

**MINUTES OF 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, November 12, 2015, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Board members present and constituting a quorum were:

Michael Hendershot	Chairman
David Herring	Vice Chairman
Burnett Donoho	Assistant Secretary
Alan Refkin	Assistant Secretary
Doug Ballinger	Assistant Secretary

Staff present:

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

Audience present:

Tim Byal	MDC
Mark Johonnett	Estate Landscaping

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:00 p.m. The roll call determined that all members of the Board were present.

2. Consideration of Minutes

a) October 8, 2015 Regular Meeting

Discussion ensued regarding use of abbreviations in the Minutes; i.e. LDO, FPA, etc. Mr. Ward encouraged the professionals at today's meeting and future meetings to elaborate when addressing the Board instead of using abbreviations so that the meaning of the abbreviation is clear. Mr. Ballinger asked what "FPA" stood for, and Mr.

Krebs said it stands for "Final Plan Approval" and explained that Miromar Lakes has a zoning resolution for mixed development, so whenever a new improvement is done within that zoning area, a Final Plan Approval (FPA) has to be submitted for the undeveloped portion. He explained that, basically, it shows that the new improvement is in compliance with the existing zoning resolution. He further explained that it is an administrative process that the County uses to ensure that what is being developed within a planned community fits the approval.

Discussion took place regarding riprap projects on individual lots versus a homeowners association (HOA). Mr. Krebs explained that a riprap project on an individual lot would most likely have to be worked out with the County. He explained that if it was community-wide or HOA-wide, the community or HOA would submit an application, and the County would want the Association, CDD, or the developer to be the point of contact for a specific community or development so that one inspector does a large section at a time. Mr. Krebs stated that if the CDD wanted to take on, as a capital improvement project, rip rapping the lake, they can do that, either all at once or community by community, but the County would not want it done homeowner by homeowner.

Mr. Krebs explained that the way they worked it out with Development Services was that everybody who had riprap now is grandfathered in based on the FPA (delineated on the exhibits), so that whenever an application goes in that has that existing riprap, it has to be delineated where that existing riprap begins and ends. If there are new areas, they will have to comply with one of three different cross sections on the shorelines that were approved with the FPA. If someone comes in regarding the existing and has to do a repair, the contractor has to pull a dock and shore permit and they repair it according to that section.

Dr. Herring asked whose responsibility it was to inform all the homeowners as to what they can and cannot do. Mr. Byal said that the District needs to be careful because, while the CDD has an easement over that area, the ownership needs to be responsible cost-wise, while the CDD's responsibility is regulatory. Mr. Ward stated that based on the Notice of Compliance letter from South Florida Water Management District (SFWMD), clearly it is the District's regulatory compliance responsibility to correct problems out there. Discussion ensued as to how the homeowners receive information regarding this. Mr. Ward explained that the most effective way on a proactive basis is to develop a closer working relationship with the Master Homeowners Association. Mr. Ward stated that information regarding this can be added to the CDD's website, but that a homeowner may not think to look on the CDD's website for this type of information.

Lengthy discussion continued regarding the most efficient way for dissemination of the information to the residents. After input from the Board, staff, and Mr. Byal, Mr. Ward recommended creating a document regarding the riprap and the sloping compliance for the Board to review at the next meeting. He explained that once approved, it can be put on the website and given to Mr. Byal.

Mr. Hendershot stated that, going back to the abbreviations on the previous meeting's Minutes, he would like to know what LDO means. Mr. Krebs responded that LDO is short for "Limited Review Development Order."

On Motion was made by Mr. Hendershot, and seconded by Dr. Herring, to adopt the Minutes as described above, and with all in favor the motion was approved.

3. Staff Reports

a) District Attorney

Mr. Urbancic reported that the land exchange that was discussed at the last couple of meetings is complete, recorded, and subject to the developer getting a final certification on Tract 01. Mr. Urbancic reported that he just received a public records request yesterday on the Miromar Lakes and Center Place civil litigation, to which staff will be responding.

b) District Engineer

Mr. Krebs stated that he had nothing further to report.

c) Asset Manager

Regarding the cleanup report and plantings, Mr. Bernard updated the Board, stating that the sidewalks are poured, and irrigation and sod is in the process of being completed, at which time a final inspection will be done with the County. Regarding the plantings, Mr. Bernard stated there was an issue with the size of the plants. He stated he had Mark from Estate Landscaping, who also proposed a bid to the County's contractor to do the work there, and his bid had the same height of plants that the County put in there. Mr. Refkin stated his issue is not with that, but that when you look from one oak tree to the other from the sod, there is nothing in there. Discussion ensued regarding the representations made that the landscaping would be the same, the easement, the tree, the plants, and bushes. Mr. Byal asked that they be given a chance to resolve the issue.

Mr. Johonnett presented a plaque award to Miromar Lakes from Florida Growers Fair Share Association.

Mr. Bernard reported that regarding the NPDES (National Pollutant Discharge Elimination System) issues, the basins were cleaned out for SFWMD and are accessible, so all work that could be done on the NPDES report has been completed.

d) District Manager

Mr. Ward stated that he had no reports for the Board.

4. Supervisor's Requests and Audience Comments


Mr. Ward asked and received no further comments from the Board or the audience.

5. Adjournment

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

The meeting was adjourned at 2:56 p.m.

James P. Ward, Secretary



Michael Hendershot, Chairman