



**SUMMERVILLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
SEPTEMBER 3, 2025  
9:00 A.M.**

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

[www.summervillecdd.org](http://www.summervillecdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Executive Center  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33193  
Call-In: 800-743-4099 Participant Code: 2057038#  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
September 3, 2025  
9:00 a.m.

- A. Call to Order
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- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
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  - 3. Consider Resolution No. 2025-05 - Adopting a Fiscal Year 2025/2026 Final Budget.....Page 8
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  - 2. Update Regarding Sidewalk Milling, Arborist Report, & Tree Permit
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  - 4. Update Regarding Signs on District Tracts (Barbara Tomas)
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The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142066	593549	Print Legal Ad-IPL01946470 - IPL0194647		\$746.52	2	50 L

**Attention:** Laura J. Archer

Summerville Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

### SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the "Board") of the **Summerville Community Development District** (the "District") will hold Regular Meetings in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at **9:00 a.m.** on the following dates

**October 2, 2024**  
**November 6, 2024**  
**February 5, 2025**  
**March 5, 2025**  
**April 2, 2025**  
**May 7, 2025**  
**June 4, 2025**  
**September 3, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org 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 ensure 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 nnguyen@sdsinc.org 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 notice.

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
www.summervillecdd.org

IPL0194647  
Sep 19 2024

### PUBLISHED DAILY MIAMI-DADE-FLORIDA

### STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/19/24

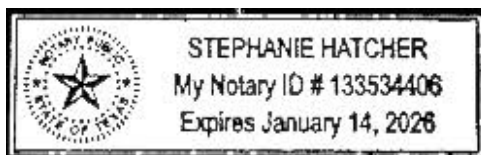
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 19th day of September in the year of 2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 4, 2025**

**A. CALL TO ORDER**

The June 4, 2025, Regular Board Meeting of the Summerville Community Development District (the “District”) was called to order at 9:00 a.m. in the Kendall Executive Center located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on September 19, 2024, as part of the District’s fiscal year 2024/2025 meeting schedule, as legally required.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Vice Chairman Larry Gordon, and Supervisors Wilder Leon and James Miller constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Gregory George and Gabriela Fernandez Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also physically in attendance was: David Waddell of David M. Waddell Consulting, Inc.

Also in attendance via conference call was: Vidhaly Verges of Affinity Management Services.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Nguyen reminded the Board of the vacancy in Seat 5 which term expires in November 2026.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**1. April 2, 2025, Regular Board Meeting**

**NOTE:** This item was discussed after item G. 1.

Ms. Nguyen presented the minutes of April 2, 2025, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Gordon, seconded by Mr. Miller and passed unanimously approving the minutes of the April 2, 2025, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

## **1. Discussion Regarding Encroachment Letters**

Ms. Nguyen reminded the Board that a recent inspection concluded that there were two parcels encroaching onto District owned land. Ms. Nguyen reminded the Board that letters were sent to those two homeowners whose parcels are encroaching onto District owned land and requested that the encroachments be removed and the District's land be returned to its original condition. Ms. Nguyen explained that one of the homeowners had been communicating with District Staff to address the encroachment. However, the other homeowner has requested to address the Board directly to request that the Board consider allowing him to keep the encroachment. Ms. Nguyen stated that she invited the homeowner to today's meeting, but he was unable to attend. She further stated that she would invite him to the next scheduled meeting.

## **2. Discussion Regarding Sidewalk Milling & Arborist Report**

**NOTE:** This item was discussed after item E.

Ms. Nguyen introduced David Waddell of David M. Waddell Consulting, Inc. Ms. Nguyen reminded the Board that during the meeting of April 2, 2025, the Board approved a not to exceed amount of \$3,000 for arborist services. Ms. Nguyen explained that David M. Waddell Consulting, Inc.'s proposal came in at \$3,000, and she requested that the arborist report services be scheduled.

Mr. Waddell introduced himself and presented the Summerville Arborist Consulting Report dated May 5, 2025. Mr. Waddell stated that he was engaged to survey the District's trees and evaluate any concerns with the trees. Mr. Waddell explained that there were no issues with the trees in Phase II of the District; however, there are ten (10) trees in Phase I that need to be removed and replaced within the next year, before the root system causes extensive damage to the District's owned sidewalks and the County's roads. Mr. Waddell also determined that 48 trees require the installation of root barriers to protect the trees, the District's infrastructure, and in order to avoid liabilities. Mr. Waddell recommended Typar BioBarrier for the root barrier material and explained that if installed properly, this root barrier comes with a 15-year manufacturer's warranty.

Ms. Nguyen explained that she would begin the permitting process for the 10 tree removals. She advised that after Miami-Dade County's (the "County") permitting department reviews the application and arborist report tree measurements and species of trees, they will respond with their remarks, one of which will be the request to have Landscape Architect Plans drawn up and submitted to the County. Ms. Nguyen informed the Board that the Landscape Architect Plans would cost approximately \$5,000. Taking this expense into consideration and Mr. Waddell's cost estimates, the tree and tree root system remediation will cost approximately \$30,000. Ms. Nguyen stated that the District will have an approximate fund balance of \$160,000 at the end of fiscal year 2024/2025 (September 30, 2025).

Ms. Nguyen recommended that the Board accept the proposal received from Florida Sidewalk Solutions in the amount of \$2,409.75 for the milling of 35 sidewalk trip hazards to avoid any District liabilities since the tree remediation project will take some time. The Board agreed with Ms. Nguyen's recommendation. Mr. Waddell stated that he would be available to assist with the permitting process, if needed.

There being no further questions for Mr. Waddell, the Board thanked him for his services. Mr. Waddell thanked the Board for their time and excused himself from the meeting.

### **3. Discussion Regarding EV Charging Stations (Barbara Tomas)**

Ms. Nguyen advised that District staff had contacted FPL regarding the installation of EV stations. Ms. Nguyen advised that this item was added at the request of Ms. Tomas. She further explained that the information District staff received from FPL differs with the information provided by Ms. Tomas at the April 2, 2025, Regular Board Meeting. Ms. Nguyen recommended that this discussion take place when Ms. Tomas is able to be in attendance. Ms. Nguyen explained that the parallel parking spaces surrounding the District's open tracts are not owned by the District. Based on this information, it will be difficult for the District to designate these areas for EV charging stations. More information on this item will be provided at a future meeting.

### **4. Discussion Regarding Signs on District Tracts (Barbara Tomas)**

Ms. Nguyen informed the Board that an inspection of District owned signs had been performed. Ms. Nguyen further explained that the black markings on the signs appear to be soot from the trees near the signs. During the time of the inspection, District staff were unable to remove the markings. Ms. Nguyen stated that the next time pressure cleaning of sidewalks is performed, she will request that the contractor pressure clean the signs.

### **5. Update Regarding Fire Ants**

Ms. Nguyen advised that this item was reported to the Summerville Homeowner's Association, Inc. (the "HOA"). Ms. Nguyen asked Ms. Verges for an update. Ms. Verges advised that this matter had been addressed by the HOA. Ms. Nguyen thanked Ms. Verges.

### **6. Update Regarding Tree Trimming**

**NOTE:** This item was discussed during G. 2. Discussion Regarding Sidewalk Milling & Arborist Report

The last tree trimming was performed in late December of 2024 or early January of 2025.

### **7. Discussion Regarding Use of Open Tracts (Playground)**

Ms. Nguyen presented images of three (3) playgrounds and advised that the playgrounds were suitable for children 2-12 years of age, as requested by the Board. Ms. Nguyen explained that these playgrounds range from \$26,000 to \$37,000. She further explained that this does not include shipping, installation, permitting, or an increase in insurance. Ms. Nguyen also presented cost estimates for park benches. The Board consensus was to table this item at this time.

### **8. Update Regarding Holiday Lighting**

Ms. Nguyen advised that this item was reported to the HOA. Ms. Nguyen asked Ms. Verges for an update. Ms. Verges advised that this matter was being reviewed by the HOA. Ms. Nguyen thanked Ms. Verges.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Ms. Nguyen presented Resolution No. 2025-04, entitled:

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen explained that the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$800 from the projected fund balance as of September 30, 2025. Ms. Nguyen reminded the Board that the tree and tree root system remediation will cost approximately \$30,000. She further explained that there was an increase in assessments recently, and as such, she recommends that the District's fund balance be used for the tree remediation expenses. The Board agreed with Ms. Nguyen's recommendation. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2025-04, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Gordon, seconded by Mr. Leon and unanimously passed approving and adopting Resolution No. 2025-04, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for September 3, 2025, at 9:00 a.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193; and further authorizes publication/notice of the budget public hearing, as required by law.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Reminder: 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)**

The Board Members were reminded of the importance of electronically completing their individual 2024 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2025.

The Board Members were also reminded to complete their required 4-hour ethics training by December 31, 2025.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board Member closing comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Leon, seconded by Mr. Miller and unanimously passed adjourning the Regular Board Meeting at approximately 10:17 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57914	IPL0262528	Legal Ad - IPL0262528		1.0	79.0L

ATTENTION: Summerville Community Development District IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

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

The Board of Supervisors (the "Board") of the Summerville Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on September 3, 2025, at 9:00 a.m., or as soon thereafter as the meeting can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

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.summervillecdd.org), or by e-mailing [nnguyen@sdsinc.org](mailto: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 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 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 786-347-2700 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.

**Summerville Community  
Development District**  
**www.summervillecdd.org**  
**PUBLISH: MIAMI HERALD**  
**08/14/25 & 08/21/25**  
IPL0262528  
Aug 14,21 2025

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

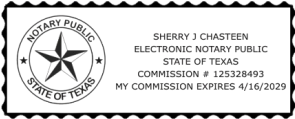
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:  
08/14/25 Print, 08/21/25 Print

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Sworn to and subscribed before  
me on



**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR FINAL 2025/2026 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Summerville Community Development District (the “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 SUMMERVILLE 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 by the Board, 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 3<sup>rd</sup> day of September, 2025

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chair/Vice Chair

Summerville  
Community Development District

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

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- IV      ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	82,289
MAINTENANCE ASSESSMENTS	102,998
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	1,200
<b>TOTAL REVENUES</b>	<b>\$ 383,577</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
FIELD OPERATIONS MANAGEMENT	720
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,400
PRESSURE CLEANING	9,498
SIDEWALKS (MILLING & REPLACEMENT)	7,000
HOA CONTRIBUTION (STREET LIGHTS)	16,200
HOA CONTRIBUTION (LANDSCAPING)	58,000
MAINTENANCE CONTINGENCY	3,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 96,818</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	30,744
SECRETARIAL	4,200
LEGAL	10,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,600
INSURANCE	7,300
LEGAL ADVERTISING	2,200
MISCELLANEOUS	1,100
POSTAGE	275
OFFICE SUPPLIES	425
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	600
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 79,352</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 176,170</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 207,407</b>
BOND PAYMENTS	(185,265)
<b>BALANCE</b>	<b>\$ 22,142</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,647)
DISCOUNTS FOR EARLY PAYMENTS	(15,295)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (800)</b>
CARRYOVER FROM PRIOR YEAR	800
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**SUMMERVILLE 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
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	79,704	82,306	82,289	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	80,880	102,998	102,998	Expenditures/.94
DEBT ASSESSMENTS	195,059	197,090	197,090	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	9,015	420	1,200	Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 364,658</b>	<b>\$ 382,814</b>	<b>\$ 383,577</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2024/2025 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	1,234	2,400	2,400	No Change From 2024/2025 Budget
PRESSURE CLEANING	10,336	9,498	9,498	No Change From 2024/2025 Budget
SIDEWALKS (MILLING & REPLACEMENT)	0	7,000	7,000	No Change From 2024/2025 Budget
HOA CONTRIBUTION (STREET LIGHTS)	16,200	16,200	16,200	No Change From 2024/2025 Budget
HOA CONTRIBUTION (LANDSCAPING)	17,167	58,000	58,000	For Landscaping, Palm Fert, Mulch, Tree Trimming, etc.
MAINTENANCE CONTINGENCY	1,205	3,000	3,000	Maintenance Contingency
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 46,862</b>	<b>\$ 96,818</b>	<b>\$ 96,818</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	1,800	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	207	383	383	Supervisor Fees * 7.65%
MANAGEMENT	29,016	29,880	30,744	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2024/2025 Budget
LEGAL	7,750	10,000	10,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
INSURANCE	6,594	7,200	7,300	Fiscal Year 2024/2025 Expenditure Was \$6,858
LEGAL ADVERTISING	1,951	2,000	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	1,331	800	1,100	\$300 Increase From 2024/2025 Budget
POSTAGE	313	275	275	No Change From 2024/2025 Budget
OFFICE SUPPLIES	265	425	425	\$25 Decrease From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	3,500	3,500	3,500	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
ADMINISTRATIVE CONTINGENCY	0	600	600	No Change From 2024/2025 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 70,352</b>	<b>\$ 77,788</b>	<b>\$ 79,352</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 117,214</b>	<b>\$ 174,606</b>	<b>\$ 176,170</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 247,444</b>	<b>\$ 208,208</b>	<b>\$ 207,407</b>	
BOND PAYMENTS	(185,598)	(185,265)	(185,265)	2026 P&I Payments Less Interest
<b>BALANCE</b>	<b>\$ 61,846</b>	<b>\$ 22,943</b>	<b>\$ 22,142</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,414)	(7,647)	(7,647)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(13,806)	(15,296)	(15,295)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 44,626</b>	<b>\$ -</b>	<b>\$ (800)</b>	
CARRYOVER FROM PRIOR YEAR	0	0	800	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 44,626</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**SUMMERVILLE 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	6,168	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	185,598	185,265	185,265	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 191,766</b>	<b>\$ 185,765</b>	<b>\$ 186,265</b>	
<b>EXPENDITURES</b>				
Principal Payments	118,000	121,000	127,000	Principal Payment Due In 2026
Interest Payments	67,525	62,170	58,133	Interest Payments Due In 2026
Bond Redemption	0	2,595	1,132	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 185,525</b>	<b>\$ 185,765</b>	<b>\$ 186,265</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 6,241</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2020 Bond Refunding Information**

Original Par Amount =	\$2,193,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.0% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2020		
Maturity Date =	May 2036		

Par Amount As Of 1/1/25 = \$1,733,000

# Summerville 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	\$ 295.84	\$ 299.21	\$ 308.27	\$ 308.21
Maintenance	\$ 310.06	\$ 306.08	\$ 385.76	\$ 385.76
<u>Debt</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>
<b>Total</b>	<b>\$ 1,344.07</b>	<b>\$ 1,343.46</b>	<b>\$ 1,432.20</b>	<b>\$ 1,432.14</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 267



## RESOLUTION 2025-06

### **A RESOLUTION OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

**WHEREAS**, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

**WHEREAS**, at its meeting on **September 3, 2025**, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

**WHEREAS**, the Board has authorized **Nancy Nguyen**, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Barbara Tomas**, as Chair of the Board of Supervisors of the District, or **Larry Gordon**, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

**WHEREAS**, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, THAT;**

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board of Supervisors.

**Section 2.** That Nancy Nguyen, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Barbara Tomas**, as Chair of the Board of Supervisors of the District, or **Larry Gordon**, as Vice-Chair of the Board of Supervisors, are authorized, on behalf of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

**Section 3.** The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

**Section 4.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 3<sup>RD</sup> DAY OF SEPTEMBER, 2025.**

**ATTEST:**

**SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Print Name:** \_\_\_\_\_

**Chair / Vice-Chair, Board of Supervisors**

**Interlocal Access Agreement for Local Government Publication of Legal  
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and \_\_\_\_\_, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

**RECITALS**

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

**TERMS**

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated [legalads.miamidade.gov](http://legalads.miamidade.gov) (“Website”) as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County’s notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the “Website” for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County’s choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties (“Effective Date”) and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an “Extension Term”) on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government’s use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time (“Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department  
ATTN: Inson Kim  
111 NW 1<sup>st</sup> Street  
Suite 2510  
Miami, FL 33128

FOR LOCAL GOVERNMENT:

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19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as “herein” refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the



Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

**COUNTY**

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on \_\_\_\_\_, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through  
its County Mayor or County Mayor's Designee

By: \_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**LOCAL GOVERNMENT**

LOCAL GOVERNMENT NAME

ATTEST:

By: \_\_\_\_\_  
LOCAL GOVERNMENT MAYOR/ TITLE

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
Print Name

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Approved as to form  
and legal sufficiency:

\_\_\_\_\_

**RESOLUTION NO. 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE 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 Summerville Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors (the "Board") 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 SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted by the Board.

**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 by the Board to be published.

**PASSED, ADOPTED and EFFECTIVE** this 3<sup>rd</sup> day of September, 2025.

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chair/Vice Chair

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the **Summerville Community Development District** (the “District”) will hold Regular Meetings in the Kendall Executive Center located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193 at **9:00 a.m.** on the following dates:

**October 1, 2025  
November 5, 2025  
February 4, 2026  
March 4, 2026  
April 1, 2026  
May 6, 2026  
June 3, 2026  
September 2, 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 [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) 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 ensure 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 [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) 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 notice.

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**

**[www.summervillecdd.org](http://www.summervillecdd.org)**

**PUBLISH: MIAMI HERALD 09/18/25**

**RESOLUTION NO. 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Summerville Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 3<sup>rd</sup> day of September, 2025.

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chair/Vice Chair

Summerville  
Community Development District

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

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**AMENDED FINAL BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	82,306	83,642	83,642
MAINTENANCE ASSESSMENTS	102,998	103,825	103,825
DEBT ASSESSMENTS	197,090	198,674	198,674
OTHER REVENUES	0	0	0
INTEREST INCOME	420	7,000	6,532
<b>TOTAL REVENUES</b>	<b>\$ 382,814</b>	<b>\$ 393,141</b>	<b>\$ 392,673</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	5,000	2,600	1,600
PAYROLL TAXES (EMPLOYER)	383	400	320
MANAGEMENT	29,880	29,880	27,390
SECRETARIAL	4,200	4,200	3,850
LEGAL	10,000	10,000	6,648
ASSESSMENT ROLL	7,500	7,500	0
AUDIT FEES	3,500	3,500	3,500
INSURANCE	7,200	6,858	6,858
LEGAL ADVERTISING	2,000	2,000	0
MISCELLANEOUS	800	1,750	1,354
POSTAGE	275	175	151
OFFICE SUPPLIES	425	375	314
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	3,500	3,500	3,500
CONTINUING DISCLOSURE FEE	350	350	0
WEBSITE MANAGEMENT	2,000	2,000	1,832
ADMINISTRATIVE CONTINGENCY	600	600	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,788</b>	<b>\$ 75,863</b>	<b>\$ 57,492</b>
<b>MAINTENANCE EXPENDITURES</b>			
FIELD OPERATIONS MANAGEMENT	720	720	660
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,400	2,400	1,310
PRESSURE CLEANING	9,498	8,587	8,587
SIDEWALKS (MILLING & REPLACEMENT)	7,000	5,000	2,000
HOA CONTRIBUTION - STREET LIGHTS	16,200	26,500	16,474
HOA CONTRIBUTION - LANDSCAPING	58,000	58,000	43,500
MAINTENANCE CONTINGENCY	3,000	5,500	3,382
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 96,818</b>	<b>\$ 106,707</b>	<b>\$ 75,913</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 174,606</b>	<b>\$ 182,570</b>	<b>\$ 133,405</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 208,208</b>	<b>\$ 210,571</b>	<b>\$ 259,268</b>
BOND PAYMENTS	(185,265)	(189,174)	(189,174)
<b>BALANCE</b>	<b>\$ 22,943</b>	<b>\$ 21,397</b>	<b>\$ 70,094</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,647)	(3,709)	(3,709)
DISCOUNTS FOR EARLY PAYMENTS	(15,296)	(14,725)	(14,725)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 2,963</b>	<b>\$ 51,660</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,963</b>	<b>\$ 51,660</b>

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$221,118
\$2,963
\$224,081

**Notes**

\$800 Of Fund Balance To Be Used To Reduce 2025/2026 Assessments.



**AMENDED FINAL BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25</b>	<b>AMENDED FINAL BUDGET 10/1/24 - 9/30/25</b>	<b>YEAR TO DATE ACTUAL 10/1/24 - 8/31/25</b>
<b>REVENUES</b>			
Interest Income	500	<b>5,000</b>	4,703
NAV Tax Collection	185,265	<b>187,003</b>	187,003
<b>Total Revenues</b>	<b>\$ 185,765</b>	<b>\$ 192,003</b>	<b>\$ 191,706</b>
<b>EXPENDITURES</b>			
Principal Payments	121,000	<b>121,000</b>	121,000
Interest Payments	62,170	<b>63,985</b>	63,985
Bond Redemption	2,595	<b>0</b>	0
<b>Total Expenditures</b>	<b>\$ 185,765</b>	<b>\$ 184,985</b>	<b>\$ 184,985</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 7,018</b>	<b>\$ 6,721</b>

FUND BALANCE AS OF 9/30/24	\$101,851
FY 2024/2025 ACTIVITY	\$7,018
FUND BALANCE AS OF 9/30/25	\$108,869

**Notes**

Reserve Fund Balance = \$5,089\*.

Revenue Fund Balance = \$103,780\*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$30,178.

\* Approximate Amounts

**Series 2020 Bond Refunding Information**

Original Par Amount =	\$2,193,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.00%	May 1st
Issue Date =	December 2020	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 8/31/25 =	\$1,612,000	

## **RESOLUTION 2025-09**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Summerville Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

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

**WHEREAS**, the District adopted Resolution 2024-06 on October 2, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

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

**SECTION 2.** The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

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

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

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of September, 2025.

**ATTEST:**

**SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

**Exhibit A**  
**Summerville Community Development District**  
**2024/2025 Annual Report of Performance Measures and Standards**

**Program/Activity:** District Administration

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

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

**Performance Measures:**

- All Meetings publicly noticed as required.  
Achieved: Yes ☒ No ☐
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.  
Achieved: Yes ☒ No ☐
- District records retained as required by law, and readily available to the public.  
Achieved: Yes ☒ No ☐

**Program/Activity:** District Finance

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.  
Achieved: Yes ☒ No ☐
- District amended budget within 60 days following the end of the fiscal year.  
Achieved: Yes ☒ No ☐
- District accounts receivable/payable processed for the year.  
Achieved: Yes ☒ No ☐
- "No findings" for annual financial audit  
Achieved: Yes ☒ No ☐
  - If "no" explain: \_\_\_\_\_

**Program/Activity:** District Operations

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

**Performance Measures:**

- District insurance policies reviewed and in place.

**Achieved: Yes ☒ No ☐**

- Contracted Services obtained for all District operations.

**Achieved: Yes ☒ No ☐**

- All District contracts in compliance.

**Achieved: Yes ☒ No ☐**

## MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

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

**1. Chapter 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’s<sup>1</sup> 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

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<sup>1</sup> 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/>.