



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 11, 2025
7:00 P.M.**

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

www.islandsatdoralnecdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park – 2nd Floor Conference Room
11400 NW 82nd Street
Doral, Florida 33178
REGULAR BOARD MEETING

March 11, 2025

7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. January 14, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Accept and Receive the Master Association Request for Amendment to the Existing Maintenance Agreement.....Page 8
 - 2. Consider Approval of the Second Amendment Between the District and the Master Association, Maintenance Agreement.....Page 9
 - 3. Discussion Regarding the Proposed 2025 O&M Assessment for the District Roads and Drainage System.....Page 10
 - 4. Consider Approval of First Amendment to SDS Agreement adding Field Operations Management Services.....Page 12
 - 5. Consider Resolution No. 2025-04 – Approving a Proposed Budget for FY 2025/2026.....Page 15
- I. Administrative Matters
 - 1. Financial Update.....Page 22
- J. District Counsel Report
 - 1. Stormwater System Legal Requirements Update Memorandum.....Page 26
- K. Board Member/Staff Comments and Requests
- L. Adjourn





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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142041	594175	Print Legal Ad-IPL01950010 - IPL0195001		\$647.22	2	43 L

Attention: Laura J. Archer

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

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

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (NE) Community Development District will hold Regular Meetings at **7:00 p.m.** in the Doral Legacy Park, 2 nd Floor Conference Room, located at 11400 NW 82nd Street, Doral, Florida 33178, on the following dates:

- October 8, 2024**
- January 14, 2025**
- March 11, 2025**
- May 13, 2025**
- September 9, 2025**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralnecdd.org
 IPL0195001
 Sep 20 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

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

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

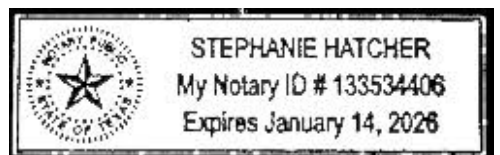
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in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

Mary Castro

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

Stephanie Hatcher

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



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

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 14, 2025**

A. CALL TO ORDER

The January 14, 2025, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:33 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Street, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on November 1, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia and Supervisor Denis Schiavi constituted a quorum and it was in order to proceed with the meeting.

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

D. WELCOME AND SEAT NEW BOARD MEMBER AND ADMINISTER OATH OF OFFICE

Mrs. Perez welcomed and seated incumbent Nestor Garcia to Seat #4 who was elected to a 4-year term via the November 5, 2024, General Election and whose term expires in November 2028.

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Nestor Garcia. The Supervisor had already been provided with the Financial Disclosure Form-1 required for this year (2024 Form-1).

E. DECLARE VACANCY IN SEAT #3

Mrs. Perez noted that since no one had qualified for Seat #3, a vacancy would be declared, and appointments could be made thereafter.

A MOTION was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed declaring a vacancy in Seat #3, which term expires in 2028.
--

F. CONSIDER APPOINTMENT TO VACANT SEAT

No appointment was made at this time.

G. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect the Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointments to office and stated that

nominations would be in order for Chairperson and Vice-Chair. She indicated that the remaining three Supervisors would be designated as Assistant Secretaries.

A discussion ensued and the following slate was nominated without any changes:

- Chairperson – Jesus Arias
- Vice Chairperson – Nestor Garcia
- Assistant Secretary – Dunia Cuneo
- Assistant Secretary – Denis Schiavi
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc. in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed electing the above Slate of Officers, as nominated.

H. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez announced the addition of an agenda item under New Business M.4 to address the matter of the Master Association Notice of Termination of Certain Responsibilities.

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

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

J. APPROVAL OF MINUTES

1. May 14, 2024, Public Hearing & Regular Board Meeting

The May 14, 2024, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed approving the minutes of the May 14, 2024, Public Hearing & Regular Board Meeting, as presented.

K. OLD BUSINESS

There were no Old Business items to come before the Board.

L. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

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

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year

ended on September 30, 2024. This is the reason it is administrative in nature (past year's budget for past year's expenses) and will serve as the Board's final approval/ratification of the District's expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed adopting Resolution No. 2025-01, adopting a Fiscal Year 2023/2024 Amended Budget.

2. Consider Resolution No. 2025-02 – Adopting Goals and Objectives

Mrs. Perez presented Resolution No. 2025-02, entitled:

RESOLUTION 2025-02

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

Mr. George provided an overview of the resolution.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2025-02, as presented.

3. Consider Resolution No. 2025-03 – Registered Agent Change

Resolution No. 2025-03 was presented, entitled:

RESOLUTION 2025-03

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Mr. George provided an overview of the resolution.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and passed unanimously adopting Resolution No. 2025-03, as presented.

4. Accept and Receive Master Association Notice of Termination of Certain Responsibilities

Mrs. Perez advised of the Master Association Notice of Termination of Certain Responsibilities and provided the emailed notice via handout.

From: John Giancola <John.Giancola@fsresidential.com>
Sent: Friday, January 10, 2025 4:58 PM
To: Gloria Perez <gperez@sdsinc.org>
Cc: Alexander Candelario <Alexander.Candelario@fsresidential.com>

Subject: Islands at Doral - Notice of Termination of Responsibility for Storm Management System and Roadways

Dear Islands at Doral NE CDD,

ATTN: Gloria Perez, District Manager and/or Board of Supervisors

This letter serves as formal notice that, based on the **First Amendment to Maintenance Agreement** approved on November 8, 2018, the Islands at Doral Master Association will be terminating its responsibility for the storm management system and roadways, effective **November 1, 2025**.

Per the provisions outlined in the amendment, Islands at Doral Master Association will no longer oversee or maintain the storm management system and roadways as part of its responsibilities. However, the association will retain responsibility for the lake and the landscape maintenance around the lakes to ensure the aesthetic and environmental integrity of the community.

Should you require any additional documentation or assistance in this matter, please do not hesitate to contact me.

Thank you for your attention to this matter.



JOHN GIANCOLA
Property Manager

5200 Waterford District Drive, Suite 1000 | Miami, FL 33126
Direct 5164731588 | Cell phone 5164731588
24/7 Customer Care 866.378.1099



Life, simplified.SM

Mrs. Perez explained that the District historically had not collected assessments for the maintenance of the stormwater management system or the roads and that it would need to add these items to the upcoming FY 2025/2026 Proposed Budget. Mr. George recommended that an amendment be made to the agreement currently in place versus the termination of the agreement and creation of a new one.

A discussion ensued and the Board did not accept and receive the emailed correspondence for the termination of certain responsibilities and instead directed District management to request that letter be mailed to both District Counsel and District management pursuant to the terms of the agreement.

M. AUDITOR SELECTION COMMITTEE
1. Ranking of Proposals/Consider Selection of an Auditor

Mrs. Perez then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.

Mrs. Perez noted that the purpose of the Audit Committee Meeting was to rank and recommend, in order of preference, the auditor's proposals. She explained that Grau & Associates was the only firm that had responded. A discussion ensued after which:

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed waiving the requirement for the minimum number of proposals and ranking Grau & Associates as number 1, and for said qualified provider to perform the auditing services.

There being no further Audit Committee business to conduct, Mrs. Perez adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting.

A discussion ensued after which the Board, acting as the District Board, accepted the recommendation of the Audit Committee as follows:

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed waiving the requirement for the minimum number of proposals, accepting the recommended ranking and approving the engagement of the auditing firm of Grau & Associates, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2024, September 30, 2025, and September 30, 2026, at the following rates:

Audit for fiscal year ended September 30, 2024, in the amount of \$3,500;
Audit for fiscal year ending September 30, 2025, in the amount of \$3,600; and
Audit for fiscal year ending September 30, 2026, in the amount of \$3,700

and further approving/authorizing District management to negotiate fees for the fiscal years ending 2027 and 2028, as proposed by Grau at \$3,800 and \$3,900, respectively, for future extension consideration.

N. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through February 2024. She pointed out that the available funds as of December 31, 2024, were \$103,823.58.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and passed unanimously ratifying and approving the financial statement, as presented.

2. Accept and Receive 2024 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

O. BOARD MEMBER/STAFF COMMENTS

Supervisor Garcia asked for District management to report on behalf of the District one of the lake fountains located between NW 112 and NW 110 and off of 86th Street and 84th Street that has not had its lights functioning for over a year.

P. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and passed unanimously adjourning the Regular Board Meeting at 8:26 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

John Giancola, LCAM
5200 Waterford District Dr. Ste: 1000
Miami, FL, 33126
John.Giancola@fsresidential.com
516-473-1588

Dear Islands at Doral NE CDD,

ATTN: Gloria Perez, District Manager and/or Board of Supervisors

This letter serves as formal notice that, based on the **First Amendment to Maintenance Agreement** approved on November 8, 2018, the Islands at Doral Master Association will be amending its responsibility for the storm management system and roadways, effective **November 1, 2025**.

Per the provisions outlined in the amendment, Islands at Doral Master Association will no longer oversee or maintain the storm management system and roadways as part of its responsibilities. However, the association will retain responsibility for the lake and the landscape maintenance around the lakes to ensure the aesthetic and environmental integrity of the community.

Should you require any additional documentation or assistance in this matter, please do not hesitate to contact me.

Thank you for your attention to this matter.

**CONSIDER APPROVAL OF THE SECOND
AMENDMENT BETWEEN THE DISTRICT AND
THE MASTER ASSOCIATION, MAINTENANCE
AGREEMENT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Estimated Annuity to Finance the Milling and Resurfacing of CDD Roads in Nine Years Within the Townhomes and Condo Areas (Does not include parking).

CDD Roads Pavement Service Life in TWH and Condo Areas (30 Years Estimated)		CDD Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit cost \$3 and Resurface 3/4" Thick unit cost \$7)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^{n-1})$
2004	2034	2025	9	30,500	\$10.00	\$305,000	\$405,345	0.25%	\$44,590
* Using Florida Department of Transportation Inflation Factors									

Estimated Annuity to Finance Replacing the CDD Pavement Markings and Signs in Nine Years Within the Townhomes and Condo Areas (Does not include Parki

Signs & Mariking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^{n-1})$
2022	2034	2025	9	30,500	\$2.00	\$61,000	\$81,069	0.25%	\$8,918
* Using Florida Department of Transportation Inflation Factors									

Total Pavement, Signs and Markings Annual Cost	\$53,508
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Projected Annual Assessments to Finance the Resurfacing, Restoration and Rehabilitation of Roads in the Townhomes and Condo Areas in 9 Years.

Residential Type	ERU Assigned (Taken from 2004 Assmt. Methodology)	No. of Units	Roads Ownership	Total ERUs (No. Units x ERU Assigned)	Allocation of Yearly Pavement and Signs and Markings per Residential Group.	Yearly Allocation Per Unit
SFH	1.000	66	City	66.00	\$10,108	\$153.15
TWH	0.714	125	CDD	89.25	\$13,668	\$109.35
CONDO	0.571	340	CDD	194.14	\$29,732	\$87.45
Totals		531		349.39	\$53,508	

Estimate Annuity to Finance the Milling and Resurfacing of CONDO Parking Spaces in 9 Years.

CONDO Parking Areas (30 Years Estimated)		PresentYear	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit cost \$3 and Resurface 3/4" Thick unit cost \$7 and Replacing Pavement Markings and Signs at \$2 Per SY)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^{n-1})$
2004	2034	2025	9	12,656	\$12.00	\$151,867	\$201,831	0.25%	\$22,202
* Using Florida Department of Transportation Inflation Factors									

Estimated Annuities to Finance the Maintenance of the CDD-Owned Drainage System (Drainage in SFH Area by the City. Lakes by Master Association).

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Raffle	Cost/LF Pipe (Includes Cleaning, Video, Dewatering	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
91	9479	19					\$250.00	\$6.70	\$17,500
			19				\$255.00	\$7.00	\$18,200
				19			\$260.00	\$7.40	\$19,000
					19		\$265.00	\$8.10	\$20,400
						19	\$271.00	\$9.20	\$22,600

Projected Annual Assessments to Finance the CDD-Owned Drainage System in 2025.

Residential Type	ERU Assigned (Taken from 2004 Assmt. Methodology)	No. of Units	Drainage Ownership	Total ERUs (No. Units x ERU Assigned)	Allocation of Year 2025 Drainag Maintenance Cost to Residential Groups.	2025 Allocation Per Unit
SFH	1.000	66	City	66.00	\$3,306	\$50.09
TWH	0.714	125	CDD	89.25	\$4,470	\$35.76
CONDO	0.571	340	CDD	194.14	\$9,724	\$28.60
Totals		531		349.39	\$17,500	



SECOND AMENDMENT TO AGREEMENT FOR SERVICES

This Second Amendment Agreement for Services between Islands at Doral (NE) Community Development District (hereinafter “District”) and Special District Services, Inc. (hereinafter “SDS”) is made and entered into this ____ day of _____, 2025.

WHEREAS, on February 9, 2004, the District and SDS entered into an Agreement for Services for the Management of the District; and

WHEREAS, the District would like to engage SDS to perform field operations management services not covered under the Agreement, said additional services being more particularly described in Exhibit A to this First Amendment (“Field Operations Management Services”); and

WHEREAS, SDS has agreed to provide Field Operations Management Services to the District; and

WHEREAS, SDS represents that it possesses the knowledge, ability, professional skills and qualifications to perform services and covenants to carry out the terms of this Second Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

SECTION I – RECITALS

The recitals set forth hereinabove are true and correct and incorporated herein by reference.

SECTION II – ADDITIONAL SERVICES

Beginning October 1, 2025, SDS shall provide Field Operations Management Services, as more particularly described in Exhibit A attached hereto and made a part hereof.

SECTION III – COMPENSATION

The fee for Field Operations Management Services is \$3,000 per year payable in twelve (12) equal monthly payments of \$250.

SDS shall be reimbursed for **out-of-pocket expenses** incurred in connection with the performance of the services defined herein (i.e. photocopies, postage, long-distance telephone calls, mileage, etc.).



IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

SPECIAL DISTRICT SERVICES, INC.

By: _____

By: _____

Printed Name and Title

Date

Todd Wodraska, President

Printed Name and Title

Date



Exhibit A

FIELD OPERATIONS MANAGEMENT SERVICES FOR ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT

- SDS will provide Field Operations Management Services for the District-owned infrastructure, i.e. roads, storm water management system, etc.
- SDS will coordinate and communicate with contractors for required maintenance and improvement services; including solicitation of bids/cost quotes, if appropriate; approving and scheduling same as required.
- SDS will manage contracts reasonably necessary and related to the operation, maintenance, up-keep, repair, replacement and preservation of District property.
- SDS will coordinate with on-site maintenance and Association personnel as necessary to properly maintain and operate the District property.
- SDS will communicate with residents of the District when and if required, regarding concerns involving District property.
- SDS will provide a minimum of one visit per month for on-site inspection.

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Islands at Doral (NE) Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 13, 2025 at 7:00 p.m. in the Doral Legacy Park, 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of March, 2025.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Islands At Doral (NE)
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	89,705
Maintenance Assessments	107,455
Debt Assessments	554,723
Interest Income	960
TOTAL REVENUES	\$ 752,843
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	63,508
Stormwater Management/Reserve	22,000
Storm Drainage/Class V Permit	3,500
Field Operations	3,000
Engineering/Inspections	4,000
TOTAL MAINTENANCE EXPENDITURES	\$ 101,008
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	34,308
Secretarial	4,200
Legal	10,500
Assessment Roll	7,500
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	7,300
Legal Advertisements	3,500
Miscellaneous	800
Postage	450
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283
TOTAL EXPENDITURES	\$ 186,291
REVENUES LESS EXPENDITURES	\$ 566,552
Bond Payments	(524,213)
BALANCE	\$ 42,339
County Appraiser & Tax Collector Fee	(14,113)
Discounts For Early Payments	(28,226)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	59,791	88,450	89,705	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	6,915	8,510	107,455	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	7,858	480	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 629,287	\$ 652,163	\$ 752,843	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,000	5,000	No Change From 2024/2025 Budget
Roadway Maintenance/Reserve	0	0	63,508	Formerly The Responsibility Of The Master Association
Stormwater Management/Reserve	0	0	22,000	Formerly The Responsibility Of The Master Association
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Field Operations	0	0	3,000	Will Be Needed Due To Infrastructure Being Maintained By District
Engineering/Inspections	1,100	3,000	4,000	\$1,000 Increase From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 1,100	\$ 8,000	\$ 101,008	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	153	400	400	Projected At 8% Of Supervisor Fees
Management	32,388	33,348	34,308	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	7,324	9,000	10,500	\$1,500 Increase From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,800	3,900	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,300	7,300	Fiscal Year 2024/2025 Expenditure Was \$6,594
Legal Advertisements	2,593	4,000	3,500	\$500 Decrease From 2024/2025 Budget
Miscellaneous	460	800	800	No Change From 2024/2025 Budget
Postage	477	450	450	No Change From 2024/2025 Budget
Office Supplies	352	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	\$1,500 Increase From 2024/2025 Budget
Trustee Fees	4,080	4,100	4,100	\$1,500 Increase From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	\$1,500 Increase From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,096	\$ 83,623	\$ 85,283	
TOTAL EXPENDITURES	\$ 76,196	\$ 91,623	\$ 186,291	
REVENUES LESS EXPENDITURES	\$ 553,091	\$ 560,540	\$ 566,552	
Bond Payments	(529,903)	(524,213)	(524,213)	2026 Principal & Interest Payments
BALANCE	\$ 23,188	\$ 36,327	\$ 42,339	
County Appraiser & Tax Collector Fee	(5,989)	(12,109)	(14,113)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,731)	(24,218)	(28,226)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (4,532)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (4,532)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,357	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	529,903	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 551,260	\$ 524,713	\$ 525,413	
EXPENDITURES				
Principal Payments	285,000	305,000	315,000	Principal Payment Due In 2026
Interest Payments	110,880	91,919	71,321	Interest Payments Due In 2026
Additional Principal Payments	110,000	127,794	139,092	Additional Principal Payments
Total Expenditures	\$ 505,880	\$ 524,713	\$ 525,413	
Excess/ (Shortfall)	\$ 45,380	\$ -	\$ -	

Series 2014 Refunding Bond Information

Original Par Amount =	\$5,925,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2029		

Par Amount As Of 1/1/2025 = \$2,315,000

Original Principal Amount Due In May 2029: \$2,225,000

Current Principal Amount Due In May 2029: \$1,030,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Single Family Homes	\$ 14.03	\$ 13.03	\$ 16.03	\$ 202.37
<u>Debt For Single Family Homes</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
Total	\$ 1,709.26	\$ 1,709.21	\$ 1,770.29	\$ 1,958.99
Administrative For Townhomes	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Townhomes	\$ 14.03	\$ 13.03	\$ 16.03	\$ 202.37
<u>Debt For Townhomes</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
Total	\$ 1,255.19	\$ 1,255.14	\$ 1,316.22	\$ 1,504.92
Administrative For Condominiums	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Condominiums	\$ 14.03	\$ 13.03	\$ 16.03	\$ 202.37
<u>Debt For Condominiums</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,028.15	\$ 1,028.10	\$ 1,089.18	\$ 1,277.88

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Single Family Homes	66
Townhomes	125
<u>Condominiums</u>	<u>340</u>
Total Units	531

Islands At Doral (NE)
Community Development District

**Financial Report For
January 2025**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2024 through January 2025

	<u>Oct 24 - Jan 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	76,105.45	88,450.00	-12,344.55	86.04%
363.101 · Maint Assessment Income	7,346.95	8,510.00	-1,163.05	86.33%
363.810 · Debt Assessment	477,383.69	554,723.00	-77,339.31	86.06%
363.820 · Debt Assessment-Paid To Trustee	-442,111.63	-524,213.00	82,101.37	84.34%
363.830 · Assessment Fees	-5,385.76	-12,109.00	6,723.24	44.48%
363.831 · Discounts For Early Payments	-22,260.36	-24,218.00	1,957.64	91.92%
369.401 · Interest Income	406.00	480.00	-74.00	84.58%
Total Income	<u>91,484.34</u>	<u>91,623.00</u>	<u>-138.66</u>	<u>99.85%</u>
Expense				
511.122 · Payroll Expense	45.90	400.00	-354.10	11.48%
511.131 · Supervisor Fee	600.00	5,000.00	-4,400.00	12.0%
511.305 · Maintenance Contingency	0.00	5,000.00	-5,000.00	0.0%
511.310 · Engineering	0.00	3,000.00	-3,000.00	0.0%
511.311 · Management Fees	11,116.00	33,348.00	-22,232.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	3,272.50	9,000.00	-5,727.50	36.36%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	6,858.00	7,300.00	-442.00	93.95%
511.480 · Legal Advertisements	637.62	4,000.00	-3,362.38	15.94%
511.512 · Miscellaneous	259.06	800.00	-540.94	32.38%
511.513 · Postage and Delivery	47.05	450.00	-402.95	10.46%
511.514 · Office Supplies	149.00	450.00	-301.00	33.11%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
Total Expense	<u>25,226.77</u>	<u>91,623.00</u>	<u>-66,396.23</u>	<u>27.53%</u>
Net Income	<u>66,257.57</u>	<u>0.00</u>	<u>66,257.57</u>	<u>100.0%</u>

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Jan-25	Year To Date Actual 10/1/24 - 1/31/25
REVENUES			
Administrative Assessments	88,450	2,290	76,105
Maintenance Assessments	8,510	221	7,347
Debt Assessments	554,723	14,362	477,384
Interest Income	480	0	406
Total Revenues	\$ 652,163	\$ 16,873	\$ 561,242
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	0	0
Engineering/Inspections	3,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 8,000	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	600	600
Payroll Taxes (Employer)	400	46	46
Management	33,348	2,779	11,116
Secretarial	4,200	350	1,400
Legal	9,000	1,530	3,272
Assessment Roll	7,500	0	0
Audit Fees	3,900	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	7,300	0	6,858
Legal Advertisements	4,000	0	638
Miscellaneous	800	219	259
Postage	450	0	47
Office Supplies	450	2	149
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	667
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,623	\$ 5,693	\$ 25,227
TOTAL EXPENDITURES	\$ 91,623	\$ 5,693	\$ 25,227
Revenues Less Expenditures	\$ 560,540	\$ 11,180	\$ 536,015
Bond Payments	(524,213)	(13,804)	(442,112)
Balance	\$ 36,327	\$ (2,624)	\$ 93,903
County Appraiser & Tax Collector Fee	(12,109)	(164)	(5,386)
Discounts For Early Payments	(24,218)	(491)	(22,260)
Excess/ (Shortfall)	\$ -	\$ (3,279)	\$ 66,257
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,279)	\$ 66,257
Bank Balance As Of 1/31/25	\$ 574,726.39		
Accounts Payable As Of 1/31/25	\$ 447,605.70		
Accounts Receivable As Of 1/31/25	\$ -		
Available Funds As Of 1/31/25	\$ 127,120.69		

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2024-2025**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$651,688.00	\$88,454.00	\$8,512.00	\$ 554,722.00	\$88,454.00	\$8,512.00	\$554,722.00	
									\$615,836.00	\$83,623.00	\$8,000.00	\$ 524,213.00	\$83,623.00	\$8,000.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 438,377.58		\$ (4,208.41)	\$ (17,535.76)	\$ 416,633.41	\$ 59,487.83	\$ 5,742.75	\$ 373,147.00	\$ 56,537.06	\$ 5,457.95	\$ 354,638.40	\$ 354,638.40
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 46,429.67		\$ (445.72)	\$ (1,857.25)	\$ 44,126.70	\$ 6,300.50	\$ 608.23	\$ 39,520.94	\$ 5,987.99	\$ 578.06	\$ 37,560.65	\$ 37,560.65
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 34,945.78		\$ (335.48)	\$ (1,397.90)	\$ 33,212.40	\$ 4,742.14	\$ 457.79	\$ 29,745.85	\$ 4,506.91	\$ 435.09	\$ 28,270.40	\$ 28,270.40
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 9,777.94		\$ (93.01)	\$ (477.08)	\$ 9,207.85	\$ 1,326.87	\$ 128.09	\$ 8,322.98	\$ 1,249.51	\$ 120.62	\$ 7,837.72	\$ 7,837.72
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 16,872.74		\$ (163.81)	\$ (491.28)	\$ 16,217.65	\$ 2,289.63	\$ 221.03	\$ 14,362.08	\$ 2,200.75	\$ 212.44	\$ 13,804.46	\$ 13,804.46
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 14,432.38		\$ (139.33)	\$ (501.09)	\$ 13,791.96	\$ 1,958.48	\$ 189.06	\$ 12,284.84	\$ 1,871.58	\$ 180.67	\$ 11,739.71	\$ 11,739.71
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 560,836.09	\$ -	\$ (5,385.76)	\$ (22,260.36)	\$ 533,189.97	\$ 76,105.45	\$ 7,346.95	\$ 477,383.69	\$ 72,353.80	\$ 6,984.83	\$ 453,851.34	\$ 453,851.34

<u>Assessment Roll</u>	
Admin:	\$88,453.98
Maint:	\$8,511.93
Debt:	\$554,721.93
Total	\$651,687.84

Collections
86.06%

Note: \$651,688, \$88,454, \$8,512 and \$554,722 are 2024/2025 Budgeted assessments before discounts and fees.
\$615,836, \$83,623, \$8,000 and \$524,213 are 2024/2025 Budgeted assessments after discounts and fees.

\$	560,836.09	
\$		\$ 533,189.97
\$	(76,105.45)	\$ (72,353.80)
\$	(7,346.95)	\$ (6,984.83)
\$	(477,383.69)	\$ (453,851.34)
\$	-	\$ -

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.