



**LAKE FRANCES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
APRIL 27, 2022
6:30 P.M.**

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

www.lakefrancescdd.org
786.347.2700 ext. 2700 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn & Suites - Homestead
1st Floor Conference Room (Cove Board Room)
2855 N.E. 9th Street
Homestead, Florida 33033
REGULAR BOARD MEETING & PUBLIC HEARING
April 27, 2022
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 23, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 8
- H. Old Business
 - 1. Discussion Regarding Miami-Dade County Zoning Objection Letter.....Page 15
 - 2. Discussion Regarding Modifications to Lake Bank Slopes.....Page 17
- I. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 18
- J. Administrative & Operational Matters
 - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 3&4)
 - 2. Statement of Financial Interests/Disclosure 2021 Form 1 – Filing Deadline: July 1, 2022
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

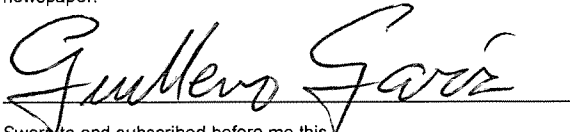
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

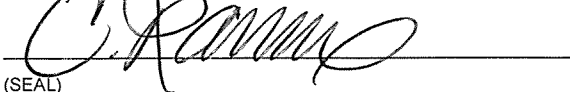
in the XXXX Court,
was published in said newspaper in the issues of

10/13/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as 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 or she has neither paid nor 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.

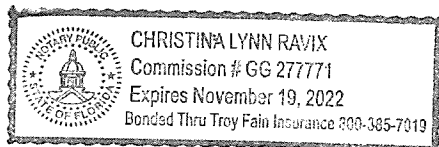


Sworn to and subscribed before me this
13 day of, OCTOBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Lake Frances Community Development District (the "District") will hold Regular Meetings in the Hampton Inn & Suites - Homestead, 1st Floor Conference Room (Cove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033 at 6:30 p.m. on the following dates:

October 27, 2021
November 17, 2021
November 24, 2021
January 26, 2022
February 23, 2022
March 23, 2022
April 27, 2022
May 25, 2022
June 22, 2022
July 27, 2022
September 28, 2022

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

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

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure 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 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT

www.lakefrancescdd.org
10/13

21-23/0000556244M

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 23, 2022**

***Note:** The Lake Frances Community Development District (the “District”) Regular Board Meeting was held in the Courtyard by Marriott Coral Board Room located at 2905 NE 9th Street, Homestead, Florida 33033, due to a construction delay at the Regular Meeting location.*

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 23, 2022, Regular Board Meeting of the District to order at approximately 6:32 p.m. in the Courtyard by Marriott Coral Board Room located at 2905 NE 9th Street, Homestead, Florida 33033 (see note above).

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 13, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Demetrius Young (who arrived at 6:41 p.m.), Vice Chairman David Lumpkin and Supervisors Nelson Peña and Gabriel Pedrini constituted a quorum and it was in order to proceed with the meeting.

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

Also in attendance was: Julio Morales, Miami, Florida.

D. CONSIDER BOARD MEMBER RESIGNATION (LAZARO ALFONSO – EFFECTIVE 2/8/2022)

Ms. Nguyen stated that she was in receipt of a resignation letter from Lazaro Alfonso with an effective date of February 8, 2022, and it would be in order for the Board of Supervisors (the “Board”) to consider same. A discussion ensued after which:

A **motion** was made by Mr. Peña, seconded by Mr. Pedrini and unanimously passed accepting the resignation of Lazaro Alfonso, effective February 8, 2022.

E. APPOINTMENT OF OFFICER TO VACANT SEAT (SEAT #5)

Ms. Nguyen stated that there was now a vacancy in Seat #5 which term expires in November 2026, and asked if there was anyone present who was interested in serving on the Board. Mr. Julio Morales stated that he would like the opportunity to serve on the District Board. Ms. Nguyen indicated that she had confirmed that Mr. Morales was a qualified person to serve on the Board. A discussion ensued after which:

A **motion** was made by Mr. Lumpkin, seconded by Mr. Peña and unanimously passed appointing Mr. Morales to the unexpired term of office in Seat #6 and such term of office will expire in November 2026.

F. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Morales. In addition, Ms. Nguyen and Mr. George stated that they would review with Mr. Morales the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2021 Form 1, which must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials upon the adjournment of the meeting.

G. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Peña stated that he would like to add a discussion regarding a Preliminary Zoning Hearing Notice to the agenda. The Board acknowledged Mr. Peña's request.

Mr. Morales stated that he would like to add a discussion regarding an easement agreement request. The Board acknowledged Mr. Morales' request.

Ms. Nguyen stated that she would also like to have a discussion regarding electronic approvals and check signers. The Board acknowledged Ms. Nguyen's request.

Ms. Nguyen advised that she would be adding the following items to the agenda:

- New Business Item 2: Discussion regarding Preliminary Zoning Hearing Notice
- New Business Item 3: Easement Agreement Request
- Administrative and Operations Matters Item 2: Consider Resolution No. 2022-02 – Authorizing Electronic Approvals & Check Signers

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

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

I. APPROVAL OF MINUTES

1. November 17, 2021, Regular Board Meeting Minutes

Ms. Nguyen presented the minutes of the November 17, 2021, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Mr. Peña, seconded by Mr. Young and unanimously passed approving the minutes of the November 17, 2021, Regular Board Meeting minutes, *as presented*.

J. OLD BUSINESS

1. Staff Report, as Required

There was no staff report at this time.

K. NEW BUSINESS

1. Consider Resolution No, 2022-01 - Adopting a Fiscal Year 2022/2023 Proposed Budget

Ms. Nguyen presented Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and explained that the proposed 2022/2023 fiscal year budget would be balanced by designating a carryover of approximately \$14,845 from the projected fund balance as of September 30, 2022. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2022/2023, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2022-01, the Board must set a date for the public hearing to adopt the fiscal year 2022/2023 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Young, seconded by Mr. Morales and unanimously passed approving and adopting Resolution No. 2022-01, *as presented*, setting the public hearing to adopt the fiscal year 2022/2023 final budget and assessments for April 27, 2022, at 6:30 p.m. in the Hampton Inn & Suites Homestead first floor conference room (Cove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033; and further authorizes publication/notice of the budget public hearing, as required by law.

2. ADD-ON: Miami-Dade County Preliminary Zoning Hearing Notice

Ms. Nguyen stated that this item was added at the request of Mr. Peña. Mr. Peña explained that he was in receipt of a Preliminary Zoning Hearing Notice from Miami-Dade County for Application No. Z2022000010. Mr. Peña further explained that the main request under this application was for a Non-Use Variance to permit a building height of 135' on the subject site where a maximum of 45' building height was allowed. Mr. Peña stated that the reason for the request to change the building height was for a private company, Miami-Dade Steel, to be able to accommodate a smoke stack on their proposed scrap metal recycling plant. Mr. Peña and other Board Supervisors stated their concerns regarding the negative impacts on their community from the smoke stack. A discussion ensued, after which:

A **motion** was made by Mr. Peña, seconded by Mr. Young and unanimously passed appointing Mr. Young, and in Mr. Young's absence, Mr. Lumpkin, to act as the District representatives to present their concerns at Public Hearings for Application No. Z2022000010; and further authorizing District Counsel to prepare an objection letter for the representatives to present during the Public Hearings.

3. ADD-ON: Easement Agreement Request

Ms. Nguyen stated that this item was added at the request of Mr. Morales. Mr. Morales explained that he would like to request that the Board provide an approval that would allow him to level out his back yard up to his property line. Ms. Nguyen stated that there was a section behind each parcel adjacent to

the lake that serves as a Lake Maintenance Easement (LME). Ms. Nguyen explained that although the LME extends onto the parcels, any alterations to the slope of a lake bank should be carefully reviewed prior to allowing such modifications. A discussion ensued, after which:

The Board requested that the professional opinion of the District Engineer regarding modifications to the lake bank slopes be requested and presented during the next meeting. Ms. Nguyen acknowledged the Board's request.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 3&4)

Ms. Nguyen advised that the 4-year terms of office for Seat #3 (Demetrius Young) and Seat #4 (David Lumpkin) were expiring in November 2022. The qualifying period for election and/or re-election has been set for noon on June 13, 2022, through noon on June 17, 2022. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2026.

2. ADD-ON: Consider Resolution No. 2022-02 – Authorizing Electronic Approvals and Check Signers

Resolution No. 2022-02 was presented, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen advised that due to the Board changes that occurred during the November 17, 2021, meeting, it would be in order to designate a new District Official as an authorized electronic approver and re-elect authorized District Staff as electronic approvers and check signers. The following slate of names were suggested:

- Todd Wodraska
- Jason Pierman
- Patricia LasCasas
- Nancy Nguyen
- Demetrius Young

A **motion** was made by Mr. Lumpkin, seconded by Mr. Peña and unanimously passed approving and adopting Resolution No. 2022-02, designating the authorized electronic approvers and check signers, as listed above.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

It was noted that the next meeting would be held on April 27, 2022, at 6:30 p.m.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Peña, seconded by Mr. Pedrini and unanimously passed to adjourn the Regular Board Meeting at 7:49 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miscellaneous Notices



Published in Miami Daily Business Review on April 14, 2022

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Lake Frances Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on April 27, 2022, at 6:30 p.m., or as soon thereafter as can be heard, in the 1st Floor Cove Board Room of the Hampton Inn & Suites - Homestead located at 2855 NE 9th Street, Homestead, Florida 33033.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget and Non-Ad Valorem Assessments. The purpose of the Regular Board Meeting is to consider any other District business that may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1- 877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Lake Frances Community Development District

www.lakefrancescdd.org

4/7-14 22-51/0000589448M

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake Frances Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 27th day of April, 2022.

ATTEST:

**LAKE FRANCES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Lake Frances
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

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

FINAL BUDGET
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	61,257
Maintenance Assessments	17,096
Debt Assessments	146,840
Other Revenues	0
Interest Income	420
TOTAL REVENUES	\$ 225,613
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance (Lake Tract)	3,600
Lawn & Landscape Maintenance	7,200
Engineering/Annual Report/Inspections	1,250
Field Operation Management	1,620
Maintenance Contingency	2,400
TOTAL MAINTENANCE EXPENDITURES	\$ 16,070
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	33,492
Legal	9,600
Assessment Roll	6,000
Audit Fees	3,200
Insurance	6,400
Legal Advertisements	725
Miscellaneous	925
Meeting Room Rental	925
Postage	200
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	4,000
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,847
TOTAL EXPENDITURES	\$ 88,917
REVENUES LESS EXPENDITURES	\$ 136,696
Bond Payments	(138,030)
BALANCE	\$ (1,334)
County Appraiser & Tax Collector Fee	(4,503)
Discounts For Early Payments	(9,008)
EXCESS/ (SHORTFALL)	\$ (14,845)
Carryover From Prior Year	14,845
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	62,112	61,899	61,257	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	16,457	16,457	17,096	Expenditures/.94
Debt Assessments	146,840	146,840	146,840	Bond Payments/.94
Other Revenues	0	0	0	Other Revenues
Interest Income	439	540	420	Interest Projected At \$35 Per Month
TOTAL REVENUES	\$ 225,848	\$ 225,736	\$ 225,613	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance (Lake Tract)	2,340	3,600	3,600	No Change From 2021/2022 Budget
Lawn & Landscape Maintenance	6,265	6,600	7,200	\$600 Increase From 2021/2022 Budget
Engineering/Annual Report/Inspections	975	1,250	1,250	No Change From 2021/2022 Budget
Field Operation Management	1,620	1,620	1,620	No Change From 2021/2022 Budget
Maintenance Contingency	0	2,400	2,400	No Change From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 11,200	\$ 15,470	\$ 16,070	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,200	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	92	230	230	Supervisor Fees * 7.65%
Management	32,076	32,520	33,492	CPI Adjustment (Capped At 3%)
Legal	6,895	9,600	9,600	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,000	3,100	3,200	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,400	6,400	Insurance Estimate
Legal Advertisements	435	750	725	\$25 Decrease From 2021/2022 Budget
Miscellaneous	414	950	925	\$25 Decrease From 2021/2022 Budget
Meeting Room Rental	383	950	925	\$25 Decrease From 2021/2022 Budget
Postage	326	200	200	No Change From 2021/2022 Budget
Office Supplies	101	450	425	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,000	4,000	4,000	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Administrative Contingency	0	1,200	1,200	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 62,960	\$ 71,875	\$ 72,847	
TOTAL EXPENDITURES	\$ 74,160	\$ 87,345	\$ 88,917	
REVENUES LESS EXPENDITURES	\$ 151,688	\$ 138,391	\$ 136,696	
Bond Payments	(139,860)	(138,030)	(138,030)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 11,828	\$ 361	\$ (1,334)	
County Appraiser & Tax Collector Fee	(2,168)	(4,503)	(4,503)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,540)	(9,008)	(9,008)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 1,120	\$ (13,150)	\$ (14,845)	
Carryover From Prior Year	0	13,150	14,845	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 1,120	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	ANNUAL BUDGET	ANNUAL BUDGET	COMMENTS
Interest Income	15	25	25	Projected Interest For FY 2022/2023
NAV Tax Collection	139,860	138,030	138,030	Maximum Debt Service Collection
Total Revenues	\$ 139,875	\$ 138,055	\$ 138,055	
EXPENDITURES				
Principal Payments	75,000	79,000	82,000	Principal Payment Due In 2023
Interest Payments	61,880	58,445	56,030	Interest Payments Due In 2023
Bond Redemption	0	610	25	Estimated Excess Debt Collections
Total Expenditures	\$ 136,880	\$ 138,055	\$ 138,055	
Excess/ (Shortfall)	\$ 2,995	\$ -	\$ -	

Series 2018 Bond Refunding Information

Original Par Amount =	\$1,812,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2018		
Maturity Date =	May 2037		

Par Amount As Of 1/1/22 = \$1,594,000

Lake Frances Community Development District Assessment Comparison

	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative	\$ 433.40	\$ 433.21	\$ 432.91	\$ 432.87	\$ 428.38
Maintenance	\$ 114.95	\$ 115.10	\$ 115.10	\$ 115.10	\$ 119.56
Debt	\$ 1,026.86	\$ 1,026.86	\$ 1,026.86	\$ 1,026.86	\$ 1,026.86
Total	\$ 1,575.21	\$ 1,575.17	\$ 1,574.87	\$ 1,574.83	\$ 1,574.80

* Assessments Include the Following :

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

Community Information:

Total Units 143

March __, 2022

Development Services, Miami-Dade County
111 N.W. First Street 11th Floor
Miami, Florida 33128

Re: Miami-Dade Steel LLC – Application No. Z2022000010 – Non-Use
Variance – Lake France Community Development District Objection Letter

Lake France Community Development District (“District”) is a local unit of a special purpose government established under Miami Dade County Ordinance No. 06-155, which District is a residential neighborhood and consists of One Hundred Forty (143) residential units. The Board of Supervisors of the District finds and determines, at this time, that the proposed NON-USE VARIANCE to allow for a structure that exceeds 45 feet to be constructed near District property is not in the best interest of the residents within the District.

Miami-Dade Steel LLC (“MDS”) applied for NON-USE VARIANCE to allow for a structure that exceeds 45 feet to be constructed on its property in contrary to the maximum building height for structures in the IU-2 District. MDS’s NON-USE VARIANCE application is numbered Z2022000010 (“Application”), which Application is scheduled for hearing before the Miami – Dade County Board of County Commissioners (“Board”) on April 21, 2022, and residents of the District have received the Preliminary Zoning Hearing Notice for the Application. Residents of the District have many concerns not limited to the following:

- The potential for air, water, and soil pollution due to MDS steel production at the property
- An unacceptable increase in noise due to traffic to the property and working mechanism within the property
- The nature of the business on the property may increase incidences of theft of metal materials from within the District
- An increase in traffic, including heavy construction trucks, that have the potential of damaging roads leading to the District and obstructing traffic around the District
- The potential to decrease property values within the District
- The proposed project is incompatible with the uses of the surrounding existing commercial properties.

The above-listed concerns are not inclusive or final; however, they are crucial to the quiet enjoyment of the community. The Board has reviewed the subject Application and publically accessible documents and finds that the Department of Regulatory and Economic Resources (“DERM”), has concerns as outlined in their memorandum dated February 8, 2022 (“Memorandum”), that the Board wishes to adopt by reference. The DERM Memorandum overlaps some of the District’s concerns. We want the overlapping

concerns and the specific concerns of the District to be addressed before this Application is approved, and MDS seeks a final development order.

As an entity created by the Board, we are aware of the mission to develop the Miami – Dade County, Florida (“County”) in the best interest of the residents. As you consider MDS’s Application, we also ask that you consider this letter and deny the Application as the requested deviation from current restrictions on the property would be detrimental to the public welfare and is incompatible with the surrounding areas.

Sincerely,

Demetrius Young, Chairman
Lake Frances Community Development District

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
April 27, 2022**

H. Old Business 2. Discussion Regarding Modifications to Lake Bank Slopes

The 20-Ft easement extends from 5 to 10 feet into the residents' properties in order to create a berm and swale to retain the stormwater runoff from the properties as to prevent it from entering directly into the lake for water quality purposes. Flattening these areas would defeat the purpose of the permitted grading design. Furthermore, when flattening the top of the slope, one runs the risk of steepening the permitted 4h:1v slope or to filling a portion of the lake, neither of which would be acceptable for safety (making the slope too steep), or environmental reasons (filling wetlands).

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Lake Frances Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 27th day of April, 2022.

ATTEST:

**LAKE FRANCES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Lake Frances Community Development District** (the “District”) will hold Regular Meetings in the Hampton Inn & Suites – Homestead, 1st Floor Conference Room (Cove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033 at **6:30 p.m.** on the following dates:

**October 26, 2022
November 16, 2022
January 25, 2023
February 22, 2023
March 22, 2023
April 26, 2023
May 24, 2023
June 28, 2023
July 26, 2023
August 23, 2023
September 27, 2023**

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

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

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

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

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

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT

www.lakefrancescdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/17/22