



**LAKEFRONT ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**GLADES COUNTY
REGULAR BOARD MEETING
AUGUST 21, 2025
11:00 A.M.**

Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

www.lakefrontestatescdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA
LAKEFRONT ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

27182 State Road 78
Okeechobee, Florida 34974

**TO JOIN VIA CONFERENCE CALL
DIAL IN AT 1-800-743-4099 PARTICIPANT PASSCODE: 9363638**

REGULAR BOARD MEETING

August 21, 2025
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Accept Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. March 19, 2024 Regular Board Meeting.....Page 3
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule....Page 6
 - 2. Consider Resolution No. 2025-04 – Amending Resolution 2025-01 and Resetting the Public Hearing to Consider the Fiscal Year 2025/2026 Final Budget.....Page 8
 - 3. Consider Resolution No. 2025-05 – Extending Terms of Office.....Page 10
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

**STATE OF FLORIDA:
COUNTY OF OKEECHOBEE:**

Before the undersigned authority personally appeared **Katrina Elsen Muros**, who on oath says that she is **Editor in Chief** of the **Lake Okeechobee News**, a weekly newspaper published in **Okeechobee County, Florida**; that the attached copy of advertisement, being a **Public Notice** in the matter of

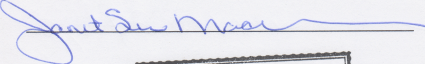
Public Notice

in the **19th Judicial District of the Circuit Court of Okeechobee County, Florida**, was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on
Lake Okeechobee News: 9/25/2024
LakeONews.com: 9/25/2024, 9/26/2024, 9/27/2024, 9/28/2024, 9/29/2024, 9/30/2024, 10/1/2024

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.


Katrina Elsen Muros

Sworn to and subscribed before me by means of
Physical Presence ☒ Online Notarization
physical presence or online notarization, this
10/1/2024




**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULES**

NOTICE IS HEREBY GIVEN The Board of Supervisors of the Lakefront Estates Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at 12:00 p.m. at the Buckhead Ridge Community Building located at 30086 E. State Road 78, Okeechobee, Florida 34974, on the following dates:

**October 9, 2024
November 20, 2024
December 18, 2024
January 15, 2025
February 19, 2025
March 19, 2025
April 9, 2025
May 21, 2025
June 18, 2025
July 16, 2025
August 21, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at www.lakefrontestatescdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

**LAKEFRONT ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

www.lakefrontestatescdd.org
7105 LON 9/25/2024

Name	LAKEFRONT ESTATES COMMUNITY DEVELOPMENT
Order Number	7105
Ordered By	LAURA J ARCHER
Order Date	9/16/2024
Description	2024/2025 Regular Meeting Schedule
Number Issues	8
Pub Count	2
First Issue	9/25/2024
Last Issue	10/1/2024
Order Cost	\$128.52
Publications	Lake Okeechobee News, LakeONews.com
Pub Dates	Lake Okeechobee News: 9/25/2024 LakeONews.com: 9/25/2024, 9/26/2024, 9/27/2024, 9/28/2024, 9/29/2024, 9/30/2024, 10/1/2024

Tricia Lascasas

From: jweg@lakefrontestatescdd.org
Sent: Wednesday, July 9, 2025 8:20 PM
To: Tricia Lascasas
Cc: Bentzion Herman (Benzherman@gmail.com); Dovber Blasberg - RISE Architecture (dblasberg@lakefrontestatescdd.org); Dovber Blasberg (Dubi) (dblasberg@risearchitecture.com); Jason Matthey Weg (jasonweg@gmail.com); Jonathan Zion (jzion@lakefrontestatescdd.org); Jonathan Zion (Yoni@jzadfl.com); Yitzchok Braun (yitzi@amboygc.com); Adam Duitz (aduitz@thefwdgroup.com); Barry Farkas (barry@thefwdgroup.com); Ben Solomon (ben@sflp.com); Brian Fender (BFender@gray-robinson.com); Dani Staiman (Dani@thefwdgroup.com); Debbie Stocker (dstocker@fmsbonds.com); Douglas F. Darbut (ddarbut@hkllaw.com); Dylan Schwartz (dylanschwartz@fmsbonds.com); Gabe McKee (gabe.mckee@kutakrock.com); Heather H. Harris (GRPublicFinance@gray-robinson.com); Jeff Akerman (jeff@risearchitecture.com); Jessica Lee (jessica@risearchitecture.com); Jon Kessler (jkessler@fmsbonds.com); Jonathan Johnson (jonathan.johnson@kutakrock.com); Karen Jusevitch (karen.jusevitch@kutakrock.com); Mendel Lasker (mendel@lightstonemgmt.com); Morty Rosenblum (morty@alstrealty.com); Niyala Harrison (harrisonn@gtlaw.com); Robert C. Gang (gangr@gtlaw.com); Robert Hedgecock (robert.hedgecock@usbank.com); Scott Schuhle (scott.schuhle@usbank.com); Solomon Cadle (cadles@gtlaw.com); Steven Dobbs (sdobbs@stevedobbsengineering.com); Vanessa Steinerts (vanessa.steinerts@gray-robinson.com); wesley.haber@kutakrock.com; William Baum (wbaum@fmsbonds.com); Yidel Perlstein (yidel@thefwdgroup.com); Andrew Karmeris; Michelle Krizen
Subject: Re: Lakefront Estates CDD 2025-07-15 Meeting Book

Hi,
I Jason Weg resign from the CDD Board for Lakefront Estates effective immediately.
Thank you for the opportunity!

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING AND PUBLIC HEARING
MARCH 19, 2025**

A. CALL TO ORDER

The March 19, 2025, Regular Board Meeting of the Lakefront Estates Community Development District (the “District”) was called to order at 12:13 p.m. in the Buckhead Ridge Community Building located at 30086 E. State Road 78, Okeechobee, Florida 34974

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Lake Okeechobee News* on March 12, 2025, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman Dovber Blasberg, Bentzion Herman, and Jonathan Zion.

Also in attendance were District Manager Andrew Karmeris of Special District Services, Inc.; District Engineer Steve Dobbs; District Manager Michelle Krizen of Special District Services, Inc. (via phone); District Counsel Wes Haber of Kutak Rock (via phone); Robert Gang and Niyala Harrison of Greenberg Traurig (via phone); .

Also present were Mendal Lasker of Lightstone Management Group (via phone) and Yidel Perlstein (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

Staff asked to add Consider Accepting Resignation from Menachem (Mark) Raksin from Seat No. 4 effective immediately to New Business #5.

A **motion** was made by Mr. Zion, seconded by Mr. Blasberg and passed unanimously approving the addition the agenda.

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

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

F. APPROVAL OF MINUTES

1. September 11, 2024 Regular Board Meeting & Public Hearing Minutes

A **motion** was made by Mr. Herman, seconded by Mr. Blasberg and passed unanimously approving the minutes of the September 11, 2024, Regular Board Meeting & Public Hearing, as presented.

The Regular Board Meeting was then recessed and the Public Hearing on the Fiscal Year 2024/2025 Final Budget.

G. OLD BUSINESS

There was no old business to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mr. Karmeris presented.

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously adopting Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget and setting the public hearing for May 21, 2025, as presented.

2. Consider Approval of the Supplemental Engineer's Report

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously approving the Supplemental Engineer's Report in draft substantial final form.

3. Consider Approval of Preliminary First Supplemental Special Assessment Methodology Report

A **motion** was made by Mr. Herman, seconded by Mr. Zion and passed unanimously approving the Preliminary Supplemental Special Assessment Methodology Report in draft substantial final form.

4. Consider Resolution No. 2025-02 – Delegation Resolution

Robert Gang from Greenberg Traurig presented the resolution.

Yidel Perlstein asked the Board to table this item until the April 9, 2025 meeting.

The Board agreed.

5. Consider Accepting Resignation of Menachem (Mark) Raksin from Seat No. 4.

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously accepting Resignation of Menachem (Mark) Raksin from Seat No. 4.

Mr. Blasberg nominated Yitzchok Braun for appointment to Seat No. 4.

A **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously appointing Yitzchok Braun to Seat No. 4.

I. ADMINISTRATIVE MATTERS

Michelle Krizen informed the Board that an alternative meeting location has become available on the building site at 27182 SR 78, Okeechobee, FL 34974.

J. BOARD MEMBER COMMENTS

Mr. Blasberg asked the other Board members if they would be interested in moving the meetings to the new location and to a new time of 11:00 a.m. The Board agreed and asked that the meeting time and locations be updated for the foreseeable future.

An amended **motion** was made by Mr. Zion, seconded by Mr. Herman and passed unanimously adopting Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget and setting the public hearing for May 21, 2025 at 11:00 a.m. at 27182 SR 78, Okeechobee, FL 34974.

K. ADJOURNMENT

There being no further business to come before the Board, chairman Blasberg adjourned the meeting at 12:29 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Lakefront Estates Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, GLADES COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 21st day of August, 2025.

ATTEST:

**LAKEFRONT ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair, Board of Supervisors

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULES**

NOTICE IS HEREBY GIVEN The Board of Supervisors of the Lakefront Estates Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 11:00 a.m. at 27182 State Road 78, Okeechobee, Florida 34974, on the following dates:

**October 22, 2025
November 19, 2025
December 10, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 22, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 9, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at www.lakefrontestatescdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

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

District Manager

LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT

www.lakefrontestatescdd.org

PUBLISH: LAKE OKEECHOBEE NEWS xx/xx/xx

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-01 AND TO RESET THE DATE AND TIME OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET; RATIFYING THE STAFF ACTIONS IN RESETTING THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Lakefront Estates Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, on March 19, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-01, approving the proposed budget ("Proposed Budget") for Fiscal Year 2025/2026 ("FY 2025/2026") and setting a public hearing on the Proposed Budget for _____, 2025 at 11:00 a.m., at 27182 SR78 Okeechobee, Fl, 34974; and

WHEREAS, due to circumstances outside the District's control, the District Manager in consultation with Chair rescheduled the public hearings to _____, 2025 at 11:00 a.m., at 27182 SR78 Okeechobee, Fl, 34974, and caused the notice of the revised public hearing, with the date and time along with the location, to be published in a newspaper of general circulation in Okeechobee County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Resolution.

SECTION 2. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager, Chair and other District staff in resetting the public hearing and providing the notice of the public hearing is hereby ratified. Resolution 2025-01 is hereby amended to reflect that the public hearing as declared therein is reset to _____, 2025, at 11:00 a.m., at 27182 SR78 Okeechobee, Fl, 34974.

SECTION 3. RESOLUTION 2025-01 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-01 continue in full force and effect.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 21st day of August 2025.

ATTEST:

**LAKEFRONT ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair, Board of Supervisors

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakefront Estates Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors ("Board") were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat #1	(currently held by Jonathan Zion)
Seat #5	(currently vacant)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat #2	(currently held by Bentzion Herman)
Seat #3	(currently held by Dovber (Dubi) Blasberg)
Seat #4	(currently held by Yitzchok Braun)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of August, 2025.

ATTEST:

**LAKEFRONT ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors