



**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
JUNE 26, 2025
10:30 A.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
June 26, 2025
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Administer Oaths of Office for Seats #3 & #5
- E. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. April 24, 2025 Special Board Meeting Minutes.....Page 2
- I. Old Business
- J. New Business
 - 1. Consider Approval of Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 7
- K. Public Hearing
 - 1. Proof of Publication.....Page 9
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 10
- L. Administrative & Operational Matters
 - 1. Financial Update.....Page 17
 - 2. Qualified Elector (Registered Voter) Certification Announcement.....Page 21
 - 3. Announce Landowners Meeting – November 3, 2025.....Page 23
 - 4. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025
- M. District Counsel Report
- N. Board Member & Staff Closing Comments
- O. Adjourn

Classified

FIND.BUY.SELL.

classifieds.miamiherald.com

SELL
YOUR STUFF
FAST!
305.350.2111

VISA, Mastercard, Discover, American Express

Legals

NOTICE OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that RVMG LLC will engage in business under the fictitious name, Dr Roxiee. And already registered the name mentioned above with the Florida Department of State, Division of Corporations with a mailing address 1818 SW 1st Ave. Apt 815, Miami, FL 33129. IPL0237979 Jun 6 2025

NOTICE IS HEREBY GIVEN that RAUL G PEREZ, PLLC will pursue business in Florida under the fictitious name OPTIMAL APPRAISAL and already registered this name with the FL Dept of State, Div of Corps w/ mail addr 7700 N Kendall DR 508A, Miami, FL 33156. IPL0239413 Jun 6 2025

Legals & Public Notices

NOTICE OF PUBLIC HEARING AND REGULAR MEETING OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakes by the Bay South Community Development District will hold a regular meeting and a public hearing on June 24, 2025, at 9:30 a.m. at the Isles at Bayshore Club, 21864 SW 93rd Path, Cutler Bay, FL 33190, for the purpose of hearing comments and objections on the adoption of the budget(s) for the operation and maintenance of District facilities for Fiscal Year 2026. In addition, the Board will hear public comment and objections relative to the levy of a non ad valorem assessment pursuant to Florida Law for the purpose of funding operations and maintenance and principal and interest expenses of the District. The District may also fund various facilities through the collection of certain rates, fees and charges which are identified within the budget(s). A copy of the budget(s) may be obtained at the offices of the District Manager 5385 N. Nob Hill Road, Sunrise, Florida 33351, during normal business hours. The Board will also consider any other business, which may properly come before it. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

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

Juliana Duque
Manager
IPL0226866
May 30,Jun 6 2025

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

NEED
TO FIND
THE BEST
EMPLOYEE IN
A HURRY?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

Legals & Public 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 June 26, 2025, at 10:30 a.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 2025/2026 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
IPL0236318
Jun 6,13 2025

REQUEST FOR PROPOSALS
MIAMI SHORES VILLAGE
EMPLOYEE INSURANCE
BENEFITS
RFP 2025-06-01

NOTICE: Miami Shores Village is inviting the submission of proposals from qualified and experienced companies to provide medical, dental, vision insurance for their Employee Benefit program effective October 1, 2025. Proposals from independent agents, brokers, or consultants will not be considered due to contractual obligations. Responses shall be submitted on or before the deadline of 2:30 p.m. Friday, June 27, 2025.

Interested firms may secure the solicitation package and all other pertinent information by visiting the Miami Shores Village website https://www.msvll.gov/departments/procurement/CurrentSolicitations

Pursuant to subsection (t) "Cone of Silence," of Section 2-11.1 of Miami-Dade County, public notice is hereby given that a "Cone of Silence" is imposed concerning this competitive purchasing process, which generally prohibits communications concerning the RFQ until such time as the Village Manager makes a written recommendation to the Village Council.

Questions regarding this solicitation shall be submitted in writing to bid@msvll.gov no later than 5:00 p.m. Tuesday, June 17, 2025.

Responses shall be submitted in person or by mail in a sealed envelope no later than 2:30 p.m., Friday, June 27, 2025. Facsimile or emailed bids shall be rejected and will not be accepted. Any submittals received after the due date and time specified, will not be considered. Miami Shores Village reserves the right to reject any or all proposals and re-advertise.

Ysabely Rodriguez, Village Clerk
IPL0238016
Jun 6 2025

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

Legals & Public Notices

State of Florida
Department of Environmental Protection
Notice of Intent

The Department of Environmental Protection hereby provides Notice of Intent to Issue a permit for the proposed project, as detailed in the application, subject to the conditions specified in the draft permit and summarized below. The applicant, Miami-Dade County, Amanda Kinnick, Interim Director, Miami-Dade Water and Sewer Department, 3071 Southwest 38th Avenue, Suite 521, Miami, Florida 33146 applied on March 20, 2024, for a construction permit for a Class V aquifer storage and recovery injection well system. The project is located at the Southwest Wellfield, northeast corner of Southwest 88th Street and Southwest 127th Avenue, unincorporated Miami-Dade County, Florida 33183, (File 0131773-014-015-UC/5SR, WACS ID 89804). The permittee will cycle test two non-hazardous Class V ASR wells (ASR-4-SW and ASR-5-SW) and associated monitor wells (FA-1 and MW-1) for the storage of untreated Biscayne aquifer (BA) groundwater from the Miami-Dade Water and Sewer Department, Southwest Wellfield in the Upper Floridan aquifer during months of low demand from the BA. The BA groundwater shall meet all the primary and secondary drinking water standards of Chapter 62-550, F.A.C. prior to injection unless otherwise exempted. The stored water will subsequently be recovered during months of high demand, blended with BA groundwater produced from the Southwest Wellfield, and sent to the Alexander Orr Water Treatment Plant for treatment before being distributed to the public for potable use. ASR-4-SW is constructed with a 30-inch outside diameter casing set to 765 feet below land surface (bls) and total drilled depth of 1,196 feet bls. ASR-5-SW is constructed with a 30-inch OD casing set to 760 feet bls and total drilled depth of 1,200 feet bls. The maximum injection volume for each ASR well shall be 5.04 million gallons per day per well. Dual-zone monitor well FA-1 is completed in the Upper Floridan aquifer with an upper monitor zone at 845 to 900 feet bls (within the storage interval) and a lower monitor zone at 1,110 to 1,200 feet bls (below the storage interval). The ASR monitoring system also includes a shallow monitor well completed in the Biscayne aquifer with a monitoring interval at 155 to 190 feet bls. The Department has permitting jurisdiction under Chapter 403 of the Florida Statutes (F.S.) and the rules adopted thereunder. The project is not exempt from permitting procedures. The Department has determined that an Underground Injection Control permit is required for the proposed work. The Department will issue the permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, Florida Administrative Code (F.A.C.), a petition for an administrative hearing must contain the following information:

- a. The name and address of each agency affected and each agency's file or identification number, if known;
- b. The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- c. A statement of when and how the petitioner received notice of the agency decision;
- d. A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- e. A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- f. A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- g. A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEPgov. A copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition
In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time
Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEPgov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation
Mediation is not available in this proceeding.

Permit Documents
The files associated with this order are available for public inspection during normal business hours, 8 a.m. to 5 p.m., Monday through Friday, except state holidays, at the Department of Environmental Protection, Southeast District, 3301 Gun Club Road, MSC 7210-1 West Palm Beach, Florida 33406, and at the Department of Environmental Protection, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400.

Department Contact
Additional information concerning this project may be obtained by contacting Rufus Dickey, Professional Geologist III, at 850-245-7580. IPL0237816 Jun 6 2025

NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on June 26, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187. The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2025/2026 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.venetianparccdd.org), at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nnguyen@sdsinc.org. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or two Board members will 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. 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 561-630-4922 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 Regular 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.
Venetian Parc Community Development District
www.venetianparccdd.org
IPL0236278
Jun 6,13 2025

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

TOO
MANY
CHORES
AND
NOT
ENOUGH
TIME?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

Announcements

Announcements

Pressure washing: driveways, roofs & facades. From Boca Raton to Homestead – quality guaranteed. Unbeatable prices! Call 904-808-3045 today.
PRESSURE WASHING

Auctions/Garage Sales

Auctions



CABINETS / PALLET RACKING
ABSOLUTE AUCTION
Online Bidding Only
"Virtualcast" With Live Audio
FS. 715.109 - Landlord / Tenant Sale
Tuesday - June 10 - 9am
Brand New Unica Kitchen Cabinets

100+/- Pallets
1,500+/- Individually Boxed Cabinets
1,000+/- Panels | Mirrors | Lighting
Kitchen Faucets | Sinks | Sinks
Chandeliers | Veneers | Hardware
Hinges | Much More

16 Sections Pallet Racking
Husky Air Compressor | Hand Truck
Rolling Carts | More
Assets in Hialeah FL
Preview 6/9 (12noon-2pm)
Photos & Details Online
Buyer's Premium
STAMPLER AUCTIONS
AB196 | AU295
954.921.8888
www.stamplerauctions.com



Garage Sales

Coral Gables Estate Auction Demolition Forces Sale
12,000 Sq Ft Estate Coming Down
(7) Bedrooms (9) Baths
Saturday, June 7, 2025 | 11:30 AM
Preview at 9:00
8585 Old Cutler Rd, Coral Gables
For Auction Information Please Contact
Scott 954 297 5876
www.auctions4america.com
ITEMS INCLUDE:

(150+ pcs) Gucci, Channel, Louis
Vuitton Ladies Clothing
Sub Zero Refrigerator
Outdoor Patio Furniture
Full personal Fitness Center
Kenmore Elite Washer and Dryer Set
(2) Cannondale Men's Bicycles
Precision Pro Complete Drum Set
Soft Air Paint Ball Guns
X Box Gaming Systems
PS3 Gaming Systems
Complete Outdoor Bar B Que Center
The Boring Company Flame Thrower
Ralph Lauren Furniture
Fendi Furniture
LG Washer and Dryer Set
Pool Pumps
AB3956

MIAMI BINS/PALLETS
AMAZON LIQUIDATION

All New Amazon packages
Over 50 items per bin
Open all weekend
3059061944
To make an appointment
Located 33144
Sw 8st & 67th ave

Merchandise

Want to Buy
Courteous Palm Beach Buyer seeks
quality art, Old Masters to Modern,
Piacasso Pottery, Antiques, Jewelry, Fine
Watches, Silver, Chinese etc 561-801-
0222

FREON WANTED:
Certified buyer looking for R12, R22,
& more! Call Peter at 312-500-4275

LOOKING
FOR THAT
PERFECT
THING?

Let Classifieds Help
Miami Herald
MIAMIHERALD.COM

Miami.com

Nowstop 305

SO MIAMI

Miami.com is the ultimate insider's guide on where to dine, drink, dance, stay and shop in the city that loves going out to play. It's all yours, baby.

HOTM301

Real Estate

Commercial

★★★★★
AIRPORT - NW 58 ST
WAREHOUSE-RENT
Warehouse & office
complex Lease 1200, 1800,
2500, 3300, 4200, 5000,
6000, 6600, 8500 sq ft up
Street or Dock
FREE RENT TILL May 31, 2025
Rental Off - 8400 NW 66 St.
305-591-1647

For Rent

7421 Caryle Ave/ 7416 Byron Ave Miami Beach
1/1 Big Aptm. / 1 Studio
North Beach Heart
7863592341/3057961153 \$
2,150/\$1,695

For Sale

2965 Clubview Drive Orlando, FL 32822
Condo for sale in Gulf Gated community with 24 hr entrance security.
Two bedroom, two bath with access to swimming pool and clubhouse with a restaurant plus much more.
407-601-4582 \$265,000 not negotiable.



Wow 7.2 +/- Acres of Creekfront Paradise! Carters lake Ellijay, Georgia
Over 480+/- Feet on cold Bubbling Mountain Creek!
Perfect Location/Near Downtown Ellijay & Steps to Carters lake! Amazing Fort Mountain Range View /Cohutta Mountain Views! Near Multiple boat ramps, Parks and Hiking Trails, what a Paradise! Close to everything! All this with beautiful Private Gate, Wide Paved Roads, Easy build or Perfect For RV/Camping! Dream spot! Call for Info. Phone: **706-981-8486**
Must Go Price: \$40,000!

17830 NE 49th St Rd Silver Springs DREAM PROPERTY
40 acres surrounded by Ocala National Forest. Only privately owned property on pristine Lake Lou. Spectacular views, high elevation. Total privacy, abundant wildlife, fantastic fishing and hunting from your own property! Perfect getaway includes dock, cleared homesite, well and electric. Convenient to shopping. Near Ocala.
(954) 242-2328 \$1,250,000

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 24, 2025**

A. CALL TO ORDER

Mrs. Perez called the April 24, 2024, Special Board Meeting of the Century Park Place Community Development District (the “District”) to order at 10:03 a.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 Special Board Meeting had been published in the *Miami Herald* April 14, 2025, 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.; District Counsel Gregory George of Billing Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineering.

D. ADDITIONS OR DELETIONS TO AGENDA

Miguel Guerrero, a resident of the District, had previously contacted the District and expressed interest in joining the Board. It was determined that Mr. Guerrero was qualified to be appointed.

Consider Appointments to Vacancies

SEAT #3

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and unanimously passed the appointing of Miguel Guerrero to fill the vacancy and unexpired term of office in Seat #3, which term expires in 2027. Mr. Guerrero will have his Oath of Office taken at the next meeting or prior to said meeting.

SEAT #5

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and unanimously passed the appointing Ana M. Ibarra to fill the vacancy and unexpired term of office in Seat which term expires in 2025. Ms. Ibarra will have her Oath of Office taken at the next meeting or prior to said meeting.

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. August 29, 2024, Public Hearing & Special Board Meeting

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and passed unanimously approving the minutes of the August 29, 2024, Public Hearing & Special Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board will adopt an amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and unanimously passed adopting Resolution No. 2025-01, adopting a Fiscal Year 2023/2024 Amended Budget.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Mrs. Perez presented Resolution No. 2025-02, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING

**THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

Mr. George provided an overview of the Resolution designating Michael Pawelczyk as the District's registered agent and designating our law firm's office as the District's registered office.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and unanimously passed adopting Resolution No. 2025-02, as presented.

3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mrs. Perez presented Resolution No. 2025-03, entitled:

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026
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 have increased due to the closing of the *Miami Daily Business Review*.

This is the fifth year of the 20-year Pavement Replacement Project sinking funds in the amount of \$8,000, which amount increased by \$950 from last year's assessment.

This is the second year of the Stormwater Management Reserve line item in the amount of \$5,000, due to the new Stormwater Management System Requirements. This line item has been increased by \$1,200 from last year's assessment. A line item for the newly required District Stormwater Management System, Miami-Dade County, Class V Permit has been added in the amount of \$3,500.

The estimated available funds anticipated for 9-30-2025 are \$55,000, should no unforeseen expenses occur. This is in addition to the Pavement Replacement Reserve (currently at \$14,332) and the Stormwater Management Reserve (currently at \$3,800).

The following two budget options are being presented for consideration. Mrs. Perez noted that the budgets are prepared in good faith estimate and that the Board may make changes as they see fit:

Option #1 – With a carryover balance of \$22,060 (\$12,600 was issued last year), the District can probably give one more similar carryover next year without having to raise assessments, unless any projects or unforeseen costs should occur. Because the overall assessment for this option is lower than the FY 2024/2025 assessment, no letters to the residents would be needed.

Option #2 – With no carryover balance applied, the available funds would remain as reserves. This option provides for an O&M assessment increase in the amount of \$178.97 per unit. Because the overall assessment for this option is higher than the FY 2024/2025 assessment, letters to the residents would be required.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and unanimously passed adopting Resolution No. 2025-03, choosing Budget Option #1 for FY 2025/2026 and Setting the Public Hearing for finalization for June 26, 2025, at 10:30 a.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174; and further authorizing advertisements and sending homeowners letters as required.

4. Consider Proposal for Stormwater Management System Maintenance Services and Reports

Mrs. Perez advised of the new Miami-Dade County Stormwater Management Class V Permit requirements, which changes the process in which districts can provide stormwater management services within Miami-Dade, now requiring the issuance of this permit.

Mrs. Perez added that since the District can no longer provide stormwater management cleaning services and/or repairs without said permit, and the corresponding required service reports to be issued, she recommends that the District engage the service of a licensed and insured contractor to secure qualified contractor services for the length of the permit (and extensions if applicable) and have them issue the permit and provide the required reports on behalf of the District (copying the District for District records) as part of their agreement responsibilities.

Pursuant to the recent inspections that were conducted earlier this year, the system currently does not require any cleaning at this time.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and passed unanimously approving the Raptor Vac Systems' proposal for the qualification and issuance of the required Miami-Dade County, Class V Permit and further approving the provided itemized pricing as presented, while simultaneously directing District Counsel to prepare an electronic approval agreement and directing District management to execute same on behalf of the District.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement pointing out that available funds as of March 31, 2025, were \$115,418.19.

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

2. Accept and Receive 2024 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and unanimously passed accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

J. DISTRICT COUNSEL REPORT

The District's Counsel had nothing further to report.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

The Board directed District management to change the meeting time to 10:30 a.m. moving forward and for the meetings to be held on the first Monday of each month.

L. ADJOURNMENT

There being no further business, the Special Board Meeting was adjourned at 10:44 a.m. on a MOTION made by Supervisor Cruz, seconded by Supervisor Ferrer. There were no objections.

Secretary

Chairperson

RESOLUTION NO. 2025-04

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 26th day of June, 2025.

ATTEST:

**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 10:30 p.m. on the following dates:

November 3, 2025

February 2, 2026

March 2, 2026

April 6, 2026

May 4, 2026

August 3, 2026

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 00/00/25

Classified

FIND.BUY.SELL.

classifieds.miamiherald.com

SELL
YOUR STUFF
FAST!
305.350.2111

VISA, Mastercard, Discover, American Express

Legals

NOTICE OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that RVMG LLC will engage in business under the fictitious name, Dr Roxiee. And already registered the name mentioned above with the Florida Department of State, Division of Corporations with a mailing address 1818 SW 1st Ave. Apt 815, Miami, FL 33129. IPL0237979 Jun 6 2025

NOTICE IS HEREBY GIVEN that RAUL G PEREZ, PLLC will pursue business in Florida under the fictitious name OPTIMAL APPRAISAL and already registered this name with the FL Dept of State, Div of Corps w/ mail addr 7700 N Kendall DR 508A, Miami, FL 33156. IPL0239413 Jun 6 2025

Legals & Public Notices

NOTICE OF PUBLIC HEARING AND REGULAR MEETING OF THE LAKES BY THE BAY SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakes by the Bay South Community Development District will hold a regular meeting and a public hearing on June 24, 2025, at 9:30 a.m. at the Isles at Bayshore Club, 21864 SW 93rd Path, Cutler Bay, FL 33190, for the purpose of hearing comments and objections on the adoption of the budget(s) for the operation and maintenance of District facilities for Fiscal Year 2026. In addition, the Board will hear public comment and objections relative to the levy of a non ad valorem assessment pursuant to Florida Law for the purpose of funding operations and maintenance and principal and interest expenses of the District. The District may also fund various facilities through the collection of certain rates, fees and charges which are identified within the budget(s). A copy of the budget(s) may be obtained at the offices of the District Manager 5385 N. Nob Hill Road, Sunrise, Florida 33351, during normal business hours. The Board will also consider any other business, which may properly come before it. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

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

Juliana Duque
Manager
IPL0226866
May 30,Jun 6 2025

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

NEED
TO FIND
THE BEST
EMPLOYEE IN
A HURRY?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

Legals & Public 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 June 26, 2025, at 10:30 a.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 2025/2026 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
IPL0236318
Jun 6,13 2025

REQUEST FOR PROPOSALS
MIAMI SHORES VILLAGE
EMPLOYEE INSURANCE
BENEFITS
RFP 2025-06-01

NOTICE: Miami Shores Village is inviting the submission of proposals from qualified and experienced companies to provide medical, dental, vision insurance for their Employee Benefit program effective October 1, 2025. Proposals from independent agents, brokers, or consultants will not be considered due to contractual obligations. Responses shall be submitted on or before the deadline of 2:30 p.m. Friday, June 27, 2025.

Interested firms may secure the solicitation package and all other pertinent information by visiting the Miami Shores Village website https://www.msvll.gov/departments/procurement/CurrentSolicitations

Pursuant to subsection (t) "Cone of Silence," of Section 2-11.1 of Miami-Dade County, public notice is hereby given that a "Cone of Silence" is imposed concerning this competitive purchasing process, which generally prohibits communications concerning the RFQ until such time as the Village Manager makes a written recommendation to the Village Council.

Questions regarding this solicitation shall be submitted in writing to bid@msvll.gov no later than 5:00 p.m. Tuesday, June 17, 2025.

Responses shall be submitted in person or by mail in a sealed envelope no later than 2:30 p.m., Friday, June 27, 2025. Facsimile or emailed bids shall be rejected and will not be accepted. Any submittals received after the due date and time specified, will not be considered. Miami Shores Village reserves the right to reject any or all proposals and re-advertise.

Ysabely Rodriguez, Village Clerk
IPL0238016
Jun 6 2025

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

Legals & Public Notices

State of Florida
Department of Environmental Protection
Notice of Intent

The Department of Environmental Protection hereby provides Notice of Intent to Issue a permit for the proposed project, as detailed in the application, subject to the conditions specified in the draft permit and summarized below. The applicant, Miami-Dade County, Amanda Kinnick, Interim Director, Miami-Dade Water and Sewer Department, 3071 Southwest 38th Avenue, Suite 521, Miami, Florida 33146 applied on March 20, 2024, for a construction permit for a Class V aquifer storage and recovery injection well system. The project is located at the Southwest Wellfield, northeast corner of Southwest 88th Street and Southwest 127th Avenue, unincorporated Miami-Dade County, Florida 33183, (File 0131773-014-015-UC/5SR, WACS ID 89804). The permittee will cycle test two non-hazardous Class V ASR wells (ASR-4-SW and ASR-5-SW) and associated monitor wells (FA-1 and MW-1) for the storage of untreated Biscayne aquifer (BA) groundwater from the Miami-Dade Water and Sewer Department, Southwest Wellfield in the Upper Floridan aquifer during months of low demand from the BA. The BA groundwater shall meet all the primary and secondary drinking water standards of Chapter 62-550, F.A.C. prior to injection unless otherwise exempted. The stored water will subsequently be recovered during months of high demand, blended with BA groundwater produced from the Southwest Wellfield, and sent to the Alexander Orr Water Treatment Plant for treatment before being distributed to the public for potable use. ASR-4-SW is constructed with a 30-inch outside diameter casing set to 765 feet below land surface (bls) and total drilled depth of 1,196 feet bls. ASR-5-SW is constructed with a 30-inch OD casing set to 760 feet bls and total drilled depth of 1,200 feet bls. The maximum injection volume for each ASR well shall be 5.04 million gallons per day per well. Dual-zone monitor well FA-1 is completed in the Upper Floridan aquifer with an upper monitor zone at 845 to 900 feet bls (within the storage interval) and a lower monitor zone at 1,110 to 1,200 feet bls (below the storage interval). The ASR monitoring system also includes a shallow monitor well completed in the Biscayne aquifer with a monitoring interval at 155 to 190 feet bls. The Department has permitting jurisdiction under Chapter 403 of the Florida Statutes (F.S.) and the rules adopted thereunder. The project is not exempt from permitting procedures. The Department has determined that an Underground Injection Control permit is required for the proposed work. The Department will issue the permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, Florida Administrative Code (F.A.C.), a petition for an administrative hearing must contain the following information:

- a. The name and address of each agency affected and each agency's file or identification number, if known;
- b. The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- c. A statement of when and how the petitioner received notice of the agency decision;
- d. A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- e. A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- f. A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- g. A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEPgov. A copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition
In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time
Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEPgov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation
Mediation is not available in this proceeding.

Permit Documents
The files associated with this order are available for public inspection during normal business hours, 8 a.m. to 5 p.m., Monday through Friday, except state holidays, at the Department of Environmental Protection, Southeast District, 3301 Gun Club Road, MSC 7210-1 West Palm Beach, Florida 33406, and at the Department of Environmental Protection, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400.

Department Contact
Additional information concerning this project may be obtained by contacting Rufus Dickey, Professional Geologist III, at 850-245-7580. IPL0237816 Jun 6 2025

NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on June 26, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187. The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2025/2026 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.venetianparccdd.org), at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nnguyen@sdsinc.org. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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. 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 561-630-4922 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 Regular 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.
Venetian Parc Community Development District
www.venetianparccdd.org
IPL0236278
Jun 6,13 2025

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

TOO
MANY
CHORES
AND
NOT
ENOUGH
TIME?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

Announcements

Announcements

Pressure washing: driveways, roofs & facades. From Boca Raton to Homestead – quality guaranteed. Unbeatable prices! Call 904-808-3045 today.
PRESSURE WASHING

Auctions/Garage Sales

Auctions



CABINETS / PALLET RACKING
ABSOLUTE AUCTION
Online Bidding Only
"Virtualcast" With Live Audio
FS. 715.109 - Landlord / Tenant Sale
Tuesday - June 10 - 9am
Brand New Unica Kitchen Cabinets

100+/- Pallets
1,500+/- Individually Boxed Cabinets
1,000+/- Panels | Mirrors | Lighting
Kitchen Faucets | Sinks | Sinks
Chandeliers | Veneers | Hardware
Hinges | Much More

16 Sections Pallet Racking
Husky Air Compressor | Hand Truck
Rolling Carts | More
Assets in Hialeah FL
Preview 6/9 (12noon-2pm)
Photos & Details Online
Buyer's Premium
STAMPLER AUCTIONS
AB196 | AU295
954.921.8888
www.stamplerauctions.com



Garage Sales

Coral Gables Estate Auction Demolition Forces Sale
12,000 Sq Ft Estate Coming Down
(7) Bedrooms (9) Baths
Saturday, June 7, 2025 | 11:30 AM
Preview at 9:00
8585 Old Cutler Rd, Coral Gables
For Auction Information Please Contact
Scott 954 297 5876
www.auctions4america.com
ITEMS INCLUDE:

(150+ pcs) Gucci, Channel, Louis
Vuitton Ladies Clothing
Sub Zero Refrigerator
Outdoor Patio Furniture
Full personal Fitness Center
Kenmore Elite Washer and Dryer Set
(2) Cannondale Men's Bicycles
Precision Pro Complete Drum Set
Soft Air Paint Ball Guns
X Box Gaming Systems
PS3 Gaming Systems
Complete Outdoor Bar B Que Center
The Boring Company Flame Thrower
Ralph Lauren Furniture
Fendi Furniture
LG Washer and Dryer Set
Pool Pumps
AB3956

**MIAMI BINS/PALLETS
AMAZON LIQUIDATION**
All New Amazon packages
Over 50 items per bin
Open all weekend
3059061944
To make an appointment
Located 33144
Sw 8st & 67th ave

Merchandise

Want to Buy

Courteous Palm Beach Buyer seeks quality art, Old Masters to Modern, Picasso Pottery, Antiques, Jewelry, Fine Watches, Silver, Chinese etc 561-801-0222

FREON WANTED:
Certified buyer looking for R12, R22, & more! Call Peter at 312-500-4275

LOOKING
FOR THAT
PERFECT
THING?

Let Classifieds Help
Miami Herald
MIAMIHERALD.COM

Miami.com

Nowstop 305

SO MIAMI

Miami.com is the ultimate insider's guide on where to dine, drink, dance, stay and shop in the city that loves going out to play. It's all yours, baby.

HOTM301

Real Estate

Commercial

★★★★★
AIRPORT - NW 58 ST
WAREHOUSE-RENT
Warehouse & office
complex Lease 1200, 1800,
2500, 3300, 4200, 5000,
6000, 6600, 8500 sq ft up
Street or Dock
FREE RENT TILL May 31, 2025
Rental Off - 8400 NW 66 St.
305-591-1647

For Rent

**7421 Caryle Ave/ 7416
Byron Ave Miami Beach
1/1 Big Aprt. / 1 Studio**
North Beach Heart
**7863592341/3057961153 \$
2,150/\$1,695**

For Sale

**2965 Clubview Drive
Orlando, FL 32822**
**Condo for sale in Gulf Gated
community with 24 hr en-
trance security.**
Two bedroom, two bath with access
to swimming pool and clubhouse
with a restaurant plus much more.
**407-601-4582 \$265,000 not
negotiable.**



**Wow 7.2 +/- Acres of
Creekfront Paradise!
Carters lake Ellijay,
Georgia**
**Over 480+/- Feet on cold Bub-
bling Mountain Creek!**
Perfect Location/Near Downtown Elli-
jay & Steps to Carters lake! Amazing
Fort Mountain Range View /Cohutta
Mountain Views! Near Multiple boat
ramps, Parks and Hiking Trails, what
a Paradise! Close to everything! All
this with beautiful Private Gate, Wide
Paved Roads, Easy build or Perfect
For RV/Camping! Dream spot! Call
for Info. Phone: **706-981-8486**
Must Go Price: \$40,000!

**17830 NE 49th St Rd
Silver Springs
DREAM PROPERTY**
40 acres surrounded by Ocala Na-
tional Forest. Only privately owned
property on pristine Lake Lou.
Spectacular views, high elevation.
Total privacy, abundant wildlife, fan-
tastic fishing and hunting from your
own property! Perfect getaway in-
cludes dock, cleared homesite, well
and electric. Convenient to shop-
ping. Near Ocala.
(954) 242-2328 \$1,250,000

NEED
HELP
STAFFING?

Let Classifieds Help
Miami Herald
Keeping you connected | jobs.miamiherald.com

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 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 2025/2026 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 2025/2026 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 26th day of June, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	58,215
MAINTENANCE ASSESSMENTS	25,266
DEBT ASSESSMENTS	123,590
INTEREST INCOME	1,200
TOTAL REVENUES	\$ 208,271
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	2,500
MISCELLANEOUS MAINTENANCE	3,750
STORM DRAINAGE/CLASS V PERMIT	3,500
PAVEMENT REPLACEMENT RESERVE	8,000
STORMWATER MANAGEMENT RESERVE	5,000
INFRASTRUCTURE MAINTENANCE	1,000
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 23,750
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	35,976
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,600
INSURANCE	7,400
LEGAL ADVERTISING	4,000
MISCELLANEOUS	700
POSTAGE	200
OFFICE SUPPLIES	325
MEETING VENUE RENTAL	1,000
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,200
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,982
TOTAL EXPENDITURES	\$ 101,732
REVENUES LESS EXPENDITURES	\$ 106,539
BOND PAYMENTS	(116,175)
BALANCE	\$ (9,636)
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,141)
DISCOUNTS FOR EARLY PAYMENTS	(8,283)
EXCESS/ (SHORTFALL)	\$ (22,060)
CARRYOVER FROM PRIOR YEAR	22,060
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	65,863	65,137	58,215	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	18,367	18,367	25,266	Expenditures/.94
DEBT ASSESSMENTS	123,590	123,590	123,590	Bond Payments/.94
INTEREST INCOME	5,213	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 213,033	\$ 207,814	\$ 208,271	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	1,209	2,000	2,500	\$500 Increase From 2024/2025 Budget (New Requirements)
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2024/2025 Budget
STORM DRAINAGE/CLASS V PERMIT	0	0	3,500	New Requirement In Miami-Dade County
PAVEMENT REPLACEMENT RESERVE	0	7,050	8,000	Twenty Year Project (Fifth Year)
STORMWATER MANAGEMENT RESERVE	0	3,800	5,000	Five Year Project (Third Year)
INFRASTRUCTURE MAINTENANCE	0	665	1,000	\$335 Increase From 2024/2025 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,209	\$ 17,265	\$ 23,750	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,200	4,000	4,000	Supervisor Fees
PAYROLL TAXES	92	306	306	Supervisor Fees * 7.65%
MANAGEMENT	33,960	34,968	35,976	CPI Adjustment
LEGAL	9,795	9,000	9,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,500	3,600	3,600	Accepted Amount For 2024/2025 Budget
INSURANCE	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
LEGAL ADVERTISING	6,334	1,750	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	349	725	700	\$25 Decrease From 2024/2025 Budget
POSTAGE	262	200	200	No Change From 2024/2025 Budget
OFFICE SUPPLIES	209	325	325	No Change From 2024/2025 Budget
MEETING VENUE RENTAL	480	1,000	1,000	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	4,187	4,200	4,200	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,237	\$ 74,549	\$ 77,982	
TOTAL EXPENDITURES	\$ 75,446	\$ 91,814	\$ 101,732	
REVENUES LESS EXPENDITURES	\$ 137,587	\$ 116,000	\$ 106,539	
BOND PAYMENTS	(117,961)	(116,175)	(116,175)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 19,626	\$ (175)	\$ (9,636)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,001)	(4,141)	(4,141)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,437)	(8,284)	(8,283)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 10,188	\$ (12,600)	\$ (22,060)	
CARRYOVER FROM PRIOR YEAR	0	12,600	22,060	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 10,188	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	8,029	600	700	Projected Interest For 2025/2026
NAV Tax Collection	117,961	116,175	116,175	Maximum Debt Service Collection
Total Revenues	\$ 125,990	\$ 116,775	\$ 116,875	
EXPENDITURES				
Principal Payments	35,000	40,000	40,000	Principal Payments Due In 2026
Interest Payments	77,306	75,075	73,375	Interest Payments Due In 2026
Bond Redemption	0	1,700	3,500	Estimated Excess Debt Collections
Total Expenditures	\$ 112,306	\$ 116,775	\$ 116,875	
Excess/ (Shortfall)	\$ 13,684	\$ -	\$ -	

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 1/1/2025 = \$1,555,000

Century Park Place Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 548.06	\$ 554.43	\$ 497.46	\$ 497.24	\$ 444.40
Maintenance	\$ 89.83	\$ 83.33	\$ 140.21	\$ 140.21	\$ 192.88
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>
Total	\$ 1,581.51	\$ 1,581.38	\$ 1,581.29	\$ 1,581.07	\$ 1,580.90

* 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
May 2025**

Century Park Place Community Development District
Budget vs. Actual
October 2024 through May 2025

	Oct 24 - May 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	64,448.07	65,137.00	-688.93	98.94%
01-3200 · Maintenance Assessments	18,087.46	18,367.00	-279.54	98.48%
01-3810 · Debt Assessments	121,726.54	123,590.00	-1,863.46	98.49%
01-3820 · Debt Assess-Paid To Trustee	-116,057.43	-116,175.00	117.57	99.9%
01-3830 · Assessment Fees	-1,964.70	-4,141.00	2,176.30	47.45%
01-3831 · Assessment Discounts	-7,535.00	-8,284.00	749.00	90.96%
01-9410 · Interest Income (GF)	2,754.98	720.00	2,034.98	382.64%
01-9412 · Carryover from Previous Year	0.00	12,600.00	-12,600.00	0.0%
Total Income	81,459.92	91,814.00	-10,354.08	88.72%
Expense				
01-1311 · Management Fees	23,312.00	34,968.00	-11,656.00	66.67%
01-1315 · Legal Fees	5,350.00	9,000.00	-3,650.00	59.44%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
01-1450 · Insurance	6,858.00	7,200.00	-342.00	95.25%
01-1480 · Legal Advertisements	1,455.19	1,750.00	-294.81	83.15%
01-1512 · Miscellaneous	260.74	725.00	-464.26	35.96%
01-1513 · Postage and Delivery	102.97	200.00	-97.03	51.49%
01-1514 · Office Supplies	119.45	325.00	-205.55	36.75%
01-1519 · Meeting Venue Rental	160.00	1,000.00	-840.00	16.0%
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	0.00	2,000.00	-2,000.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
01-2481 · Supervisor Fee	400.00	4,000.00	-3,600.00	10.0%
01-2483 · Pavement Replacement Reserve	30.60	7,050.00	-7,019.40	0.43%
02-2482 · Payroll Tax Expense	0.00	306.00	-306.00	0.0%
Total Expense	38,223.95	91,814.00	-53,590.05	41.63%
Net Income	43,235.97	0.00	43,235.97	100.0%

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual May-25	Year To Date Actual 10/1/24 - 5/31/25
REVENUES			
Administrative Assessments	65,137	584	64,448
Maintenance Assessments	18,367	140	18,087
Debt Assessments	123,590	944	121,727
Interest Income	720	0	2,755
Total Revenues	\$ 207,814	\$ 1,668	\$ 207,017
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	400
Payroll Taxes	306	0	31
Management	34,968	2,914	23,312
Legal	9,000	0	5,350
Assessment Roll	6,750	0	0
Audit Fees	3,600	0	0
Insurance	7,200	0	6,858
Legal Advertisements	1,750	0	1,455
Miscellaneous	725	23	261
Postage	200	25	103
Office Supplies	325	23	119
Meeting Room Venue	1,000	0	160
Dues & Subscriptions	175	0	175
Trustee Fees	4,200	0	0
Continuing Disclosure Fee	350	0	0
Total Administrative Expenditures	\$ 74,549	\$ 2,985	\$ 38,224
Maintenance Expenditures			
Engineering/Inspections	2,000	0	0
Miscellaneous Maintenance	3,750	0	0
Pavement Replacement Reserve	7,050	0	0
Stormwater Management Reserve	3,800	0	0
Infrastructure Maintenance	665	0	0
Total Maintenance Expenditures	\$ 17,265	\$ -	\$ -
TOTAL EXPENDITURES	\$ 91,814	\$ 2,985	\$ 38,224
REVENUES LESS EXPENDITURES	\$ 116,000	\$ (1,317)	\$ 168,793
Bond Payments	(116,175)	(934)	(116,057)
BALANCE	\$ (175)	\$ (2,251)	\$ 52,736
County Appraiser & Tax Collector Fee	(4,141)	(16)	(1,965)
Discounts For Early Payments	(8,284)	0	(7,535)
EXCESS/ (SHORTFALL)	\$ (12,600)	\$ (2,267)	\$ 43,236
CARRYOVER FROM PRIOR YEAR	12,600	0	0
NET EXCESS/ (SHORTFALL)	\$ -		

Bank Balance As Of 5/31/25	\$ 134,644.54
Accounts Payable As Of 5/31/25	\$ 5,823.80
Accounts Receivable As Of 5/31/25	\$ -
Reserve For Pavement Replacement As Of 5/31/25	\$ 14,332.00
Reserve For Stormwater Management As Of 5/31/25	\$ 3,800.00
Available Funds As Of 5/31/25	\$ 110,688.74

CENTURY PARK PLACE CDD TAX COLLECTIONS 2024-2025

#	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
									\$207,120.00	\$65,138.00	\$18,368.00	\$ 123,614.00	\$65,138.00	\$18,368.00	\$123,614.00	
									\$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	12/09/24	NAV Taxes	\$ 158,107.00		\$ (1,517.83)	\$ (6,324.01)	\$ 150,265.16	\$ 49,724.00	\$ 14,021.00	\$ 94,362.00	\$ 47,257.71	\$ 13,325.45	\$ 89,682.00	\$ 89,682.00
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 4,743.21		\$ (45.53)	\$ (189.72)	\$ 4,507.96	\$ 1,491.72	\$ 420.63	\$ 2,830.86	\$ 1,417.73	\$ 399.76	\$ 2,690.47	\$ 2,690.47
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 12,648.56		\$ (121.43)	\$ (505.92)	\$ 12,021.21	\$ 3,977.92	\$ 1,121.68	\$ 7,548.96	\$ 3,780.62	\$ 1,066.03	\$ 7,174.56	\$ 7,174.56
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 1,516.24		\$ (14.37)	\$ (79.60)	\$ 1,422.27	\$ 476.86	\$ 134.49	\$ 904.89	\$ 447.31	\$ 126.16	\$ 848.80	\$ 848.80
5	5	Miami-Dade Tax Collector	01/31/25	NAV Taxes	\$ 822.95		\$ (7.98)	\$ (24.69)	\$ 790.28	\$ 258.81	\$ 73.00	\$ 491.14	\$ 248.53	\$ 70.10	\$ 471.65	\$ 471.65
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 7,905.35		\$ (76.21)	\$ (284.58)	\$ 7,544.56	\$ 2,486.20	\$ 701.05	\$ 4,718.10	\$ 2,372.73	\$ 669.05	\$ 4,502.78	\$ 4,502.78
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 79.92			\$ 79.92	\$ 79.92			\$ 79.92			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 4,743.21		\$ (46.48)	\$ (94.86)	\$ 4,601.87	\$ 1,491.74	\$ 420.72	\$ 2,830.75	\$ 1,447.28	\$ 408.19	\$ 2,746.40	\$ 2,746.40
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 4,743.21		\$ (47.12)	\$ (31.62)	\$ 4,664.47	\$ 1,491.74	\$ 420.72	\$ 2,830.75	\$ 1,466.97	\$ 413.74	\$ 2,783.76	\$ 2,783.76
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 136.97			\$ 136.97	\$ 136.97			\$ 136.97			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 7,147.23		\$ (71.47)	\$ -	\$ 7,075.76	\$ 2,247.80	\$ 633.96	\$ 4,265.47	\$ 2,225.32	\$ 627.62	\$ 4,222.82	\$ 4,222.82
12	12	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 1,628.50		\$ (16.28)	\$ -	\$ 1,612.22	\$ 544.67	\$ 140.21	\$ 943.62	\$ 539.22	\$ 138.81	\$ 934.19	\$ 934.19
13	13	Miami-Dade Tax Collector	05/21/25	Interest		\$ 39.72			\$ 39.72	\$ 39.72			\$ 39.72			\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 204,005.46	\$ 256.61	\$ (1,964.70)	\$ (7,535.00)	\$ 194,762.37	\$ 64,448.07	\$ 18,087.46	\$ 121,726.54	\$ 61,460.03	\$ 17,244.91	\$ 116,057.43	\$ 116,057.43

Assessment Roll = \$207,120.17

Admin: 65,138.44
Maint: 18,367.51
Debt: 123,614.22
Total 207,120.17

Collections
98.50%

Note: \$207,120, \$65,138, \$18,368, and \$123,614 are 2024/2025 Budgeted assessments before discounts and fees.
\$194,697, \$61,257, \$17,265 and \$116,175 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 204,005.46	
\$ 256.61	\$ 194,762.37
\$ (64,448.07)	\$ (61,460.03)
\$ (18,087.46)	\$ (17,244.91)
\$ -	\$ -
\$ (121,726.54)	\$ (116,057.43)
\$ -	\$ -

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, 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 **218** voters.

Alina Garcia
Supervisor of Elections

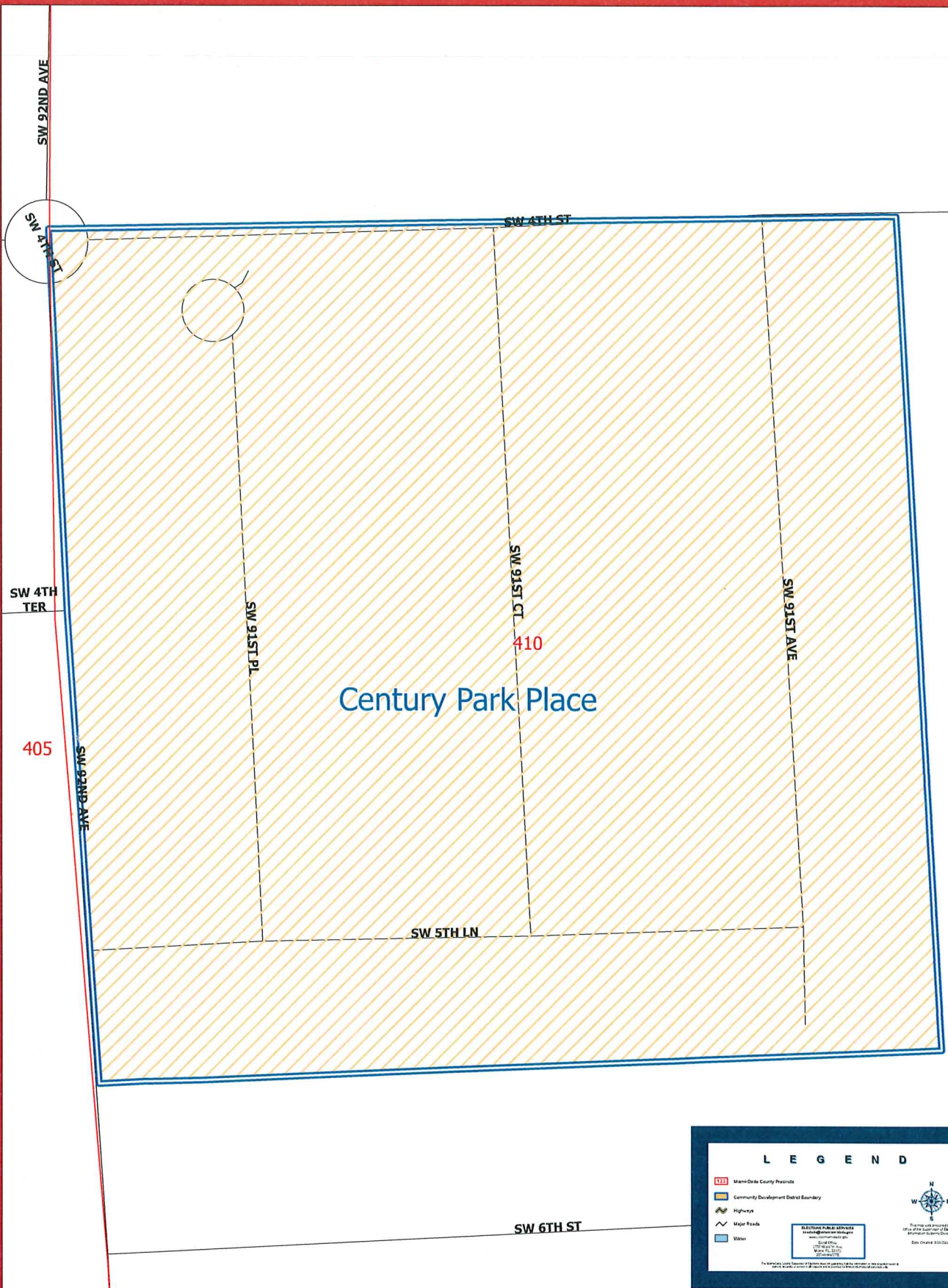
WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2025

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



Office of the Supervisor of Elections

2025 Century Park Place CDD with Precincts





SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

BALLOT

BALLOT # _____

**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 3, 2025

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Century Park Place Community Development District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

LANDOWNER PROXY
CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Century Park Place Community Development District to be held on November 3, 2025 at 10:30 a.m. at Big Five Club 600 SW 92nd Avenue Miami, FL 33174, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

SAMPLE