



**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
AUGUST 7, 2023  
7:00 P.M.**

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

[www.centuryparkplacecdd.org](http://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 92<sup>nd</sup> Avenue  
Miami, Florida 33174  
**REGULAR BOARD MEETING**  
August 7, 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
- G. Old Business
  - 1. Update Regarding the 1<sup>st</sup> 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 6
  - 2. Discussion Regarding the Board Requested Modifications to the Miami-Dade County Sidewalk Flare located at the West Entrance located at SW 92nd Avenue & SW 5<sup>th</sup> Lane.....Page 10
- I. Administrative & Operational Matters
  - 1. Financial Update.....Page 11
  - 2. Accept and Receive 2023 Annual Engineering Report.....Page 15
- J. Board Member & Staff Closing Comments
  - 1. District Counsel Update on the 2023 Florida Legislative Session.....Page 20
  - 2. Update on the Status of the Statement of Financial Interests Disclosure 2022 Form 1
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY PARK PLACE COMMUNITY DEVELOPMENT  
DISTRICT - FISCAL YEAR 2022/2023 REGULAR MEETING  
SCHEDULE

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

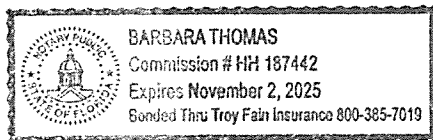
10/25/2022

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

Sworn to and subscribed before me this  
25 day of OCTOBER, A.D. 2022

*Barbara Thomas*  
(SEAL)

MARIA MESA personally known to me



**CENTURY PARK PLACE COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 7, 2022  
March 6, 2023  
May 8, 2023  
August 7, 2023

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](http://www.centuryparkplacecdd.org)  
10/25

22-09/0000626982M

**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 92<sup>nd</sup> 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 92<sup>nd</sup> 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 92<sup>nd</sup> Avenue**

Mrs. Perez provided the following update:

- Regarding the sidewalk flares on the SW 92<sup>nd</sup> 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 1<sup>st</sup> 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 8<sup>th</sup>, 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 <b>MOTION</b> made by Supervisor Cruz, seconded by Supervisor Rodriguez and passed unanimously.
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\_\_\_\_\_  
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 7<sup>th</sup> day of August, 2023.

ATTEST:

**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
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.

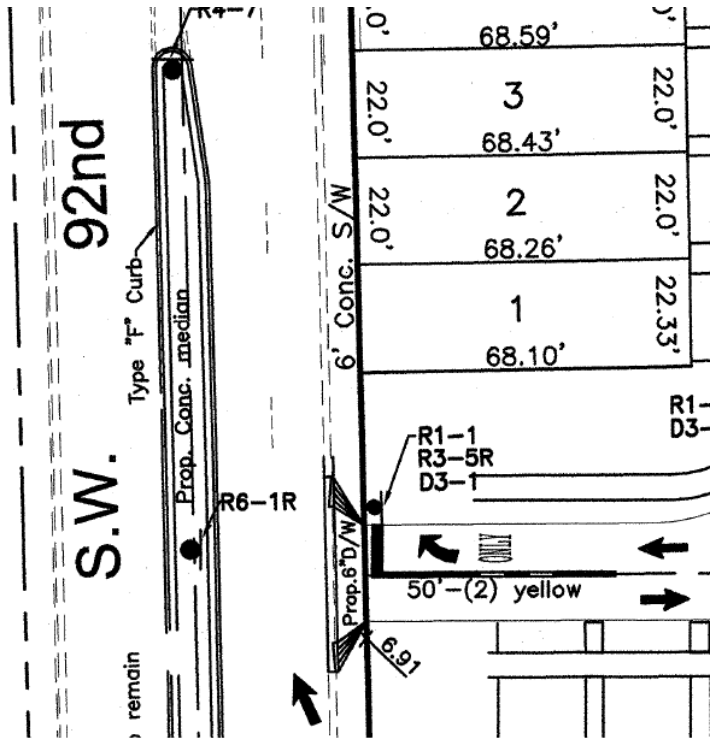
#### **REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

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.

(PB 4-Pg 100)



Century Park Place  
Community Development District

**Financial Report For  
June 2023**

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

	<b>Oct '22 - Jun 23</b>	<b>22/23 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · Administrative Assessments	72,981.29	72,630.00	351.29	100.48%
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)	2,838.30	60.00	2,778.30	4,730.5%
<b>Total Income</b>	<b>82,839.65</b>	<b>78,593.00</b>	<b>4,246.65</b>	<b>105.4%</b>
<b>Expense</b>				
01-1310 · Engineering	50.00	1,500.00	-1,450.00	3.33%
01-1311 · Management Fees	24,732.00	32,976.00	-8,244.00	75.0%
01-1315 · Legal Fees	5,422.50	9,000.00	-3,577.50	60.25%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
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	411.87	775.00	-363.13	53.15%
01-1513 · Postage and Delivery	127.97	200.00	-72.03	63.99%
01-1514 · Office Supplies	93.65	325.00	-231.35	28.82%
01-1519 · Meeting Venue Rental	300.00	0.00	300.00	100.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	3,300.00	-3,300.00	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%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
01-2481 · Supervisor Fee	2,400.00	4,000.00	-1,600.00	60.0%
01-2483 · Pavement Replacement Reserve	0.00	4,346.00	-4,346.00	0.0%
02-2482 · Payroll Tax Expense	183.60	306.00	-122.40	60.0%
<b>Total Expense</b>	<b>40,300.61</b>	<b>78,593.00</b>	<b>-38,292.39</b>	<b>51.28%</b>
<b>Net Income</b>	<b>42,539.04</b>	<b>0.00</b>	<b>42,539.04</b>	<b>100.0%</b>

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JUNE 2023**

	<b>Annual Budget 10/1/22 - 9/30/23</b>	<b>Actual Jun-23</b>	<b>Year To Date Actual 10/1/22 - 6/30/23</b>
<b>REVENUES</b>			
Administrative Assessments	72,630	1,877	72,981
Maintenance Assessments	10,916	250	10,916
Debt Assessments	123,590	2,831	123,614
Interest Income	60	371	2,839
<b>Total Revenues</b>	<b>\$ 207,196</b>	<b>\$ 5,329</b>	<b>\$ 210,350</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	4,000	0	2,400
Payroll Taxes	306	0	184
Management	32,976	2,748	24,732
Legal	9,000	0	5,422
Assessment Roll	6,750	0	0
Audit Fees	3,500	0	0
Insurance	5,900	0	6,134
Legal Advertisements	775	0	270
Miscellaneous	775	70	412
Meeting Venue Rental	0	0	300
Postage	200	28	128
Office Supplies	325	25	94
Dues & Subscriptions	175	0	175
Trustee Fees	3,300	0	0
Continuing Disclosure Fee	350	0	0
<b>Total Administrative Expenditures</b>	<b>\$ 68,332</b>	<b>\$ 2,871</b>	<b>\$ 40,251</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	1,500	0	50
Miscellaneous Maintenance	3,750	0	0
Pavement Replacement Reserve	4,346	0	0
Infrastructure Maintenance	665	0	0
<b>Total Maintenance Expenditures</b>	<b>\$ 10,261</b>	<b>\$ -</b>	<b>\$ 50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,593</b>	<b>\$ 2,871</b>	<b>\$ 40,301</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 128,603</b>	<b>\$ 2,458</b>	<b>\$ 170,049</b>
Bond Payments	(116,175)	(2,803)	(117,853)
<b>BALANCE</b>	<b>\$ 12,428</b>	<b>\$ (345)</b>	<b>\$ 52,196</b>
County Appraiser & Tax Collector Fee	(4,143)	(50)	(1,997)
Discounts For Early Payments	(8,285)	0	(7,660)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (395)</b>	<b>\$ 42,539</b>

<b>Bank Balance As Of 6/30/23</b>	<b>\$ 116,061.42</b>
<b>Accounts Payable As Of 6/30/23</b>	<b>\$ 10,580.11</b>
<b>Accounts Receivable As Of 6/30/23</b>	<b>\$ -</b>
<b>Reserve For Pavement Replacement As Of 6/30/23</b>	<b>\$ 2,936.00</b>
<b>Available Funds As Of 6/30/23</b>	<b>\$ 102,545.31</b>

# 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									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 207,160.78	\$ 351.11	\$ (1,997.14)	\$ (7,659.90)	\$ 197,854.85	\$ 72,981.29	\$ 10,916.30	\$ 123,614.30	\$ 69,593.80	\$ 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	
\$ 351.11	\$ 197,854.85
\$ (72,981.29)	\$ (69,593.80)
\$ (10,916.30)	\$ (10,407.55)
\$ -	\$ -
\$ (123,614.30)	\$ (117,853.50)
\$ -	\$ -



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
<b>Total</b>	<b>\$17,265</b>

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.

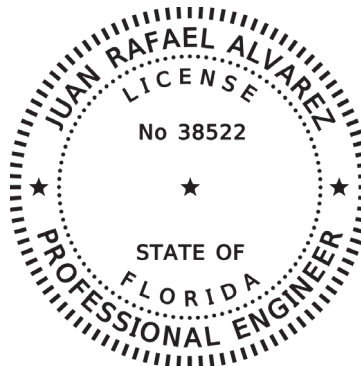
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers' personnel, the District Engineer's Report, and public documents available.

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

Sincerely,  
Alvarez Engineers, Inc.

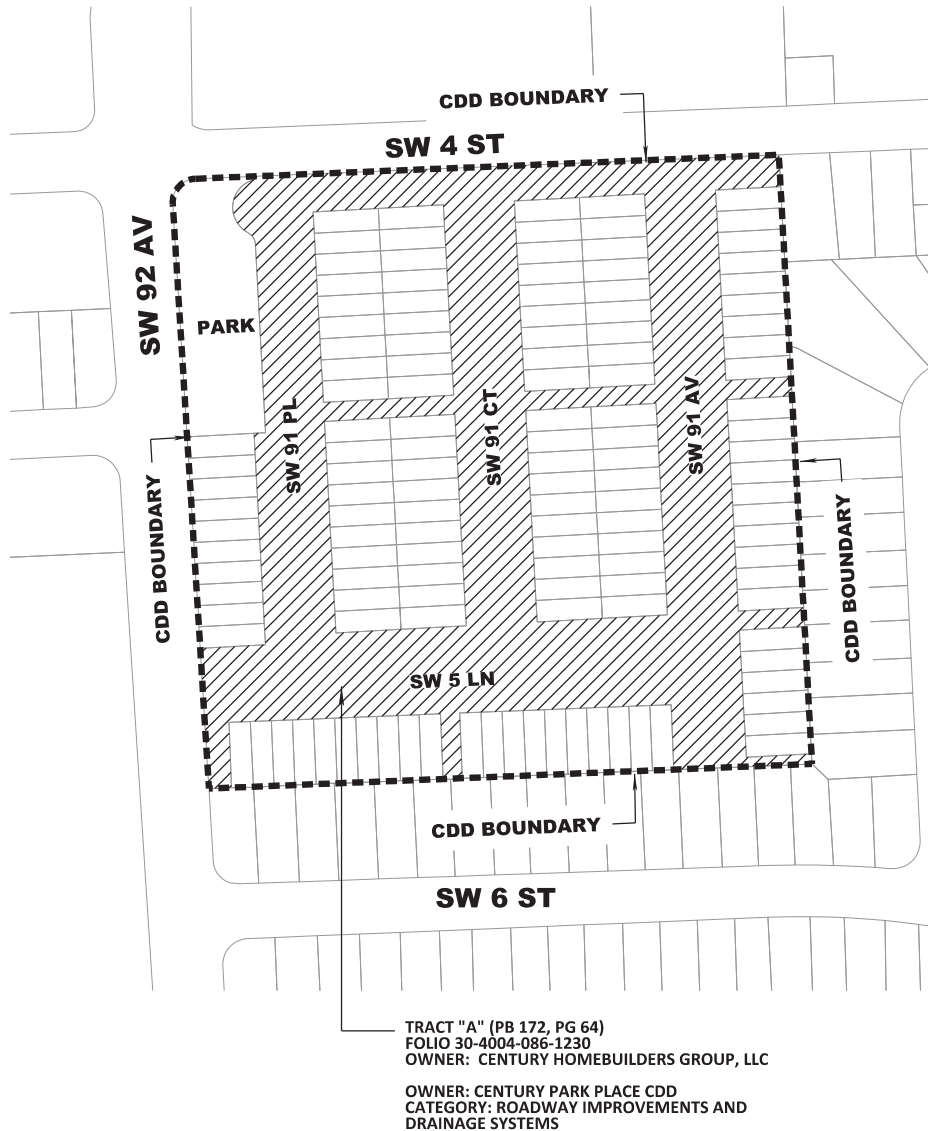
Juan R Alvarez  
Digitally signed by Juan R Alvarez  
Date: 2023.06.08 10:56:05 -04'00'

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



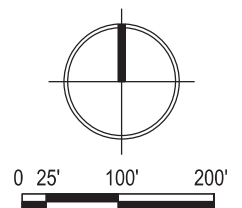
This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 8, 2023.

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**



## MEMORANDUM

TO: District Manager

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

DATE: July 20, 2023

RE: 2023 Legislative Update

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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”<sup>1</sup> 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.

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<sup>1</sup> 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<sup>2</sup> requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors<sup>3</sup>. 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

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<sup>2</sup> The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

<sup>3</sup> 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<sup>4</sup> 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<sup>5</sup> 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<sup>6</sup>, 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<sup>7</sup> 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

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<sup>4</sup> 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.

<sup>5</sup> Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

<sup>6</sup> 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.

<sup>7</sup> 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<sup>8</sup>. The law further prohibits a foreign principal<sup>9</sup> 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

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<sup>8</sup> 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.

<sup>9</sup> "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/>.