



**SUMMERVILLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
& PUBLIC HEARING  
JULY 1, 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#

**SPECIAL BOARD MEETING & PUBLIC HEARING**

July 1, 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. February 4, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 7
  - 2. Consider Resolution No. 2026-03 – Resetting Public Hearing Date to Adopt a Fiscal Year 2026/2027 Final Budget.....Page 8
  - 3. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
  - 4. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 9
- H. Old Business
  - 1. Update Regarding Encroachment Letters
  - 2. Update Regarding Sidewalk Milling, Arborist Report, & Tree Permit
- I. New Business
  - 1. Discussion Regarding Sidewalk Drop-Off in Triangular Park (James Miller)
  - 2. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule....Page 16
  - 3. Consider Approval of Attorneys Fee Adjustment (Billing Cochran, P.A.).....Page 18
  - 4. 2026 Legislative Memo (Billing Cochran, P.A.).....Page 20
- J. Administrative & Operational Matters
  - 1. Qualified Elector Certification (624 Voters).....Page 26
  - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
  - 3. Reminder: Required 4-Hour Ethics Training
- K. Board Member and Staff Closing Comments
- L. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57914	IPL0346931	Legal Ad - IPL0346931	Notice of Public Hearing & Special Board Meeting	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  
 SPECIAL 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 Special Board Meeting on July 1, 2026, 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 2026/2027 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](http://www.summervillecdd.org)), or by e-mailing [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org). The purpose of the Special 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 Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

**Summerville Community  
 Development District**

[www.summervillecdd.org](http://www.summervillecdd.org)  
 IPL0346931  
 Jun 11, 18 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 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:  
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 me on

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
FEBRUARY 4, 2026**

**A. CALL TO ORDER**

The February 4, 2026, 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 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 Larry Gordon, 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, P.A.

Also physically in attendance were: Eliam Serrano of Miami, Florida, and Tatiana Montenegro (who arrived at approximately 9:11 a.m.) of Affinity Management Services.

**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. November 5, 2025, Regular Board Meeting**

Ms. Nguyen presented the minutes of November 5, 2025, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Miller, seconded by Mr. Leon and passed unanimously approving the minutes of the November 5, 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 the Notice of Rule Development and Public Hearing had been published in compliance with legal requirements in the *Miami Herald* on December 26, 2025, and January 5, 2026, respectively.

**2. Receive Public Comments Regarding Adopting Rules of Procedure**

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the Park and Open Space Rules. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

**3. Consider Resolution No. 2026-01 – Adopting Revisions and Amendments to Park and Open Space Rules**

Ms. Nguyen presented Resolution No. 2026-01, entitled:

**RESOLUTION NO. 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.**

Ms. Nguyen advised that due to new legislation regarding firearms, it is necessary to amend and revise the District’s Park and Open Space Rules (the “Park Rules”). Ms. Nguyen noted the removal of the language pertaining to firearms, as identified in the underline/strike-through presented as part of Resolution No. 2026-01. The Board reviewed the Park Rules amendments and revisions, after which:

A **motion** was made by Mr. Leon, seconded by Ms. Tomas and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*; thereby adopting the District’s amended and revised Park and Open Space Rules.

**NOTE:** At approximately 9:12 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

**H. OLD BUSINESS**

**1. Discussion Regarding Encroachment Letters**

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

Ms. Nguyen explained that she has been in communication with Mr. Serrano since the November 5, 2025, meeting. She explained that Mr. Serrano informed her that he reviewed the permits pertaining to his home located at 11607 SW 246<sup>th</sup> Terrace, Miami, Florida 33032, and he determined that he was mistaken and that he did not have a permit for the fence encroaching onto District owned land. She further explained that the permit he was referring to during the November 5, 2025, meeting was for the fence on the east side of his home, not the west side. Mr. Nguyen explained that Mr. Serrano

would like the Board to consider allowing him to keep the fence in its current location. Mr. Serrano will comply with the request of the Board should the Board decide that the fence encroachment must be removed, however, he would like the Board to consider allowing him to leave the fence in its current location and he is willing to enter into any agreement the Board requests of him.

The Board discussed the pros and cons in allowing Mr. Serrano to leave the fence in its current location. It was determined that the District does not incur any additional expenses due to the encroachment. The Board discussed what procedures the District would need to take to allow Mr. Serrano to keep the fence in its current location, such as easement agreements, licenses, etc. Mr. Leon opined that the fence encroachment is not impeding on the District's required maintenance obligations and believes that it would be okay to allow Mr. Serrano to keep the fence in its current location. Ms. Tomas stated that she does not agree with Mr. Leon and that Mr. Serrano should remove the encroaching fence. Mr. Miller stated that he agrees with Ms. Tomas. Mr. Gordon stated that he understands both sides of the argument.

A **motion** was made by Ms. Tomas, seconded by Mr. Miller requesting that Mr. Serrano remedy the encroachment on Tract "X" within six months of today's date (August 4, 2026). The **motion** passed 3 to 1 with Mr. Leon dissenting.

Mr. Serrano thanked the Board for their consideration and excused himself from the conference room.

Ms. Nguyen stated that she still had not received a response from the homeowners of the home located at 24634 SW 115<sup>th</sup> Court, Homestead, Florida 33032, with an encroachment on Tract "BB". The Board requested that District Counsel provide an explanation of the remediation options available to the District. A discussion ensued, after which:

A **motion** was made by Ms. Tomas, seconded by Mr. Miller and unanimously passed authorizing District Counsel to prepare a demand letter requesting remediation of the encroachment within thirty (30) days of receipt of the letter, further authorizing the District Manager to send the letter via FedEx with an adult signature requirement.

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

Ms. Nguyen reminded the Board that during the meeting of November 5, 2025, the Board requested that Ms. Nguyen inquire about obtaining a survey from Bello & Bello Land Surveying that only included the areas where tree removals and replacements were proposed by the arborist in an effort to lower the cost of the survey. Ms. Nguyen updated the Board that Bello & Bello stated that this would not be possible because the control points to prepare the survey were located on other areas of the District that do not necessarily have a tree removal requirement. The Board discussed other options available to them. Ms. Nguyen recommended that the Board address the root pruning.

A **motion** was made by Mr. Leon, seconded by Mr. Gordon and unanimously passed setting a not to exceed amount of \$15,000 for root pruning.

## **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 stated that the County was in possession of all the documents required from the District. More information on this item will be provided at a future meeting.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget**

Ms. Nguyen presented Resolution No. 2026-02, entitled:

**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.**

Ms. Nguyen explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$2,500 from the projected fund balance as of September 30, 2026. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-02, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. 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. 2026-02, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments 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; and further authorizes publication/notice of the budget public hearing, as required by law.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 2 & 5)**

Ms. Nguyen advised that the 4-year terms of office for Seat 2 (Wilder Leon) and Seat 5 (vacant) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026 through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87<sup>th</sup> Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

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

There were no further Board Member comments.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Leon, seconded by Mr. Gordon and unanimously passed adjourning the Regular Board Meeting at approximately 10:06 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	IPL0346931	Legal Ad - IPL0346931	Notice of Public Hearing & Special Board Meeting	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  
 SPECIAL BOARD MEETING  
 OF THE SUMMERVILLE  
 COMMUNITY DEVELOPMENT  
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The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 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](http://www.summervillecdd.org)), or by e-mailing [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org). The purpose of the Special 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.

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**Summerville Community  
 Development District**

[www.summervillecdd.org](http://www.summervillecdd.org)  
 IPL0346931  
 Jun 11, 18 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 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:  
 06/11/26 Print, 06/18/26 Print

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Sworn to and subscribed before  
 me on

**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-02; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2026/2027 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board previously adopted Resolution 2026-02 approving a proposed budget and setting a public hearing for May 6, 2026; and

**WHEREAS**, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

**WHEREAS**, the public hearing has been rescheduled for July 1, 2026, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

1. Resolution No. 2026-02 is hereby amended to change the date and time of the Public Hearing to July 1, 2026 at 9:00 a.m. in the Kendall Executive Center, 8875 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.

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 all applicable notice requirements.

**PASSED, ADOPTED and EFFECTIVE** this 1<sup>st</sup> day of July, 2026.

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR FINAL 2026/2027 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 2026/2027 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 2026/2027 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 1<sup>st</sup> day of July, 2026

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Summerville  
Community Development District

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

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

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

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 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>	\$ 738.17	\$ 738.17	\$ 738.17	\$ 738.17
<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

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; 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 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

**PASSED, ADOPTED and EFFECTIVE** this 1<sup>st</sup> day of July, 2026.

**ATTEST:**

**SUMMERVILLE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 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 7, 2026**  
**November 4, 2026**  
**February 3, 2027**  
**March 3, 2027**  
**April 7, 2027**  
**May 5, 2027**  
**June 2, 2027**  
**September 1, 2027**

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 09/25/26**

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February 2, 2026

VIA E-MAIL ONLY– [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org)

Ms. Nancy Nguyen  
District Manager  
Special District Services  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure  
Summerville Community Development District  
Our File: 618.04344**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

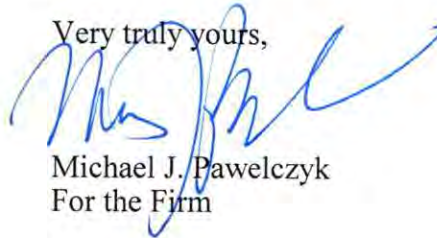
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen  
February 2, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

## MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.  
District Counsel

DATE: June 11, 2026

RE: 2026 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 [TBD], Laws of Florida (HB 0145).** This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

**2. Chapter [TBD], Laws of Florida (HB 273).** This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

**3. Chapter [TBD], Laws of Florida (HB 0655).** This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

**4. Chapter 2026-115, Laws of Florida (HB 1085).** This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

**5. Chapter [TBD], Laws of Florida (SB 1180).** This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

**5. Chapter 2026-3, Laws of Florida (SB 290).** This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

**6. Chapter 2026-7, Laws of Florida (HB 399).** This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

**7. Chapter [TBD], Laws of Florida (HB 967).** This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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/>.

**Alina Garcia**  
Supervisor of Elections  
2700 NW 87th Ave  
Miami, FL 33172



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## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Summerville Community Development District**, as described in the attached **MAP**, has **624** voters.

Alina Garcia  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 29<sup>th</sup> DAY OF  
APRIL, 2026

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



# Office of the Supervisor of Elections

2026 Summerville CDD with Precincts

