



**SUMMERVILLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
FEBRUARY 4, 2026  
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**  
February 4, 2026  
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. November 5, 2025 Regular Board Meeting.....Page 3
- G. **Public Hearing – Rules of Procedure**
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments on Adopting Rules of Procedure
  - 3. Consider Resolution No. 2026-01 – Adopting Revisions & Amendments to Park & Open Space Rules.....Page 11
- H. Old Business
  - 1. Update Regarding Encroachment Letters.....Page 19
  - 2. Update Regarding Sidewalk Milling, Arborist Report, & Tree Permit
  - 3. Update Regarding Interlocal Agreement for Local Government Publications
- I. New Business
  - 1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 23
- J. Administrative & Operational Matters
  - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 2 & 5)
- K. Board Member and Staff Closing Comments
- L. 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](mailto: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](mailto: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

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 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

[Print Tearsheet Link](#)

[Marketplace Link](#)

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

**SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT**

[www.summervillecdd.org](http://www.summervillecdd.org)  
IPL0269888  
Sep 10 2025



**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 5, 2025**

**A. CALL TO ORDER**

The November 5, 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 10, 2025, as part of the District’s fiscal year 2025/2026 meeting schedule, as legally required.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairwoman Barbara Tomas, 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: Eliam Serrano of Miami, Florida, and Melkys Martinez 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. September 3, 2025, Regular Board Meeting and Public Hearing**

Ms. Nguyen presented the minutes of September 3, 2025, Regular Board Meeting and Public Hearing and asked if there were any changes.

There being no changes, a **motion** was made by Ms. Tomas, seconded by Mr. Leon and passed unanimously approving the minutes of the September 3, 2025, Regular Board Meeting and Public Hearing, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Encroachment Letters**



Ms. Nguyen stated that Mr. Eliam Serrano was in attendance to address the Board regarding the encroachment of his fence onto the District owned tract.

Mr. Serrano introduced himself and thanked the Board for the opportunity to speak. He explained that he was in attendance to request the Board's consideration in allowing his fence to remain in its current location. Mr. Serrano further stated that should the District require access to the area at any time, he would fully cooperate and allow such access as needed.

Mr. Serrano explained that he was unaware that the fence extended onto District owned land. He further noted that at the time the fence had been installed, there were certain sections of the Summerville community that were still under construction. Construction workers were reportedly using his water spigot and cleaning supplies on his patio, and the fence installation was his only practical means of preventing further trespassing. Mr. Serrano explained that to the best of his recollection, permits were obtained for the fence installation.

The Board inquired whether copies of the permit were available. Ms. Nguyen stated that she did not have copies of the permit. The Board requested that Mr. Serrano submit copies of the fence permit and a sketch survey of his property for review by the Board. The Board further requested that Mr. Serrano attend the District's February 4, 2026, Regular Board Meeting to present the requested documentation and allow the Board to deliberate further on the matter.

Mr. Serrano thanked the Board for their time and confirmed his attendance at the February 4, 2026, Regular Board Meeting. At approximately 9:14 a.m., Mr. Serrano excused himself from the meeting room. More information regarding this item will be presented at a future meeting.

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

Ms. Nguyen explained that Miami-Dade County had requested that Landscape Architect Plans be submitted as part of the tree removal and replacement permit application. She further stated that a survey of District owned lands was required to complete the Landscape Architect Plans.

Ms. Nguyen presented a proposal from Bello & Bello Land Surveying in the amount of \$17,000 for the survey of District owned lands in Phase I. She noted that this was the lowest proposal received. The Board requested that Ms. Nguyen inquire whether there were alternative options to preparing a full survey. Ms. Nguyen advised that she would inquire if a survey for only the lands where a tree removal and replacement is being proposed would be acceptable. More information regarding this item will be presented at a future meeting.

## **3. Update Regarding Interlocal Agreement for Local Government Publications**

Ms. Nguyen advised that Miami-Dade County (the "County") was still in the process of developing its platform for the publication of community development district legal notices. Ms. Nguyen reminded the Board that an initial annual advertisement must be published in *The Miami Herald* notifying the public of the District's intent to advertise on the County's website going forward. Ms. Nguyen recommended that since the County's platform was not yet ready, the District should wait until January 1, 2026, to make the initial *Miami Herald* advertisement as a cost saving measure for the District. The Board agreed with Ms. Nguyen's recommendation.

## **H. NEW BUSINESS**



**1. Consider Resolution No. 2025-10 – Declaring Firearms Park Rule Void and Unenforceable**

Ms. Nguyen presented Resolution No. 2025-10, entitled:

**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.**

Ms. Nguyen read the title into the record and explained that Florida law now allowed the open carry of firearms throughout the State of Florida, except as otherwise prohibited by State or federal law. Ms. Fernandez-Perez stated that a community development district was not exempt from this new law and as such, her firm had prepared this resolution for the Board’s consideration. Ms. Nguyen explained that it was in order to declare the District’s Park and Open Space Rule 6.n. related to firearms be null, void, and unenforceable. She further explained that measures had already been taken to remove the firearms language from the signs in the park tracts in the District. Ms. Fernandez-Perez stated that the District was required to undergo, as soon as practicable, formal rulemaking pursuant to the requirements of Chapter 190 and Chapter 120, Florida Statutes, to remove the voided language in Rule 6.n. from the Park and Open Space Rules.

A **motion** was made by Mr. Miller, seconded by Mr. Leon and unanimously passed approving and adopting Resolution No. 2025-10; thereby declaring the District’s Park and Open Space Rule 6.n. related to firearms be null, void, and unenforceable, and further directing the District Manager to begin the rulemaking process.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 4, 2026.

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

Everyone exchanged best wishes for the holiday season.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Tomas, seconded by Mr. Leon and unanimously passed adjourning the Regular Board Meeting at approximately 9:26 a.m.



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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson







**NOTICE OF PROPOSED RULE  
DEVELOPMENT BY THE  
SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT  
AND PUBLIC HEARING  
THEREON**

In accordance with Chapters 120 and 190, Florida Statutes, the Summerville Community Development District (the "District") hereby gives notice of its intention to enact an amendment to the District Park and Open Space Rules (the "Park Rules"). The proposed amendment, designated as Rule 2026-01, removes the voided Rule 6.n. related to firearms and amendment to prohibit weapons on District Property, except as permitted by Florida or federal law.

The purpose and effect of the proposed amendment is to update the Park Rules to reflect current applicable Florida law.

A public hearing on the adoption of the proposed rule amendment will be conducted by the District's Board of Supervisors on February 4, 2026, at 9:00 a.m. at the Kendall Executive Center, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, to receive public comment on the adoption of the proposed rule amendment pertaining to the District Park Rules. The public hearing will provide an opportunity for interested persons to address and comment upon the proposed amendment. The proposed amendment may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

A copy of the proposed rule amendment, including underline/strikeout text, may be obtained by contacting the District Manager, Nancy Nguyen, Special District Services, Inc., by telephone at (786) 347-2700 Ext. 2027, or by email at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org). Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting to facilitate the Board's consideration of such questions and comments during the public hearing.

**Pursuant to provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at 561-630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.**

Pursuant to Section 286.0105, Florida Statutes, the Summerville Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

District Manager  
Summerville Community Development District

[www.summervillecdd.org](http://www.summervillecdd.org)  
IPL0300709  
Dec 26 2025



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57914	IPL0301866	Legal Ad - IPL0301866	Notice of Rulemaking of February 4, 2026	1.0	130.0L

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

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RULEMAKING AND PUBLIC HEARING TO AMEND CERTAIN DISTRICT PARK RULES

In accordance with Chapters 120 and 190, Florida Statutes, the Summerville Community Development District (the "District") hereby gives notice of its intention to consider the adoption of a proposed amendment to the District Park and Open Space Rules (the "Park Rules"), including the removal of voided Rule 6.n. related to firearms and amendment to prohibit weapons on District Property, except as permitted by Florida or federal law.

Specific legal authority for the proposed rule amendments includes Sections 190.011, 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed rule amendments, including underline/strickout text, may be obtained by contacting the District Manager, Nancy Nguyen, Special District Services, Inc., by telephone at (786) 347-2700 Ext. 2027, or by email at [nnguyen@sdinc.org](mailto:nnguyen@sdinc.org). Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting and public hearing referenced below to facilitate the Board's consideration of such questions and comments during the meeting.

The Board of Supervisors of the District will hold a public hearing on February 4, 2026, at 9:00 a.m., at the Kendall Executive Center, 8785 SW 168th Avenue, Suite 200, Miami, Florida 33183, to receive public comment on the adoption of the proposed amendment to the District Park Rules. The public hearing will provide an opportunity for the public to address and comment upon the proposed rule amendment. The proposed rule amendment may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

The proposed amendment to the Summerville Park Rules, Rule 2026-01, includes, but are not limited to, the deletion of voided Rule 6.n. related to firearms and amendment to prohibit weapons on District Property.

The purpose and effect of the proposed amendment is to update the Park Rules to reflect current applicable Florida law.

Pursuant to provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at 561-630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-455-8770, for aid in contacting the District Office.

All interested parties may appear at the above public hearing at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. The public record of this hearing may be examined at the office of the District Manager set forth above.

Pursuant to Section 286.0105, Florida Statutes, the District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

District Manager  
Summerville Community Development District

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

Publish:Miami-Herald 1/5/2026  
IPL0301866  
Jan 5 2026

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.

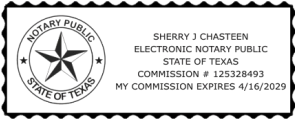
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
01/05/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
me on





**SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT**

**NOTICE OF RULEMAKING AND  
PUBLIC HEARING TO AMEND  
CERTAIN DISTRICT PARK  
RULES**

In accordance with Chapters 120 and 190, Florida Statutes, the Summerville Community Development District (the "District") hereby gives notice of its intention to consider the adoption of a proposed amendment to the District Park and Open Space Rules (the "Park Rules"), including the removal of voided Rule 6.n. related to firearms and amendment to prohibit weapons on District Property, except as permitted by Florida or federal law.

Specific legal authority for the proposed rule amendments includes Sections 190.011, 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager, Nancy Nguyen, Special District Services, Inc., by telephone at (786) 347-2700 Ext. 2027, or by email at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org). Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting and public hearing referenced below to facilitate the Board's consideration of such questions and comments during the meeting.

The Board of Supervisors of the District will hold a public hearing on February 4, 2026, at 9:00 a.m. at the Kendall Executive Center, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, to receive public comment on the adoption of the proposed amendment to the District Park Rules. The public hearing will provide an opportunity for the public to address and comment upon the proposed rule amendment. The proposed rule amendment may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

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District Manager  
Summerville Community Development  
District

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

**Publish: Daily Herald 1/5/2026**  
IPL0301806  
Jan 5 2026



## **RESOLUTION 2026-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISIONS AND AMENDMENTS TO THE SUMMERVILLE COMMUNITY DEVELOPMENT 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, and Miami-Dade County Ordinance No. 04-147, being situated in Miami-Dade County, Florida; and

**WHEREAS**, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way, parks, open spaces and facilities 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**, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

**WHEREAS**, the District has complied with the provisions of Chapter 120, Section 190.011, and Section 190.035, Florida Statutes and has conducted a public hearing to address certain the adoption of the amendments and revisions to the Park Rules, as contemplated herein.

**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 amendments and revisions to the Park Rules, as identified in the underline/strike-through version of such Park Rules attached hereto and made a part hereof as Exhibit “A” are hereby adopted and enacted by the Board of Supervisors of the Summerville Community Development District.

Section 3. The “clean version” of the Park Rules accepting the identified revisions and amendments, and which is attached hereto and made a part hereof as Exhibit “B” is hereby adopted and accepted as the new Park Rules of the District.



Section 4. The District Manager shall include the new Park Rules, as amended from time to time, in the Official Records of Proceeding of the District, and shall post the same on the District's website.

Section 5. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 6. All Resolutions or parts of Resolutions in conflict herewith 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.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Summerville Community Development District, this **4th day of February, 2026**.

**Attest:**

**SUMMERVILLE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chairperson, Board of Supervisors



Exhibit “A”



## **SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**

### **PARK AND OPEN SPACE RULES**

- (1) "District" shall mean the Summerville Community Development District.
- (2) "Park", "Parks", "Open Space", "Open Spaces" shall mean and include District owned areas as indicated on map attached hereto as Exhibit "A".
- (3) All Parks and Open Spaces shall be used solely for the purpose or purposes for which they were designed and designated.
- (4) All persons using the Parks and Open Spaces are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all applicable rules of District and Miami-Dade County.
- (5) All Parks and Open Spaces open at dawn and close at dusk daily. District grants the authority to the District Manager, or his or her designee, to temporarily change the hours of operation or close Parks when necessary to perform repairs, maintenance and/or when emergency situations may arise.
- (6) Rules and regulations applicable to Parks and Open Spaces:
  - a) Dogs and all other pets must be leashed at all times, with a leash no greater than eight (8) feet in length.
  - b) Cutting, picking, destruction or removal of trees, plants, shrubs or flowers or other property is prohibited.
  - c) Household or commercial garbage dumping is prohibited. Persons using Parks and Open Spaces shall be responsible at all times for cleanup and proper disposal of their own containers, packaging, food and other trash generated by such persons and/or pets.
  - d) Fire of any kind is prohibited.
  - e) Possession or use of fireworks of any kind is prohibited
  - f) Possession or consumption of alcoholic beverages is prohibited.
  - g) Smoking and vaping are prohibited.
  - h) Skateboards, bicycles, scooters, roller blades, roller skates or other similar devices are prohibited.
  - i) Motorized vehicles, including, but not limited to, golf carts, mopeds, gopeds and scooters are prohibited.
  - j) Causing a nuisance is prohibited.



- k) No goods, articles, services or items of any kind shall be displayed, sold or offered for sale.
- l) Commercial advertisements, private announcements, pamphlets, snipe signs and solicitations shall not be posted or circulated within Parks and Open Spaces.
- m) Glass containers are prohibited.
- n) ~~Firearms and other weapons, other than firearms are prohibited.~~ Weapons, other than firearms, are prohibited except as expressly provided in any applicable Florida statutes.
- o) Obscene language, profanity, and loud and abusive language is prohibited.
- p) Rough housing is prohibited.
- q) Gambling of any kind is prohibited.
- r) Radios, televisions, stereo systems, vehicle sound systems, public address systems, amplified sound systems, amplified musical instruments or any other sound generating device, which may be considered a nuisance, offensive or disturbing to other persons utilizing Parks and Open Spaces or properties adjacent thereto are not permitted.

(4) Enforcement of Rules: The District Manager, or his or her designee, has full authority to enforce these rules. Violation of one or more of these rules may result in expulsion from Parks and Open Spaces and/or suspension or termination of Parks and Open Spaces privileges.

(5) The District is not responsible for any loss or damage to any private property used or stored in Parks and Open Spaces.

(6) Any person who in any manner makes use of Parks and Open Spaces or any District equipment or other structures within Parks and Open Spaces does so at their own risk. Every person shall be liable for any property damage and/or personal injury at Parks and Open Spaces, caused by such person.



Exhibit “B”



## **SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**

### **PARK AND OPEN SPACE RULES**

- (1) "District" shall mean the Summerville Community Development District.
- (2) "Park", "Parks", "Open Space", "Open Spaces" shall mean and include District owned areas as indicated on map attached hereto as Exhibit "A".
- (3) All Parks and Open Spaces shall be used solely for the purpose or purposes for which they were designed and designated.
- (4) All persons using the Parks and Open Spaces are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all applicable rules of District and Miami-Dade County.
- (5) All Parks and Open Spaces open at dawn and close at dusk daily. District grants the authority to the District Manager, or his or her designee, to temporarily change the hours of operation or close Parks when necessary to perform repairs, maintenance and/or when emergency situations may arise.
- (6) Rules and regulations applicable to Parks and Open Spaces:
  - a) Dogs and all other pets must be leashed at all times, with a leash no greater than eight (8) feet in length.
  - b) Cutting, picking, destruction or removal of trees, plants, shrubs or flowers or other property is prohibited.
  - c) Household or commercial garbage dumping is prohibited. Persons using Parks and Open Spaces shall be responsible at all times for cleanup and proper disposal of their own containers, packaging, food and other trash generated by such persons and/or pets.
  - d) Fire of any kind is prohibited.
  - e) Possession or use of fireworks of any kind is prohibited
  - f) Possession or consumption of alcoholic beverages is prohibited.
  - g) Smoking and vaping are prohibited.
  - h) Skateboards, bicycles, scooters, roller blades, roller skates or other similar devices are prohibited.
  - i) Motorized vehicles, including, but not limited to, golf carts, mopeds, gopeds and scooters are prohibited.
  - j) Causing a nuisance is prohibited.



- k) No goods, articles, services or items of any kind shall be displayed, sold or offered for sale.
- l) Commercial advertisements, private announcements, pamphlets, snipe signs and solicitations shall not be posted or circulated within Parks and Open Spaces.
- m) Glass containers are prohibited.
- n) Weapons, other than firearms, are prohibited except as expressly provided in any applicable Florida statutes.
- o) Obscene language, profanity, and loud and abusive language is prohibited.
- p) Rough housing is prohibited.
- q) Gambling of any kind is prohibited.
- r) Radios, televisions, stereo systems, vehicle sound systems, public address systems, amplified sound systems, amplified musical instruments or any other sound generating device, which may be considered a nuisance, offensive or disturbing to other persons utilizing Parks and Open Spaces or properties adjacent thereto are not permitted.

(4) Enforcement of Rules: The District Manager, or his or her designee, has full authority to enforce these rules. Violation of one or more of these rules may result in expulsion from Parks and Open Spaces and/or suspension or termination of Parks and Open Spaces privileges.

(5) The District is not responsible for any loss or damage to any private property used or stored in Parks and Open Spaces.

(6) Any person who in any manner makes use of Parks and Open Spaces or any District equipment or other structures within Parks and Open Spaces does so at their own risk. Every person shall be liable for any property damage and/or personal injury at Parks and Open Spaces, caused by such person.



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

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

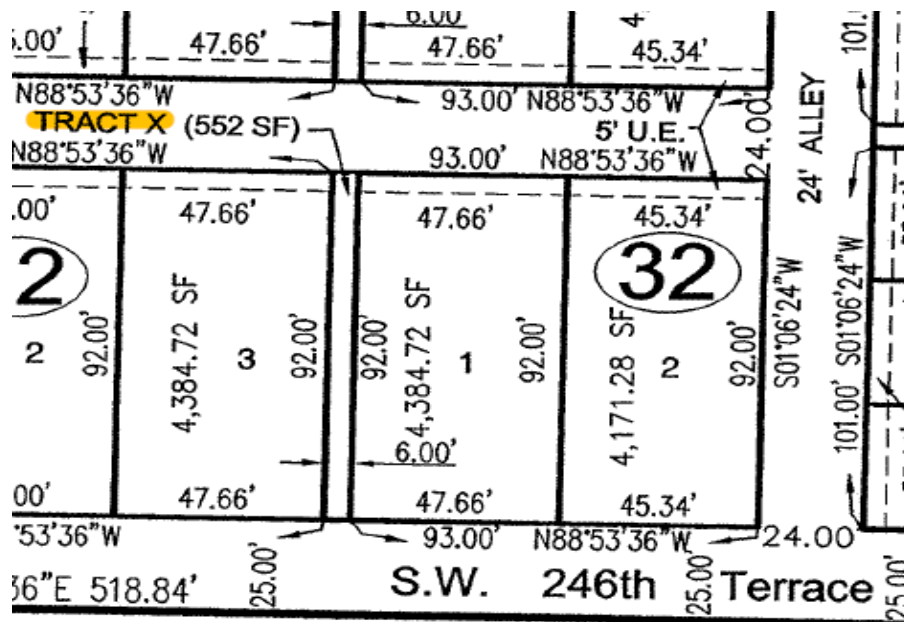
Cc: Nancy Nguyen, District Manager  
Enc: Pictures



## IMPROVEMENTS



## PLAT EXTRACT





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

Rocio Menchola/Adrian Rondoy  
27302 SW 132 Court  
Homestead, FL 33032

**Re: Common Area Encroachment - 24634 SW 115 Court, Homestead, FL 33032**

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 and pavers (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 "BB" at the south 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 "BB" 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

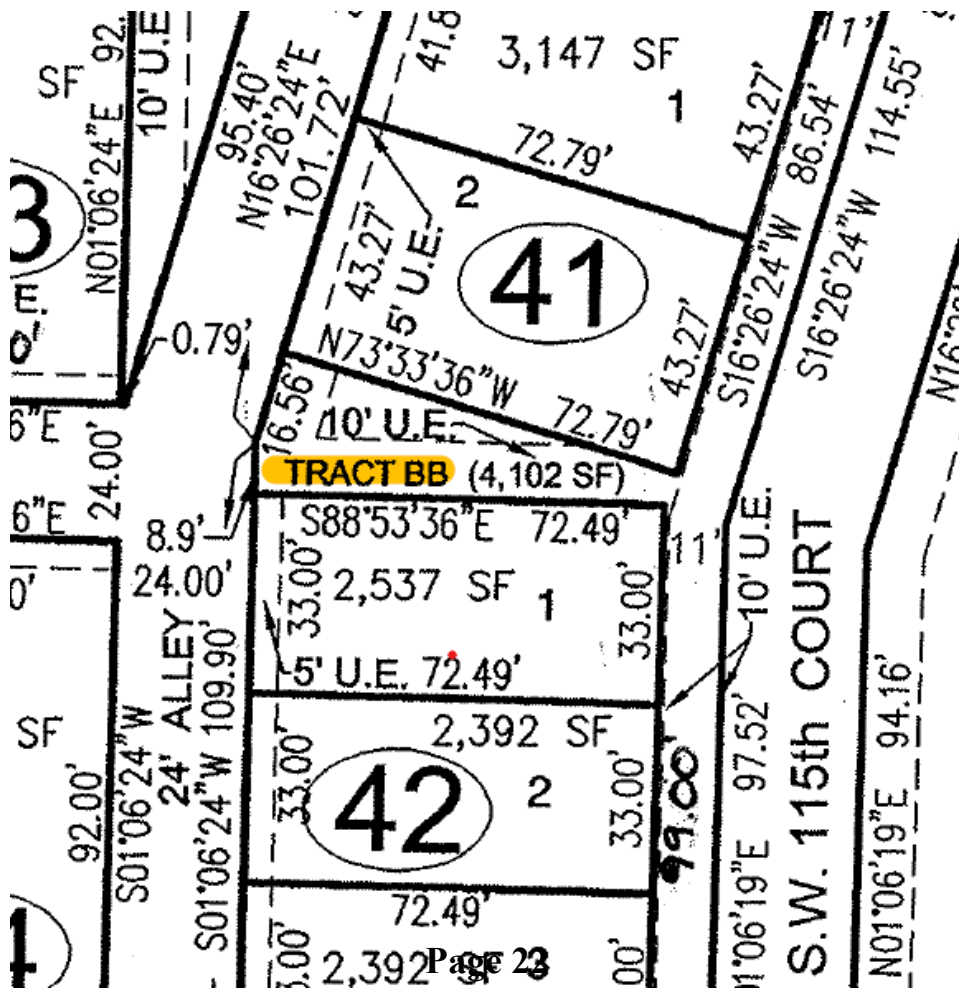
Cc: Nancy Nguyen, District Manager  
Enc: Pictures



## IMPROVEMENTS



## PLAT EXTRACT





**RESOLUTION NO. 2026-02**

**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 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Summerville Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted by the Board.

**Section 2.** A Public Hearing is hereby scheduled for May 6, 2026 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, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 4<sup>th</sup> day of February, 2026.

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# Summerville Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**



# **CONTENTS**

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



**PROPOSED BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	82,271
MAINTENANCE ASSESSMENTS	102,998
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	1,320
<b>TOTAL REVENUES</b>	<b>\$ 383,679</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	31,572
SECRETARIAL	4,200
LEGAL	10,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
INSURANCE	7,800
LEGAL ADVERTISING	2,200
MISCELLANEOUS	1,500
POSTAGE	250
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>\$ 81,155</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 177,973</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 205,706</b>
BOND PAYMENTS	(185,265)
<b>BALANCE</b>	<b>\$ 20,441</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,647)
DISCOUNTS FOR EARLY PAYMENTS	(15,294)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (2,500)</b>
CARRYOVER FROM PRIOR YEAR	2,500
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED PROPOSED BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	83,642	82,289	82,271	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	103,825	102,998	102,998	Expenditures/.94
DEBT ASSESSMENTS	198,674	197,090	197,090	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	8,187	1,200	1,320	Projected At \$110 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 394,328</b>	<b>\$ 383,577</b>	<b>\$ 383,679</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2025/2026 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	1,310	2,400	2,400	No Change From 2025/2026 Budget
PRESSURE CLEANING	8,587	9,498	9,498	No Change From 2025/2026 Budget
SIDEWALKS (MILLING & REPLACEMENT)	0	7,000	7,000	No Change From 2025/2026 Budget
HOA CONTRIBUTION (STREET LIGHTS)	20,524	16,200	16,200	No Change From 2025/2026 Budget
HOA CONTRIBUTION (LANDSCAPING)	58,000	58,000	58,000	For Landscaping, Palm Fert, Mulch, Tree Trimming, etc.
MAINTENANCE CONTINGENCY	5,412	3,000	3,000	Maintenance Contingency
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 94,553</b>	<b>\$ 96,818</b>	<b>\$ 96,818</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	2,200	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	373	383	383	Supervisor Fees * 7.65%
MANAGEMENT	29,880	30,744	31,572	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	8,390	10,000	10,000	No Change From 2025/2026 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
INSURANCE	6,858	7,300	7,800	Fiscal Year 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	1,639	2,200	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	1,505	1,100	1,500	\$400 Increase From 2025/2026 Budget
POSTAGE	167	275	250	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	376	425	425	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,500	3,500	3,500	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	600	600	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 72,613</b>	<b>\$ 79,352</b>	<b>\$ 81,155</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 167,166</b>	<b>\$ 176,170</b>	<b>\$ 177,973</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 227,162</b>	<b>\$ 207,407</b>	<b>\$ 205,706</b>	
BOND PAYMENTS	(189,174)	(185,265)	(185,265)	2027 P&I Payments
<b>BALANCE</b>	<b>\$ 37,988</b>	<b>\$ 22,142</b>	<b>\$ 20,441</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,709)	(7,647)	(7,647)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(14,725)	(15,295)	(15,294)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 19,554</b>	<b>\$ (800)</b>	<b>\$ (2,500)</b>	
CARRYOVER FROM PRIOR YEAR	0	800	2,500	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 19,554</b>	<b>\$ -</b>	<b>\$ -</b>	



**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,475	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	189,174	185,265	185,265	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 194,649</b>	<b>\$ 186,265</b>	<b>\$ 186,465</b>	
<b>EXPENDITURES</b>				
Principal Payments	121,000	127,000	130,000	Principal Payment Due In 2027
Interest Payments	63,985	58,133	53,635	Interest Payments Due In 2027
Bond Redemption	0	1,132	2,830	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 184,985</b>	<b>\$ 186,265</b>	<b>\$ 186,465</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 9,664</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 1/1/26 = \$1,612,000



# Summerville Community Development District

## Assessment Comparison

	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative	\$ 299.21	\$ 308.27	\$ 308.21	\$ 308.14
Maintenance	\$ 306.08	\$ 385.76	\$ 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>\$ 1,343.46</b>	<b>\$ 1,432.20</b>	<b>\$ 1,432.14</b>	<b>\$ 1,432.07</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