



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Ben Quesada
District Manager
GMS-SF

DOWNTOWN DORAL SOUTH COMMUNITY
DEVELOPMENT DISTRICT
2024-2025 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Ben Quesada
District Manager
GMS-SF

Downtown Doral South Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

October 22, 2024 - Held

November 26, 2024 - Cancelled

December 17, 2024 (Exception) - Cancelled

January 22, 2025 – Special Meeting (Residences at Downtown Doral Club)

February 19, 2025 – Cancelled - Revised Schedule (Residences at Downtown Doral Club -Third Wednesday of the Month at 9 AM)

March 19, 2025 – Held

April 16, 2025 - Cancelled

May 21, 2025 - Held

June 18, 2025 - Held

July 16, 2025 – Held - Revised Schedule (Residences at Downtown Doral Club – Third Wednesday of the Month at 8:30 AM)

August 20, 2025 – Held

September 3, 2025 – Held – Special Meeting

September 17, 2025 – Held (Recessed and reconvened on September 24, 2025)

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

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Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Five Year Stormwater Maintenance Plan Update

Phase I Pending:

At the recommendation of the District Engineer, the District authorized Phase I of the five year stormwater maintenance plan. The agreement has been prepared and work will be completed before the end of the 2025 calendar year.

5. Irrigation Improvement Project

Improvements to District irrigation system throughout the swales in Canarias and portions of 82 AVE are 90% completed. Water pressure has significantly improved along these right of ways.

6. Engineer's Annual Report Summary (2025)

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District Manager
GMS-SF

The District's public infrastructure, including lakes, drainage, access roads, and landscape buffers, is in generally good repair, working order, and condition as of the most recent inspection in June 2025 by Alvarez Engineers

Phase I of the five-year stormwater maintenance plan is in the works.

Irrigation improvements should be completed by early 2026.

The proposed FY2025-2026 budget is deemed adequate for maintenance, repairs, and operations.

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

Overall Determination

The Downtown Doral South Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled. The CDD also progressed substantially on lake restoration, fully completed Phase I, and funded Phase II, with engineering oversight confirming system integrity and planned improvements.

DocuSigned by:

Chair/Vice Chair: _____ Date: 2025-10-16
Print Name: Francisco Bird
Downtown Doral South Community Development District

DocuSigned by:

District Manager: _____ Date: 2025-10-16
Print Name: Ben Quesada
Downtown Doral South Community Development District

Ben Quesada
District Manager
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