



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
JULY 21, 2025
11:00 A.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centuryparksouthcdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
SPECIAL BOARD MEETING & PUBLIC HEARING
July 21, 2025
11:00 a.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 15, 2025 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 14
 - 2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 16
- J. Administrative & Operational Matters
 - 1. Financial Update.....Page 20
 - 2. Legislative Update.....Page 24
- K. District Counsel Report
- L. Board Member & Staff Closing Comments
- M. Adjourn

NOTICE OF CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT
PUBLIC HEARING AND
SPECIAL BOARD MEETING

The Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold a public hearing on July 21, 2025, at 11:00 a.m. in a Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2025/2026. A special board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.centuryparksouthcdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (786) 347-2711 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

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

District Manager

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT district

www.centuryparksouthcdd.org

IPL0248834

Jul 1,8 2025

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MAY 15, 2025**

A. CALL TO ORDER

Mrs. Perez called the May 15, 2025, Special Board Meeting of the Century Park South Community Development District (the “District”) to order at 11:00 a.m. in Suite 200 of the Kendall Executive Center located at 8785 SW 165th Avenue, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that the notice of the Regular Board Meeting had been published in the *Miami Herald* on May 8, 2025, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Chairperson Ana M. Ibarra, Vice Chairperson Noel Barrientos and Supervisor Adalid Davila and it was in order to proceed with the meeting.

Also in attendance were District Manager Gloria Perez; 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 about items not on the agenda.

F. APPROVAL OF MINUTES

1. November 14, 2024, Regular Board Meeting

The November 14, 2024, Regular Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Ibarra and passed unanimously approving the minutes of November 14, 2024, Regular 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 – Redesignating CDD Checking Account Signers

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

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, REDESIGNATING THE SIGNATORIES OF THE DISTRICT CHECKING ACCOUNT; AND PROVIDING AND EFFECTIVE DATE.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Barrientos and unanimously passed adopting Resolution No. 2025-01, as presented.

2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

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

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH 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.

The maximum debt assessment rates have been applied; Townhomes \$1,125.41 & Condos \$869.06. The Administrative Budget is slightly lower than last year. The Legal Advertising costs will increase due to the closing of the *Miami Daily Business Review*.

The estimated available funds for September 30, 2025 are expected to be approximately \$160,000, should no unforeseen expenses occur. A carryover balance of \$5,230 has been applied (last year's amount was \$2,300). Because the overall assessment for 2025/2026 is lower than the 2024/2025 assessment, letters to the residents would not be needed.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Barrientos and unanimously passed adopting Resolution No. 2025-02, as presented, approving a Proposed Budget for FY 2025/2026 and Setting the Public Hearing for finalization for July 21, 2025, at 11:00 a.m. at the Kendall Executive Center, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193; and further authorizing the required advertisements.

3. Consider Resolution No. 2025-03 – Registered Agent Change

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

RESOLUTION 2025-03

A RESOLUTION OF THE CENTURY PARK SOUTH 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

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Ibarra and passed unanimously adopting Resolution No. 2025-03, as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through March 2025, noting that available funds as of March 31, 2025, were \$254,333.35.

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

2. Announce Landowners' Meeting

Mrs. Perez announced that the *Final* Landowners' Meeting would be held on November 13, 2025, at 11:00 a.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of electing Supervisors to Seats 2, 4 & 5.

Seat 2 Adalid Davila	Expires 2025
Seat 4 VACANT	Expires 2025
Seat 5 VACANT	Expires 2025

She also noted that the announcement of the Landowners' Meeting meets the statutory requirement of it being announced 90 days prior to the actual meeting. Landowner Meeting procedures, sample proxies and ballots were also presented via handout and are attached hereto for District records.

3. Qualified Elector (Registered Voter) Certification Announcement

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 251 registered voters who reside in the District as of April 29, 2025, and presented the same in the meeting book. Since the District has reached the qualified elector threshold and it has marked its 6th year, this will be the final landowner election process.

4. 2024 Form 1 – Statement of Financial Interests Reminder

Mrs. Perez reminded the Board that for this year's filing requirement, a completed 2024 Form 1 must be submitted prior to July 1, 2025, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System at floridaethics.gov.

J. DISTRICT COUNSEL REPORT

Mr. George reminded the Board that they are required to comply with the requirements of the four (4) hours of annual ethics training.

K. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez asked that the Board Members who reside in the community ask neighbors and/or Association members to join the District Board.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Barrientos and passed unanimously changing the remaining meetings from a start time of 6:00 p.m. to 11:00 a.m.

L. ADJOURNMENT

There being no further business, the Special Board Meeting was adjourned on a **MOTION** made by Supervisor Ibarra, seconded by Supervisor Barrientos at 11:23 a.m. and passed unanimously.

Secretary

Chairperson

NOTICE OF CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT
PUBLIC HEARING AND
SPECIAL BOARD MEETING

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

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

District Manager

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT district

www.centuryparksouthcdd.org

IPL0248834

Jul 1,8 2025

RESOLUTION NO. 2025-04

A RESOLUTION OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Century Park South 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 SOUTH 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 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 21st day of July, 2025.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park South Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	78,144
Maintenance Assessments	47,622
Debt Assessments	255,996
Developer Contribution	0
Interest Income	960
TOTAL REVENUES	\$ 382,722
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	3,000
Payroll Taxes	230
Management	31,440
Legal	16,000
Assessment Roll	6,500
Audit Fees	4,000
Insurance	7,000
Legal Advertisements	2,500
Miscellaneous	800
Postage	275
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	1,000
Website Management & ADA Compliance	1,500
Administrative Contingency	600
Total Administrative Expenditures	\$ 79,645
Maintenance Expenditures	
Engineering/Inspections	3,100
Miscellaneous Maintenance	7,665
Infrastructure Maintenance	10,000
Stormwater Management - West Parcel	10,000
Roadways - West Parcel	10,000
Sidewalks - West Parcel	4,000
Total Maintenance Expenditures	\$ 44,765
TOTAL EXPENDITURES	\$ 124,410
REVENUES LESS EXPENDITURES	\$ 258,312
Bond Payments	(240,636)
BALANCE	\$ 17,676
County Appraiser & Tax Collector Fee	(7,635)
Discounts For Early Payments	(15,271)
EXCESS/ (SHORTFALL)	\$ (5,230)
CARRYOVER FROM PRIOR YEAR	5,230
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY PARK SOUTH 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	79,499	78,201	78,144	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	47,622	47,622	47,622	Expenditures/.94
Debt Assessments	255,996	255,996	255,996	Bond Payments/.94
Developer Contribution	0	0	0	
Interest Income	8,539	480	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 391,656	\$ 382,299	\$ 382,722	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	3,000	
Payroll Taxes	0	0	230	Supervisor Fees * 7.65%
Management	29,676	30,564	31,440	CPI Adjustment
Legal	10,441	17,000	16,000	\$1,000 Decrease From 2024/2025 Budget
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,800	3,900	4,000	\$100 Increase From 2024/2025 Budget
Insurance	6,280	7,000	7,000	Fiscal Year 2024/2025 Expenditure Was \$6,531
Legal Advertisements	1,758	2,200	2,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	219	900	800	\$100 Decrease From 2024/2025 Budget
Postage	151	275	275	No Change From 2024/2025 Budget
Office Supplies	296	625	575	\$50 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	4,031	4,050	4,050	No Change From 2024/2025 Budget
Continuing Disclosure Fee	500	1,000	1,000	No Change From 2024/2025 Budget
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2024/2025 Budget
Administrative Contingency	0	600	600	No Change From 2024/2025 Budget
Total Administrative Expenditures	\$ 65,327	\$ 76,289	\$ 79,645	
Maintenance Expenditures				
Engineering/Inspections	1,754	3,100	3,100	No Change From 2024/2025 Budget
Miscellaneous Maintenance	0	7,665	7,665	No Change From 2024/2025 Budget
Infrastructure Maintenance	0	10,000	10,000	No Change From 2024/2025 Budget
Stormwater Management - West Parcel	0	10,000	10,000	No Change From 2024/2025 Budget
Roadways - West Parcel	0	10,000	10,000	No Change From 2024/2025 Budget
Sidewalks - West Parcel	0	4,000	4,000	No Change From 2024/2025 Budget
Total Maintenance Expenditures	\$ 1,754	\$ 44,765	\$ 44,765	
TOTAL EXPENDITURES	\$ 67,081	\$ 121,054	\$ 124,410	
REVENUES LESS EXPENDITURES	\$ 324,575	\$ 261,245	\$ 258,312	
Bond Payments	(244,158)	(240,636)	(240,636)	2026 Principal & Interest Payments
BALANCE	\$ 80,417	\$ 20,609	\$ 17,676	
County Appraiser & Tax Collector Fee	(3,687)	(7,636)	(7,635)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(13,980)	(15,273)	(15,271)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 62,750	\$ (2,300)	\$ (5,230)	
CARRYOVER FROM PRIOR YEAR	0	2,300	5,230	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 62,750	\$ -	\$ -	

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20,034	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	244,158	240,636	240,636	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 264,192	\$ 241,036	\$ 241,636	
EXPENDITURES				
Principal Payments	90,000	90,000	95,000	Principal Payments Due In 2026
Interest Payments	151,044	146,994	144,041	Interest Payments Due In 2026
Bond Redemption	0	4,042	2,595	Estimated Excess Debt Collections
Total Expenditures	\$ 241,044	\$ 241,036	\$ 241,636	
Excess/ (Shortfall)	\$ 23,148	\$ -	\$ -	

Series 2020 Bond Information

Original Par Amount =	\$4,505,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2020		
Maturity Date =	May 2050		
Par Amount As Of 1/1/2025 =	\$3,905,000		

Century Park South Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative For Townhome Units	\$ 284.02	\$ 297.56	\$ 297.35	\$ 297.13
Maintenance For Townhome Units	\$ 97.76	\$ 84.00	\$ 84.00	\$ 84.00
West Parcel Maintenance For Townhome Units	\$ -	\$ 238.63	\$ 238.63	\$ 238.63
<u>Debt For Townhome Units</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>
Total For Townhome Units	\$ 1,507.19	\$ 1,745.60	\$ 1,745.39	\$ 1,745.17
Administrative For Condominium Units	\$ 284.02	\$ 297.56	\$ 297.35	\$ 297.13
Maintenance For Condominium Units	\$ 97.76	\$ 84.00	\$ 84.00	\$ 84.00
<u>Debt For Condominium Units</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>
Total For Condominium Units	\$ 1,250.84	\$ 1,250.62	\$ 1,250.41	\$ 1,250.19

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

O&M Covenant = 360.00

$360.00 / .94 = 382.98$

Covenant was in effect for first three Fiscal Years
Of The District

Community Information:

Townhome Units (West Parcel)	107
<u>Condominium Units (East Parcel)</u>	<u>156</u>
Total Units	263

RESOLUTION NO. 2025-05

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH 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 21st day of July, 2025.

ATTEST:

**CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK SOUTH 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 South Community Development District** (the “District”) will hold Regular Meetings in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 11:00 a.m. on the following dates:

**November 13, 2025
February 12, 2026
March 12, 2026
April 16, 2026*
May 14, 2026
August 13, 2026**

** Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing*

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 SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksouthcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/25

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027
With Two Year Option (2027/2028 and 2028/2029)
Miami-Dade County, Florida**

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than September 16, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Century Park South Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

Century Park South
Community Development District

**Financial Report For
June 2025**

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Jun-25	Year To Date Actual 10/1/24 - 6/30/25
REVENUES			
Administrative Assessments	78,201	1,229	78,400
Maintenance Assessments	47,622	653	47,301
Debt Assessments	255,996	3,511	254,334
Interest Income	480	0	5,399
Total Revenues	\$ 382,299	\$ 5,393	\$ 385,434
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	400
Payroll Tax Expense	0	0	121
Management	30,564	2,547	22,923
Legal	17,000	0	5,848
Assessment Roll	6,500	0	0
Audit Fees	3,900	0	3,900
Insurance	7,000	0	6,531
Legal Advertisements	2,200	0	2,904
Miscellaneous	900	6	155
Postage	275	103	476
Office Supplies	625	68	378
Dues & Subscriptions	175	0	175
Trustee Fees	4,050	0	4,031
Continuing Disclosure Fee	1,000	0	0
Website Management & ADA Compliance	1,500	126	1,125
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 76,289	\$ 2,850	\$ 48,967
Maintenance Expenditures			
Engineering/Inspections	3,100	0	74
Miscellaneous Maintenance	7,665	0	0
Infrastructure Maintenance	10,000	0	0
Stormwater Management - West Parcel	10,000	0	0
Roadways - West Parcel	10,000	0	0
Sidewalks - West Parcel	4,000	0	0
Total Maintenance Expenditures	\$ 44,765	\$ -	\$ 74
TOTAL EXPENDITURES	\$ 121,054	\$ 2,850	\$ 49,041
REVENUES LESS EXPENDITURES	\$ 261,245	\$ 2,543	\$ 336,393
Bond Payments	(240,636)	(3,476)	(242,289)
BALANCE	\$ 20,609	\$ (933)	\$ 94,104
County Appraiser & Tax Collector Fee	(7,636)	(54)	(3,653)
Discounts For Early Payments	(15,273)	0	(14,314)
EXCESS/ (SHORTFALL)	\$ (2,300)	\$ (987)	\$ 76,137
CARRYOVER FROM PRIOR YEAR	2,300	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (987)	\$ 76,137
Bank Balance As Of 6/30/25	\$ 251,805.95		
Accounts Payable As Of 6/30/25	\$ 6,870.40		
Accounts Receivable As Of 6/30/25	\$ -		
Available Funds As Of 6/30/25	\$ 244,935.55		

Century Park South Community Development District

Budget vs. Actual

October 2024 through June 2025

	Oct 24 - June 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	78,399.69	78,201.00	198.69	100.25%
01-3200 · Maintenance Assessment	47,301.18	47,622.00	-320.82	99.33%
01-3810 · Debt Assessments	254,334.00	255,996.00	-1,662.00	99.35%
01-3820 · Debt Assess-Paid To Trustee	-242,289.00	-240,636.00	-1,653.00	100.69%
01-3821 · Carryover from Prior Year	0.00	2,300.00	-2,300.00	0.0%
01-3830 · Assessment Fees	-3,652.91	-7,636.00	3,983.09	47.84%
01-3831 · Assessment Discounts	-14,314.20	-15,273.00	958.80	93.72%
01-9410 · Interest Income (GF)	5,398.93	480.00	4,918.93	1,124.78%
Total Income	125,177.69	121,054.00	4,123.69	103.41%
Expense				
01-1311 · Management Fees	22,923.00	30,564.00	-7,641.00	75.0%
01-1315 · Legal Fees	5,848.00	17,000.00	-11,152.00	34.4%
01-1318 · Assessment/Tax Roll	0.00	6,500.00	-6,500.00	0.0%
01-1320 · Audit Fees	3,900.00	3,900.00	0.00	100.0%
01-1450 · Insurance	6,531.00	7,000.00	-469.00	93.3%
01-1480 · Legal Advertisements	2,903.88	2,200.00	703.88	132.0%
01-1512 · Miscellaneous	155.00	900.00	-745.00	17.22%
01-1513 · Postage and Delivery	476.01	275.00	201.01	173.1%
01-1514 · Office Supplies	378.45	625.00	-246.55	60.55%
01-1515 · Website management	1,125.00	1,500.00	-375.00	75.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,031.25	4,050.00	-18.75	99.54%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1750 · Administrative Contingency	0.00	600.00	-600.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1805 · Stormwater Management (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1806 · Roadways & Bridges (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1810 · Engineering / Inspections	74.00	3,100.00	-3,026.00	2.39%
01-1815 · Miscellaneous Maintenance	0.00	7,665.00	-7,665.00	0.0%
01-1816 · Sidewalks	0.00	4,000.00	-4,000.00	0.0%
01-1817 · Supervisor Fees	400.00	0.00	400.00	100.0%
01-1818 · Payroll Tax Expenditures	120.60	0.00	120.60	100.0%
Total Expense	49,041.19	121,054.00	-72,012.81	40.51%
Net Income	76,136.50	0.00	76,136.50	100.0%

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2024-2025**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Administrative Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Administrative Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$381,820	\$78,203	\$47,625	\$255,992	\$78,203	\$47,625	\$255,992	
									\$361,690	\$76,289	\$44,765	\$240,636	\$76,289	\$44,765	\$240,636	\$240,636
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 305,623.44		\$ (2,933.98)	\$ (12,225.45)	\$ 290,464.01	\$ 62,591.64	\$ 38,111.25	\$ 204,920.55	\$ 59,486.91	\$ 36,220.90	\$ 194,756.20	\$ 194,756.20
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 18,990.68		\$ (182.31)	\$ (759.67)	\$ 18,048.70	\$ 3,889.29	\$ 2,368.14	\$ 12,733.25	\$ 3,696.37	\$ 2,250.68	\$ 12,101.65	\$ 12,101.65
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 17,479.82		\$ (167.81)	\$ (699.22)	\$ 16,612.79	\$ 3,579.87	\$ 2,179.73	\$ 11,720.22	\$ 3,402.31	\$ 2,071.61	\$ 11,138.87	\$ 11,138.87
4	4	Miami-Dade Tax Collector	01/31/25	NAV Taxes	\$ 12,243.65		\$ (118.76)	\$ (367.29)	\$ 11,757.60	\$ 2,507.50	\$ 1,526.78	\$ 8,209.37	\$ 2,407.96	\$ 1,466.17	\$ 7,883.47	\$ 7,883.47
5	5	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 5,001.64		\$ (48.39)	\$ (162.54)	\$ 4,790.71	\$ 1,024.34	\$ 623.70	\$ 3,353.60	\$ 981.14	\$ 597.40	\$ 3,212.17	\$ 3,212.17
6	6	Miami-Dade Tax Collector	02/07/25	Interest		\$ 163.34			\$ 163.34	\$ 163.34			\$ 163.34			\$ -
7	7	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 3,751.23		\$ (36.76)	\$ (75.03)	\$ 3,639.44	\$ 768.25	\$ 467.78	\$ 2,515.20	\$ 745.36	\$ 453.84	\$ 2,440.24	\$ 2,440.24
8	8	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 2,500.82		\$ (24.76)	\$ (25.00)	\$ 2,451.06	\$ 512.17	\$ 311.85	\$ 1,676.80	\$ 501.98	\$ 305.64	\$ 1,643.44	\$ 1,643.44
9	Int - 1	Miami-Dade Tax Collector	03/21/25	Interest		\$ 232.46			\$ 232.46	\$ 232.46			\$ 232.46			\$ -
10	9	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 4,246.21		\$ (42.47)		\$ 4,203.74	\$ 869.63	\$ 529.50	\$ 2,847.08	\$ 860.93	\$ 524.20	\$ 2,818.61	\$ 2,818.61
11	10	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 4,373.59		\$ (43.73)	\$ -	\$ 4,329.86	\$ 997.01	\$ 529.50	\$ 2,847.08	\$ 987.05	\$ 524.20	\$ 2,818.61	\$ 2,818.61
12	Int - 2	Miami-Dade Tax Collector	05/21/25	Interest		\$ 34.74			\$ 34.74	\$ 34.74			\$ 34.74			\$ -
13	11	Miami-Dade Tax Collector	06/11/25	NAV Taxes	\$ 5,393.25		\$ (53.94)	\$ -	\$ 5,339.31	\$ 1,229.45	\$ 652.95	\$ 3,510.85	\$ 1,217.15	\$ 646.42	\$ 3,475.74	\$ 3,475.74
14									\$ -							\$ -
15									\$ -							\$ -
					\$379,604.33	\$ 430.54	\$ (3,652.91)	\$ (14,314.20)	\$ 362,067.76	\$ 78,399.69	\$ 47,301.18	\$ 254,334.00	\$ 74,717.70	\$ 45,061.06	\$ 242,289.00	\$ 242,289.00

Assessment Roll = 381,820.69

Collections
99.42%

Admin:	78,203.05
Maint:	22,092.00
West Maint:	25,533.41
Debt:	255,992.23
Total:	381,820.69

Total Maint: 47,625.41

Note: \$381,820, \$78,203, \$47,625 and \$255,992 are 2024/2025 budgeted assessments before discounts and fees.
\$358,690, \$76,289, \$44,765, and \$240,636 are 2024/2025 budgeted assessments after discounts and fees.

\$ 379,604.33	
\$ 430.54	\$ 362,067.76
\$ (78,399.69)	\$ (45,061.06)
\$ (47,301.18)	\$ (74,717.70)
\$ -	\$ (242,289.00)
\$ (254,334.00)	\$ -
\$ -	\$ 0.00

MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

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

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

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/>.