CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

SPECIAL BOARD MEETING & PUBLIC HEARING

AUGUST 29, 2024

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
SPECIAL BOARD MEETING & PUBLIC HEARING
August 29, 2024
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. March 4, 2024 Regular Board Meeting Minutes…….Page 2

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. 2024-03 – Amending and Resetting Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget……...Page 7
2. Consider Approval of Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule……..Page 9
3. Consider Approval of Resolution No. 2024-06 – Adopting Goals and Objectives……Page 11

I. Public Hearing

1. Proof of Publication……Page 14
2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Final Budget……..Page 15

J. Administrative & Operational Matters

1. Financial Update……..Page 22

K. Board Member & Staff Closing Comments

1. SDS Ethics Training Memo……...Page 26
2. Qualified Elector (Registered Voter) Certification Announcement……..Page 27
3. District Counsel Update on the 2024 Florida Legislative Session……Page 30
4. District Counsel Supplement to the Legislative Session……...Page 34

L. Adjourn

Publication Date
2024-08-13

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Special Board Meeting of the
Century Park Place Community Development District

The Board of Supervisors (the "Board") of the Century Park Place Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on August 29, 2024, at 7:00 p.m., or as soon thereafter as can be heard, at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centuryparkplacecdd.org) or from the District Manager at gperez@sdsinc.org during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Century Park Place Community Development District
www.centuryparkplacecdd.org
IPL0187980
Aug 13,20 2024

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 4, 2024

A. CALL TO ORDER

Mrs. Perez called the March 4, 2024, 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 23, 2023, as part of the District's Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of the following Supervisors present:

Chairman Diego Cruz and Supervisors Leonardo J. Ferrer and Ray Rodriguez.

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. ACCEPT RESIGNATION OF SUPERVISOR PARADELA AND DECLARE A VACANCY IN SEAT #3

Supervisor Alberto Paradela provided a written resignation letter resigning from the Board and as Supervisor holding Seat #3m effective February 4, 2024, for District records.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and unanimously passed accepting Alberto Paradela's resignation as a Supervisor of the Board holding Seat #3; and simultaneously declaring a vacancy in Seat #3 with a term expiring in 2027.

E. CONSIDER APPOINTMENTS TO VACANCIES

There were no appointments at this time.

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

This item was not necessary at this time.

G. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that

nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

After discussion, the following slate of officers was nominated:

- Chairperson – Diego Cruz
- Vice Chairperson – Ray Rodriguez
- Assistant Secretary – Leonardo Ferrer
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Ferrer, seconded by Cruz and unanimously passed electing the above slate of officers, as nominated.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. November 6, 2023, Regular Board Meeting

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

K. OLD BUSINESS

1. Update on 1st Amendment to Maintenance Agreement between the District and the Association

Mrs. Perez advised the Board that this amendment was still pending finalization, as the Association has yet to sign it. I have provided a hard copy of the same today and will provide an update at the next meeting.

L. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Electronic Signature Policy

Mrs. Perez presented Resolution No. 2024-01, entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING

DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2024-01, as presented.

2. Consider Resolution No. 2024-02 – Adopting a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing

Mrs. Perez presented Resolution No. 2024-02, entitled:

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez advised that the administrative budget was higher than last year. Legal advertising costs will increase due to the closing of the *Miami Daily Business Review*. This is the fourth year of the 20-year Pavement Replacement Project sinking fund in the amount of $7,050 *(this amount is subject to change based on the Engineer's recommendation*). This is the second year of the Stormwater Management Reserve line item ($3,800 per year). Pursuant to the direction of the Board, the District is currently responsible for the maintenance of the stormwater drainage system. The estimated available funds for 9-30-24 are $55,000, should no unforeseen expenses occur. This is in addition to the Pavement Replacement Reserve (currently at $7,282).

A carryover balance of $12,600 has been applied ($10,154 was issued last year). The District can probably give similar carryover balances for another year or two without having to raise assessments unless any projects or unforeseen costs should occur.

Because the overall assessment for 2024/2025 is currently lower than the 2023/2024 assessment, no letters to residents would be needed.

A **MOTION** was made by Supervisor Rodriguez, seconded by Cruz and unanimously passed adopting Resolution No. 2024-02, as presented, approving a Proposed Budget for FY 2024/2025 and Setting the Public Hearing for finalization for May 6, 2024, at 7:00 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174; and further authorizing the advertisement as required.

3. Consider Auto Turn Analysis Proposals

Century Park CDD SW 92nd AVE & SW 5th LN Entrance Modification		
Florida Paving & Striping	Headley Construction Group	Southern Asphalt Engineering
Perform the entrance Sidewalk and Road mofification, as per "Autoturn Analysis" (enclosed) specifications provided by the District Engineers (Alvarez Engineering). Process the necessary permits for the job with Miami-Dade County.		
$10,400.00	$9,300.00	$6,479.50
These prices include the vendor charge for processing the permit, but do not include the permit fees to be payable to Miami-Dade County.		

Mrs. Perez noted that Mr. Alvarez had sent notes/recommendation via e-mail; "For the driveway project at Century Park Place CDD, I think Southern Asphalt has the best description of the work and the lowest price, and they are asking for 100% payment upon completion, which is a good payment condition." It was determined that the modifications would need to be conducted on Miami-Dade County owned and maintained infrastructure and therefore the Board determined that the project was not feasible to the District and the direction from the Board was unanimous for no further actions to be taken on this matter.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through February 2024 pointing out that available funds as of January 30, 2024, were $117,839.70.

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

N. BOARD MEMBER & STAFF CLOSING COMMENTS

1. District Counsel Memorandum Regarding Required Ethics Training and Financial Disclosure

Mr. George provided an overview of the Memorandum Regarding Required Ethics Training and Financial Disclosure provided in the meeting materials, noting the recent changes for the filing of the Form 1 Financial Disclosure that will now be filed online.

Mrs. Perez advised the Board that the Storm Drainage Inspection for District was conducted on January 5, 2024, and it was determined that cleaning was not required for any of the structures at this time. Therefore, no actions are recommended.

O. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 7:29 p.m. on a **MOTION** made by Supervisor Cruz, seconded by Supervisor Ferrer. There were no objections.

_____ _____

Secretary Chairperson

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2024-02 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2024/2025 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park Place Community Development District ("**District**") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes,* for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on March 4, 2024, at a duly noticed public meeting, the District's Board of Supervisors ("**Board**") adopted Resolution 2024-02, setting a public hearing for consideration and approval of the District's proposed budget for Fiscal Year 2023/2034, for May 6, 2024; and

WHEREAS, due to a quorum not being reached at the previously scheduled hearing date, the Board now desires to reset the date of the public hearing in order to allow proper publication of notice in accordance with Chapter 120, Florida Statutes.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the public hearing, and the District Secretary in publishing the notices of the public hearing are hereby ratified. Resolution No. 2024-02 is hereby amended to change the date and time of the Public Hearing to August 29, 2024 at 7:00 p.m. in the Big Five Club, 600 SW 92nd Avenue, Miami, Florida 33174, for the purpose of receiving public comments on the Final Fiscal Year 2024/2025 Budget.

SECTION 2. RESOLUTION 2024-02 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-02 continue in full force and effect.

SECTION 3. 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 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED, ADOPTED and EFFECTIVE this 29th day of August, 2024.

ATTEST:

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Park Place Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 29th day of August, 2024.

ATTEST:

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Century Park Place Community Development District** (the "District") will hold Regular Meetings in the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174 at 7:00 p.m. on the following dates:

November 4, 2024
February 3, 2025
March 3, 2025
April 7, 2025
May 5, 2025
August 4, 2025

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparkplacecdd.org

PUBLISH: MIAMI HERALD 00/00/24

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park Place Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 29th day of August, 2024.

ATTEST:	**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- "No findings" for annual financial audit (yes/no)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

Publication Date
2024-08-13

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Special Board Meeting of the
Century Park Place Community Development District

The Board of Supervisors (the "Board") of the Century Park Place Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on August 29, 2024, at 7:00 p.m., or as soon thereafter as can be heard, at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centuryparkplacecdd.org) or from the District Manager at gperez@sdsinc.org during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Century Park Place Community Development District
www.centuryparkplacecdd.org
IPL0187980
Aug 13,20 2024

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Century Park Place Community Development District ("District") has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit "A" is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary and/or 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 29th day of August, 2024.

ATTEST:

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Century Park Place
Community Development District

Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

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II DETAILED FINAL BUDGET

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FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES		FISCAL YEAR 2024/2025 BUDGET
ADMINISTRATIVE ASSESSMENTS		65,137
MAINTENANCE ASSESSMENTS		18,367
DEBT ASSESSMENTS		123,590
INTEREST INCOME		720
TOTAL REVENUES	**$**	**207,814**
EXPENDITURES		
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS		
ENGINEERING/INSPECTIONS		2,000
MISCELLANEOUS MAINTENANCE		3,750
PAVEMENT REPLACEMENT RESERVE		7,050
STORMWATER MANAGEMENT RESERVE		3,800
INFRASTRUCTURE MAINTENANCE		665
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$**	**17,265**
ADMINISTRATIVE EXPENDITURES		
SUPERVISOR FEES		4,000
PAYROLL TAXES		306
MANAGEMENT		34,968
LEGAL		9,000
ASSESSMENT ROLL		6,750
AUDIT FEES		3,600
INSURANCE		7,200
LEGAL ADVERTISING		1,750
MISCELLANEOUS		725
POSTAGE		200
OFFICE SUPPLIES		325
MEETING VENUE RENTAL		1,000
DUES & SUBSCRIPTIONS		175
TRUSTEE FEES		4,200
CONTINUING DISCLOSURE FEE		350
TOTAL ADMINISTRATIVE EXPENDITURES	**$**	**74,549**
TOTAL EXPENDITURES	**$**	**91,814**
REVENUES LESS EXPENDITURES	**$**	**116,000**
BOND PAYMENTS		(116,175)
BALANCE	**$**	**(175)**
COUNTY APPRAISER & TAX COLLECTOR FEE		(4,141)
DISCOUNTS FOR EARLY PAYMENTS		(8,284)
EXCESS/ (SHORTFALL)	**$**	**(12,600)**
CARRYOVER FROM PRIOR YEAR		12,600
NET EXCESS/ (SHORTFALL)	**$**	**-**

DETAILED FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
ADMINISTRATIVE ASSESSMENTS	73,001	65,167	65,137	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	10,916	18,367	18,367	Expenditures/.94
DEBT ASSESSMENTS	123,614	123,590	123,590	Bond Payments/.94
INTEREST INCOME	3,546	480	720	Interest Projected At $60 Per Month
TOTAL REVENUES	**$ 211,077**	**$ 207,604**	**$ 207,814**	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	4,474	2,000	2,000	No Change From 2023/2024 Budget
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2023/2024 Budget
PAVEMENT REPLACEMENT RESERVE	0	7,050	7,050	Twenty Year Project (Fourth Year)
STORMWATER MANAGEMENT RESERVE	0	3,800	3,800	Five Year Project (Second Year)
INFRASTRUCTURE MAINTENANCE	0	665	665	No Change From 2023/2024 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$ 4,474**	**$ 17,265**	**$ 17,265**	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,800	4,000	4,000	Supervisor Fees
PAYROLL TAXES	214	306	306	Supervisor Fees * 7.65%
MANAGEMENT	32,976	33,960	34,968	CPI Adjustment (Capped At 3%)
LEGAL	8,443	9,000	9,000	No Change From 2023/2024 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2023/2024 Budget
INSURANCE	6,134	6,600	7,200	Fiscal Year 2023/2024 Expenditure Was $6,594
LEGAL ADVERTISING	270	775	1,750	Costs Will Increase Due To Closing Of The Miami Business Review
MISCELLANEOUS	487	750	725	$25 Decrease From 2023/2024 Budget
POSTAGE	165	200	200	No Change From 2023/2024 Budget
OFFICE SUPPLIES	128	325	325	No Change From 2023/2024 Budget
MEETING VENUE RENTAL	450	1,000	1,000	No Change From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	4,187	4,200	4,200	No Change From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 66,929**	**$ 71,891**	**$ 74,549**	
TOTAL EXPENDITURES	**$ 71,403**	**$ 89,156**	**$ 91,814**	
REVENUES LESS EXPENDITURES	**$ 139,674**	**$ 118,448**	**$ 116,000**	
BOND PAYMENTS	(117,854)	(116,175)	(116,175)	2025 P & I Payments Less Earned Interest
BALANCE	**$ 21,820**	**$ 2,273**	**$ (175)**	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,997)	(4,142)	(4,141)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,660)	(8,285)	(8,284)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$ 12,163**	**$ (10,154)**	**$ (12,600)**	
CARRYOVER FROM PRIOR YEAR	0	10,154	12,600	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	**$ 12,163**	**$ -**	**$ -**	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
Interest Income	4,548	250	600	Projected Interest For 2024/2025
NAV Tax Collection	117,854	116,175	116,175	Maximum Debt Service Collection
Total Revenues	**$ 122,402**	**$ 116,425**	**$ 116,775**	
EXPENDITURES				
Principal Payments	35,000	35,000	40,000	Principal Payments Due In 2025
Interest Payments	78,663	76,563	75,075	Interest Payments Due In 2025
Bond Redemption	0	4,862	1,700	Estimated Excess Debt Collections
Total Expenditures	**$ 113,663**	**$ 116,425**	**$ 116,775**	
Excess/ (Shortfall)	**$ 8,739**	**$ - **	**$ - **	

Series 2017 Bond Information

Original Par Amount =	$1,785,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.50% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2017		
Maturity Date =	November 2047		

Par Amount As Of 1/1/2024 = $1,590,000

Century Park Place Community Development District
Assessment Comparison

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	**Fiscal Year 2024/2025 Projected Assessment***
Administrative	$ 514.25	$ 548.06	$ 554.43	$ 497.46	**$ 497.24**
Maintenance	$ 123.69	$ 89.83	$ 83.33	$ 140.21	**$ 140.21**
Debt	$ 943.62	$ 943.62	$ 943.62	$ 943.62	**$ 943.62**
Total	$ 1,581.56	$ 1,581.51	$ 1,581.38	$ 1,581.29	**$ 1,581.07**

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	131

Century Park Place
Community Development District

Financial Report For
July 2024

Century Park Place Community Development District
Budget vs. Actual
October 2023 through July 2024

	Oct 23 - July 24	23/24 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	65,835.82	65,167.00	668.82	101.03%
01-3200 · Maintenance Assessments	18,367.00	18,367.00	0.00	100.0%
01-3810 · Debt Assessments	123,590.00	123,590.00	0.00	100.0%
01-3820 · Debt Assess-Paid To Trustee	-117,960.61	-116,175.00	-1,785.61	101.54%
01-3830 · Assessment Fees	-2,001.15	-4,142.00	2,140.85	48.31%
01-3831 · Assessment Discounts	-7,437.32	-8,285.00	847.68	89.77%
01-9410 · Interest Income (GF)	3,271.49	480.00	2,791.49	681.56%
01-9412 · Carryover from Previous Year	0.00	10,154.00	-10,154.00	0.0%
Total Income	83,665.23	89,156.00	-5,490.77	93.84%
Expense				
01-1311 · Management Fees	28,300.00	33,960.00	-5,660.00	83.33%
01-1315 · Legal Fees	6,500.00	9,000.00	-2,500.00	72.22%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
01-1450 · Insurance	6,594.00	6,600.00	-6.00	99.91%
01-1480 · Legal Advertisements	4,080.42	775.00	3,305.42	526.51%
01-1512 · Miscellaneous	245.25	750.00	-504.75	32.7%
01-1513 · Postage and Delivery	140.42	200.00	-59.58	70.21%
01-1514 · Office Supplies	147.85	325.00	-177.15	45.49%
01-1519 · Meeting Venue Rental	320.00	1,000.00	-680.00	32.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	4,200.00	-4,200.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	665.00	-665.00	0.0%
01-1805 · Stormwater Management (GF)	0.00	3,800.00	-3,800.00	0.0%
01-1810 · Engineering / Inspections	1,210.00	2,000.00	-790.00	60.5%
01-1815 · Miscellaneous Maintenance	8.86	3,750.00	-3,741.14	0.24%
01-2481 · Supervisor Fee	800.00	4,000.00	-3,200.00	20.0%
01-2483 · Pavement Replacement Reserve	0.00	7,050.00	-7,050.00	0.0%
02-2482 · Payroll Tax Expense	61.20	306.00	-244.80	20.0%
Total Expense	52,083.00	89,156.00	-37,073.00	58.42%
Net Income	**31,582.23**	**0.00**	**31,582.23**	**100.0%**

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2024

REVENUES	Annual Budget 10/1/23 - 9/30/24	Actual Jul-24	Year To Date Actual 10/1/23 - 7/31/24
Administrative Assessments	65,167	0	65,836
Maintenance Assessments	18,367	0	18,367
Debt Assessments	123,590	0	123,590
Interest Income	480	0	3,271
Total Revenues	**$ 207,604**	**$ -**	**$ 211,064**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	800
Payroll Taxes	306	0	61
Management	33,960	2,830	28,300
Legal	9,000	0	6,500
Assessment Roll	6,750	0	0
Audit Fees	3,500	3,500	3,500
Insurance	6,600	0	6,594
Legal Advertisements	775	0	4,080
Miscellaneous	750	10	245
Postage	200	16	140
Office Supplies	325	27	148
Meeting Room Venue	1,000	160	320
Dues & Subscriptions	175	0	175
Trustee Fees	4,200	0	0
Continuing Disclosure Fee	350	0	0
Total Administrative Expenditures	**$ 71,891**	**$ 6,543**	**$ 50,863**
Maintenance Expenditures			
Engineering/Inspections	2,000	1,099	1,211
Miscellaneous Maintenance	3,750	0	9
Pavement Replacement Reserve	7,050	0	0
Stormwater Management Reserve	3,800	0	0
Infrastructure Maintenance	665	0	0
Total Maintenance Expenditures	**$ 17,265**	**$ 1,099**	**$ 1,220**
TOTAL EXPENDITURES	**$ 89,156**	**$ 7,642**	**$ 52,083**
REVENUES LESS EXPENDITURES	**$ 118,448**	**$ (7,642)**	**$ 158,981**
Bond Payments	(116,175)	0	(117,961)
BALANCE	**$ 2,273**	**$ (7,642)**	**$ 41,020**
County Appraiser & Tax Collector Fee	(4,142)	0	(2,001)
Discounts For Early Payments	(8,285)	0	(7,437)
EXCESS/ (SHORTFALL)	**$ (10,154)**	**$ (7,642)**	**$ 31,582**
CARRYOVER FROM PRIOR YEAR	10,154	0	0
NET EXCESS/ (SHORTFALL)	**$ -**		

Bank Balance As Of 7/31/24	**$ 116,301.01**
Accounts Payable As Of 7/31/24	**$ 9,321.91**
Accounts Receivable As Of 7/31/24	**$ -**
Reserve For Pavement Replacement As Of 7/31/24	**$ 7,282.00**
Available Funds As Of 7/31/24	**$ 99,697.10**

CENTURY PARK PLACE CDD
TAX COLLECTIONS
2023-2024

#	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
									$207,124.00	**$65,167.00**	**$18,367.00**	**$ 123,590.00**	**$65,167.00**	**$18,367.00**	**$123,590.00**	
									$194,697.00	**$61,257.00**	**$17,265.00**	**$ 116,175.00**	**$61,257.00**	**$17,265.00**	**$116,175.00**	**$116,175.00**
1	1	Miami-Dade Tax Collector	11/20/23	NAV Taxes	$ 10,265.30		$ (98.45)	$ (420.32)	$ 9,746.53	$ 3,229.47	$ 910.53	$ 6,125.30	$ 3,066.26	$ 864.52	$ 5,815.75	$ 5,815.75
2	2	Miami-Dade Tax Collector	11/24/23	NAV Taxes	$ 6,325.16		$ (60.72)	$ (253.00)	$ 6,011.44	$ 1,989.84	$ 560.84	$ 3,774.48	$ 1,891.15	$ 533.03	$ 3,587.26	$ 3,587.26
3	3	Miami-Dade Tax Collector	12/08/23	NAV Taxes	$ 156,547.71		$ (1,502.86)	$ (6,261.75)	$ 148,783.10	$ 49,248.54	$ 13,880.79	$ 93,418.38	$ 46,805.81	$ 13,192.12	$ 88,785.17	$ 88,785.17
4	4	Miami-Dade Tax Collector	12/27/23	NAV Taxes	$ 3,162.58		$ (30.36)	$ (126.50)	$ 3,005.72	$ 994.92	$ 280.42	$ 1,887.24	$ 945.57	$ 266.51	$ 1,793.64	$ 1,793.64
5	5	Miami-Dade Tax Collector	01/09/24	NAV Taxes	$ 8,308.32		$ (80.59)	$ (249.26)	$ 7,978.47	$ 2,613.80	$ 736.95	$ 4,957.57	$ 2,510.03	$ 707.69	$ 4,760.75	$ 4,760.75
6	6	Miami-Dade Tax Collector	02/06/24	NAV Taxes	$ 1,581.29		$ (15.34)	$ (47.44)	$ 1,518.51	$ 497.46	$ 140.21	$ 943.62	$ 477.71	$ 134.63	$ 906.17	$ 906.17
7	Int - 1	Miami-Dade Tax Collector	02/27/24	Interest		$ 184.98			$ 184.98	$ 184.98			$ 184.98			$ -
8	7	Miami-Dade Tax Collector	03/08/24	NAV Taxes	$ 6,325.16		$ (62.46)	$ (79.05)	$ 6,183.65	$ 1,989.84	$ 560.84	$ 3,774.48	$ 1,945.32	$ 548.29	$ 3,690.04	$ 3,690.04
9	Int - 2	Miami-Dade Tax Collector	03/20/24	Interest		$ 13.00			$ 13.00	$ 13.00			$ 13.00			$ -
10	8	Miami-Dade Tax Collector	04/10/24	NAV Taxes	$ 3,564.44		$ (35.65)		$ 3,528.79	$ 1,121.37	$ 316.17	$ 2,126.90	$ 1,110.15	$ 313.01	$ 2,105.63	$ 2,105.63
11	9	Miami-Dade Tax Collector	05/08/24	NAV Taxes/Interest	$ 3,162.58	$ 137.49	$ (32.57)		$ 3,267.50	$ 1,132.44	$ 280.52	$ 1,887.11	$ 1,121.54	$ 277.72	$ 1,868.24	$ 1,868.24
12	10	Miami-Dade Tax Collector	06/10/24	NAV Taxes/Interest	$ 3,162.58	$ 94.88	$ (32.58)		$ 3,224.88	$ 1,089.83	$ 280.52	$ 1,887.11	$ 1,078.93	$ 277.72	$ 1,868.23	$ 1,868.23
13	11	Miami-Dade Tax Collector	06/24/24	NAV Taxes/Interest (TC)	$ 4,743.87	$ 213.48	$ (49.57)		$ 4,907.78	$ 1,730.33	$ 419.21	$ 2,807.81	$ 1,713.03	$ 415.02	$ 2,779.73	$ 2,779.73
14									$ -							$ -
15									$ -							$ -
					$ 207,148.99	$ 643.83	$ (2,001.15)	$ (7,437.32)	$ 198,354.35	$ 65,835.82	$ 18,367.00	$ 123,590.00	$ 62,863.48	$ 17,530.26	$ 117,960.61	$ 117,960.61

Assessment Roll = $207,148.99

Note: $207,124, $65,167, $18,367, and $123,590 are 2023/2024 Budgeted assessments before discounts and fees.
$194,697, $61,257, $17,265 and $116,175 are 2023/2024 Budgeted assessments after discounts and fees.

$ 207,148.99	
$ 643.83	$ 198,354.35
$ (65,835.82)	$ (62,863.48)
$ (18,367.00)	$ (17,530.26)
$ -	$ -
$ (123,590.00)	$ (117,960.61)
$ -	$ -

Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
  - *https://www.youtube.com/watch?v=U8JktIMKzyI*
- **Public Meetings and Public Records Law**
  - *https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3*

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is $49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is $79.00 for each district official.

Information on the FASD course can be found at https://www.fasd.com/ethics-for-special-districts.

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8501
TTY: 305-499-8480

miamidade.gov

May 2nd, 2024

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

Dear Ms.Gloria Perez:

The Miami-Dade County Elections Department has completed a review of the area described as ***Century Park Place Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of $ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

Christina White
Supervisor of Elections

Enclosure (1)

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8501
TTY: 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Century Park Place Community Development District,** as described in the attached **MAP** has **209** voters.

Christina White
Supervisor of Elections

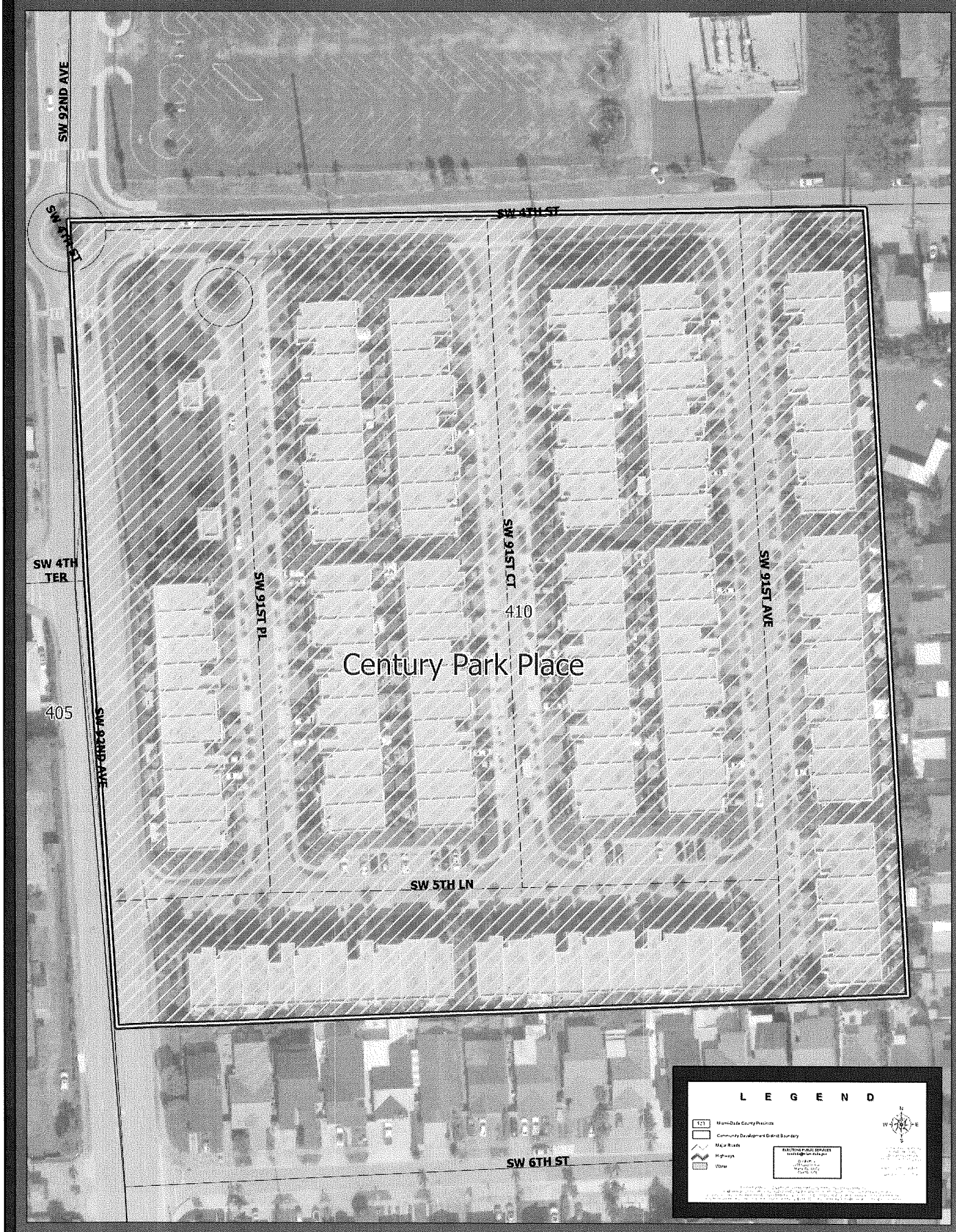
WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 2nd DAY OF
MAY, 2024

Please submit a check for $ 60.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

MIAMI - DADE COUNTY

2024 CENTURY PARK PLACE CDD WITH PRECINCTS

INTERNAL USE
NOT FOR DISTRIBUTION



MEMORANDUM

TO: District Manager

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

DATE: July 12, 2024

RE: 2024 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 2024 – 136, Laws of Florida (HB 7013). The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

Performance Measures and Standards

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District's website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

2. Chapter 2024 – 80, Laws of Florida (HB 433). The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements[1] for their direct employees. Effective September 30, 2026, the law amends Florida's wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

3. Chapter 2024 – 204, Laws of Florida (HB 149). The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of $4 million to $7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

4. Chapter 2024 – 202, Laws of Florida (HB 59). The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA's rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA's declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

[1] A standard to control an employee's exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

5. Chapter 2024 – 221, Laws of Florida (HB 1203). The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

6. Chapter 2024 – 44, Laws of Florida (HB 621). The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

7. Chapter 2024 – 147, Laws of Florida (SB 7020). The legislation amends section 1.01, F.S., the statute defining "registered mail," to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of "registered mail" now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, "return receipt requested" is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

8. Chapter 2024 – 263, Laws of Florida (HB 321). This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties[2]. However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

[2] The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of $150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a $1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years' imprisonment and a $5,000 fine. It is the duty of all law enforcement officers to enforce Florida's Litter Law.

- "Dump," specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- "Litter," explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

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: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

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. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental 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.

Enclosures (2)

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.
2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.
3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.
4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY:_____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 20__

STATE OF FLORIDA
COUNTY OF _____

SWORN TO (or affirmed) and subscribed before me by means of [___] physical presence or [___] online notarization, this _____ day of _____ 20_____, by _____ in his/her capacity as _____ for _____ (name of Nongovernmental Entity).

_____
NOTARY PUBLIC

_____ Personally Known OR
_____ Produced Identification

_____
Type of Identification Produced