



**SUMMERVILLE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 5, 2025
9:00 A.M.**

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

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 165th Avenue, Suite 200
Miami, Florida 33193

Call-In: 800-743-4099 Participant Code: 2057038#

REGULAR BOARD MEETING

November 5, 2025

9:00 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. September 3, 2025 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
 - 1. Discussion Regarding Encroachment Letters.....Page 9
 - 2. Update Regarding Sidewalk Milling, Arborist Report, & Tree Permit
 - 3. Update Regarding Interlocal Agreement for Local Government Publications
- H. New Business
 - 1. Consider Resolution No. 2025-10 – Declaring Firearms Park Rule Void and Unenforceable..Page 11
- I. Administrative & Operational Matters
- J. Board Member and Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57914	IPL0269888	Legal Ad - IPL0269888	FY 25/26 Mtg Schedule	1.0	81.0L

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

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 165th 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 nguyen@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 nguyen@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.summervilleccdd.org
IPL0269888
Sep 10 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.

1.0 insertion(s) published on:
09/10/25 Print

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Sworn to and subscribed before
me on



**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 165th Avenue, Suite 200, Miami, Florida 33193 at **9:00 a.m.** on the following dates:

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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.

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

**SUMMERVILLE COMMUNITY
DEVELOPMENT DISTRICT**

www.summervillecdd.org
IPL0269888
Sep 10 2025

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
SEPTEMBER 3, 2025**

A. CALL TO ORDER

The September 3, 2025, Regular Board Meeting of the Summerville Community Development District (the “District”) was called to order at 9:02 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 Chairwoman Barbara Tomas, 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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also physically in attendance were: Tatiana Montenegro of Affinity Management Services and Melkys Martinez of Miami, Florida.

Also in attendance via conference call was: Nelson Devicenci of Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE 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 members of the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 4, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of June 4, 2025, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Ms. Tomas, seconded by Mr. Miller and passed unanimously approving the minutes of the June 4, 2025, Regular Board Meeting, as presented.

NOTE: At approximately 9:05 a.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on August 14, 2025, and August 21, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2025/2026 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget

Ms. Nguyen presented Resolution No. 2025-05, entitled:

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.

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2025/2026 final budget and the non-ad valorem special assessment tax roll. Ms. Nguyen noted that as of September 30, 2025, the District is expected to have approximately \$224,000 in its fund balance. A discussion ensued after which:

A **motion** was made by Mr. Gordon, seconded by Mr. Leon and unanimously passed to approve and adopt Resolution No. 2025-05, as presented; thereby setting the 2025/2026 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 9:09 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. 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 has been communicating with District Staff to address the encroachment, however, he has requested to address the Board directly to seek consideration for retaining the encroachment. Ms. Nguyen stated that she invited the homeowner to today's meeting, but he was unable to physically attend the meeting. She further stated that she invited him to attend via conference call. It was noted that the homeowner was not on the conference call.

Ms. Nguyen stated that the other homeowner has been unresponsive. The Board asked what options are available to the District to have the encroachment removed. Ms. Fernandez-Perez stated that she would review the options available to District and will email the same to the District Manager for further distribution to the Board. The Board thanked Ms. Gabriella Fernandez-Perez.

2. Discussion Regarding Sidewalk Milling & Arborist Report

Ms. Nguyen explained that the tree removal/replacement permit application and arborist report was submitted to Miami-Dade County (the “County”) for the removal of ten (10) trees. She advised that after the County’s permitting department reviews the application and arborist report tree measurements and species of trees, they will respond with their remarks, one of which will likely be the request to have Landscape Architect Plans drawn up and submitted to the County. More information on this item will be provided at a future meeting.

Ms. Nguyen advised that she recently received an email from Mr. Miller with approximately 25 locations of trip hazards throughout the Summerville community. Ms. Nguyen stated that she reviewed the locations of the trip hazards provided to her by Mr. Miller and it was determined that all locations are County owned. Ms. Nguyen recommended that the list be forwarded to the Summerville Homeowner’s Association, Inc. Manager. Mr. Miller acknowledged Ms. Nguyen’s recommendation.

3. Discussion Regarding EV Charging Stations (Barbara Tomas)

Ms. Nguyen explained that although this item was discussed during the last District meeting, it was the Board consensus that because Ms. Tomas had requested that this item be added to the agenda and was not present at that meeting, the item should be deferred until she was in attendance.

Ms. Nguyen advised that District staff communicated with FPL regarding the installation of EV stations on the two rectangular park tracts in the District. She further explained that the information District staff received from FPL differs with the information provided to Ms. Tomas by FPL. Ms. Nguyen explained that FPL has advised that there is not sufficient usage demand in this area, and as such, the cost of installing EV stations would be the District’s responsibility. Ms. Nguyen additionally 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. It was the Board’s decision to table this item at this time.

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

Ms. Nguyen informed the Board that the signs in the open tracts were pressure cleaned, and the black markings were removed. No additional information on this matter was required at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Interlocal Agreement for Local Government Publications

Ms. Nguyen presented Resolution No. 2025-06, entitled:

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

Ms. Nguyen explained that she would like to discuss the District's required publications, and the costs associated with them. Ms. Nguyen stated that due to the closing of the Miami Daily Business Review, the District has had to advertise in The Miami Herald. Ms. Nguyen further explained that a standard publication costs approximately \$800 with The Miami Herald. She further explained that this prompted her office to seek an alternative option for publications. Ms. Nguyen noted that it has been determined that advertising on Miami-Dade County's (the "County") website meets Florida Statute requirements and the County's attorney has authorized entering into an Interlocal Agreement (the "ILA") with community development districts to allow them to advertise on the County's website. She further noted that the cost to advertise on the County's website for an unlimited amount of advertisements per year is \$707. Ms. Fernandez-Perez explained that the District will need to make an initial advertisement in the Miami Herald annually notifying the public of its intent to advertise on the County's website going forward. Ms. Nguyen noted that this will still result in costs savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Barbara Tomas as Chairwoman, and Larry Gordon as Vice Chairman, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Miller, seconded by Ms. Tomas and unanimously passed to approve and adopt Resolution No. 2025-06; thereby authorizing Nancy Nguyen as District Manager, Barbara Tomas as Chairwoman, and Larry Gordon as Vice Chairman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

2. Consider Resolution No. 2025-07 - Adopting a Fiscal Year 2025/2026 Meeting Schedule

Ms. Nguyen presented Resolution No. 2025-07, entitled:

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.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Tomas, seconded by Mr. Leon and unanimously passed to approve and adopt Resolution No. 2025-07, as presented; thereby setting the 2025/2026 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

3. Consider Resolution No. 2025-08 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-08, entitled:

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.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$224,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Leon, seconded by Mr. Gordon and unanimously passed to adopt Resolution No. 2025-08, as presented, thereby setting the amended/revised budget for the 2025/2026 fiscal year.

4. Consider Resolution No. 2025-09 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-09, entitled:

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.

Ms. Nguyen explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District’s achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Miller, seconded by Mr. Leon and unanimously passed accepting Resolution No. 2025-09, as presented, further adopting the Summerville Community Development District's Goals and Objectives Annual Report.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. 2025 Legislative Update Memo (BCLMR)

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact her office or the District Manager.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Devicenci thanked the Board and District staff for their professionalism and transparency with matters regarding the District.

The Board requested that Ms. Nguyen coordinate with the HOA to distribute a community email announcing the vacancy in Seat 5. Ms. Nguyen acknowledged the Board's request.

There were no additional Board member closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Leon, seconded by Ms. Tomas and unanimously passed adjourning the Regular Board Meeting at approximately 9:44 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

***Summerville Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410***

February 26, 2025

Property Owner/Resident
11607 SW 246 Terrace
Miami, FL 33032

Re: Common Area Encroachment

Dear Property Owner/Resident,

This firm serves as District Manager for the Summerville Community Development District (the "District"). It has come to our attention that certain encroachments, and in particular a section of fence (the "Improvements"), were installed by you on District property without permission. Therefore, while the District has no objection to the Improvements located on your lot/property at the above described address, the District respectfully requests that those Improvements encroaching into Tract "X" at the west side of your property be removed within thirty (30) days from the date of this correspondence and the property restored to its original condition. The District owns this property by virtue of a special warranty deed dated October 25, 2017 and recorded at ORB 30810 Pages 4566-4569 of the Public Records of Miami-Dade County, Florida.

Should you fail to remove the specified Improvements within the time period set hereinabove and should the District be required to take action to remove said Improvements, such removal will be at your cost and expense. Accordingly, please remove the specified Improvements located on District property and restore Tract "X" within the time frame set in this correspondence. Upon compliance with the District's request, please contact our office to verify the same.

Your cooperation in this important matter is appreciated and should you have any questions regarding this information please do not hesitate to contact me, at 786-609-8717.

Sincerely,

Ryan Quiroga

Rya Quiroga
Field Operations Manager

Cc: Nancy Nguyen, District Manager
Enc: Pictures

October 17th, 2025

Ryan Quiroga
Special District Services, Inc.
Field Operations Manager
Tel: 786-609-8717
via email to: rquiroga@sdsinc.org

RE: PROPOSAL FOR SPECIFIC PURPOSE SURVEY – Summerville Community
Reference Address: 11581 S.W. 244th Street, Homestead, FL 33032
Folio(s): 30-6019-009-1850 and 30-6019-009-1840

Dear Ryan,

Thank you for counting on us for these survey services.

Based on our previous conversation and on our understanding of the requirements, Bello & Bello Land Surveying (B&B) is pleased to present the attached proposal for your consideration and acceptance.

Upon approval, please return a signed copy of this proposal to us. The work will be performed by fully insured personnel and under the supervision of a Florida registered Professional Land Surveyor and Mapper. Certificates of Insurance will be provided upon request.

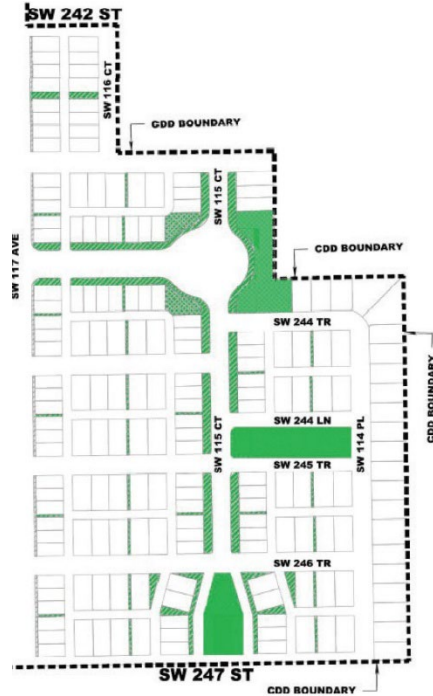
We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Should you have any questions do not hesitate to contact us.

Very Truly Yours,

Odalys C. Bello, PSM, CFM.
President

SURVEY AREA/LOCATION:

Folio(s): 30-6019-009-1850 and 30-6019-009-1840



SCOPE OF WORK:

Option A: Specific Purpose Survey with Tree Location

- Perform a comprehensive survey of the subject parcel. Extend measurements to fractional corners and tie parcel to PLSS (Public Lands Survey System) to ascertain its horizontal position and determine exact location of the parcel. Establish parcel's geospatial position determining coordinates using GPS/RTK measurements, relative to the Florida State Plane Coordinate System, using the North American Datum of 1983 (NAD83), adjusted for the 2011 revision. Plot easements and other survey matter of record, including those found in the recorded plat or title documents provided, as applicable.
- Location of above ground permanent improvements and surface features of utilities within the property such as buildings (ground footprint), asphalt paved surfaces, concrete slabs, fences, walls, landscaped areas, etc.
- Limits of asphaltic areas, concrete sidewalks, and concrete curbs.
- Location of all traffic markings and signage (e.g., stop bars, double yellow lines, stop signs, directional arrows, etc.)
- Determine dimensions of driveway aisles and parking stalls.
- Determine abutting right of way lines and right of way jurisdiction – public or private. Location of right of way improvements, and surface features of utilities (aboveground evidence).
- Location of above grade utilities (no underground utility designation or SUE effort will be performed).
- Plotting flood zone boundaries from FEMA to determine the zone and the FEMA Base Flood Elevation for the site.
- A Tree Location Survey will be provided in compliance with a Boundary Survey performed by this firm.

- A Certified Arborist Report, and a Landscape architecture plan will NOT be provided.
- All dimensions will be approximately.
- Field Location and measurements of trees within the perimeter
- Location of above ground permanent improvements such as buildings (ground footprint), asphalt paved surfaces, concrete slabs, fences, walls, landscaped areas, etc.
- Determine abutting right of way lines and right of way jurisdiction – public or private. Location of right of way improvements, **and surface features of utilities (aboveground evidence)**.
- Plotting flood zone boundaries from FEMA to determine the zone and the Base Flood Elevation for the site.
- Location relative to boundary lines of the existing native trees larger than 3" Diameter at Breast Height (DBH).
- Tree description will include the height and canopy spread. General tree type (if able to be identified in the field at time of survey), diameter, height, and canopy spread shall be noted on the Survey.
- Field location and measurement of trees (trunk diameter >3" height > 10 ft) within the perimeter of the property.
- Tree identification by visual means, common name if known to the surveyor.
- Rows of bushes will be considered as one (1) tree.

Option B: Specific Purpose and Topographic Survey with Tree Location

- Perform a comprehensive survey of the subject parcel. Extend measurements to fractional corners and tie parcel to PLSS (Public Lands Survey System) to ascertain its horizontal position and determine exact location of the parcel. Establish parcel's geospatial position determining coordinates using GPS/RTK measurements, relative to the Florida State Plane Coordinate System, using the North American Datum of 1983 (NAD83), adjusted for the 2011 revision. Plot easements and other survey matter of record, including those found in the recorded plat or title documents provided, as applicable.
- Locate easements per Plat of Record that affect the property.
- Location of above ground permanent improvements and surface features of utilities within the property such as buildings (ground footprint), asphalt paved surfaces, concrete slabs, fences, walls, landscaped areas, etc.
- Determine abutting right of way lines and right of way jurisdiction – public or private. Location of right of way improvements, and surface features of utilities (aboveground evidence).
- Plotting flood zone boundaries from FEMA to determine the zone and the FEMA Base Flood Elevation for the site.
- Location of above grade utilities (no underground utility designation or SUE effort will be performed).
- Establish Vertical Control for Elevations and Topographic Survey. Run a closed level loop from and to two (2) official benchmarks to establish vertical control at the site. Set two (2) project control points (or project TBMs), with all elevations referenced to the datum required by the client: NAVD88 or NGVD'29.
- Determine Elevations of Improvements and Utilities (aboveground).
- Determine grade elevations across the property at high and low points.
- A Tree Location Survey will be provided in compliance with a Boundary Survey performed by this firm.
- A Certified Arborist Report, and a Landscape architecture plan will NOT be provided.
- All dimensions will be approximately.

- Field Location and measurements of trees within the perimeter
- Location of above ground permanent improvements such as buildings (ground footprint), asphalt paved surfaces, concrete slabs, fences, walls, landscaped areas, etc.
- Determine abutting right of way lines and right of way jurisdiction – public or private. Location of right of way improvements, **and surface features of utilities (aboveground evidence)**.
- Plotting flood zone boundaries from FEMA to determine the zone and the Base Flood Elevation for the site.
- Location relative to boundary lines of the existing native trees larger than 3" Diameter at Breast Height (DBH).
- Tree description will include the height and canopy spread. General tree type (if able to be identified in the field at time of survey), diameter, height, and canopy spread shall be noted on the Survey.
- Field location and measurement of trees (trunk diameter >3" height > 10 ft) within the perimeter of the property.
- Tree identification by visual means, common name if known to the surveyor.
- Rows of bushes will be considered as one (1) tree.

PROFESSIONAL FEES:

Option A: \$17,000.00

Option B: \$19,500.00

GENERAL PROVISIONS

1. The return of the signed copy of our Proposal constitutes a legal contract for services and a notice to proceed. This proposal is valid for 30 days.
2. B&B's ability to perform any work depends on access, lot conditions, and weather conditions.
3. This proposal along with written and unwritten agreements for land surveying services provided by us are subject to the applicable provisions of the following: Section 713.03, Section 713.08, and any other applicable laws in the State of Florida.
4. B&B and the Client have the right to terminate this agreement for services upon written notification and satisfaction of all outstanding fees and expenses incurred by B&B.
5. The survey will comply with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
6. Horizontally: Georeferenced to Florida State Plane Coordinate System, NAD'83/2011 adjustment.
7. Vertically: all elevations will be referenced to NAVD'88 or NGVD'29.
8. A boundary survey of the overall property is NOT included.

DELIVERABLES:

Four (4) certified copies, a pdf copy, electronically signed survey and a drawing file in AutoCAD Civil3D 2025 or earlier version if needed.

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT DECLARING PARK AND OPEN SPACE RULE 6N RELATED TO FIREARMS NULL, VOID, AND UNENFORCEABLE *AB INITIO*; DECLARING THAT THE NULL AND VOID RULE RELATED TO FIREARMS SHALL NOT BE ENFORCED; DECLARING THE DISTRICT'S INTENTION TO UNDERGO FORMAL RULEMAKING, AS SOON AS PRACTICABLE, TO REMOVE SAID VOID RULE FROM THE DISTRICT PARK AND OPEN SPACE RULES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Summerville Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida; and

WHEREAS, Florida’s statutory prohibition on the open carry of firearms in section 790.053, Florida Statutes, was recently struck down as unconstitutional under the Second Amendment to the United States Constitution in the appellate court decision in *McDaniels v. State*, No. 1D2023-0533 (Fla. 1st DCA Sept. 10, 2025), and in light of that decision, published guidance by the Florida Attorney General interpreting that decision, and additional guidance issued by State of Florida law enforcement agencies and other local governments, Florida law now allows the open carry of firearms throughout the State of Florida, except as otherwise prohibited by state or federal law; and

WHEREAS, under section 790.33, Florida Statutes, the District is legally preempted by state law from regulating firearms and, therefore, cannot create additional firearm-free locations beyond those recognized by state or federal law; and

WHEREAS, the District owns certain open spaces and park property within the boundaries of the District; and

WHEREAS, the District previously adopted and amended by Resolution, pursuant to applicable Florida law, the Summerville Community Development District Park and Open Space Rules, as revised or amended, pursuant to Resolution No. 2023-02, adopted by the District Board of Supervisors on February 1, 2023 (collectively, the “Park Rules”); and

WHEREAS, Rule 6.n. of the Park Rules provides “Firearms and other weapons are prohibited”; and

WHEREAS, in light of the recent change in the law regarding open carry of firearms in the State of Florida, and in light of section 790.33, Florida Statutes, the District desires to explicitly declare that Rule 6.n. of the Park Rules as to “Firearms” is null, void, and unenforceable from the date of its original enactment; and

WHEREAS, the District further desires to declare its intention to undergo, as soon as practicable, formal rulemaking pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the void language in Rule 6.n. from the Park Rules;

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

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

Section 2. The District Board of Supervisors (the “Board”) hereby declares that the word “Firearms” in Rule 6.n. of the Park Rules is null, void, and unenforceable *ab initio*.

Section 3. The District Board hereby declares that because the word “Firearms” in Rule 6.n. is null and void, it shall not be enforced in any manner.

Section 4. The District Board hereby declares its intention for the District to undergo formal rulemaking, as soon as practicable, pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the said void language in Rule 6.n. from the Park Rules and hereby directs District staff to proceed with initiating the rulemaking process.

Section 5. The District Manager, and other District staff are directed to take all actions consistent with this Resolution.

Section 6. All prior Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 7. If any clause, section, or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall take effect immediately upon adoption; however, the provisions of this Resolution declaring the word “Firearms” in Rule 6.n. null, void, and unenforceable *ab initio* shall be effective and apply retroactively, *nunc pro tunc* (date of original enactment).

PASSED AND ADOPTED by the Board of Supervisors of the Summerville Community Development District at a public meeting this 5th day of November, 2025.

Attest:

**SUMMERVILLE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair
Board of Supervisors