealings with Lake Masters had been satisfactory, and Mr. Bernard responded they had been using this company for over 10 years, and it had been very helpful and responsive.

Mr. Ward informed the Board that Lake Masters had been merged into a company called Solitude, which was a British based international firm that acquired firms worldwide. He said he had received an email stating Lake Masters would now be operating under the name of Solitude.

Mr. Ballinger asked if different ownership might cause any problems. Mr. Bernard said he did not foresee any, and it was a one year removal with a 30-day notice.

Mr. Weber asked if it made sense to have some type of a document from Solitude stating that they were accepting the offer that was made as written with no changes.

Mr. Urbancic responded that they would be doing a new contract which would reflect the new name.

Mr. Ward called for a motion to approve the bid with Solitude Lake Management.

Motion was made by Mr. Refkin and seconded by Mr. Ballinger to accept the bid of Solitude Lake Management as presented, and with all in favor, the motion was approved.

4. Staff Reports

a) District Attorney

Mr. Urbancic gave an update on the permitting situation and the Army Corps of Engineers. He said there had been some correspondence relating to the permitting of the riprap with South Florida Water Management District. The Army Corps of Engineers had stated the CDD was in violation of the permit and the Clean Water Act. He said the Army Corps of Engineers stayed the enforcement of that process while the CDD pursued an after-the-fact permit for the riprap, and simultaneously pursued an extension and modification of the permit, so it applied to both the remainder of Miromar Lakes and University Village. He said the hope was to get a separate after-the-fact permit issued for the riprap, but what the Army Corps did was merge the two together. However, there were different requirements for each, and this was broken down into sections. Mr. Urbancic stated this would eliminate the enforcement action.

Mr. Ward added the riprap that had been installed, which had been subject to the enforcement action, was now approved. He said all that needed to be done on a going forward basis was to notify the Corps on the installation of any new riprap.

Mr. Urbancic said if the Board wished to put in any new riprap, all they needed to do was notify the Corps. He said they were approved up to 34,000, which was what had been approved with South Florida Water Management and zoning with Lee County. He explained that did not mean Miromar Lakes had to have 34,000, but they could if they needed. He said after the development work around the lake was completed, a certification letter would be provided which would indicate the linear feet of shoreline and riprap, and this would close out the riprap portion.

Dr. Herring asked whose cost the riprap would be, the developer or the CDD. Mr. Urbancic said it was the developer's cost.

Mr. Urbancic pointed out the 34,000 was 65% of the shoreline approved to date. He said if the shoreline increased, there would need to be another Corps permit.

Dr. Herring asked if that included the shoreline by Center Place. Mr. Urbancic responded that it was only the shoreline that was within the boundaries of the District.

Mr. Ward asked about new installation of riprap and the requirement that it be approved by the Corps before it was installed. Mr. Urbancic said he didn't think it needed to be approved, but they needed to inform the Corps that it was being installed.

Mr. Urbancic said to be informed of when riprap was being installed, the CDD needed to rely on the Master Association or Lee County. The Board discussed a possible process by which this communication could take place.

b) District Engineer – No report.

c) District Manager - No report.

5. Supervisor's Requests and Audience Comment

Mr. Ward called for comments from the Board, and their were none.

Mr. Ward called for further comments from the audience, and there were none.

6. Adjournment

Mr. Ward asked for a motion to adjourn.

Motion was made by Dr. Herring and seconded by Mr. Refkin to adjourn the meeting, and with all in favor, the motion was approved.

The meeting was adjourned about 3:12 p.m.

Miromar Lakes Community
Development District

James P. Ward, Secretary
defined., Chairman

Dr. David HerringError! Bookmark not

RESOLUTION NO. 2018-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT ACCEPTING CERTAIN FEE SIMPLE AND EASEMENT CONVEYANCES RELATING TO THE LAKE COMMONLY KNOWN AS LAKE 5; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes Community Development District (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Lee County, Florida through the adoption of Ordinance No. 00-17 on September 12, 2000, as amended by that certain Ordinance No. 10-22 adopted on April 27, 2010 by the Board of County Commissioners of Lee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

WHEREAS, the District owns, operates and maintains certain lakes and stormwater management improvements for the benefit of property owners and residents within the District including, without limitation, portions of the lake commonly known as Lake 5; and

WHEREAS, the District desires to accept certain fee simple conveyances of portions of Lake 5 together with various easements necessary for the maintenance of portions of Lake 5.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ACCEPTANCE OF CONVEYANCES. The District hereby desires to accept those certain fee simple conveyances of portions of the lake commonly known as Lake 5 together with various easements necessary for the maintenance of portions of Lake 5 that are attached hereto and made a part hereof as Exhibit "A" ("**Conveyance Documents**").

SECTION 3. DELEGATION OF AUTHORITY. The Chairman or the Vice Chairman (in the Chairman’s absence) of the District’s Board of Supervisors is hereby authorized to execute the Conveyance Documents as necessary to evidence the District’s acceptance of the subject conveyances. The Vice Chairman, Secretary, and any Assistant Secretary of the District’s Board of Supervisors are hereby authorized to countersign any Conveyance Documents signed by the Chairman or Vice Chairman (in the Chairman’s absence), if necessary or required.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Miromar Lakes Community Development District this 8th day of March, 2018.

**MIROMAR LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

Attest:

James P. Ward, Secretary

David Herring, Chairman

Exhibit "A"

Jim Ward

From: Greg Urbancic <gurbancic@cyklawfirm.com>
Sent: Thursday, February 22, 2018 7:39 AM
To: Jim Ward
Subject: RE: Miromar Lakes Shoreline - documents for execution

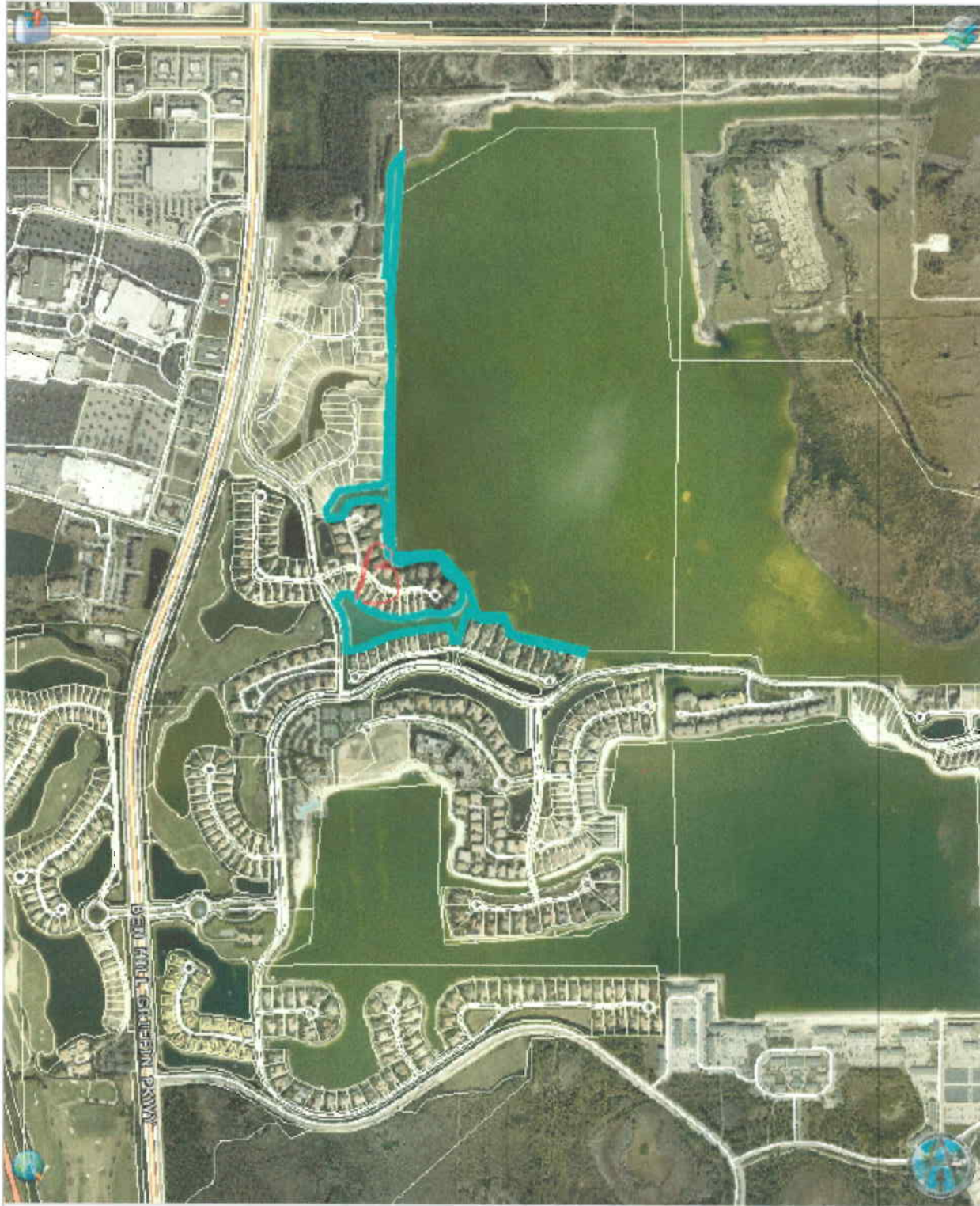
Jim- the parcel from the master will cover a large section. The pictures below will give you an idea of tract being conveyed. I have a red "B" on Bellini.



✕	STRAP	Owner Name	Site Address	Las
i	11-46-25-L3-15001.00CE	MIROMAR LAKES MASTER ASSN INC	ACCESS UNDETERMINED, MIROMAR LA...	

<http://i1.ssvr.jecpa.org/GeoView2/>

1/1



✕	STRAP	Owner Name	Site Address	Las
i	11-46-25-L3-15001.00CE	MIROMAR LAKES MASTER ASSN INC	ACCESS UNDETERMINED, MIROMAR LA...	

Gregory L. Urbancic
Attorney at Law

Coleman, Yovanovich & Koester, P.A.
The Northern Trust Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
P. 239.435.3535 | F. 239.435.1218

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

**ASSIGNMENT OF DEDICATION
(Miromar Lakes Unit XVII-Costa Maggiore-Phase I)**

THIS ASSIGNMENT OF DEDICATION ("**Assignment**") is made and executed this 16th day of February 2018, by **MIROMAR LAKES MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Assignor**") in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes ("**Assignee**").

Assignor grants, conveys, assigns, and transfers to Assignee, its legal representatives, successors and assigns the rights and privileges that Assignor has or may have under the laws of the State of Florida or otherwise, and all right, title and interest in, to, and under that certain dedication referenced as Tract "O-1" in Dedication A.2 ("**Dedication**") of that certain plat of Miromar Lakes Unit XVII-Costa Maggiore-Phase I, recorded at Instrument No. 2017000181209 of the Public Records of Lee County, Florida ("**Plat**") (but reserving to Assignor the right to utilize and benefit from any other easements or rights otherwise dedicated to Assignor over Tract O-1 pursuant to the Plat).

Assignor assigns the Dedication to Assignee, its legal representatives, successors and assigns to and for its use forever with the right of substitution and subrogation to Assignee in and to all covenants and warranties given or made with respect to the Dedication or any part of the Dedication to the extent the covenants and warranties are assignable or can be enforced, at Assignee's expense, and for Assignee's benefit.

Assignor, for itself and its legal representatives, successors and assigns, covenants to Assignee, its legal representatives, successors and assigns that (1) Assignor is the lawful owner of the Dedication; (2) the Dedication is free from all encumbrances; (3) Assignor has good right to assign the Dedication; and (4) it will warrant and defend this Assignment of Dedication unto Assignee, its legal representatives, successors and assigns against lawful claims and demands of all persons and entities.

Assignor has caused this Assignment to be executed as of the day and year first written above.

[Remainder of page intentionally left blank. Signatures begin on the following page.]

MIROMAR LAKES MASTER ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: *[Signature]*
Tim Byal, President

Signed, and delivered in the presence of:

Hermine Meeks
Signature of Witness

HERMINE MEEKS
Print Name

Debra Crone
Signature of Witness

Debra Crone
Print Name

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this 16th of February, 2018, by Tim Byal, as President of Miromar Lakes Master Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(SEAL)



[Signature]
NOTARY PUBLIC
Name: RACHEL ROZELLE MARKS
(Type or Print)
My Commission Expires: 10/27/19

ACCEPTANCE BY ASSIGNEE

The foregoing Assignment of Dedication is accepted as of the date first above written by MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT.

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

James P. Ward, Secretary

By: _____
David Herring, Chairman

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this ____ of February, 2018, by David Herring, as Chairman of Miromar Lakes Community Development District on behalf of the community development district, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ASSIGNMENT OF RESERVATIONS

THIS ASSIGNMENT OF RESERVATIONS (this "**Assignment**") is made and executed as of this ___ day of February, 2018, by **MIROMAR LAKES, LLC**, a Florida limited liability company ("**Assignor**") in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes ("**Assignee**").

Reserving to itself all other rights, Assignor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, non-exclusively grants, conveys, and assigns, unto Assignee, its legal representatives, successors and assigns for the purpose of accepting, constructing, operating, and/or maintaining public facilities within Miromar Lakes Community Development District (but expressly reserving the right of Assignor to utilize and benefit from the Reservations defined below), the rights and privileges that Assignor has or may have under the laws of the State of Florida or otherwise in, to, and under, each of the specified reservations contained and identified on **Exhibit "A"** attached and made a part of this Assignment as such reservations relate to or concern: (i) water management and drainage facilities; (ii) utilities; and/or (iii) access and maintenance of any improvements or assets of Assignee (the "**Reservations**").

Assignor assigns unto Assignee, its legal representatives, successors and assigns to and for their uses forever, with the right of substitution and subrogation of Assignee, in and to all covenants and warranties given or made in respect to the Reservations or part of it to the extent the covenants and warranties are assignable or can be enforced, at Assignee's expense, for Assignee's benefit.

Assignor does for itself and their legal representatives, successors and assigns, covenant to Assignee, its legal representatives, successors and assigns that (1) Assignor is the lawful owner of the Reservations; (2) the Reservations are free from all encumbrances; (3) Assignor has good right to assign the Reservations; and (4) Assignor will warrant and defend this Assignment of Reservations unto Assignee, its legal representatives, successors and assigns against lawful claims and demands of all persons and entities.

Assignor has caused this instrument to be executed as of the day and year first written above.

ASSIGNOR:

MIROMAR LAKES, LLC,
a Florida limited liability company

Witnesses:

By: **MIROMAR DEVELOPMENT CORPORATION,**
a Florida corporation, its Sole Member

Signature
Printed Name: _____

By: _____
Robert B. Roop, Executive Vice President

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this _____ day of February, 2018, by Robert B. Roop, as Executive Vice President of Miromar Development Corporation, a Florida corporation, the sole Member of Miromar Lakes, LLC, a Florida limited liability company, on behalf of said entities, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

ACCEPTANCE BY ASSIGNEE

The foregoing Assignment of Reservations is accepted as of the date first above written by MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT.

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

James P. Ward, Secretary

By: _____
David Herring, Chairman

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this _____ of February, 2018, by David Herring, as Chairman of Miromar Lakes Community Development District on behalf of the community development district, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

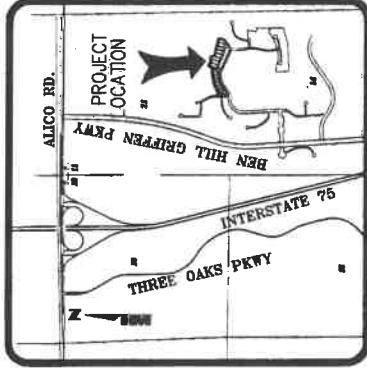
Exhibit A

1. All Lake Maintenance Easements (L.M.E.) reserved to Assignor and shown on the plat of Miromar Lakes Unit IX – Anacapri and Castelli as recorded as Plat Book 82, Pages 71-75 of the Public Records of Lee County, Florida.
2. All Lake Maintenance Easements (L.M.E.) reserved to Assignor and shown on the plat of Miromar Lakes Unit X – Volterra as recorded as Instrument Number 2005000010918 of the Public Records of Lee County, Florida.
3. All Open Space shown as Tracts “A”, “B” and “C” reserved to Assignor and shown on the Plat Miromar Lakes Unit IX – Anacapri and Castelli as recorded as Plat Book 82, Pages 71-75 of the Public Records of Lee County, Florida.
4. All open space shown as Tract “A” reserved to Assignor and shown on the plat of Miromar Lakes Unit X – Volterra as recorded as Instrument Number 2005000010918 of the Public Records of Lee County, Florida.

MIROMAR LAKES UNIT IX - ANACAPRI AND CASTELLI

A SUBDIVISION LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND A PORTION OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A PORTION OF TRACT B, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, AT PAGES 9-12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

PLAT BOOK **84** PAGE **71**
SHEET **1** of **5**



LOCATION MAP
NOT TO SCALE

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

NOTICE: LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DECLARATION WAS APPROVED BEFORE ME THIS 15th DAY OF MARCH 2004 BY JAMES R. SCHWARTZ, AS THE PRESIDENT OF MIROMAR LAKES, L.L.C. HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING DECLARATION AND I ACCOMPANIED THE EXECUTION OF THIS INSTRUMENT AND HAVE READ AND UNDERSTOOD THE CONTENTS OF THE SAID INSTRUMENT AND PURPOSES THEREIN MENTIONED AND THAT THE DECLARATION IS THE ACT AND DEED OF THE CORPORATION.

MICHAEL B. ELIAS
NOTARY PUBLIC - STATE OF FLORIDA
MY COMM. EXPIRES 12-31-10

LEGAL DESCRIPTION

SEE SHEET 2

IN WITNESS WHEREOF MIROMAR LAKES, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS INSTRUMENT TO BE MADE IN FULL FAITH AND TRUTH.

MIROMAR LAKES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: JAMES R. SCHWARTZ
ITS MANAGING MEMBER

MICHAEL B. ELIAS
NOTARY PUBLIC

MIROMAR LAKES L.L.C. is a Florida Limited Liability Company. The undersigned, JAMES R. SCHWARTZ, is the President of MIROMAR LAKES L.L.C. and is authorized to execute this instrument on behalf of the company.

DEDICATION:

- 1. I, JAMES R. SCHWARTZ, PRESIDENT, THAT MIROMAR LAKES, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF MIROMAR LAKES UNIT IX - ANACAPRI AND CASTELLI TO BE RECORDED IN PLAT BOOK 84, AS SHOWN HEREIN, AND A PORTION OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A PORTION OF TRACT B, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, AT PAGES 9-12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 2. I, JAMES R. SCHWARTZ, PRESIDENT, HAVE CAUSED THE FOREGOING INSTRUMENT, INCLUDING THESE DEDICATIONS AND ALL RESTRICTIONS, TO BE RECORDED IN PLAT BOOK 84, AS SHOWN HEREIN, AND A PORTION OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A PORTION OF TRACT B, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, AT PAGES 9-12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 3. I, JAMES R. SCHWARTZ, PRESIDENT, HEREBY CELEBRATE AND DEDICATE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE LANDS AND INTERESTS THEREIN DESCRIBED IN THIS PLAT, TOGETHER WITH ALL RESTRICTIONS AND EASEMENTS THEREON, TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR THE PURPOSES OF RECORDING AND FOR THE PURPOSES OF THE FOREGOING INSTRUMENT.
- 4. I, JAMES R. SCHWARTZ, PRESIDENT, HEREBY GRANT AND DEDICATE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE LANDS AND INTERESTS THEREIN DESCRIBED IN THIS PLAT, TOGETHER WITH ALL RESTRICTIONS AND EASEMENTS THEREON, TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR THE PURPOSES OF RECORDING AND FOR THE PURPOSES OF THE FOREGOING INSTRUMENT.
- 5. I, JAMES R. SCHWARTZ, PRESIDENT, HEREBY GRANT AND DEDICATE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE LANDS AND INTERESTS THEREIN DESCRIBED IN THIS PLAT, TOGETHER WITH ALL RESTRICTIONS AND EASEMENTS THEREON, TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR THE PURPOSES OF RECORDING AND FOR THE PURPOSES OF THE FOREGOING INSTRUMENT.
- 6. I, JAMES R. SCHWARTZ, PRESIDENT, HEREBY GRANT AND DEDICATE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE LANDS AND INTERESTS THEREIN DESCRIBED IN THIS PLAT, TOGETHER WITH ALL RESTRICTIONS AND EASEMENTS THEREON, TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR THE PURPOSES OF RECORDING AND FOR THE PURPOSES OF THE FOREGOING INSTRUMENT.

APPROVAL

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, ON THIS 15th DAY OF MARCH 2004.

Charles Green
CLERK OF COUNTY COURT

Peter A. Engorovicz
DIRECTOR OF DEVELOPMENT SERVICES

Mark Gibbs
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

Charles Green
CLERK OF COUNTY COURT

Michael L. Moran
SURVEYOR

Thomas M. Murphy
P.S.M. #5628

Thomas M. Murphy
P.S.M. #5628

Thomas M. Murphy
P.S.M. #5628

Thomas M. Murphy
P.S.M. #5628

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P.S.M. #5628

Thomas M. Murphy
P.S.M. #5628

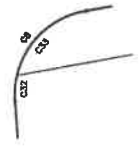
Thomas M. Murphy
P.S.M. #5628

MIROMAR LAKES UNIT IX - ANACAPRI AND CASTELLI

A SUBDIVISION LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND A PORTION OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A PORTION OF TRACT B, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, AT PAGES 9-12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA



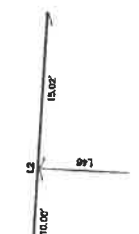
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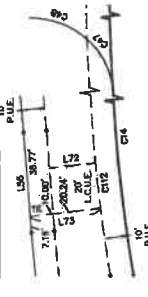
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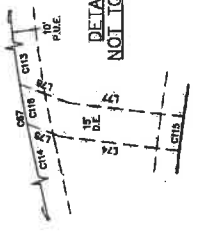
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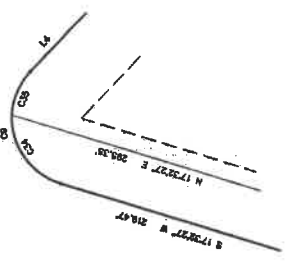
DETAIL "I"
NOT TO SCALE



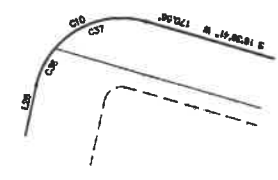
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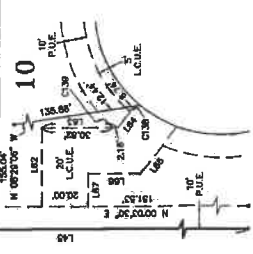
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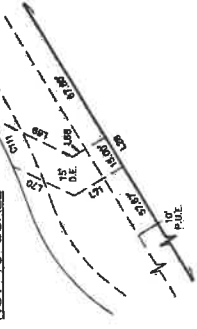
DETAIL "C"
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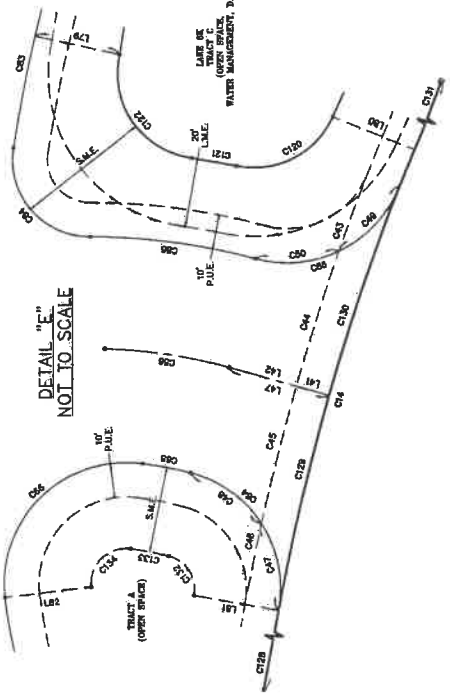
DETAIL "G"
NOT TO SCALE



DETAIL "H"
NOT TO SCALE

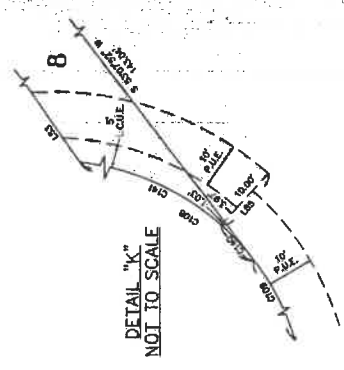


DETAIL "E"
NOT TO SCALE



LINE	MARK	BEARING	DISTANCE
L1	N	89°12'37"	78.12
L2	N	89°12'37"	83.82
L3	N	89°12'37"	70.80
L4	N	89°12'37"	70.80
L5	N	89°12'37"	70.80
L6	N	89°12'37"	70.80
L7	N	89°12'37"	70.80
L8	N	89°12'37"	70.80
L9	N	89°12'37"	70.80
L10	N	89°12'37"	70.80

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	20.00'	89°12'37"	38.54'	S 89°12'37" E	39.29'
C2	20.00'	113°33'00"	38.54'	N 25°14'36" E	40.17'
C3	175.00'	40°24'54"	121.00'	S 71°18'44" W	124.88'
C4	800.00'	81°04'11"	610.00'	S 84°58'18" W	624.88'
C5	45.00'	88°25'14"	27.26'	N 43°13'31" E	28.96'
C6	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C7	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C8	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C9	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C10	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C11	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C12	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C13	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C14	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'
C15	20.00'	24°38'52"	24.36'	S 24°38'28" W	24.58'



THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628
850 Encore Way
Gainesville, FL 34110
Phone: (352) 264-2000
FAX: (352) 264-2000
H&M
HOLEMONTES
REGISTERED PROFESSIONAL SURVEYORS
MIROMAR LAKES UNIT IX
LEE COUNTY, FL
RECORDED IN PLAT BOOK 6A PAGE 75 SHEET 5 OF 5

MIROMAR LAKES UNIT X - VOLTERRA

A SUBDIVISION LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND A REPLAT OF A PORTION OF TRACT 'C', MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

NOTICE: THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Instrument No. 20250001018

PROPERTY DESCRIPTION:

SEE SHEET 2 FOR DESCRIPTION

DEDICATION:

NOTICE: ALL LOTS IN THIS INSTRUMENT, VOLTERRA DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF A SUBDIVISION LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND A REPLAT OF A PORTION OF TRACT 'C', MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY:

- RESERVES TO MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND INTERESTS IN THE PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND CABLE TELEVISION, AND THE RIGHT TO INSTALL, MAINTAIN, OPERATE, AND REPAIR SUCH FACILITIES, AND TO ENFORCE ANY AND ALL RESTRICTIONS FOR ACCESS AND USE, AND DEPOSITS TO MIROMAR LAKES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION WITH RESPONSIBILITY FOR MAINTENANCE;
- ALL LAKE MAINTENANCE EXPENSES (L.M.E.), SON MOWERS EXPENSES (S.M.E.) AND DRAINAGE FACILITIES AND FOR THE PURPOSES OF PERFORMANCE AND ALL INSTALLATION OF FACILITIES AND IMPROVEMENTS ACTIVITIES;
- ALL ROWWAYS SHALL BE TRACT ADJACENT TO PRIVATE STREET INTERSECTING STRAIGHTER DRIVE, PUBLIC UTILITY EASEMENT (P.U.E.) AND LANDSCAPING;
- ALL OPEN SPACE SHOWN AS TRACT "A";
- RESERVES TO MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RESPONSIBILITY FOR MAINTENANCE AND REPAIRS TO MIROMAR LAKES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION WITH RESPONSIBILITY FOR MAINTENANCE, ALL RIGHTS AND INTERESTS IN THE PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND CABLE TELEVISION, AND THE RIGHT TO INSTALL, MAINTAIN, OPERATE, AND REPAIR SUCH FACILITIES, AND TO ENFORCE ANY AND ALL RESTRICTIONS FOR ACCESS AND USE, AND DEPOSITS TO MIROMAR LAKES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION WITH RESPONSIBILITY FOR MAINTENANCE;
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) LOCATED OR SHOWN HEREON, SOLELY FOR THE USES AND PURPOSES INTENDED HEREON, TO THE OBLIGATION TO REPAIR AND RESTORE ANY AND ALL SUCH FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND CABLE TELEVISION, AND THE RIGHT TO INSTALL, MAINTAIN, OPERATE, AND REPAIR SUCH FACILITIES, AND TO ENFORCE ANY AND ALL RESTRICTIONS FOR ACCESS AND USE, AND DEPOSITS TO MIROMAR LAKES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION WITH RESPONSIBILITY FOR MAINTENANCE;

IN WITNESS WHEREOF, MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS DECLARATION TO BE MADE THIS 25th DAY OF SEPTEMBER 2025.

MIROMAR LAKES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Charles J. Griffin*
ITS MANAGING MEMBER

BY: *Charles J. Griffin*
STEVEN KAUFMAN
C.E.O.

MIROMAR LAKES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Charles J. Griffin*
ITS MANAGING MEMBER

BY: *Charles J. Griffin*
STEVEN KAUFMAN
C.E.O.

MIROMAR LAKES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Charles J. Griffin*
ITS MANAGING MEMBER

BY: *Charles J. Griffin*
STEVEN KAUFMAN
C.E.O.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF SEPTEMBER 2025 BY *Charles J. Griffin*, AS VICE PRESIDENT OF MIROMAR LAKES, L.L.C. HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESIGNATED BY THE INSTRUMENT AND HEED AS SUCH OFFICER OF THE COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE DECLARATION IS THE ACT AND DEED OF THE COMPANY.

NOTARY PUBLIC - STATE OF FLORIDA

Debra M. Griffin
DEBRA M. GRIFFIN
NOTARY PUBLIC - STATE OF FLORIDA

MI: 20250001018
FILED IN PLAT BOOK 71, PAGE 67-70
COMMISSION EXPIRES

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:

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

ACKNOWLEDGEMENT

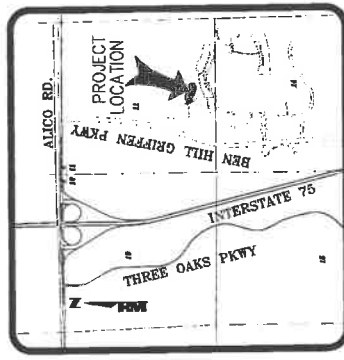
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF SEPTEMBER 2025 BY *Charles J. Griffin*, AS VICE PRESIDENT OF MIROMAR LAKES, L.L.C. HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESIGNATED BY THE INSTRUMENT AND HEED AS SUCH OFFICER OF THE COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE DECLARATION IS THE ACT AND DEED OF THE COMPANY.

NOTARY PUBLIC - STATE OF FLORIDA

Debra M. Griffin
DEBRA M. GRIFFIN
NOTARY PUBLIC - STATE OF FLORIDA

MI: 20250001018
FILED IN PLAT BOOK 71, PAGE 67-70
COMMISSION EXPIRES



LOCATION MAP
NOT TO SCALE

NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF TRACT A, MIROMAR LAKES UNIT III, AS SHOWN ON PLAT BOOK 71, AT PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- INDICATES PERMANENT REFERENCE POINT (P.R.P.) (P.A.M.) LB 1772.
- INDICATES PERMANENT REFERENCE POINT (P.R.P.) (P.A.M.) LB 1772.
- INDICATES POINTS OF INTERSECTION, POINTS OF CURVATURE, POINTS OF BEGINNING AND END OF CURVATURE, POINTS OF TANGENCY, POINTS OF INTERSECTION, POINTS OF BEGINNING AND END OF CURVATURE, POINTS OF TANGENCY.
- INDICATES LEE COUNTY UTILITY EASEMENT.
- INDICATES SON MOWER EXPENSE ASSESSMENT.
- INDICATES LAKE MAINTENANCE EXPENSE.
- INDICATES LANE MAINTENANCE EXPENSE.
- INDICATES CURVE IN GRADE TABLE.

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MIROMAR LAKES UNIT X - VOLTERRA, A SUBDIVISION LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAS BEEN PREPARED AND FILED FOR RECORD ON 09/06/2025 BY ME, CHARLES J. GRIFFIN, SURVEYOR, IN AND FOR LEE COUNTY.

Charles J. Griffin
CHARLES J. GRIFFIN
SURVEYOR

REVIEW BY THE DESIGNATED COUNTY FSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

Michael L. Hudson
MICHAEL L. HUDSON

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MIROMAR LAKES UNIT X - VOLTERRA, A SUBDIVISION LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAS BEEN PREPARED AND FILED FOR RECORD ON 09/06/2025 BY ME, CHARLES J. GRIFFIN, SURVEYOR, IN AND FOR LEE COUNTY.

Charles J. Griffin
CHARLES J. GRIFFIN
SURVEYOR

APPROVAL

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 25th DAY OF SEPTEMBER 2025.

Charles J. Griffin
CLERK OF COUNTY

Charles J. Griffin
ASSISTING COUNTY ATTORNEY

Charles J. Griffin
ASSISTING COUNTY ATTORNEY



THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628

950 Escrow Way
Naples FL 34110
Phone: (813) 254-2000
Florida Certificate of
Professional Registration No. 1772

REFERENCE NO. 1772



STATE OF FLORIDA
COUNTY OF LEE

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

LAKE MAINTENANCE EASEMENT

THIS LAKE MAINTENANCE EASEMENT (this "**Easement**") is made and executed as of this 21 day of February, 2018 by **BELLINI AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantor**") in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, its successors and assigns ("**Grantee**").

WITNESSETH:

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege to enter upon, over and across the certain lands being located in Lee County, Florida and legally described on Exhibit "A" attached hereto and made a part hereof (the "**Easement Area**") for the purposes of constructing, operating, relocating, repairing and/or otherwise maintaining the lake and banks thereof abutting or adjacent to the Easement Area and for the construction, operation, relocation, repair and maintenance of lake and drainage facilities of Grantee located adjacent to the Easement Area (the "**Easement Activity**").

Grantor grants to Grantee the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of conducting the Easement Activity pursuant to the terms of this Easement. The record fee simple owner of the underlying land where this Easement is located shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent said cost or expense is the result of misuse or damage caused by Grantee, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area.

Grantor shall in no way interfere with Grantee's right to enter upon the Easement Area or Grantee's right to conduct Easement Activity pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

**BELLINI AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Luck
Signature
Printed Name: LORRAINE Luck

Hermine Meeks
Signature
Printed Name: HERMINE MEEKS

By: Michael Risso
Michael Risso, President

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this 21 of February, 2018, by Michael Risso, as President of Bellini at Miromar Lakes Condominium Association Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)



Lori Anne Sharp
NOTARY PUBLIC
Name: Lori Anne Sharp
(Type or Print)
My Commission Expires: June 7, 2018

ACCEPTED BY GRANTEE:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

Witnesses:

Signature
Printed Name: _____

By: _____
David Herring, Chairman

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

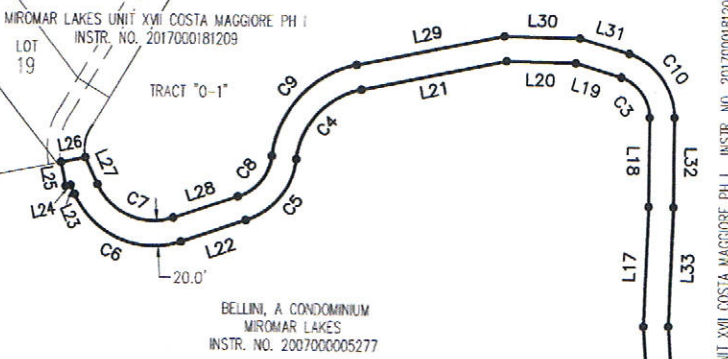
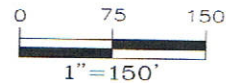
The foregoing instrument was acknowledged before me, this ____ of _____, 2018, by David Herring, as Chairman of Miromar Lakes Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

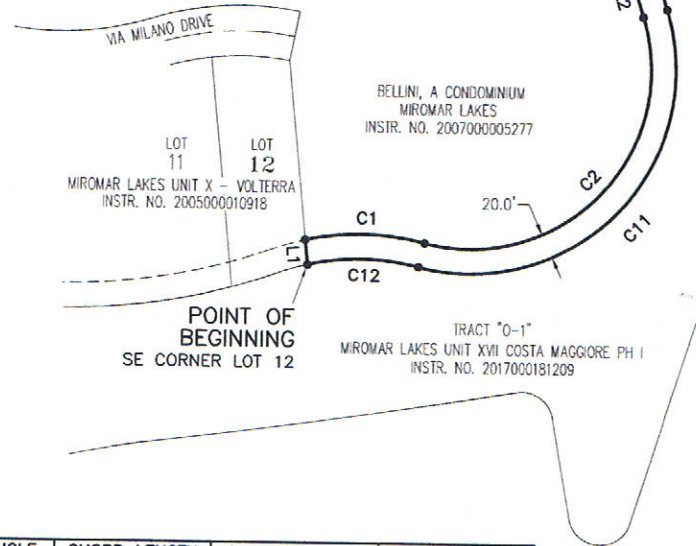
Exhibit "A"
Easement Area

[Insert Legal Description]



ABBREVIATIONS
 O.R. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT

LINE	BEARING	DISTANCE
L1	N 05°47'22" W	20.14'
L2	N 17°42'32" W	40.38'
L3	N 59°34'43" W	62.48'
L4	N 66°58'19" W	26.83'
L5	N 33°32'19" W	87.99'
L6	N 27°18'21" W	64.53'
L7	N 87°48'15" W	93.90'
L8	S 79°19'50" W	73.35'
L9	S 77°45'42" W	129.37'
L10	N 75°11'40" W	26.26'
L11	N 79°30'35" W	57.05'
L12	N 25°34'46" W	39.88'
L13	N 33°08'15" W	39.58'
L14	N 04°17'44" W	62.61'
L15	N 09°02'46" W	30.65'
L16	N 04°18'15" W	105.58'
L17	N 01°47'51" E	96.94'
L18	N 00°06'41" W	72.27'
L19	N 73°25'25" W	38.36'
L20	N 89°12'17" W	56.03'
L21	S 78°18'19" W	118.85'
L22	S 71°09'33" W	54.79'
L23	N 24°47'26" W	8.18'
L24	S 78°35'42" W	4.21'
L25	N 11°24'18" W	20.00'
L26	N 78°35'42" E	20.01'
L27	S 24°47'26" E	23.98'
L28	N 71°09'33" E	54.79'
L29	N 78°18'19" E	121.10'
L30	S 89°12'17" E	60.99'
L31	S 73°25'25" E	41.54'
L32	S 00°06'41" E	72.74'
L33	S 01°47'51" W	96.20'
L34	S 04°18'15" E	103.68'
L35	S 09°02'46" E	30.65'
L36	S 04°17'44" E	58.30'
L37	S 33°08'15" E	35.76'
L38	S 25°34'46" E	31.03'
L39	S 79°30'35" E	47.63'
L40	S 75°11'40" E	22.21'
L41	N 77°45'42" E	124.84'
L42	N 79°19'50" E	75.88'
L43	S 87°48'15" E	107.81'
L44	S 27°18'21" E	75.11'
L45	S 33°32'19" E	80.90'
L46	S 66°58'19" E	22.12'
L47	S 59°34'43" E	71.42'
L48	S 17°42'32" E	48.03'



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	212.00'	26°16'27"	96.37'	S 89°09'25" E	97.22'
C2	145.00'	121°41'20"	253.26'	N 43°08'08" E	307.96'
C3	34.38'	69°46'14"	39.32'	N 35°55'42" W	41.86'
C4	66.25'	71°11'49"	77.13'	S 42°17'57" W	82.32'
C5	60.00'	64°27'31"	64.00'	S 38°55'48" W	67.50'
C6	70.00'	84°03'01"	93.72'	N 66°48'56" W	102.69'
C7	50.00'	84°03'01"	66.95'	S 66°48'56" E	73.35'
C8	40.00'	64°27'31"	42.66'	N 38°55'48" E	45.00'
C9	86.25'	71°14'50"	100.47'	N 42°19'27" E	107.25'
C10	54.38'	70°29'47"	62.76'	S 36°06'02" E	66.90'
C11	165.00'	121°41'20"	288.19'	S 43°08'08" W	350.44'
C12	192.00'	26°57'18"	89.50'	N 89°29'51" W	90.33'

DRAWN BY: BEN
 DATE: 2/18
 SHEET # 1 OF SHEET 2
 SEC-TWN-RGE: 11-46-25



6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
 BELLINI CONDOS L.M.E.

DRAWING NO. H-584
 PROJECT NO. 03.022
 FILE NAME Bell 20 LME.dwg

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF BELLINI, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NUMBER 2007000005277 AND BEING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, MIROMAR LAKES UNIT X - VOLTERRA, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2005000010918 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N05°47'22"W ALONG THE BOUNDARY OF SAID LOT 12 FOR A DISTANCE OF 20.14 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 212.00 FEET, AT A BEARING OF S12°17'38"E THEREFROM, THROUGH A CENTRAL ANGLE OF 26°16'27" AND BEING SUBTENDED BY A CHORD OF 96.37 FEET AT A BEARING OF S89°09'25"E, FOR AN ARC LENGTH OF 97.22 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, THROUGH A CENTRAL ANGLE OF 121°41'20" AND BEING SUBTENDED BY A CHORD OF 253.26 FEET AT A BEARING OF N43°08'08"E, FOR AN ARC LENGTH OF 307.96 FEET; THENCE RUN N17°42'32"W FOR A DISTANCE OF 40.38 FEET; THENCE RUN N59°34'43"W FOR A DISTANCE OF 62.48 FEET; THENCE RUN N66°58'19"W FOR A DISTANCE OF 26.83 FEET; THENCE RUN N33°32'19"W FOR A DISTANCE OF 87.99 FEET; THENCE RUN N27°18'21"W FOR A DISTANCE OF 64.53 FEET; THENCE RUN N87°48'15"W FOR A DISTANCE OF 93.90 FEET; THENCE RUN S79°19'50"W FOR A DISTANCE OF 73.35 FEET; THENCE RUN S77°45'42"W FOR A DISTANCE OF 129.37 FEET; THENCE RUN N75°11'40"W FOR A DISTANCE OF 26.26 FEET; THENCE RUN N79°30'35"W FOR A DISTANCE OF 57.05 FEET; THENCE RUN N25°34'46"W FOR A DISTANCE OF 39.88 FEET; THENCE RUN N33°08'15"W FOR A DISTANCE OF 39.58 FEET; THENCE RUN N04°17'44"W FOR A DISTANCE OF 62.61 FEET; THENCE RUN N09°02'46"W FOR A DISTANCE OF 30.65 FEET; THENCE RUN N04°18'15"W FOR A DISTANCE OF 105.58 FEET; THENCE RUN N01°47'51"E FOR A DISTANCE OF 96.94 FEET; THENCE RUN N00°06'41"W FOR A DISTANCE OF 72.27 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 34.38 FEET, AT A BEARING OF S88°57'24"W THEREFROM, THROUGH A CENTRAL ANGLE OF 69°46'14" AND BEING SUBTENDED BY A CHORD OF 39.32 FEET AT A BEARING OF N35°55'42"W, FOR AN ARC LENGTH OF 41.86 FEET; THENCE RUN N73°25'25"W FOR A DISTANCE OF 38.36 FEET; THENCE RUN N89°12'17"W FOR A DISTANCE OF 56.03 FEET; THENCE RUN S78°18'19"W FOR A DISTANCE OF 118.85 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 66.25 FEET, AT A BEARING OF S12°06'09"E THEREFROM, THROUGH A CENTRAL ANGLE OF 71°11'49" AND BEING SUBTENDED BY A CHORD OF 77.13 FEET AT A BEARING OF S42°17'57"W, FOR AN ARC LENGTH OF 82.32 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 64°27'31" AND BEING SUBTENDED BY A CHORD OF 64.00 FEET AT A BEARING OF S38°55'48"W, FOR AN ARC LENGTH OF 67.50 FEET; THENCE RUN S71°09'33"W FOR A DISTANCE OF 54.79 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 84°03'01" AND BEING SUBTENDED BY A CHORD OF 93.72 FEET AT A BEARING OF N66°48'56"W, FOR AN ARC LENGTH OF 102.69 FEET; THENCE RUN N24°47'26"W FOR A DISTANCE OF 8.18 FEET; THENCE RUN S78°35'42"W FOR A DISTANCE OF 4.21 FEET; THENCE RUN N11°24'18"W FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE BOUNDARY OF MIROMAR LAKES UNIT XVII COSTA MAGGIORE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2017000181209; THENCE RUN N78°35'42"E ALONG THE BOUNDARY OF MIROMAR LAKES UNIT XVII COSTA MAGGIORE PHASE 1 FOR A DISTANCE OF 20.01 FEET TO A POINT ON THE BOUNDARY OF BELLINI, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NUMBER 2007000005277; THENCE RUN THE REMAINING COURSES ALONG THE BOUNDARY OF SAID BELLINI, A CONDOMINIUM; THENCE RUN S24°47'26"E FOR A DISTANCE OF 23.98 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°03'01" AND BEING SUBTENDED BY A CHORD OF 66.95 FEET AT A BEARING OF S66°48'56"E, FOR AN ARC LENGTH OF 73.35 FEET; THENCE RUN N71°09'33"E FOR A DISTANCE OF 54.79 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 64°27'31" AND BEING SUBTENDED BY A CHORD OF 42.66 FEET AT A BEARING OF N38°55'48"E, FOR AN ARC LENGTH OF 45.00 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 86.25 FEET, THROUGH A CENTRAL ANGLE OF 71°14'50" AND BEING SUBTENDED BY A CHORD OF 100.47 FEET AT A BEARING OF N42°19'27"E, FOR AN ARC LENGTH OF 107.25 FEET; THENCE RUN N78°18'19"E FOR A DISTANCE OF 121.10 FEET; THENCE RUN S89°12'17"E FOR A DISTANCE OF 60.99 FEET; THENCE RUN S73°25'25"E FOR A DISTANCE OF 41.54 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 54.38 FEET, AT A BEARING OF S18°39'05"W THEREFROM, THROUGH A CENTRAL ANGLE OF 70°29'47" AND BEING SUBTENDED BY A CHORD OF 62.76 FEET AT A BEARING OF S36°06'02"E, FOR AN ARC LENGTH OF 66.90 FEET; THENCE RUN S00°06'41"E FOR A DISTANCE OF 72.74 FEET; THENCE RUN S01°47'51"W FOR A DISTANCE OF 96.20 FEET; THENCE RUN S04°18'15"E FOR A DISTANCE OF 103.68 FEET; THENCE RUN S09°02'46"E FOR A DISTANCE OF 30.65 FEET; THENCE RUN S04°17'44"E FOR A DISTANCE OF 58.30 FEET; THENCE RUN S33°08'15"E FOR A DISTANCE OF 35.76 FEET; THENCE RUN S25°34'46"E FOR A DISTANCE OF 31.03 FEET; THENCE RUN S79°30'35"E FOR A DISTANCE OF 47.63 FEET; THENCE RUN S75°11'40"E FOR A DISTANCE OF 22.21 FEET; THENCE RUN N77°45'42"E FOR A DISTANCE OF 124.84 FEET; THENCE RUN N79°19'50"E FOR A DISTANCE OF 75.88 FEET; THENCE RUN S87°48'15"E FOR A DISTANCE OF 107.81 FEET; THENCE RUN S27°18'21"E FOR A DISTANCE OF 75.11 FEET; THENCE RUN S33°32'19"E FOR A DISTANCE OF 80.90 FEET; THENCE RUN S66°58'19"E FOR A DISTANCE OF 22.12 FEET; THENCE RUN S59°34'43"E FOR A DISTANCE OF 71.42 FEET; THENCE RUN S17°42'32"E FOR A DISTANCE OF 48.03 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 121°41'20" AND BEING SUBTENDED BY A CHORD OF 288.19 FEET AT A BEARING OF S43°08'08"W, FOR AN ARC LENGTH OF 350.44 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 26°57'18" AND BEING SUBTENDED BY A CHORD OF 89.50 FEET AT A BEARING OF N89°29'51"W, FOR AN ARC LENGTH OF 90.33 FEET. TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 42496.20 SQUARE FEET OR 1.0 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy LS5628
THOMAS M. MURPHY STATE OF FLORIDA

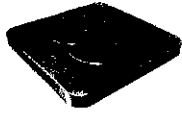
DRAWN BY: BEN	DATE: 2/18
SHEET # 2	OF SHEET 2
SEC-TWN-RGE: 11-46-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
BELLINI CONDOS L.M.E.

DRAWING NO. H-584
PROJECT NO. 03.022
FILE NAME Bell 20 LME.dwg



Memorandum

- Fort Lauderdale Office** · 1800 Eller Drive · Suite 600 · Fort Lauderdale, FL 33316 · 954.921.7781(p) · 954.921.8807(f)
 West Palm Beach Office · 560 Village Boulevard · Suite 340 · West Palm Beach, FL 33409 · 561.684.6161(p) · 561.684.6360(f)

Date: February 15, 2018

To: Jim Ward, Miromar Lakes District Manager – Miromar Lakes CDD

From: Bruce Bernard

Subject: Miromar Lakes CDD Hurricane Irma Landscape Replanting

Project: CGA Project No. 13-5692

CC:

The CDD staff has reviewed the approved Operational and Capital Budget for the 2017-2018 fiscal year. The operational budget line item for plantings replacement is currently at \$30,000 dollars, and conversely the capital budget line item is currently at \$28,000 dollars. The capital budget line item (\$28,000) was initially earmarked for plantings / re-plantings in the St. Maritz and Tivoli subdivisions as part of the Capital Landscaping Enhancement Program.

CDD staff along with CGA's Landscape Architecture Department has prepared a cost estimate for replacement plantings due to damage caused by Hurricane Irma within the Ben Hill Griffin Parkway corridor that is maintained by the CDD's landscape contractor. The cost for the overall plant replacement of the corridor is estimated at \$62,000 dollars. CDD staff would be able to complete the re-plantings in a two phase process. The first phase would use the operational budgeted funds (\$30,000) to replant the locations that have lost trees and plant material, leaving line of sight exposure into the San Marino, Porta Romano, and Valencia subdivisions. Tree replanting would also take place on the north end of the Ben Hill Griffin Parkway median where eight (8) Hong Kong Orchids have already been removed. All plantings will conform to the new plant material approved by the Board per the landscape design renderings previously submitted.

The second phase of the Hurricane Irma replanting would take place in the 2018-19 fiscal year along with the additional improvements scheduled for the Ben Hill Griffin Parkway corridor within the Landscape Enhancement Capital Improvements Program. The estimated cost of proposed plant and tree material installation is attached.

CCD staff has met with the HOA representatives of both the St. Moritz and Tivoli subdivisions to discuss the proposed plantings along the west side of the Ben Hill Griffin Parkway berm located within the CDD maintained property. The HOA's were provided with information as to the intended amount and type of plant material, per the design rendering(s), which would be able to be provided per the CDD's approved budget. The HOA's would be allowed to contract on their own for any additional landscaping improvements that they deem necessary on the own property outside of CDD boundaries.



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 • Fax: 954.921.8807

DATE

1/8/2018

PROJECT TITLE		CG&A PROJECT NO.			
Miromar Lakes Ben Hill Griffin Parkway - Hurricane Restoration		135692			
LOCATION					
Miromar Lakes					
OWNER					
Miromar Lakes - C.D.D.					
ESTIMATED BY: MAA		CHECKED BY: MC		APPROVED BY: MC	
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE MAT. & LAB.	ESTIMATED AMOUNT
PLANT MATERIAL-TREES					
1	Silver Bismarck Palm- F.G.16'-20' O.A.,10'-14' C.T.	5	EA	\$900.00	\$4,500.00
2	Verawood-F.G. 12'-14' HT. X 5'-6' SPR.,2"DBH-4' C.T.	6	EA	\$400.00	\$2,400.00
3	Gumbo Limbo-F.G. 16'-18' HT.X 6'X7' SPR., 3"DBH-5'C.T.	7	EA	\$500.00	\$3,500.00
4	Pigeon Plum- F.G. 12'-14' HT. X 5'-6' SPR.,2"DBH- 4'C.T.	11	EA	\$500.00	\$5,500.00
5	Crape Myrtle - F.G. 14'-16' HT. X 5'-6' SPR.,3" DBH-4'C.T.-STANDARD	3	EA	\$450.00	\$1,350.00
6	Wild Tamarind-F.G. 14'-16' HT. X 5'-6' SPR.,3" DBH-5'C.T.	7	EA	\$500.00	\$3,500.00
7	Copperpod-F.G. 14'-16' HT. X 6'-7' SPR.,3" DBH-5'C.T.	4	EA	\$450.00	\$1,800.00
8	Live Oak-F.G. 16'-18' HT.X 6'X7' SPR., 3"DBH-5'C.T.	26	EA	\$600.00	\$15,600.00
9	Sabal Palm-F.G. 18'-20' O.A. H.T. X 12'-14' C.T.-NO BOOTS	3	EA	\$200.00	\$600.00
				SUBTOTAL	\$38,750.00
PLANT MATERIAL-SHRUBS					
10	Copper-Leaf -7 G, 3'-4' HT. X 30" SPR.-FULL	37	EA	\$35.00	\$1,295.00
11	Dwarf Bougainvillea Barbara Karst - 7 G, 3'-4' HT. X 30" SPR.-SHRUB FORM	12	EA	\$35.00	\$420.00
12	Red Tip Cocoplum - 7 G, 4'-5' HT. X 30" SPR.-FULL TO GROUND	37	EA	\$25.00	\$925.00
13	Viburnum - 15 G, 5'-6' HT. X 36" SPR.-FULL TO GROUND	204	EA	\$70.00	\$14,280.00
				SUBTOTAL	\$16,920.00
14	Bed Preparation/General Conditions/Contingency-(10% of total)				\$5,567.00
				GRAND TOTAL	\$61,237.00
Notes					
- Plant Material costs assume all necessary delivery, installation, staking costs, as well as any mulching, specialty soils & fertilizers needed					

**Miromar Lakes Landscaping Enhancement
Capital Improvement Program**

Allocation per year	\$31,500	\$259,251	\$160,000	\$172,940	\$220,000	\$220,000	\$394,770
Location of Improvement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7 and beyond
1. St. Moritz & Tivoli * (Private side of berm)	\$28,500						
2. Siena *		\$31,250					
3. Valencia *		\$34,320					
4. Verona Lago (West Street berm & retention area screening)		\$30,350					
5. Parkway Golf Cart Bridge (Both sides on all four quadrants)		\$27,500	\$82,500				
6. Parkway Golf Cart Bridge (median planting around guardrail) & Ben Hill Griffin			\$59,180	\$149,820			
7. Ben Hill Griffin Pkwy (Berms south of main entrance)- not including Porto Romano & San Marino		\$65,746			\$157,589		
8. Ben Hill Griffin Pkwy (Berms north of main entrance)		\$34,000			\$39,291	\$196,880	
9. San Marino (West berm)							\$96,000
10. Lake 5 (South berm)							\$191,650
11. I-75 Berm (300 foot section only of 11,098							\$60,000
12. I-75 Sign Feature Planting (per each)							\$24,000
13. CEI/Landscape Architect to visit to	\$3,000	\$36,085	\$18,320	\$23,120	\$23,120	\$23,120	\$23,120
14. Total estimated expenditures	\$31,500	\$259,251	\$160,000	\$172,940	\$220,000	\$220,000	\$394,770
Discounts/Collection Fees:	\$1,418	\$11,666	\$7,200	\$7,782	\$9,900	\$9,900	\$17,765
Total Estimated Expenditures	\$32,918	\$270,917	\$167,200	\$180,722	\$229,900	\$229,900	\$412,535
Number of Units	2026	2026	2026	2026	2026	2026	2026
Estimated Rate per Unit	\$16.25	\$133.72	\$82.53	\$89.20	\$113.47	\$113.47	\$203.62
Current Adopted Assessment Rate: 672.77							
Capacity Per Unit Remaining to CAP 67.21							



Memorandum

Date: March 1, 2018

To: James P. Ward- District Manager

From: Bruce Bernard - Field Manager
Paul Cusmano – Asset Manager

Subject: Miromar Lakes CDD
Asset Management Report- February 2018
CGA Project # 13-5692

Civil Engineering/Roadway
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Code Enforcement
Construction Engineering
& Inspection (CEI)
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Facilities Management
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Land Development
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Lake Maintenance

Hurricane Irma damaged lake banks and rip-rap seawalls in both the Isola Bella and Verona Lago subdivisions. The CDD Staff contractor, Dragonfly Ponds, has repaired both subdivisions where the damage was most prevalent. The CDD contractor is dredging the lake to recapture eroded fill material by the use of Geo-Tube bags to restore the lake banks prior to the rip-rap seawall installation from the roadside. There is some roadway restoration to be completed to finish this aspect of the work. Contractor is awaiting Bellini subdivision turnover paperwork to begin Hurricane Irma restoration on lake banks. Verona Lago photos attached

Staff inspected all of the CDD maintained lake shoreline to determine the full extent of Hurricane Irma as it pertains to erosion and rip-rap concerns. Staff has prepared an estimate of additional maintenance repairs required to be included in next year's capital budget attributed to hurricane damage.

Landscape Maintenance

BrightView Landscaping and their subcontractors are continuing to work on Hurricane Irma debris removal. CDD staff is monitoring the I-75 berm cutting



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back tree limbs, resetting trees if possible, grinding tree stumps were acceptable and chipping tree limbs from Hurricane Irma generated material. The crews will be spreading the clippings along the lower plant beds portion of the 1-75 berms to reduce the cost of hauling material to disposal site. The material from the Lake 5/6 south berm chipped tree limbs and branches with are also being used within the plant beds. Larger tree trunks are being hauled off-site for disposal. Project completion scheduled for March 2018 with only FEMA documentation remaining.

CDD staff has been meeting with FEMA on a bi-weekly basis to inspect the debris removal progress, discuss documentation procedures, and uploading of specific information for reimbursement purposes. CDD staff has been compiling Hurricane Irma debris proposals, invoices, canceled checks, pictures and field monitoring reports to upload to our FEMA PA Notification Account site for reimbursement. The first fifty percent of the CDD Hurricane Irma expenses will be submitted by Feb 07, 2018 for reimbursement review by FEMA.

CGA Landscape Architect, Mike Conner, has also prepared replanting drawings with estimated costs to replant those areas within the Ben Hill Griffin corridor that are in need of replacement material to cover open isolated areas. This replanting is the minimum we need to repair areas along the berm and within CDD maintained medians. The estimated replanting expenditure is \$28,500.00 dollars. Please see attached material

Stormwater Maintenance

M.R.I. will begin there inspection process of the drainage outfalls and any interconnecting piping that is maintained by the CDD this month. This inspection will allow for a three year capital funding program to be produced for the identified locations within the system that need cleaning and removal of sand and debris. This inspection can be performed now that lake levels have returned to normal elevations.

Permit Compliance

SFWMD Notice of Inspection letter dated September 18, 2015, remaining open items / updates are as follows:

1. Application – Miromar Lakes Phase 1



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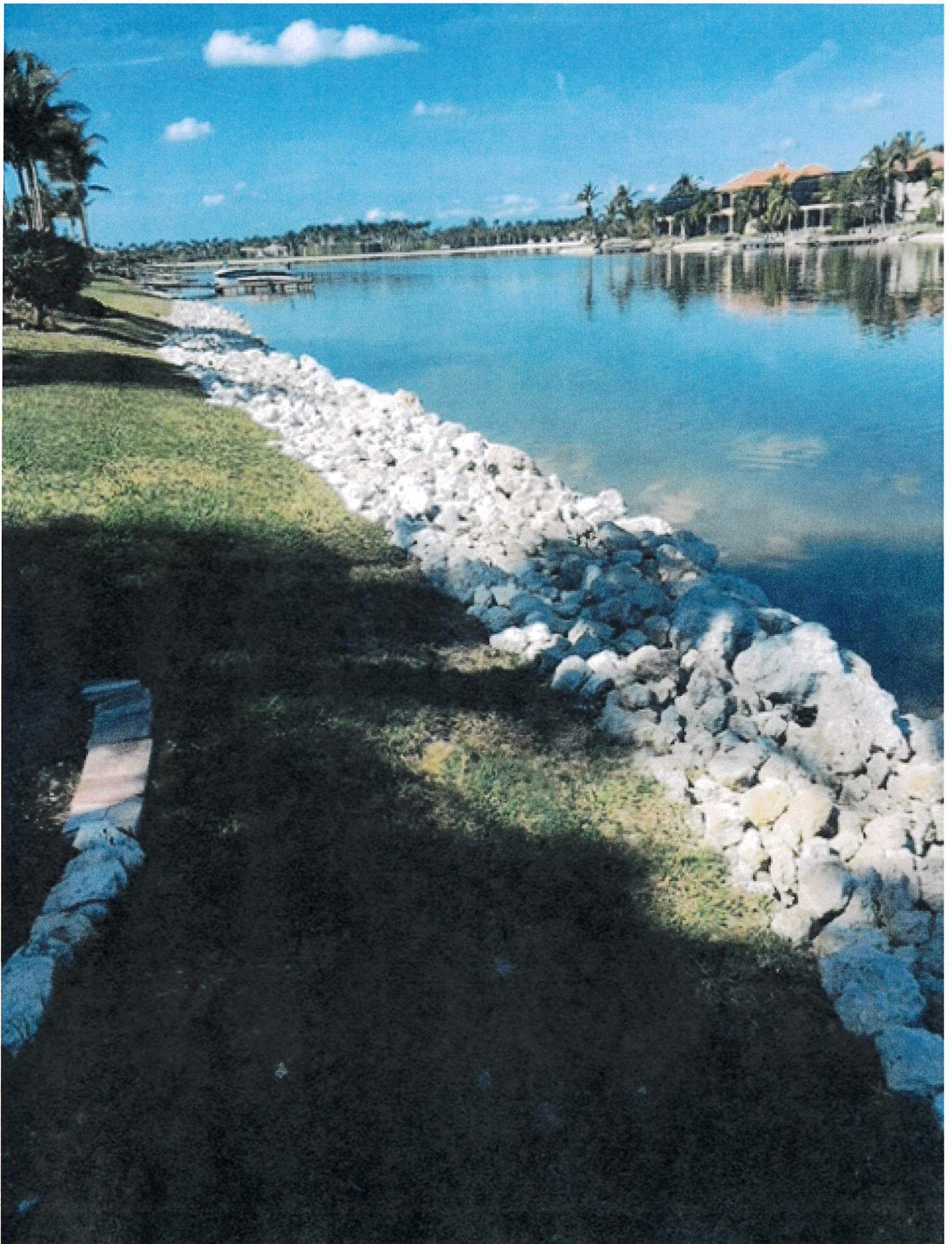
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- a. Lake bank erosion - Erosion to the lake shoreline has occurred in some areas of Lakes 6H, 6I, and 6J. Lake 6I has a drop of four (4) feet between lots. Also, erosion has occurred near control structure CS#1. Restore the lake shorelines to substantial compliance with permit.

Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (shoreline erosion mitigation has begun and has been completed in four of the fourteen subdivisions to be repaired)

2. Application 030128-2 Mediterranean Village Phase 4 Vivaldi
 - a. Lake bank erosion - Erosion to lake shoreline has occurred in some areas on Lake 6H. Restore the lake shoreline to comply with permit.

Shoreline erosion mitigation efforts for this permit will be addressed within the Capital Improvements budget year 2018-2019.







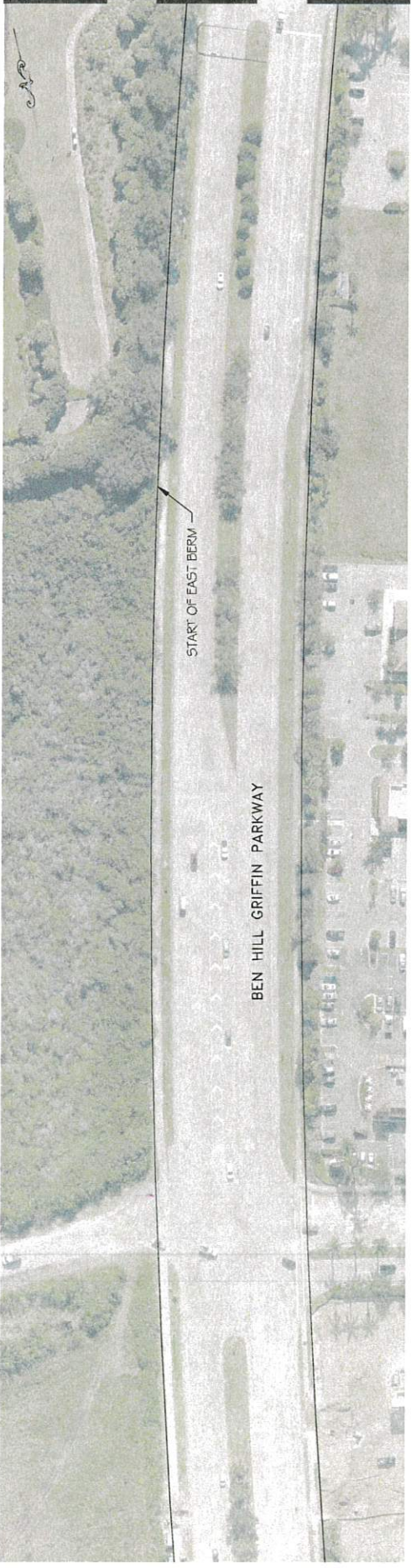
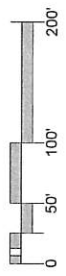
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DATE
1/8/2018

PROJECT TITLE		CG&A PROJECT NO.			
Miromar Lakes		135692			
Ben Hill Griffin Parkway - Hurricane Restoration					
LOCATION					
Miromar Lakes					
OWNER					
Miromar Lakes - C.D.D.					
ESTIMATED BY: MAA		CHECKED BY: MC		APPROVED BY: MC	
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				GRAND TOTAL	\$61,237.00
Notes:					
- Plant Material costs assume all necessary delivery, installation, staking costs, as well as any mulching, specialty soils & fertilizers needed					



MATCHLINE-A



MATCHLINE-B

NO	DATE	REVISION	BY

DESIGNED DATE	12/28/17
CHECKED DATE	1/2/18
ISSUED FOR DATE	REVIEW
	1/11/18



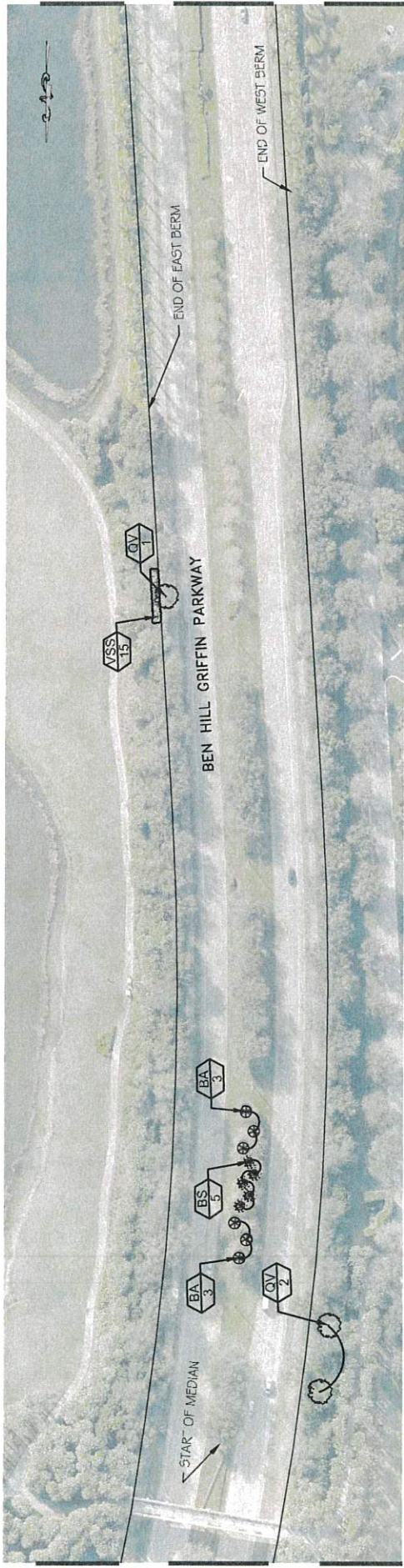
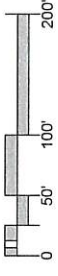
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MIROMAR LAKES
HURRICANE IRMA
BEN HILL GRIFFIN PARKWAY

LANDSCAPE RESTORATION PLAN
 MICHAEL CONNER, R.L.A.
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
 LICENSE No. 1181
 DATE 12/29/17

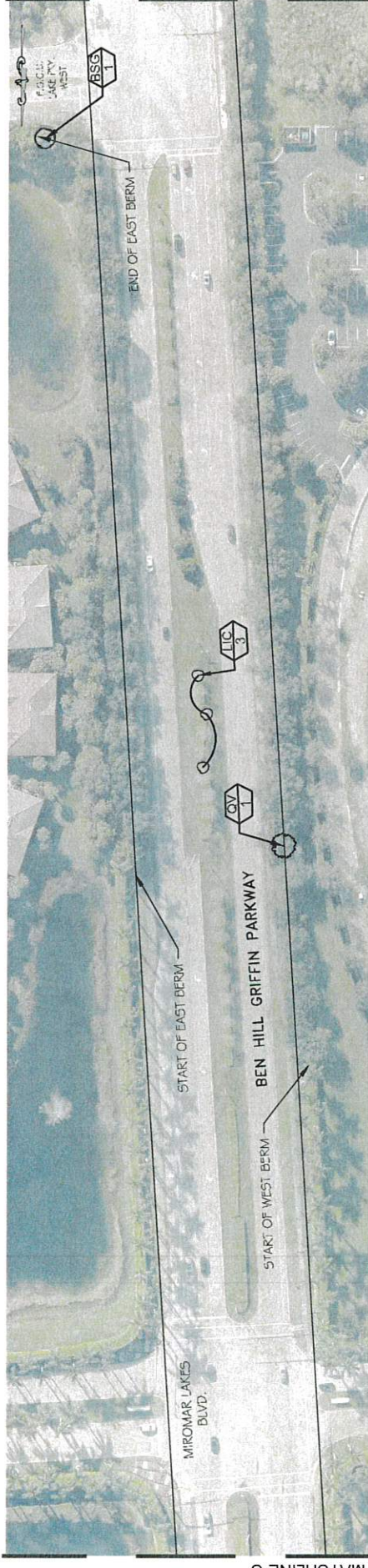
SCALE 1:100
 PROJECT No 13-5692
 PURPOSE OF THIS SET REVIEW

SHEET
L-101



MATCHLINE-B

MATCHLINE-C



MATCHLINE-D

NO	DATE	REVISION	BY

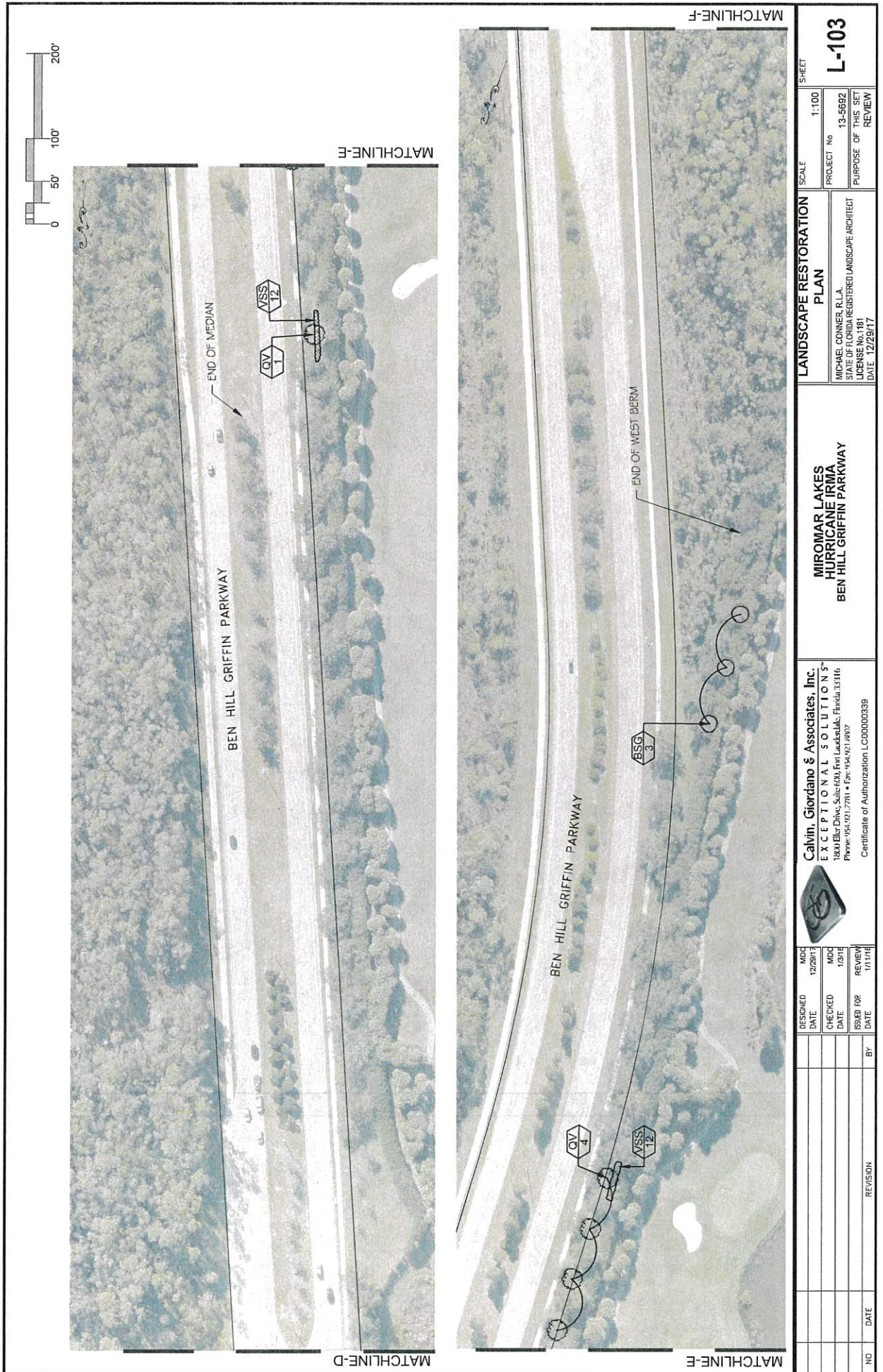


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**MIROMAR LAKES
 HURRICANE IRWA
 BEN HILL GRIFFIN PARKWAY**

**LANDSCAPE RESTORATION
 PLAN**
 MICHAEL CONNER, R.L.A.
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
 LICENSE NO. 181
 DATE 12/29/17

SCALE 1:100
 PROJECT No 13-5692
 PURPOSE OF THIS SET REVIEW
 SHEET **L-102**



NO.	DATE	REVISION	BY

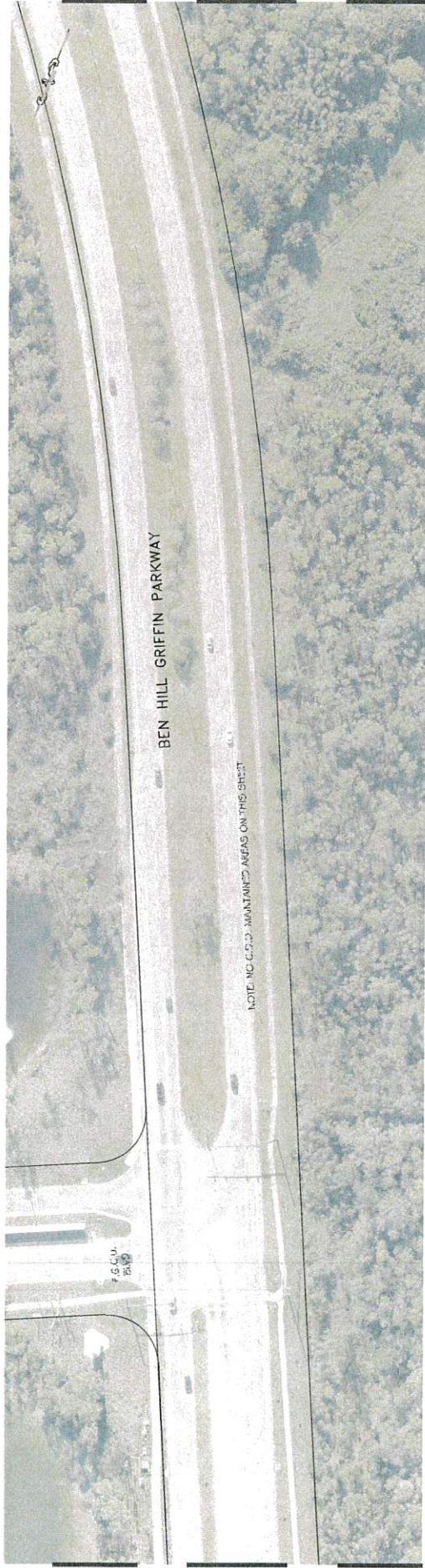


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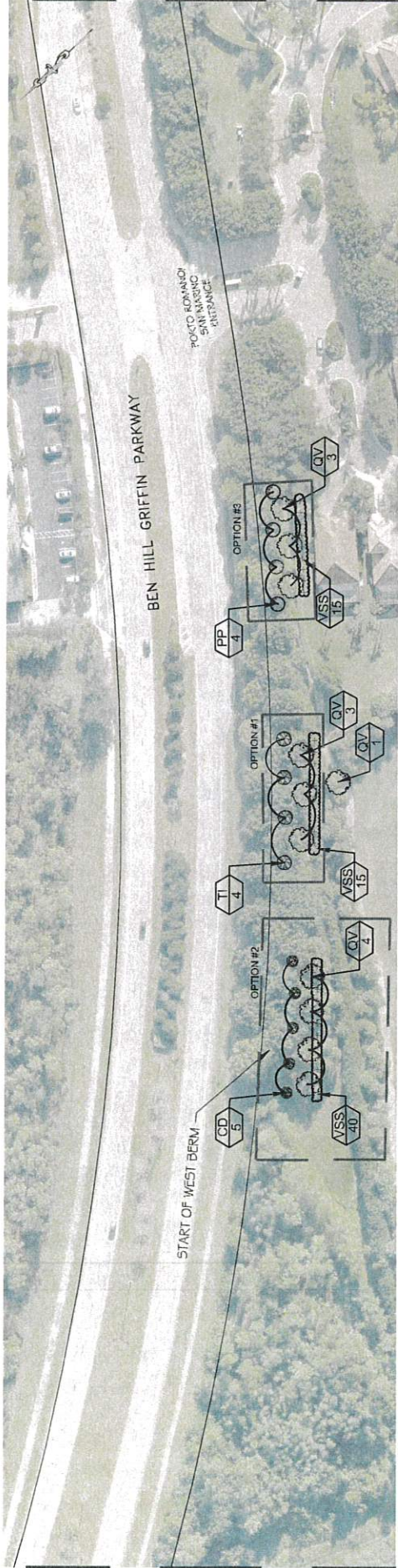
**MIROMAR LAKES
 HURRICANE IRMA
 BEN HILL GRIFFIN PARKWAY**

**LANDSCAPE RESTORATION
 PLAN**
 MICHAEL CONNER, R.L.A.
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
 LICENSE NO. 1181
 DATE 12/29/17

SCALE 1:100
 PROJECT No 13-5692
 PURPOSE OF THIS SET REVIEW
 SHEET **L-103**



MATCHLINE-F



MATCHLINE-G

MATCHLINE-H

NO	DATE	REVISION	BY

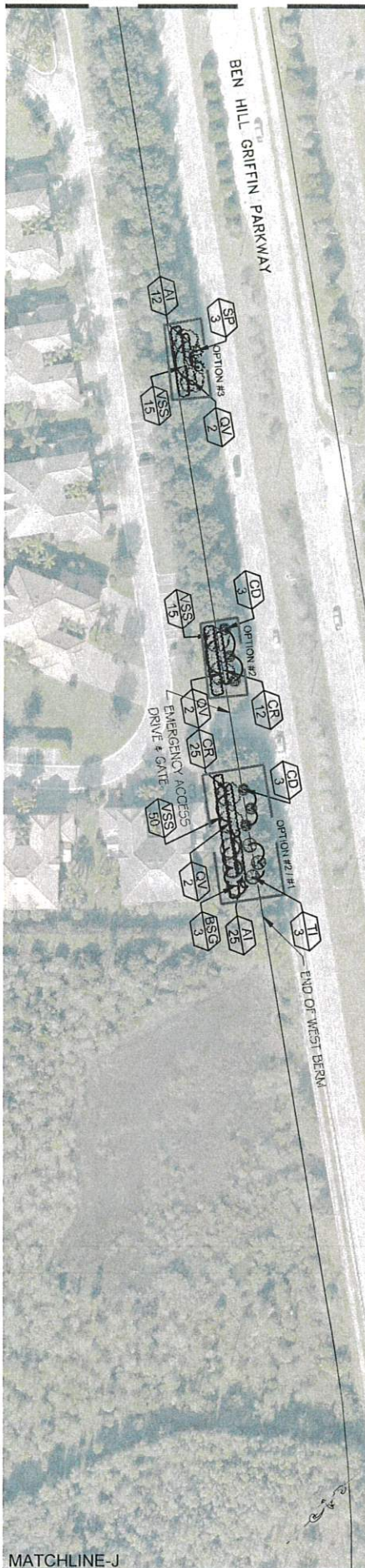
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**MIROMAR LAKES
 HURRICANE IRMA
 BEN HILL GRIFFIN PARKWAY**

**LANDSCAPE RESTORATION
 PLAN**
 MICHAEL CONNER, R.L.A.
 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
 LICENSE No. 1181
 DATE 12/29/17

SCALE	1:100
PROJECT No	13-5692
PURPOSE OF THIS SET	REVIEW
SHEET	L-104

MATCHLINE-H



MATCHLINE-J

TREES	CODE	QTY	BOTANICAL NAME	SIZE	SPEC.	REMARKS
	BS	5	Bursera nobilis Silver Silver Bursera Palm	F.D. 18-20' O.A. 10-14' C.T.	Single Trunking	(Native)
	BA	6	Bursera arborea Veracruz	F.D. 12-14' HT. X 5-6" SPQR. 3" DBH	4' C.T.	(Native)
	BSG	7	Bursera stenocarpa Guano Lomo	F.D. 18-18' HT. X 6-7" SPQR. 3" DBH	5' C.T.	(Native)
	CD	11	Coccoloba diversifolia Piquen Palm	F.D. 12-14' HT. X 3-4" SPQR. 3" DBH	4' C.T.	(Native)
	LIC	3	Ligustrum x Malagana Capri Myrs	F.D. 11-16' HT. X 3-4" SPQR. 3" DBH	4' C.T. STANDARD	(Native)
	TI	7	Yulekumilid Tamaraul Tamaraul	F.D. 14-16' HT. X 5-6" SPQR. 3" DBH	5' C.T.	(Native)
	PP	4	Palagotium Mecocarpium Copapoco	F.D. 11-16' HT. X 6-7" SPQR. 3" DBH	5' C.T.	(Native)
	QV	3	Quercus virginiana Sotomayor Live Oak	F.D. 16-18' HT. X 6-7" SPQR. 3" DBH	5' C.T.	(Native)
	SP	3	Sabal palmetto Cathedral Palmetto	F.D. 18-20' O.A. HT. X 12-14' C.T.	NO BOOTS	(Native)

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	SIZE	SPEC.	SPACING	REMARKS
	AI	37	Asplenium waltersiana Cooper-Lair	7 G. 3'-4' HT. X 30" SPQR.	Foli	30' o.c.	
	BK	12	Banksia latifolia Banksia Laurel	7 G. 3'-4' HT. X 30" SPQR.	Shrub Form	30' o.c.	
	CR	37	Croton boninensis Rose Tip Red Tip Croton	7 G. 4'-5' HT. X 30" SPQR.	Foli to ground.	30' o.c.	(Native)
	VSS	204	Vesumini subulatum Sandwika Verbena	15 G. 5'-6' HT. X 30" SPQR.	Foli to ground.	40' o.c.	

NO	DATE	REVISION	BY	DATE
DESIGNED	DATE	12/29/17	MAD	
CHECKED	DATE	MAD		
ISSUED FOR	DATE	1/8/18	REVIEW	
		11/1/18		

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LANDSCAPE RESTORATION PLAN PROJECT No. 13-5692 PURPOSE OF THIS SET REVIEW		MICHAEL CONNER R.L.A. STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT LICENSE NO. 1181 DATE 12/29/17	
SCALE		SHEET	
1:100		L-105	

Miromar Lakes Community Development District

Financial Statements

January 31, 2018



Visit our web site: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES, LLC

*2900 Northeast 12th Terrace
Suite 1*

OAKLAND PARK, FLORIDA 33334

E-MAIL: JIMWARD@JPWARDASSOCIATES.COM

PHONE: (954) 658-4900

Miromar Lakes Community Development District

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<i>Series 2012 Bonds</i>	<i>6</i>
<i>Series 2015 Bonds</i>	<i>7</i>

JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334
(954) 658-4900

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2018**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 1,127,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,127,820
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	397,373	754,375	-	-	-	1,151,748
Revenue	-	918,741	461,506	-	-	-	1,380,248
Prepayment Account	-	0	-	-	-	-	0
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,316,114	-	-	1,316,114
Amount to be Provided by Debt Service Funds	-	-	-	25,263,886	-	-	25,263,886
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 1,127,820	\$ 1,316,114	\$ 1,215,881	\$ 26,580,000	\$ 36,514,917	\$ -	\$ 66,754,732

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2018

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Bonds Payable							-
Current Portion	-	-	-	\$1,115,000.00	-	-	1,115,000
Long Term	-	-	-	\$25,465,000.00	-	-	25,465,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,580,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,580,000</u>
Fund Equity and Other Credits							
Investment in General Fixed Assets					36,514,917		36,514,917
Fund Balance							
Restricted							
Beginning: October 1, 2017 (Unaudited)	-	794,981	2,982,849	-	-	-	3,777,830
Results from Current Operations	-	521,133	(1,766,968)	-	-	-	(1,245,835)
Unassigned							
Beginning: October 1, 2017 (Unaudited)	423,111			-	-	-	423,111
Results from Current Operations	704,710			-	-	-	704,710
Total Fund Equity and Other Credits	<u>\$ 1,127,820</u>	<u>\$ 1,316,114</u>	<u>\$ 1,215,881</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ -</u>	<u>\$ 40,174,732</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 1,127,820</u>	<u>\$ 1,316,114</u>	<u>\$ 1,215,881</u>	<u>\$ 26,580,000</u>	<u>\$ 36,514,917</u>	<u>\$ -</u>	<u>\$ 66,754,732</u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2018

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest							
Interest - General Checking	21	16	38	37	112	300	37%
Special Assessment Revenue							
Special Assessments - On-Roll	-	242,214	614,917	38,638	895,769	911,287	98%
Special Assessments - Off-Roll	113,648	-	-	113,648	227,295	454,590	50%
Miscellaneous Revenue							
Miscellaneous Revenue	-	-	-	-	-	0	N/A
Intragovernmental Transfer In							
Intragovernmental Transfer In	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 113,668	\$ 242,230	\$ 614,955	\$ 152,322	1,123,176	\$ 1,366,177	82%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	-	2,000	-	1,000	3,000	12,000	25%
Board of Supervisor's - Taxes	-	153	-	77	230	918	25%
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,200	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	18,000	18,000	100%
Arbitrage Rebate Services	-	1,000	-	-	1,000	1,000	100%
Other Contractual Services							
Legal Advertising	50	-	-	-	50	1,200	4%
Trustee Services	-	-	-	3,091	3,091	7,900	39%
Property Appraiser/Tax Collector Fees	-	1,191	-	-	1,191	2,400	50%
Bank Services	32	48	36	33	149	550	27%
Travel and Per Diem							
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	52	52	-	-	104	400	26%
Insurance							
Insurance	5,778	-	-	-	5,778	5,800	100%
Printing & Binding							
Printing & Binding	-	432	42	74	548	1,200	46%
Website Development							
Website Development	-	-	-	-	-	1,000	0%
Office Supplies							
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships							
Subscription & Memberships	175	-	-	-	175	175	100%

Miomar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2018

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Legal Services							
Legal - General Counsel	-	7,975	6,526	-	14,501	30,000	48%
Legal - Litigation	-	-	1,125	-	1,125	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	30,000	0%
Legal - Center Place	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services - General Fund	-	3,245	-	3,097	6,342	15,000	42%
NPDES	-	-	-	-	-	250	0%
Asset Administration Services	833	833	833	833	3,333	10,000	33%
Center Place	-	-	-	-	-	-	N/A
Sub-Total:	10,254	20,263	29,896	11,537	71,950	182,993	39%
Hurricane Relief Services							
Engineering Services							
General Engineering	-	6,820	13,211	11,008	31,039	-	N/A
Landscaping - Debris Removal							
Landscaping Removal	-	-	70,356	-	70,356	-	N/A
Sub-Total:	-	6,820	83,568	11,008	101,395	-	
Stormwater Management Services							
Professional Services							
Asset Management	2,317	3,517	2,317	2,317	10,467	27,800	38%
Mitigation Monitoring	-	-	-	-	-	500	0%
Utility Services							
Electric - Aeration Systems	339	410	37	421	1,207	4,400	27%
Lake System							
Aquatic Weed Control	5,464	5,464	5,464	-	16,392	65,568	25%
Lake Bank Maintenance	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	-	13,840	0%
Water Control Structures	-	-	-	3,460	3,460	11,000	31%
Grass Carp Installation	-	-	-	2,500	2,500	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	2,000	0%
Wetland System							
Routine Maintenance	3,133	3,133	3,133	-	9,400	42,100	22%
Other Current Charges	-	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2018

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Capital Outlay							
Aeration Systems	-	-	-	2,204	2,204	10,800	20%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	-	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	-	13,800	0%
Erosion Restoration	-	-	-	-	-	264,253	0%
Contingencies	-	-	-	-	-	3,000	0%
Sub-Total:	11,253	12,524	10,951	10,901	45,630	468,061	10%
Landscaping Services							
Professional Management							
Asset Management	3,117	3,117	3,117	3,117	12,467	37,400	33%
Utility Services							
Electric	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	2,702	2,702	5,000	54%
Repairs & Maintenance							
Public Area Landscaping	-	25,549	37,592	47,409	110,550	452,000	24%
Irrigation System	2,507	-	-	-	2,507	8,000	31%
Well System	-	-	-	-	-	1,000	0%
Plant Replacement	-	4,857	-	-	4,857	30,000	16%
Other Current Charges							
Lee County Assessments	-	50,852	-	-	50,852	51,000	100%
Charlotte County Assessments	-	-	-	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	N/A
Operating Supplies							
Mulch	14,567	-	-	988	15,555	19,000	82%
Capital Outlay	-	-	-	-	-	111,348	0%
Sub-Total:	20,191	84,375	40,709	54,215	199,491	715,123	28%
Total Expenditures and Other Uses:	\$ 41,699	\$ 123,982	\$ 165,123	\$ 87,662	\$ 418,466	\$ 1,366,177	31%
Net Increase/ (Decrease) in Fund Balance	71,969	118,248	449,832	64,660	704,710	-	
Fund Balance - Beginning	423,111	495,080	613,328	1,063,160	423,111	526,359	
Fund Balance - Ending	\$ 495,080	\$ 613,328	\$ 1,063,160	\$ 1,127,820	1,127,820	\$ 526,359	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2018

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Reserve Account	60,118	(59,623)	133	267	895	40,000	2%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	199	209	74	289	772	30	2572%
Interest Account	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	213,103	541,011	33,994	788,107	801,872	98%
Special Assessments - Off-Roll	-	-	-	-	-	160,379	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 60,317	\$ 153,689	\$ 541,218	\$ 34,549	789,773	\$ 1,002,281	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2012 Bonds	-	-	-	-	-	\$ 465,000	0%
Principal Debt Service - Early Redemptions							
Series 2012 Bonds	-	-	-	-	-	-	N/A
Interest Expense							
Series 2012 Bonds	-	268,641	-	-	268,641	537,281	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 268,641	\$ -	\$ -	268,641	\$ 1,002,281	N/A
Net Increase/ (Decrease) in Fund Balance	60,317	(114,952)	541,218	34,549	521,133	(0)	
Fund Balance - Beginning	794,981	855,298	740,346	1,281,565	794,981	870,552	
Fund Balance - Ending	\$ 855,298	\$ 740,346	\$ 1,281,565	\$ 1,316,114	1,316,114	\$ 870,551	

Note: Negative interest income due to maturity of investment coming due November 17, 2017

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2018

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Reserve Account	142,555	(141,575)	213	507	1,700	90,000	2%
Prepayment Account	346	836	0	-	1,182	-	N/A
Revenue Account	1,368	(701)	117	209	993	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	65,462	166,190	10,442	242,094	246,240	98%
Special Assessments - Off-Roll	-	-	-	-	-	1,179,635	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 144,269	\$ (75,978)	\$ 166,520	\$ 11,158	\$ 245,970	\$ 1,515,875	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds	-	-	-	-	-	\$ 650,000	0%
Principal Debt Service - Early Redemptions							
Series 2015 Bonds	-	1,580,000	-	-	1,580,000	-	N/A
Interest Expense							
Series 2015 Bonds	-	432,938	-	-	432,938	865,875	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 2,012,938	\$ -	\$ -	2,012,938	\$ 1,515,875	N/A
Net Increase/ (Decrease) in Fund Balance	144,269	(2,088,915)	166,520	11,158	(1,766,968)	-	
Fund Balance - Beginning	2,982,849	3,127,118	1,038,203	1,204,723	2,982,849	-	
Fund Balance - Ending	\$ 3,127,118	\$ 1,038,203	\$ 1,204,723	\$ 1,215,881	1,215,881	\$ -	

Note: Negative interest income due to maturity of investment coming due November 17, 2017

Prepared by:

JPWard and Associates, LLC