

***Downtown Doral South
Community Development District***

October 8, 2025

Downtown Doral South Community Development District

Special Meeting Agenda

**Wednesday
October 8, 2025
7:00 p.m.**

**Community Clubhouse
4651 N.W. 82nd Avenue Doral, Florida
Microsoft Teams**

**Meeting ID: 253 404 700 904 6 and Passcode: mF9jG2uo
1 872-240-4685 and Phone Conference ID: 364 726 016#**

Seat 4: Francisco Bird – C.	
Seat 3: Jaime Mercado – V.C.	
Seat 5: Lidy Hernandez – A.S.	
Seat 1: Gerardo Cabral – A.S.	
Seat 2: Felix Bravo – A.S.	

1. Roll Call
2. Audience Comments – **As per District’s rules, each speaker has 3 minutes to provide comments**
 - A. Opposition to Proposed Clubhouse Purchase – **Page 3**
 - B. Objection to Clubhouse Purchase Terms – **Page 5**
 - C. Clubhouse Purchase Concerns – **Page 8**
3. Public Hearing to Consider the Imposition of Special Assessments
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Acceptance of Engineers Report
 - D. Acceptance of Master Assessment Methodology
 - E. Approving the Project and Declaring Special Assessments will Fund the Project
 - F. Equalization of Assessments
 - G. Adoption of **Resolution #2026-01** Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds
 - H. Motion to Close the Public Hearing
4. Supervisors Requests
5. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.downtowndoralsouthcdd.com>

Luca Vecchione
Natalie Vecchione
4473 NW 80th Court
Doral, FL 33166

September 17, 2025

Community Development District Board
5385 Nob Hill Road
Sunrise, FL 33351

Subject: Opposition to Proposed Clubhouse Purchase

Dear Members of the Board,

We are writing in response to the notice dated August 29, 2025, regarding the proposed acquisition of the community clubhouse by the Community Development District (CDD) from the developer, Lennar, along with the associated upgrades.

After reviewing the details of the proposal, we respectfully express our opposition to the purchase as currently presented. The proposed purchase price and valuation methodology raise significant concerns. Specifically, the use of a 6% capitalization rate appears unjustifiably high given the aging nature of the infrastructure. Furthermore, the valuation does not adequately account for the actual net operating income, which would result in a lower and more accurate valuation.

As homeowners already contributing a monthly fee of \$100, we do not believe that the proposed acquisition represents a financially sound or beneficial investment for the community. The long-term value and return on investment for residents remain unclear, and we urge the Board to reconsider the financial terms and implications of this transaction.

We appreciate your attention to this matter and trust that the Board will act in the best interest of all homeowners.

Sincerely,
Luca Vecchione
Natalie Vecchione

Tommaso Tracuzzi Spadaro
Iryna Maienkova
4745 NW 84 CT #11
Doral, FL 33166

September 17, 2025

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As homeowners already contributing a monthly fee of \$100, we do not believe that the proposed acquisition represents a financially sound or beneficial investment for the community. The long-term value and return on investment for residents remain unclear, and we urge the Board to reconsider the financial terms and implications of this transaction.

We appreciate your attention to this matter and trust that the Board will act in the best interest of all homeowners.

Sincerely,
Tommaso Tracuzzi Spadaro
Iryna Maienkova

Friday, September 19, 2025

Subject: Formal Objection to Clubhouse Purchase Terms Proposed by Downtown Doral South CDD

Dear Downtown Doral South CDD Board Members,

I am writing to formally object to the proposed purchase of the Downtown Doral South Clubhouse for \$26.4M under the terms outlined in the recent letter sent by Mr. Ben Quesada on behalf of the District on Aug 29th 2025. After careful review, I believe the current proposal is not in the best financial or operational interest of the homeowners, for the following reasons:

1. Increased Financial Burden on Homeowners

Contrary to the claim that homeowners will save \$10 million through this purchase, a detailed analysis of the Club Plan membership fees and the proposed acquisition cost reveals that homeowners will actually incur an additional \$8.5 million just for the acquisition. This represents a significant financial burden, especially in the near term, and undermines the stated savings. (see *Table 1*)

2. Inappropriate Valuation Methodology

The clubhouse is a community recreation facility—not a commercial enterprise. Therefore, it should be appraised as a real estate asset, not as a business. Using a business valuation approach inflates the perceived value and disadvantages homeowners in the negotiation. According to the Miami-Dade County Property Appraiser, the current assessed value of the Clubhouse is approximately **\$10 million**. We request that this valuation be taken into consideration and reconciled with any proposed purchase figures.

3. Mischaracterization of Third-Party Ownership Risk

The concern regarding a third-party buyer imposing excessive fees is unfounded. The Club Plan explicitly limits fee increases through the Club Membership Fee Schedule:

- **Fee Schedule (Exhibit D):** Monthly fees are capped at \$150 starting in 2035.

- **Section 6.2 & 6.15:** Any changes to fees must comply with the Club Plan and Fee Schedule.
- **Ownership Transfer:** A new owner (including the Association) must adhere to the same rules and cannot exceed the capped fee.
- **Budget Adjustments:** While annual budgets may vary, fee adjustments must remain within the established cap.

These provisions ensure that no future owner can arbitrarily raise fees beyond what is already defined.

4. Lack of Transparency on Operating Costs

There is insufficient information regarding the actual cost of maintaining and operating the clubhouse. Past experience with Urbana homeowners shows that initial estimates can be significantly understated. For example, HOA fees were projected at \$65/month but had to be increased to \$180/month post-transition. Without verified operating budgets from Lennar or CC, it is impossible to assess whether the proposed \$115/month fee is adequate or sustainable.

🔴 Conclusion

Given the financial implications, valuation concerns, misrepresented risks, and lack of transparency, I respectfully urge the Board to reconsider moving forward with the purchase under the current terms. A more thorough and community-inclusive review is necessary to ensure that any decision made reflects the best interests of all homeowners.

Thank you for your attention to this matter.

Sincerely,



Estuardo Avalos
Paloma Velilla
4603 NW 83rd Pkwy

Estuardo.avalos@gmail.com



Jimmy Vanegas
Diana M Arias Garzon
4623 NW 83rd Pkwy

jimmyvanegasv@hotmail.com

Enrique Montoya

4607 NW 83rd Pkwy

Table 1.

Clubhouse obligations						
Units	1353					
	Membership fee	Lennar/CC	Purchase	difference		per unit
2026	\$105	\$1,704,780	\$ 2,597,557	\$ 892,777	\$	660
2027	\$110	\$1,785,960	\$ 2,597,557	\$ 811,597	\$	600
2028	\$115	\$1,867,140	\$ 2,597,557	\$ 730,417	\$	540
2029	\$120	\$1,948,320	\$ 2,597,557	\$ 649,237	\$	480
2030	\$125	\$2,029,500	\$ 2,597,557	\$ 568,057	\$	420
2031	\$130	\$2,110,680	\$ 2,597,557	\$ 486,877	\$	360
2032	\$135	\$2,191,860	\$ 2,597,557	\$ 405,697	\$	300
2033	\$140	\$2,273,040	\$ 2,597,557	\$ 324,517	\$	240
2034	\$145	\$2,354,220	\$ 2,597,557	\$ 243,337	\$	180
2035	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2036	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2037	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2038	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2039	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2040	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2041	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2042	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2043	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2044	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2045	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2046	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2047	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2048	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2049	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2050	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2051	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2052	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2053	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2054	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
2055	\$150	\$2,435,400	\$ 2,597,557	\$ 162,157	\$	120
		\$69,408,900	\$77,926,712	\$8,517,811	\$	6,295

> On Sep 23, 2025, at 8:17 PM, Todd wrote:

>

> Hello all,

> I live in the Urbana condos here in Downtown Doral and I understand from our board that you are the CDD representative for our community and should have knowledge of the issue of the potential purchase of the clubhouse facility in our neighborhood for approximately \$27 million to be financed by issuing bonds which will be paid directly by all residents in the community through an increased CDD bill rolled into our tax bill plus increased management fees to maintain the facility.

> I firstly just want to understand how and if this purchase will actually benefit the homeowners in the community such as myself? I still don't see how the dramatic increase in charges will be offset by value for the average homeowner.

> I attended the meetings to date to the extent possible given my busy professional life and honestly I could not understand the details of what this deal would mean for the community. The meetings have been held at odd times often in conflict with other activities such as the most recent meeting held at the same exact time as a mandatory school event for parents at the local DDCUS where my son is a student. In prior meetings where I attended remotely the sound quality was poor but I could tell the hosts were not going out of their way to explain anything to the attendees and certainly were not trying to "sell" the idea of the purchase to the community.

> This is frustrating because as I understand the homeowners here if this purchase goes through will become the de facto owners of the clubhouse and will be the ones paying for it into the future but without any control.

> I would really like to understand why there has not been some sort of vote including every homeowner in the community to decide if this purchase is in our best interest or not. I don't see how it is at the moment and I am not alone in feeling that way. Maybe it is, but I don't appreciate the way the project has been pushed through so far in clearly a non-transparent and rushed manner.

> Also, "who" is the CDD that so urgently wants this sale to happen and "why"? What do they have to benefit that is not being clearly explained??

> Finally for now, I understand there might be another meeting at 8:30am tomorrow morning September 24- this is obviously a terrible time for most busy professionals who live in the community to attend. Why is that since this is such an important matter that will affect everyone? I heard through my board that a letter would be sent to all of us to determine if the meeting could be rescheduled to a more appropriate and convenient time for everyone but I have not received such letter as yet.

> Hoping you can provide timely and meaningful clarification on all of this at the least.

> Thank you,

>

> Todd Blumberg

From: Todd Blumberg

Sent: Wednesday, September 24, 2025 9:09 AM

To: fbird@supvcdd.com; gcabral@supvcdd.com; fbravo@supvcdd.com; lhernandez@supvcdd.com

Subject: Re: CDD Clubhouse Downtown Doral purchase and sale concerns

Good morning,

I am at this moment on the CDD call I stayed home from work this morning just to attend. I understand that Lennar is not going through with the sale at this time because they feel we should be more unified presumably with the homeowners and community and there should be a better vibe.

I agree with that. Until now I do not feel comfortable with this purchase effort has not been made to “sell” the idea to each and every homeowner. It is not enough to say you can attend a meeting which may or may not be convenient to attend. I am listening right this second to one of the CDD members worried about the lack of consensus if they involved all 1353 homeowners in the community all the different opinions etc. I say yes, we all will have differing opinions and this is a BIG deal for all 1353 homeowners. It needs to be communicated properly to each and every one of us. AND ultimately after the purchase idea has been “sold” to the community there should be a vote of homeowners. If some homeowners choose not to participate ok but the decision should ultimately lie with the homeowners who will be impacted the very most by this transaction. I am not pleased with the way I as a homeowner have such a difficult time even attending the meetings to date and even worse cannot get a word in edgewise or ask an intelligent question or two. This happened to me in these meetings including today I was literally shut up. That is not appropriate. The CDD at this moment is talking about the “noise” that will happen if they open the talks up to the community. Well, of course they will have to deal with that “noise” and they need to do it respectfully, with genuine respect for the community and all homeowners. Things need to change if the CDD really wants to move forward with the purchase and the terms of the transaction with the community with the homeowners may need to be modified. I hope the approach of the CDD towards the community will improve going forward.

Respectfully,

Todd Blumberg

Sent from my iPhone

On Sep 25, 2025, at 10:57 AM, Ben Quesada wrote:

Good morning Mr. Blumberg,

Thank you for your emails and for your continued participation in the Downtown Doral South CDD meetings. Your engagement is valued, and I want to take a moment to address some of the concerns you've raised.

First, regarding your comment about being “shut up” during the most recent meeting — please know that the CDD Board conducts its meetings in accordance with formal Rules of Procedure. These rules provide for a structured meeting process, including a period for Board discussion during which public comment is not permitted, followed by a public comment period during which residents are invited to speak. You were recognized and allowed to speak during that designated comment period, consistent with these rules. I understand that this structure can feel limiting, but it is designed to maintain order and ensure that all participants are treated fairly and respectfully.

Over the past six months, the proposed clubhouse acquisition has been discussed in six publicly noticed CDD meetings. In addition, there was an HOA-hosted meeting on the evening of May 5, 2025, and a separate CDD evening meeting held on September 17, 2025, which lasted approximately 4.5 hours, and included an in-depth presentation and discussion of the proposed acquisition. In each of these meetings, several hours' worth of public comments were shared by attendees. All meeting agendas and minutes are publicly available on the District's website at

https://url.avanan.click/v2/r01/_www.downtowndoralssouthcdd.com_.YXAzOmdvdmVybm1lbnRhbG1hbmFnZW1lbnRzZXJ2aWNlc3NvdXRoZmxvcmlkYTphOm86ZmRmZjY4ZWQ5NzkwOWQwYWE4ZTE0MGVjYmUwZWQ4YTY6NzpjNzk0OjRmNWUzZDY1NzhiMTBjM2UwZjE3ZmU1MzY5MWY5Y2NjNDEzMTgxY2U5NjYwNjBjMGViM2VINDlhNmZiNTc1Zml6dDpUOkY. A public hearing was also scheduled for October 8, 2025, at 7:00 PM, and formal notice of this hearing — including a breakdown of the costs — was mailed directly to every unit owner. However, due to recent developments, including notification from the club owners of their intent to pause negotiations, the public hearing may ultimately not be necessary.

Your concerns regarding transparency and resident input have been noted. While the District is required to follow specific statutory procedures for considering matters like this, we always welcome resident feedback as part of that process. Your emails will be included in the official record and added to the agenda for the next CDD meeting so the Board is aware of your position on the proposed clubhouse purchase, the meeting schedule, and your request for a community-wide vote.

I would also be happy to speak with you directly to help address any outstanding questions you may have. Please feel free to provide your availability for a phone call in the coming days, and I will coordinate accordingly.

Regards,

Ben Quesada, LCAM

District Manager

Governmental Management Services

Phone: (954) 721-8681 Ext. 219

bquesada@gmssf.com

On Sep 25, 2025, at 1:13 PM, Todd Blumberg wrote:

Hello Ben,

I also wanted to mention some things that came to mind which were touched on yesterday in the meeting. I really want to understand the implications of each possible scenario regarding our clubhouse:

1) if the CDD eventually satisfies Lennar's requirements to purchase; 2) if Lennar does not sell to anyone and continues to maintain and adjust fees etc 3) if Lennar sells to a third party.

Does the CDD have the people and resources to conduct adequate due diligence on all scenarios. As mentioned above I as a homeowner in the community want to understand each possible outcome and to have enough information to draw my own conclusions.

Also, is the price and are the terms offered to us by Lennar fair and reasonable. Again yesterday I heard discussion regarding due diligence and appraisal etc seems like the price they offered is really high from my perspective especially judging from the impact it would have on my household finances along with all 1353 homes in the community, essentially increasing our clubhouse household expense from \$X to \$2X per month.

Looking forward to learning the details of all this going forward.

Thank you,

Todd Blumberg

Sent from my iPhone

On Sep 25, 2025, at 12:27 PM, Todd Blumberg wrote:

Understood and thank you for your message Ben!

Just wanted to underscore that inclusion of the community is critical and hopefully going forward that will be emphasized.

Looking forward to making my efforts to get more involved it's all very interesting and important.

Thank you,

Todd

Sent from my iPhone



"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: Todd Blumberg

Sent: Thursday, September 25, 2025 1:32 PM

To: Ben Quesada

Cc: Juliana Duque; Regine Lucas; Jennifer McConnell; Latoya Flowers; Carmen Cardenas

Subject: Re: Downtown Doral South - Club Purchase Concerns

Also to add to my last email I want to clarify that I want in the end what is truly best for our community- what will bring the most value to our homes and community. Costs matter in that regard but also important is a measure of the value that will come generated by our investment and I would like to feel comfortable for one that our course will bring the greatest benefit out of the available options contemplated.

Thank you,

Todd

Good afternoon Todd,

Thank you for your continued engagement and for taking the time to share your thoughts and questions regarding the future of the Clubhouse and its potential impact on the community.

As I've mentioned previously, due to the complexity of the club discussions—and in light of multiple parties involved, I am not in a position to comment on speculative or hypothetical scenarios. Doing so could unintentionally misrepresent the Board's position or speak for entities outside our authority.

That said, I do want to clarify one point for the sake of accuracy: the ownership of the Club is currently held by a joint venture between two builders, not solely by Lennar. This distinction is important in understanding the nature of the negotiations.

As always, the District remains committed to conducting thorough due diligence with the appropriate professionals, including legal counsel, financial advisors, engineers, and appraisers, to ensure any potential decision is made in the best interest of the community. The discussions and evaluations have paused for the time being, and details will continue to be shared during public meetings in accordance with the Sunshine Law.

Thank you again for your dedication to the community.

Regards,

Ben Quesada, LCAM

District Manager

Governmental Management Services

Phone: (954) 721-8681 Ext. 219

bquesada@gmssf.com