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*Miromar Lakes Community Development District*

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*Regular Meeting Agenda*

*ADDITIONAL ITEMS*

*August 10, 2017*



*Visit our Web Site at: [www.miromarlakescdd.org](http://www.miromarlakescdd.org)*

*Prepared by:*

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# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

August 1 , 2017

Board of Supervisors  
Miromar Lakes Community Development District

Dear Board Members:

In conjunction with the Regular meeting of the Board of Supervisor's scheduled to be held on **Thursday, August 10, 2017, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913**, there are two additional items for consideration as follows.

The below two items will be considered on the Agenda as follows:

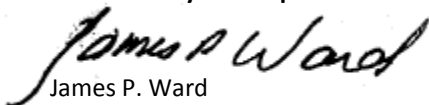
The first item will be discussed under the Engineer's Report which is Item 5 b, and is the report from Hole, Montes, regarding the installation of docks along Navona and Peninsula Phase III lakes.

The second item will be discussed under the Asset Manager's report, and related to the extension of the contract with Brightview Landscaping Services, Inc. for the period October 1, 2017 though September 30, 2018, as the same price without any increase.

Both reports are attached and if you could please bring this material with you to the meeting that would be appreciated.

Yours sincerely,

**Miromar Lakes  
Community Development District**



James P. Ward  
District Manager  
Enclosures



## MEMORANDUM

To: James Ward – District Manager  
From: Charles Krebs, P.E.  
Date: July 28, 2017  
Subject: Miromar Lakes CDD – Peninsula Phase III Lake  
Banks

**HM Project No. 2003.022**

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In response to Mr. Gold's questions regarding the lake banks along Navona and Peninsula Phase III, we performed an inspection of the lake banks looking for signs of erosion and undermining of the sod, which would be an indication of erosion taking place under the sod. We walked the shoreline from the northwest side of Navona to the east where Peninsula Phase III meets Peninsula Phase II. I have attached a sketch of the portions of the lake area that were inspected.

The lake banks along Navona looked in good condition. The water elevation in the lake appeared to be above control so an accurate account of what is happening below the water edge could not be determined at this time. The areas under the resident owned boat docks showed severe washout caused by a roof down spout located under the dock. I have attached the following photos of the lake slopes along Navona and some of the damage under the boat docks.

- Photo #1 -The south shoreline is the area facing FGCU. This is the line from the old mine operations and Miromar didn't change the shoreline so the rocks are left over from the mining. This looks the same as when we inspected as part of the discussion of the transfer.
- Photo #2 - The east shoreline is the shore line east of Via Navona Way. The water in the lake is above control but there doesn't appear to be any erosion in the shoreline.
- Photos #3 & 4 – Are examples of the erosion seen under the residential docks where the roof drains are causing the material to be washed into the lake. It is my opinion that CDD should be responsible to repair this. Based on my previous conversations with Mr. Gold, this appears to be a homebuilder design issue and should be taken up by the residents or the homebuilder.

The remaining portions of Peninsula Phase III are under differing stages of construction. The lake slopes range from the completed slopes from the developer to completed slopes with a resident owned home adjacent to the lake. I have attached the following photos of different locations.

- Photo #5 – Lots to the east of Navona where the silt fence has been installed and construction is going to begin.
- Photo #6 – Lots farther down the lake shoreline on to the east of Navona. Construction is well under way. Additional silt fence has been installed as construction has progressed. Shoreline will need to be resodded as part of the final grading of the homesites.

- Photo #7 – Lot under construction. Silt fence installed but some clearing has occurred on the lake side of the fence. Sod will need to be installed as part of the final site grading.
- Photo #8 – Completed lot. Regrading of the slope is completed. Site is ready for sod to be installed.
- Photo #9 – Completed lot. Lake slope graded and sodded. The sod looks like it was installed when the water elevation was higher.

We can continue to monitor the shoreline during construction of the homes in Peninsula Phase III. We will also continue to monitor the shoreline in Navona for any additional erosion. At this point, it appears the erosion is limited to the areas under and near the resident boat docks and connected to homes under construction. Both items should not be the responsibility of the CDD to remedy, as they are connected to the activities and design of the homebuilder.



Peninsula Phase IV

Peninsula Phase II

Photo #5

Photo #9

Navona

Photo #8

Peninsula Phase III

Photo #7

Photo #1

Photo #2

Photos 3 & 4

Photo #6

Photo #1



Photo #2



Photo #3





Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



**Miromar Lakes Community Development District**  
**Amendment #1**  
**Landscaping Maintenance Contract**  
**Brightview Landscape Services Inc.**

**THIS AMENDMENT**, made and entered into this \_\_\_\_ day of August, 2017 by and between:

Miromar Lakes Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes (“District”);

and

Brightview Services Inc., a Florida corporation, hereinafter referred to as (“Contractor”);

**WITNESSETH:**

**WHEREAS**, the District and Contractor entered into an Agreement for Landscaping Maintenance Services dated December 1, 2016 (the “Original Contract”); and

**WHEREAS**, the contract with Contractor commenced on January 1, 2017 and the schedule of bid items attached hereto was for the period October 1<sup>st</sup> through September 30<sup>th</sup>, which dates coincide with the District’s Fiscal Year.

**WHEREAS**, the contract additionally provided that both parties by mutual consent, may extend the terms of the contract for additional one year periods for an additional seven (7) one year periods, subject to a maximum of a 2% increase by the Contractor.

**WHEREAS**, the District and Contractor desire to change the start date of the contract to the District’s Fiscal Year, which would extend the contract for Fiscal Year 2018, which begins on October 1, 2018 and terminates on September 30, 2019, at the same price and terms and without any increase in price for this 1<sup>st</sup> amendment period as shown in Exhibit A attached hereto and made a part hereof.

**Miromar Lakes Community Development District  
Amendment #1  
Landscaping Maintenance Contract  
Brightview Landscape Services Inc.**

**NOW, THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND  
MUTUAL COVENANTS OF THE PARTIES HEREINAFTER RECITED, IT IS AGREED AS  
FOLLOWS;**

1. The above recitals are true and correct and incorporated herein.
  
2. Article 2.12 (1) of the Contract is hereby amended to provide for the payment of services for the period October 1, 2017 through 30, 2018 as follows:

The aggregate amount of \$452,000.00 for the twelve (12) month period,  
commencing October 1, 2017 and terminating September 30, 2018

**IN WITNESS WHEREOF**, the parties hereto have made and executed this AMENDMENT on the respective dates under each signature and the District authorizes the execution of this AMENDMENT on the date noted herein.

**Miromar Lakes Community Development  
District**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
David Herring, Chairman

Attest:

**Brightview Landscaping Services, Inc.**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_



**Miromar Lakes Community Development District  
Bid Schedule for Landscape Maintenance  
2nd Year - 12 Months**

Item	Unit	17-Oct	17-Nov	17-Dec	18-Jan	18-Feb	18-Mar	18-Apr	18-May	18-Jun	18-Jul	18-Aug	18-Sep
<b>Turf Maint.</b>													
Zoysia Mowing	l/s	1907	1907	1907	1907	1907	1907	1907	1907	1907	1907	1907	1907
Bahia Mowing	l/s	238	238	238	238	238	238	238	238	238	238	238	238
Floritam Mowing	l/s	4907	4907	4907	4907	4907	4907	4907	4907	4907	4907	4907	4907
I-75 Berm Mowing	l/s	504	504	504	504	504	504	504	504	504	504	504	504
FGCU Berm Mowing	l/s	504	504	504	504	504	504	504	504	504	504	504	504
Edging (incl. in mowing prices)	l/s												
Zoysia Fert.	l/s	175	175	175	175	175	175	175	175	175	175	175	175
Bahia Fert.(incl w/ floritam fert)	l/s												
Floritam Fert.	l/s	415	415	415	415	415	415	415	415	415	415	415	415
Zoysia Weed Control*	l/s												
Weed Control*	l/s												
Floritam Insect Control*	l/s												
Bahia Insect Control*	l/s												
Insect Control*	l/s												
Zoysia Disease Control*	l/s												
Disease Control*	l/s												
<b>Sub Total</b>		<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>	<b>8650</b>

\*prices for these services included with the fertilization prices

**Irrigation System Maint.**

System Maint.	l/s	2304	2304	2304	2304	2304	2304	2304	2304	2304	2304	2304	2304
Irrigation Repair Allowance	l/s	417	417	417	417	417	417	417	417	417	417	417	417
<b>Sub Total</b>		<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>	<b>2721</b>

**Tree Maint.**

Fertilization	l/s	221	221	221	221	221	221	221	221	221	221	221	221
Pruning	l/s	75000											
I-75 Pruning	l/s												
Insect Control	l/s	150	150	150	150	150	150	150	7296	150	150	150	150
Weed Control	l/s	250	250	250	250	250	250	250	250	250	250	250	250
Disease Control (incl w/ insect control)	l/s												
I-75 Pine Straw Inst.	l/s		14628										
Black Mulch/Cypress	l/s	256	256	256	256	256	256	256	256	256	256	256	256
<b>Sub Total</b>		<b>75877</b>	<b>15505</b>	<b>877</b>	<b>877</b>	<b>877</b>	<b>877</b>	<b>877</b>	<b>8023</b>	<b>877</b>	<b>877</b>	<b>877</b>	<b>877</b>

**Shrub Maint.**

Fertilization	I/s	415	415	415	415	415	415	415	415	415	415	415	415
Pruning	I/s	13008	13008	13008	13008	13008	13008	13008	13008	13008	13008	13008	13008
Ficus Trimming (incl. w/ pruning)	I/s												
Insect Control	I/s	125	125	125	125	125	125	125	4709	125	125	125	125
Weed Control	I/s	1220	1220	1220	1220	1220	1220	1220	1220	1220	1220	1220	1220
Disease Control (incl. w/ insect control)	I/s												
Black Mulch/Cypress (incl above)	I/s												
<b>Sub Total</b>		<b>14768</b>	<b>14768</b>	<b>14768</b>	<b>14768</b>	<b>14768</b>	<b>14768</b>	<b>14768</b>	<b>19352</b>	<b>14768</b>	<b>14768</b>	<b>14768</b>	<b>14768</b>

**Palm Maint.**

Pruning	I/s	19864											
Fertilization	I/s	221	221	221	221	221	221	221	221	221	221	221	221
Insect Control	I/s	40	40	40	40	40	40	40	3494	40	40	40	40
Disease Control (incl w/ insect control)	I/s												
Black Mulch/Cypress (incl above)	I/s												
<b>Sub Total</b>		<b>20125</b>	<b>261</b>	<b>261</b>	<b>261</b>	<b>261</b>	<b>261</b>	<b>261</b>	<b>3715</b>	<b>261</b>	<b>261</b>	<b>261</b>	<b>261</b>

**Monthly Totals**

	122141	41905	27277	27277	27277	27277	27277	27277	42461	27277	27277	27277	27277
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**Annual Total**

452000
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