CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

NOVEMBER 6, 2023

7:00 P.M.

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

www.centuryparkplacecdd.org
786-347-2711 Ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Big Five Club
600 SW 92nd Avenue
Miami, Florida 33174
REGULAR BOARD MEETING
November 6, 2023
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. May 8, 2023 Regular Board Meeting & PH Minutes……..Page 2
2. August 7, 2023 Workshop Minutes…….Page 6

G. Old Business

1. Update Regarding the 1st Amendment to the Maintenance Agreement Between the District and the Association, Pending Finalization

H. New Business

1. Consider Approval of Resolution No. 2023-04 – Records Retention Policy Adoption…….Page 8
2. Consider Approval of Resolution No. 2023-05 – Adopting a 2022-2023 Revised Final Budget…….Page 12

I. Administrative & Operational Matters

1. Financial Update…….Page 17
2. Accept and Receive 2023 Annual Engineering Report……..Page 21

J. Board Member & Staff Closing Comments

1. District Counsel Update on the 2023 Florida Legislative Session……...Page 26
2. District Counsel Update on the 2023 Required Ethics Training……..Page 31
3. Update on the Status of the Statement of Financial Interests Disclosure 2022 Form 1

K. Adjourn

Publication Date
2023-10-23

Subcategory
Miscellaneous Notices

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS' MEETING and
REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN to the public and all landowners within the Century Park Place Community Development District (the "District") that a Landowners' Meeting of the District will be held at 7:00 p.m. on November 6, 2023, in the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Meeting is to consider any other business which may lawfully and properly come before the Board.

A copy of the Agenda for this meeting may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext 2011 and/or 1-877-737-4922 prior to the date of the meetings. The meetings 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 proceeding and such person may need to ensure that a verbatim record of the proceeding 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 these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Century Park Place Community Development District
www.centuryparkplacecdd.org
10/16-23 23-36/0000689077M

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 8, 2023

A. CALL TO ORDER

Mrs. Perez called the May 8, 2023, Regular Board Meeting of the Century Park Place Community Development District (the "District") to order at 7:07 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 25, 2022, as part of the District's Fiscal Year 2022/2023 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Chairman Diego Cruz, Supervisors Leonardo Ferrer and Ray Rodriguez and it was in order to proceed with the meeting.

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

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to 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. March 6, 2023, Regular Board Meeting

The March 6, 2023, Regular Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and passed unanimously approving the March 6, 2023, Regular Board Meeting minutes, as presented.

G. NEW BUSINESS

1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

The meetings are scheduled to start at 7:00 p.m. on the following dates:

November 6, 2023 *Amended Budget & LO Mtg*
March 4, 2024 *Proposed Budget*
May 6, 2024 *Final Budget*
August 5, 2024

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2023-02, approving the Regular Meeting Schedule for Fiscal Year 2023-2024, holding meetings at the Big Five Club located at 600 SW 92nd Avenue, Miami, FL 33174, with the start time of 7:00 p.m. and further authorizing the advertisement of same, as required by law.

H. OLD BUSINESS

1. Update Regarding Requested Repairs to Miami-Dade County Sidewalk at West Entrance at SW 92nd Avenue

Mrs. Perez provided the following update:

- Regarding the sidewalk flares on the SW 92nd Avenue entrance, after several attempts, we received a response from Commissioner Cabrera's (Miami-Dade County District 6) office. On 5/2/2023 via e-mail and a phone call, the staff from the Commissioner's office contacted us to let us know that they will take a few weeks to look deeply into the matter (and all the e-mails- back and forth from 2022).

- On a separate matter and as directed by the Board during a previous meeting, a visual sidewalk inspection was completed, and recommendations were shared with Property Manager Layda Piedra on 04/28/23. No urgent actions need to be taken.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

I. PUBLIC HEARING

1. Proof of Publication

Mrs. Perez presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on April 18, 2023, and April 25, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2022/2023 final budget and non-ad valorem special assessments. No comments were made at this time.

There being no further final budget or assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget

Mrs. Perez presented Resolution No. 2023-03, entitled:

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2023/2024 final budget and the non-ad valorem special assessments.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2023-03, approving the Fiscal Year 2023/2024 Final Budget, as presented and setting the fiscal year 2023/2024 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly went over them, pointing out that available funds as of April 30, 2023, were $105,600.79.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and passed unanimously ratifying and approving the financials, as presented.

2. 2022 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board that they should be receiving in the mail their 2022 Form 1-Statement of Financial Interests and to complete and forward to the Miami-Dade County, Supervisor of Elections' office as required by the July 1st deadline.

3. Qualified Elector (Registered Voters) Certification

Mrs. Perez advised that the Miami-Dade County Certification form had not been provided to the District, pending signature finalization and we have been advised that we should receive it after May 8th, coincidentally today. In the meantime, we were verbally advised that the District currently has 213 Registered Voters.

4. Landowners' Meeting – November 6, 2023

Mrs. Perez announced that a Landowners' Meeting would be held on November 6, 2023, at 7:00 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, FL 33174, for the purpose of electing Supervisors for Seat Numbers 2, 3 & 5, which terms are due to expire in 2023.

She also noted that this announcement of the Landowners' Meeting meets the statutory requirement of it being announced in advance of ninety (90) days prior to the actual meeting. Landowner Meeting procedures, proxies and a sample ballot were made available as handouts.

K. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or staff comments.

L. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 7:28p.m. on a **MOTION** made by Supervisor Cruz, seconded by Supervisor Rodriguez and passed unanimously.

_____ _____

Secretary Chairperson

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 7, 2023

A. CALL TO ORDER

Mrs. Perez called the August 7, 2023, Regular Board Meeting of the Century Park Place Community Development District (the "District") to order at 7:00 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 25, 2022, as part of the District's Fiscal Year 2022/2023 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had NOT been established with the attendance of Chairman Diego Cruz and Supervisor Leonardo Ferrer.

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; District Counsel Ginger Wald of Billing Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineering.

Also present was Joe Goudie of Trans Florida.

As there was no quorum, Ms. Wald advised that since we were in a location and time that was properly advertised for a public meeting; the Board could conduct a Workshop and discuss items, but no motions could be made.

The Board Members agreed to the Workshop specifically to discuss Agenda Item H.2 regarding the Miami-Dade County Sidewalk Flare located at the West Entrance of SW 92nd Avenue & SW 5th Lane and a discussion ensued. Mr. Goudie provided information regarding the area, recommending that the area not be built as originally designed because it would narrow the road by approximately 10', making the entrance more difficult for larger vehicles. Mr. Alvarez advised that he would look into this further and indicated that he would present options for the Board to review and consider at a future meeting.

D. ADJOURNMENT

There being no further business, the Workshop Meeting was adjourned at 7:40 p.m. on a **MOTION** made by Supervisor Cruz, seconded by Supervisor Ferrer. There were no objections.

_____	_____
Secretary	Chairperson

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a records retention policy (the "Records Retention Policy") for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management

Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;

B. Coordinate the District's records inventory;

C. Maintain records retention and disposition forms;

D. Coordinate District records management training;

E. Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;

F. Participate in the development of the District's development of electronic record keeping systems;

G. Submit annual compliance statements;

H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and

I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 6th day of November, 2023.

ATTEST:	**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

Exhibit A

Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)
The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)
The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)
The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)
The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)
The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)
The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)
The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)
The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Park Place Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 6th day of November, 2023.

ATTEST:

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Century Park Place
Community Development District

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

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

REVENUES	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
ADMINISTRATIVE ASSESSMENTS	72,630	**73,001**	73,001
MAINTENANCE ASSESSMENTS	10,916	**10,916**	10,916
DEBT ASSESSMENTS	123,590	**123,614**	123,614
INTEREST INCOME	60	**3,596**	3,546
TOTAL REVENUES	**$ 207,196**	**$ 211,127**	**$ 211,077**
EXPENDITURES			
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS			
ENGINEERING/INSPECTIONS	1,500	**6,000**	4,474
MISCELLANEOUS MAINTENANCE	3,750	**1,000**	0
PAVEMENT REPLACEMENT RESERVE	4,346	**4,346**	0
INFRASTRUCTURE MAINTENANCE	665	**500**	0
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$ 10,261**	**$ 11,846**	**$ 4,474**
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	4,000	**2,800**	2,800
PAYROLL TAX EXPENSE	306	**214**	214
MANAGEMENT	32,976	**32,976**	32,976
LEGAL	9,000	**9,000**	7,943
ASSESSMENT ROLL	6,750	**6,750**	6,750
AUDIT FEES	3,500	**3,400**	3,400
INSURANCE	5,900	**6,134**	6,134
LEGAL ADVERTISING	775	**570**	270
MISCELLANEOUS	775	**650**	486
MEETING ROOM VENUE	0	**450**	450
POSTAGE	200	**175**	165
OFFICE SUPPLIES	325	**150**	128
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	3,300	**4,187**	4,187
CONTINUING DISCLOSURE FEE	350	**350**	350
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 68,332**	**$ 67,981**	**$ 66,428**
TOTAL EXPENDITURES	**$ 78,593**	**$ 79,827**	**$ 70,902**
REVENUES LESS EXPENDITURES	**$ 128,603**	**$ 131,300**	**$ 140,175**
BOND PAYMENTS	(116,175)	**(117,854)**	(117,854)
BALANCE	**$ 12,428**	**$ 13,446**	**$ 22,321**
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)	**(1,997)**	(1,997)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)	**(7,660)**	(7,660)
EXCESS/ (SHORTFALL)	**$ -**	**$ 3,789**	**$ 12,664**
CARRYOVER FROM PRIOR YEAR	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 3,789**	**$ 12,664**

FUND BALANCE AS OF 9/30/22	$62,942
FY 2022/2023 ACTIVITY	$3,789
FUND BALANCE AS OF 9/30/23	$66,731

Notes: Fund Balance Includes Pavement Replacement Reserve ($2,936).
Reserve Balance To Be Adjusted On 10/1/23.

AMENDED FINAL BUDGET

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

REVENUES	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
Interest Income	25	**3,920**	3,820
NAV Assessment Collection	116,175	**117,854**	117,854
Total Revenues	**$ 116,200**	**$ 121,774**	**$ 121,674**
EXPENDITURES			
Principal Payments	35,000	**35,000**	35,000
Interest Payments	78,050	**78,663**	78,663
Bond Redemption	3,150	**0**	0
Total Expenditures	**$ 116,200**	**$ 113,663**	**$ 113,663**
Excess/ (Shortfall)	**$ -**	**$ 8,111**	**$ 8,011**

FUND BALANCE AS OF 9/30/22	$152,644
FY 2022/2023 ACTIVITY	$8,111
FUND BALANCE AS OF 9/30/23	$160,755

Notes

Reserve Fund Balance = $58,088*. Revenue Fund Balance = $102,667*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Principal & Interest Payment Of $74,025

(Principal Payment: $35,000 + Interest Payment: $39,025 = $74,025).

* Approximate Amounts

Series 2017 Bond Information

Original Par Amount =	$1,785,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	November 1st
Issue Date =	July 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st
Par Amount As Of 9/30/23 =	$1,625,000	

Century Park Place
Community Development District

Financial Report For
September 2023

Century Park Place Community Development District
Profit & Loss Budget vs. Actual
October 2022 through September 2023

	Oct 22 - Sept 23	22/23 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	73,001.20	72,630.00	371.20	100.51%
01-3200 · Maintenance Assessments	10,916.30	10,916.00	0.30	100.0%
01-3810 · Debt Assessments	123,614.30	123,590.00	24.30	100.02%
01-3820 · Debt Assess-Paid To Trustee	-117,853.50	-116,175.00	-1,678.50	101.45%
01-3830 · Assessment Fees	-1,997.14	-4,143.00	2,145.86	48.21%
01-3831 · Assessment Discounts	-7,659.90	-8,285.00	625.10	92.46%
01-9410 · Interest Income (GF)	3,545.81	60.00	3,485.81	5,909.68%
Total Income	83,567.07	78,593.00	4,974.07	106.33%
Expense				
01-1310 · Engineering	4,473.75	1,500.00	2,973.75	298.25%
01-1311 · Management Fees	32,976.00	32,976.00	0.00	100.0%
01-1315 · Legal Fees	7,942.50	9,000.00	-1,057.50	88.25%
01-1318 · Assessment/Tax Roll	6,750.00	6,750.00	0.00	100.0%
01-1320 · Audit Fees	3,400.00	3,500.00	-100.00	97.14%
01-1450 · Insurance	6,134.00	5,900.00	234.00	103.97%
01-1480 · Legal Advertisements	270.02	775.00	-504.98	34.84%
01-1512 · Miscellaneous	486.75	775.00	-288.25	62.81%
01-1513 · Postage and Delivery	165.31	200.00	-34.69	82.66%
01-1514 · Office Supplies	128.10	325.00	-196.90	39.42%
01-1519 · Meeting Venue Rental	450.00	0.00	450.00	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,187.00	3,300.00	887.00	126.88%
01-1743 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
01-1800 · Infrastructure Maintenance	0.00	665.00	-665.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
01-2481 · Supervisor Fee	2,800.00	4,000.00	-1,200.00	70.0%
01-2483 · Pavement Replacement Reserve	0.00	4,346.00	-4,346.00	0.0%
02-2482 · Payroll Tax Expense	214.20	306.00	-91.80	70.0%
Total Expense	70,902.63	78,593.00	-7,690.37	90.22%
Net Income	**12,664.44**	**0.00**	**12,664.44**	**100.0%**

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2023

REVENUES	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
Administrative Assessments	72,630	0	73,001
Maintenance Assessments	10,916	0	10,916
Debt Assessments	123,590	0	123,614
Interest Income	60	0	3,546
Total Revenues	**$ 207,196**	**$ -**	**$ 211,077**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	2,800
Payroll Taxes	306	0	214
Management	32,976	2,748	32,976
Legal	9,000	0	7,943
Assessment Roll	6,750	6,750	6,750
Audit Fees	3,500	0	3,400
Insurance	5,900	0	6,134
Legal Advertisements	775	0	270
Miscellaneous	775	24	486
Meeting Venue Rental	0	0	450
Postage	200	29	165
Office Supplies	325	12	128
Dues & Subscriptions	175	0	175
Trustee Fees	3,300	0	4,187
Continuing Disclosure Fee	350	350	350
Total Administrative Expenditures	**$ 68,332**	**$ 9,913**	**$ 66,428**
Maintenance Expenditures			
Engineering/Inspections	1,500	0	4,474
Miscellaneous Maintenance	3,750	0	0
Pavement Replacement Reserve	4,346	0	0
Infrastructure Maintenance	665	0	0
Total Maintenance Expenditures	**$ 10,261**	**$ -**	**$ 4,474**
TOTAL EXPENDITURES	**$ 78,593**	**$ 9,913**	**$ 70,902**
REVENUES LESS EXPENDITURES	**$ 128,603**	**$ (9,913)**	**$ 140,175**
Bond Payments	(116,175)	0	(117,854)
BALANCE	**$ 12,428**	**$ (9,913)**	**$ 22,321**
County Appraiser & Tax Collector Fee	(4,143)	0	(1,997)
Discounts For Early Payments	(8,285)	0	(7,660)
EXCESS/ (SHORTFALL)	**$ -**	**$ (9,913)**	**$ 12,664**

Bank Balance As Of 9/30/23	**$ 89,963.08**
Accounts Payable As Of 9/30/23	**$ 14,356.37**
Accounts Receivable As Of 9/30/23	**$ -**
Reserve For Pavement Replacement As Of 9/30/23	**$ 2,936.00**
Available Funds As Of 9/30/23	**$ 72,670.71**

CENTURY PARK PLACE CDD
TAX COLLECTIONS
2022-2023

#	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
									$207,136.00	**$72,630.00**	**$10,916.00**	**$ 123,590.00**	**$72,630.00**	**$10,916.00**	**$123,590.00**	
									$194,768.00	**$68,332.00**	**$10,261.00**	**$ 116,175.00**	**$68,332.00**	**$10,261.00**	**$116,175.00**	**$116,175.00**
1	1	Miami-Dade Tax Collector	11/23/22	NAV Taxes	$ 15,018.97		$ (144.08)	$ (610.63)	$ 14,264.26	$ 5,265.62	$ 791.50	$ 8,961.85	$ 5,001.01	$ 751.70	$ 8,511.55	$ 8,511.55
2	2	Miami-Dade Tax Collector	12/07/22	NAV Taxes	$ 164,463.52		$ (1,578.85)	$ (6,578.77)	$ 156,305.90	$ 57,660.72	$ 8,666.32	$ 98,136.48	$ 54,800.65	$ 8,236.40	$ 93,268.85	$ 93,268.85
3	3	Miami-Dade Tax Collector	12/22/22	NAV Taxes	$ 3,162.76		$ (30.36)	$ (126.50)	$ 3,005.90	$ 1,108.86	$ 166.66	$ 1,887.24	$ 1,053.80	$ 158.40	$ 1,793.70	$ 1,793.70
4	4	Miami-Dade Tax Collector	01/11/23	NAV Taxes	$ 9,885.69		$ (95.89)	$ (296.56)	$ 9,493.24	$ 3,465.89	$ 521.00	$ 5,898.80	$ 3,328.24	$ 500.35	$ 5,664.65	$ 5,664.65
5	Int - 1	Miami-Dade Tax Collector	02/13/23	Interest		$ 111.38			$ 111.38	$ 111.38			$ 111.38			$ -
6	5	Miami-Dade Tax Collector	03/08/23	NAV Taxes	$ 3,162.76		$ (31.16)	$ (47.44)	$ 3,084.16	$ 1,108.86	$ 166.66	$ 1,887.24	$ 1,081.21	$ 162.55	$ 1,840.40	$ 1,840.40
7	6	Miami-Dade Tax Collector	04/07/23	NAV Taxes	$ 5,141.56		$ (51.41)		$ 5,090.15	$ 1,802.56	$ 271.00	$ 3,068.00	$ 1,784.50	$ 268.30	$ 3,037.35	$ 3,037.35
8	7	Miami-Dade Tax Collector	05/10/23	NAV Taxes	$ 1,581.38		$ (15.82)		$ 1,565.56	$ 554.43	$ 83.33	$ 943.62	$ 548.86	$ 82.50	$ 934.20	$ 934.20
9	Int - 2	Miami-Dade Tax Collector	05/17/23	Interest		$ 26.25			$ 26.25	$ 26.25			$ 26.25			$ -
10	8	Miami-Dade Tax Collector	06/23/23	NAV Taxes/Interest (TC)	$ 4,744.14	$ 213.48	$ (49.57)		$ 4,908.05	$ 1,876.72	$ 249.83	$ 2,831.07	$ 1,857.90	$ 247.35	$ 2,802.80	$ 2,802.80
11	Int - 3	Miami-Dade Tax Collector	08/09/23	Interest		$ 19.91			$ 19.91	$ 19.91			$ 19.91			$ -
12									$ -							$ -
13									$ -							$ -
14									$ -							$ -
15									$ -							$ -
					$ 207,160.78	$ 371.02	$ (1,997.14)	$ (7,659.90)	$ 197,874.76	$ 73,001.20	**$ 10,916.30**	**$ 123,614.30**	$ 69,613.71	$ 10,407.55	$ 117,853.50	$ 117,853.50
											10,916.23	123,614.22				

Assessment Roll = $207,160.78

Admin:	72,630.33
Maint:	10,916.23
Debt:	123,614.22
Total	207,160.78

Note: $207,136, $72,630, $10,916, and $123,590 are 2022/2023 Budgeted assessments before discounts and fees.
$194,768, $68,332, $10,261 and $116,175 are 2022/2023 Budgeted assessments after discounts and fees.

$	207,160.78	
$	371.02	$ 197,874.76
$	(73,001.20)	$ (69,613.71)
$	(10,916.30)	$ (10,407.55)
$	-	$ -
$	(123,614.30)	$ (117,853.50)
$	-	$ -

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346
E-Mail: Juan.Alvarez@AlvarezEng.com

June 8, 2023

Ms. Gloria Perez
District Manager
Century Park Place Community Development District
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2023 Century Park Place CDD Report

Dear Ms. Perez,

This Engineer's Report (the "Report") is being prepared pursuant to Section 9.21(b) of the Master Trust Indenture between Century Park Place Community Development District (the "District" or "CDD") and U.S. Bank National Association dated July 1, 2017.

The intent of this Report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair, operation or completion of the District's infrastructure and; 4) To report on the insurance being carried by the District.

The District is located in Section 4, Township 54S, Range 40E, in Miami-Dade County. The District is located on the southeast corner of SW 92 Avenue and SW 4 Street (Refer to Exhibit 1).

1. **Infrastructure Ownership**

   a) *Recorded Plat*

   The District's is wholly contained within the following plat:

   Century Park Place, recorded in the Official Records of Miami-Dade County in Plat Book 172, Page 64

   b) *Roads*

   The roads financed by the District are owned by the following entities:

   Century Park Place CDD owns the onsite roadway improvements within Tract A (Refer to Exhibit 1).

   Miami-Dade County owns the offsite roundabout at the intersection of SW 92 Avenue and SW 4 Street.

   c) *Stormwater Management System*

   The Stormwater Management and Drainage systems within Tract A are owned by the District.

d) Water and Sewer Systems

The water and sewer systems for the entire District was conveyed to Miami- Dade County for ownership and maintenance under Miami-Dade Water and Sewer Department (WASD) Agreement No. 23164 (O.R. Book 30468, Page 1642).

2. State, Working Order and Condition of the Infrastructure.

a) Roads

i. The **District's** roads within Tract A have been completed, including the final layer of asphalt, pavement markings and upgrades, and are in good working order and condition.

ii. The **Miami-Dade County** roundabout has been completed and is in good working order and condition. Complaints within Miami-Dade County right of ways may be reported by calling 311.

b) Stormwater Management System

i. The **District's** stormwater drainage system has been completed and is in good working order and condition.

c) Water and Sewer Systems

i. The water and sewer systems throughout the Development have been completed and were conveyed in good working order and condition to Miami-Dade County for ownership and maintenance per agreement with WASD. Concerns with the water and sewer systems may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Costs for Maintaining, Repairing and Completing the Infrastructure

a) General

i. The CDD proposed 2023-2024 Fiscal Year budget has the following amounts for maintenance:

2023-2024 Proposed Budget for Maintenance	
Engineering Inspections	$2,000
Miscellaneous Maintenance	$3,750
Pavement Replacement Reserve	$7,050
Stormwater Management Reserve	$3,800
Infrastructure Maintenance	$665
Total	**$17,265**

For more detailed information on the proposed 2023-2024 Fiscal Year Budget please visit the District's website at the following link: https://centuryparkplacecdd.org/financials/

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

a. *District Roads*

Funds will be needed to replace the wearing roadway asphalt layer in about 17 years, when the asphalt has reached its estimated 20-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently restored every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 17 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (20 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price $2 and Resurface 3/4" Thick unit price $6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	(FC)	(i)	FCi/((1+i)^n-1)
2020	2040	2023	17	8,400	$8.00	$67,200	$116,323	0.25%	$6,707
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking 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)
2020	2030	2023	7	8,400	$1.00	$8,400	$10,441	0.25%	$1,480
* Using Florida Department of Transportation Inflation Factors									

b. *Stormwater Management System*

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 18 drainage structures and 1,906 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
18	1906	4					$225.00	$6.70	$3,500
			4				$230.00	$6.90	$3,600
				4			$235.00	$7.40	$3,800
					4		$240.00	$8.10	$4,100
						4	$245.00	$9.20	$4,500

c. *Water and Sewer Systems*
The water and sewer systems are maintained, operated, and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials' liability coverage insurance policy proposed by Florida Insurance Alliance under Agreement No. 100122306 for the period between October 1, 2022 and October 1, 2023. The District has budgeted $6,600 which are enough funds to cover the $6,134 insurance premium.

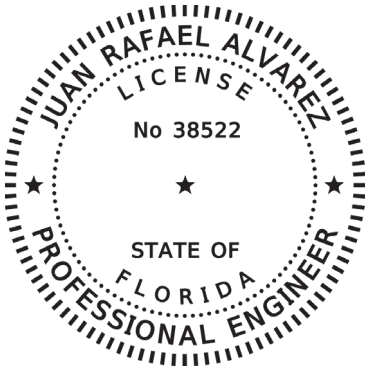
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers' personnel, the District Engineer's Report, and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

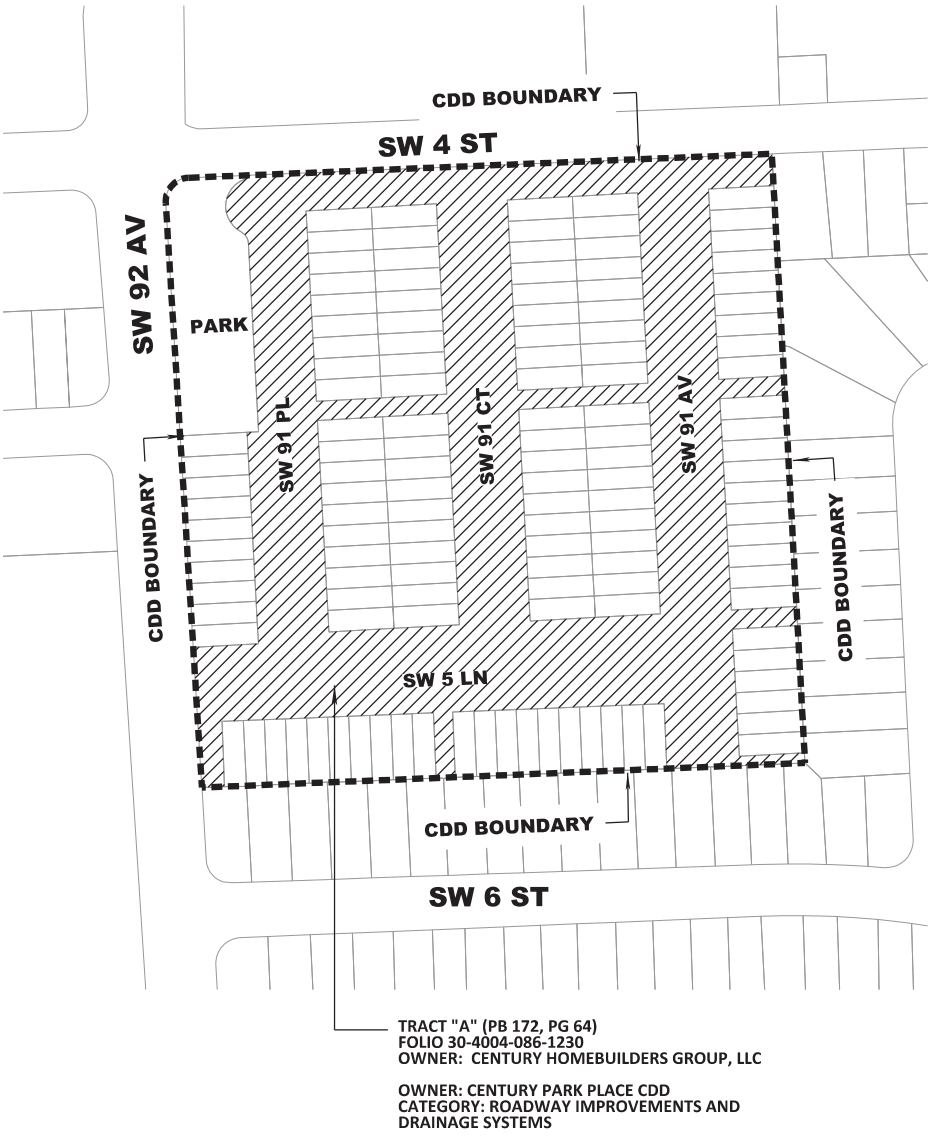
Juan R Alvarez
Digitally signed by Juan R Alvarez
Date: 2023.06.08 10:56:05 -04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 8, 2023



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 8, 2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ALVAREZ ENGINEERS, INC.

CENTURY PARK PLACE CDD

CDD LAND OWNERSHIP

0 25' 100' 200'

EXHIBIT 1

5/22/2023 P:\170301 - Century Park Place CDD\Yearly reports\2023 Report\001-CADD\EXHIBIT-02.dgn

MEMORANDUM

TO: District Manager

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

DATE: July 20, 2023

RE: 2023 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a "punch list"[1] of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government's ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of "public works project" in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

[1] The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than $10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at $10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government's ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees[2] requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors[3]. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

[2] The Governor, Chief Financial Officer, and Attorney General serve as the SBA's Board of Trustees.
[3] The term "pecuniary factor" is defined as a factor that is expected "to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests."

entity[4] and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: "The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida." All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers[5] from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond[6], renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer's bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor's social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor's social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a "qualified public depository" to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person's political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications[7] on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

[4] The law defines "governmental entity" to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.
[5] Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.
[6] An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.
[7] A "prohibited application" is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer's records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS' publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern[8]. The law further prohibits a foreign principal[9] from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People's Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

[8] The People's Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People's Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

[9] "Foreign principal" means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

MEMORANDUM

TO: District Manager

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

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency is ~~shall~~ not ~~be~~ prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is ~~shall be~~ deemed a conflict of interest in violation of the standards of conduct set forth by this section.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, ~~and~~ commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)~~(e)~~ The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.