



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 1, 2023
11:00 A.M.**

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

www.centuryparccdd.org
786.347.2711 Ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
At the Renaissance Planning Office Conference Room
5757 Blue Lagoon Drive, Suite 330
Miami, Florida 33126
REGULAR BOARD MEETING
November 1, 2023
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions to Agenda
- E.** Comments from the Public for Items Not on the Agenda
- F.** Approval of Minutes
 - 1. May 3, 2023 PH & Regular Board MeetingPage 2
- G.** Old Business
- H.** New Business
 - 1. Consider Approval of Resolution No. 2023-04 – Adopting a 2022-2023 Revised Final Budget.....Page 6
 - 2. Alvarez Engineer’s Response to Drainage Inquiry and Paver Installations at Enclave.....Page 11
- I.** Administrative Matters
 - 1. Financial Update.....Page 15
 - 2. Accept and Receive 2023 Annual Engineering Report.....Page 19
 - 3. Update on the Status of the Statement of Financial Interests Disclosure 2022 Form 1
 - 4. District Counsel Update on the 2023 Florida Legislative Session.....Page 24
 - 5. District Counsel Update on the 2023 Required Ethics Training.....Page 29
- J.** Board Member Comments
- K.** Adjourn

Publication Date
2023-10-23

Subcategory
Miscellaneous Notices

CENTURY PARC COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGULAR
MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Century Parc Community Development District will hold Regular Meetings in the Renaissance Planning Office Conference Room located at 5757 Blue Lagoon Drive, Suite 330, Miami, FL 33126 at 11:00 a.m. on the following dates:

November 1, 2023

February 7, 2024

April 3, 2024

June 5, 2024

August 7, 2024

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

www.centuryparccdd.org

10/23 23-16/0000690091M

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 3, 2023**

A. CALL TO ORDER

The May 3, 2023, Regular Board Meeting of the Century Parc Community Development District (the “District”) was called to order at 11:00 a.m. in the Renaissance Planning Office Conference Room located at 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* April 13, 2023, as legally required.

C. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Nelson Avendano. He was previously provided with the Financial Disclosure Form-1 required for this year (2022 Form-1). Mrs. Perez also provided him with information regarding “Government in the Sunshine Law”, public records and conflicts of interest along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed by District Counsel.

D. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Nelson Avendano, Ysela Llort (via phone), Ramon German and Marco Tulio Villalobos.

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

E. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect the Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair. She indicated that the remaining three Supervisors would be designated as Assistant Secretaries.

A brief discussion ensued and the following slate of officers was nominated:

- Chairperson – Nelson Avendano
- Vice Chairperson – Ysela Llort
- Assistant Secretary – Marcos Tulio Villalobos
- Assistant Secretary – Ramon German
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor German, seconded by Supervisor Avendano and unanimously passed electing the above slate of Officers, as nominated.

F. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

H. APPROVAL OF MINUTES

1. March 1, 2023, Regular Board Meeting

The minutes of the March 1, 2023, Regular Board Meeting were presented and the Board was asked if there were any corrections and/or additions.

There being no changes, a **MOTION** was made by Supervisor German, seconded by Supervisor Llort and unanimously passed approving the minutes of the March 1, 2023, Regular Board Meeting, as presented.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY
PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A
REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND
SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS;
AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record, noting a start time of 11:00 a.m. on the following dates:

November 1, 2023 Amended Budget
February 7, 2024
April 3, 2024 Proposed Budget
June 5, 2024 Final Budget
August 7, 2024

A MOTION was made by Supervisor German, seconded by Supervisor Avendano and unanimously passed adopting Resolution No. 2023-02, approving the Regular Meeting Schedule for Fiscal Year 2023-2024, holding meetings at the Renaissance Planning Office conference room located at 5757 Blue Lagoon Drive, Suite 330, Miami, FL 33126 with the start time of 11:00 a.m. and further authorizing the advertisement of same, as required by law.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

K. PUBLIC HEARING
1. Proof of Publication

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* April 13, 2023, and April 20, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2023/2024 final budget and non-ad valorem special assessments.

No comments were received.

There being no further comments on the final budget, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget

Mrs. Perez presented Resolution No. 2023-03, entitled:

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2023/2024 final budget and the non-ad valorem special assessment tax roll (assessment levy).

A MOTION was made by Supervisor Llort, seconded by Supervisor Avendano and unanimously passed adopting Resolution No. 2023-03, approving the Fiscal Year 2023/2024 Final Budget, as presented.

L. ADMINISTRATIVE MATTERS
1. Financial Update

Mrs. Perez presented the financial statement and indicated that finances were stable and would cover anticipated budgeted expenditures. Available funds as of March 31, 2023, were \$200,045.16.

A MOTION was made by Supervisor German, seconded by Supervisor Villalobos and passed unanimously ratifying and approving the financials, as presented.

2. 2022 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board Members that they should be receiving in the mail their 2022 Form 1-Statement of Financial Interests, which needs to be completed and mailed into the Supervisor of Elections' office in the county in which they reside by July 1, 2023.

M. BOARD AND STAFF CLOSING COMMENTS

District management advised that the area of encroachment that had been identified in the Enclave area consists of grass areas being filled in with pavers had been forwarded to the District Engineer for evaluation and comments. The same will be forwarded to the Association once made available.

N. ADJOURNMENT

The Regular Board Meeting was adjourned at 11:24 a.m. on a **MOTION** made by Supervisor Avendano, seconded by Supervisor German and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 1st day of November, 2023

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Parc
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	76,277	77,071	77,071
Maintenance Assessments	59,538	59,539	59,539
Debt Assessments	351,984	351,986	351,986
Other Revenue	0	0	0
Interest Income	420	19,880	19,780
TOTAL REVENUES	\$ 488,219	\$ 508,476	\$ 508,376
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	12,250	12,250	8,811
Maintenance/Contingency - Roads	41,710	41,710	0
Engineering/Inspections	2,000	2,000	1,359
TOTAL MAINTENANCE EXPENDITURES	\$ 55,960	\$ 55,960	\$ 10,170
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	2,400	2,400
Payroll Taxes - Employer	480	184	184
Management	33,588	33,588	33,588
Secretarial	4,200	4,200	4,200
Legal	7,000	7,000	5,758
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,700	3,700	3,700
Insurance	6,100	6,134	6,134
Legal Advertisements	550	550	262
Miscellaneous	725	725	400
Postage	300	220	199
Office Supplies	625	260	239
Dues & Subscriptions	175	175	175
Trustee Fees	3,400	3,400	3,400
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,193	\$ 70,886	\$ 68,989
TOTAL EXPENDITURES	\$ 131,153	\$ 126,846	\$ 79,159
REVENUES LESS EXPENDITURES	\$ 357,066	\$ 381,630	\$ 429,217
Bond Payments	(330,865)	(335,824)	(335,824)
BALANCE	\$ 26,201	\$ 45,806	\$ 93,393
County Appraiser & Tax Collector Fee	(9,760)	(4,705)	(4,705)
Discounts For Early Payments	(19,521)	(17,698)	(17,698)
Excess/Shortfall	\$ (3,080)	\$ 23,403	\$ 70,991
Carryover From Prior Year	3,080	3,080	0
Net Excess/Shortfall	\$ -	\$ 26,483	\$ 70,991

FUND BALANCE AS OF 9/30/22	
FY 2022/2023 ACTIVITY	
FUND BALANCE AS OF 9/30/23	

\$566,952
\$23,403
\$590,355

Notes

Carryover From Prior Year Of \$3,080 was used to reduce Fiscal Year 2022/2023 Assessments.
Carryover From Prior Year Of \$6,590 to be used to reduce Fiscal Year 2023/2024 Assessments.
Fund Balance Includes Drainage & Roads Reserves.
Reserve Funds Balance As Of 9/29/2023 is \$466,730 - Unspent Maintenance To Be Added To Reserve.

AMENDED FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	16,552	16,452
NAV Tax Collection	330,865	335,824	335,824
Total Revenues	\$ 330,890	\$ 352,376	\$ 352,276
EXPENDITURES			
Principal Payments	225,000	215,000	215,000
Interest Payments	105,890	110,056	110,056
Total Expenditures	\$ 330,890	\$ 325,056	\$ 325,056
Excess/ (Shortfall)	\$ -	\$ 27,320	\$ 27,220

FUND BALANCE AS OF 9/30/22	\$520,176
FY 2022/2023 ACTIVITY	\$27,320
FUND BALANCE AS OF 9/30/23	\$547,496

Notes

Reserve Fund Balance = \$166,689*. Revenue Fund Balance = \$380,807*.
Revenue Fund Balance To Be Used To Make 11/1/2023 Principal & Interest Payment Of \$277,945
(Principal: \$225,000 + Interest: \$52,945 = \$277,945).

* Approximate Amounts

Series 2012 Refunding Bonds Information

Original Par Amount =	\$4,305,000	Annual Principal Payments Due:
Interest Rate =	1.5% - 4.25%	November 1st
Issue Date =	April 2012	Annual Interest Payments Due:
Maturity Date =	November 2031	May 1st & November 1st

Par Amount As Of 9/30/23 = \$2,410,000

From: "Juan R. Alvarez" <Juan.Alvarez@alvarezeng.com>
Date: June 1, 2023 at 8:42:24 AM EDT
To: Gloria Perez <gperez@sdsinc.org>
Cc: "Nelson Avendano (navendano351@gmail.com)" <navendano351@gmail.com>, Ronald Galvis <rGalvis@sdsinc.org>
Subject: RE: CP Enclave 8759 SW 3 Lane Miami Fl 33174

Good morning, Gloria:

Please refer to the attached set of paving and drainage plans for Century Villas approved by Miami-Dade County Public Works, and more specifically, to Typical Roadway Sections A-A and B-B on the second sheet.

The approved roadway sections call for solid sod on the 3-foot-wide strips of land located between the pavement and the sidewalk. Except for the driveways at each residential unit, no pavers should be installed on these grassed strips, as they would be a deviation from the approved set of plans, they would create an enticement for illegal parking, which in turn would block the pedestrian sidewalks, and create confusion in terms of vehicular access management, since only at the driveways are cars allowed to enter the residential sites.

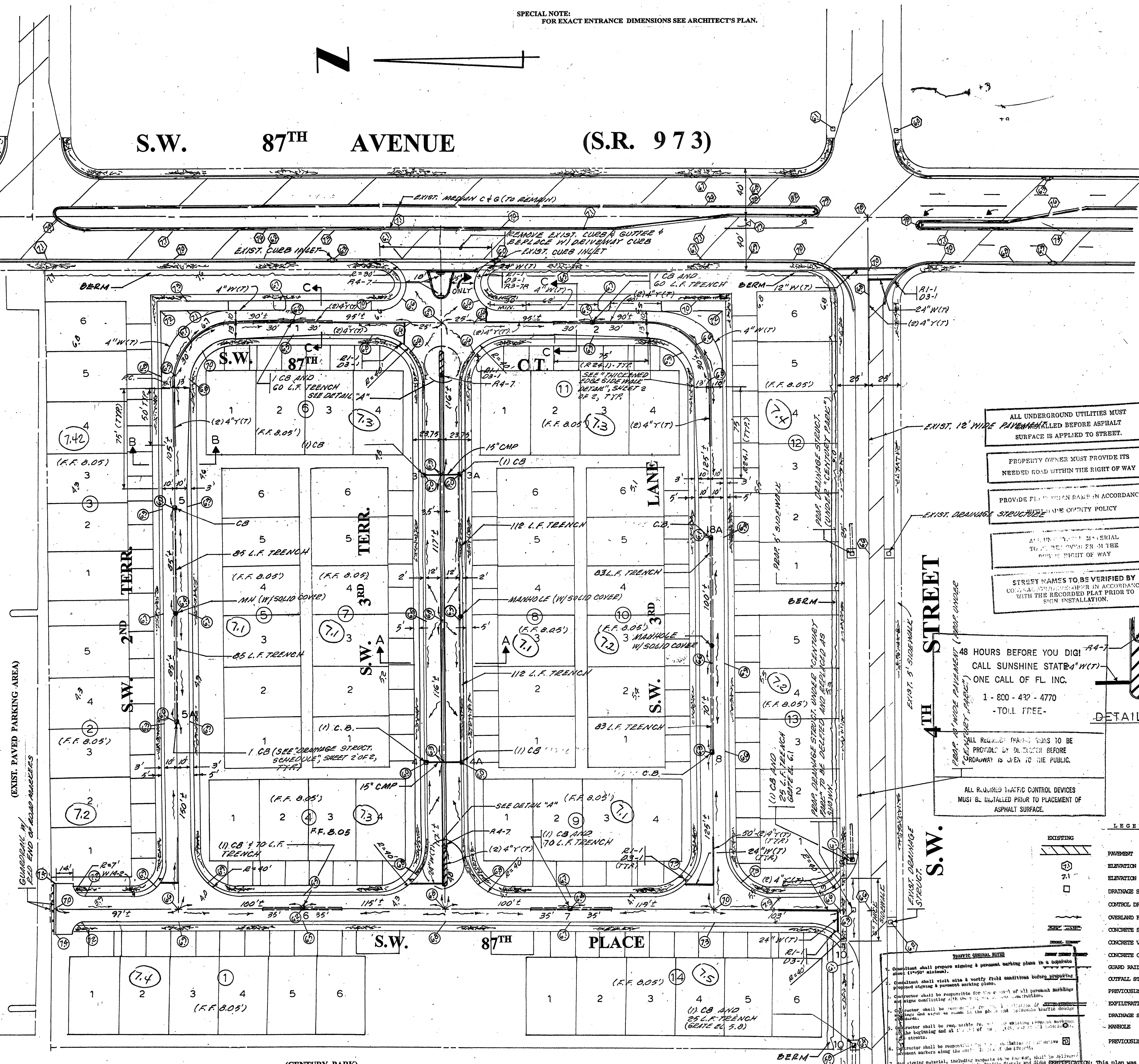
Please let me know if you have any questions.

Thank you.

Juan R. Alvarez, P.E.
(305) 640-1345
Juan.Alvarez@alvarezeng.com

SPECIAL NOTE:
FOR EXACT ENTRANCE DIMENSIONS SEE ARCHITECT'S PLAN.

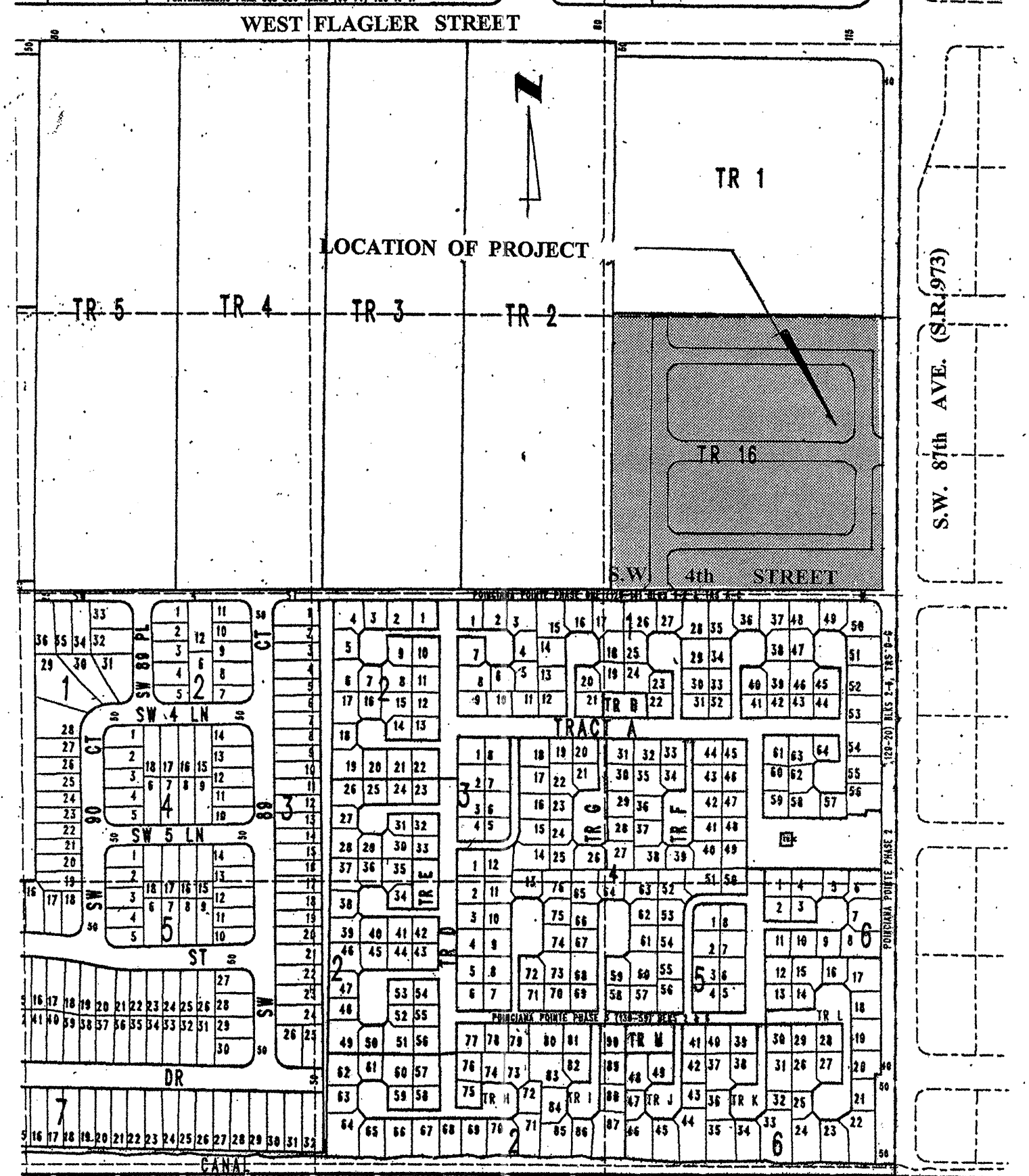
S.W. 87TH AVENUE (S.R. 973)



EXISTING PAVED PARKING AREA
CULDE-SAC AT END OF ROAD MARKERS

SCALE
1" = 40'

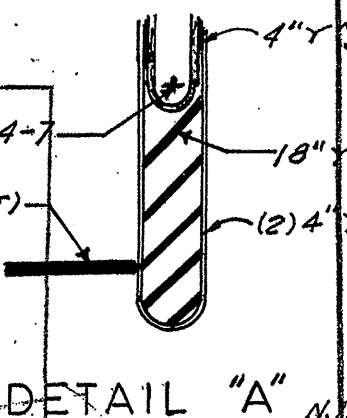
FOR TYPICAL BERM SECTION SEE 5 OF 5
OF CENTURY PARK



LOCATION MAP
SECTION 04 - 54 - 40
SCALE: 1" = 300'

- ALL UNDERGROUND UTILITIES MUST BE REVEALED BEFORE ASPHALT SURFACE IS APPLIED TO STREET.
- PROPERTY OWNER MUST PROVIDE ITS OWN ROAD WITHIN THE RIGHT OF WAY
- PROVIDE FLOOD CONTROL IN ACCORDANCE WITH COUNTY POLICY
- STREET NAMES TO BE VERIFIED BY COUNTY ENGINEER PRIOR TO SIGN INSTALLATION.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE STATE
ONE CALL OF FL. INC.
1-800-432-4770
-TOLL FREE-



LEGEND

EXISTING	PROPOSED

T-20595

APPROVED
DADE COUNTY
PUBLIC WORKS DEPT.

1/23/01
1/23/01
Rev. g & Drainage
E.g.

FLOOD CRITERIA 6.6

ZONED RU-TH

REVEAL SUB-VISION SEE 1-18 01

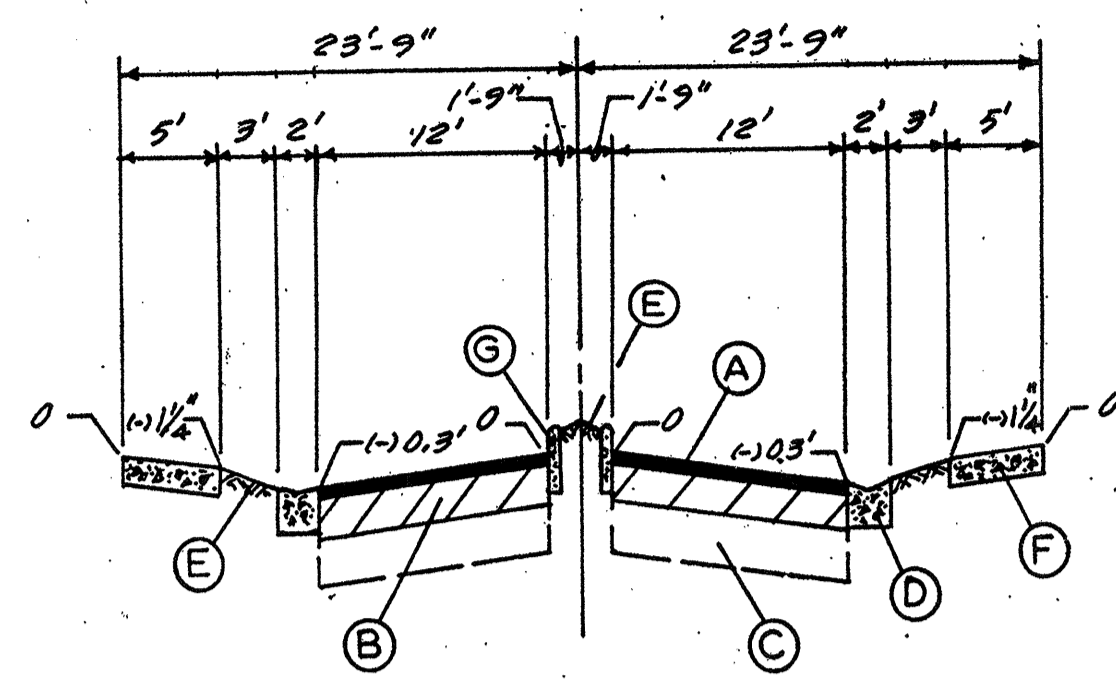
10" WATER CONTROL DIV.

- GENERAL NOTES**
- All work shall be performed according to the requirements, specifications and standards of the Metro Dade County Public Works Dept., DERM and the State of Florida D.O.T.
 - No deviations from the approved plan shall be permitted by Engineering Contractor without the written consent of the Engineer of Record, the M.D.C.P.W.D., D.E.R.M., and D.O.T.
 - All elevations refer to the National Geodetic Vertical Datum.
 - Location and depth of all existing structures and/or utilities shall be verified by the Engineering Contractor prior to start of construction. If any discrepancy exists between the approved Engineering Construction Plan and field conditions, the Engineer of Record shall be notified immediately, prior to start of construction.
 - The Engineering Contractor shall notify "SUNSHINE STATE ONE-CALL OF FLORIDA INC. Phone No. 1-800-432-4770, and the Florida Power and Light Co., 48 hours prior to start of excavation and/or construction.
 - All existing structures and utilities shall be protected at all times during excavation and construction. Neither the Engineer nor the Owner/Developer shall be responsible for damages resulting from the Engineering Contractor's work.
 - Services connected with job safety are not part of this plan/contract.
 - Distances as shown are approximate. For exact dimensions and geometry of roadways see Final Plat/Site Plan, as calculated by a Registered Land Surveyor.
 - All muck, peat, or sand and clay with high percentage of organic material and/or existing unsuitable fill material shall be removed to natural limerock or sand within the proposed Right-of-Way or proposed pavement area (if within private property). For detailed specifications see M.D.C.P.W.D. Specs. Section 3.0.
 - Pedestrian Ramps (if required) shall be built as per Std. Detail R13.3. Ramps shall be constructed providing slope toward drainage structure to avoid blockage of runoff flow.
 - Drainage trenches shall be "Exfiltration Trench" type as per detail SD. 1.1. Trenches shall be 15 feet deep and 3.0 ft. wide, with 15" perforated aluminum pipe unless otherwise noted on Plans.
 - Perforated aluminum pipe shall be set with invert elevation at 3.3 ft. N.G.V.D. (October Water Table Elevation), in case of conflict with water and/or san. sewer pipe, this elevation can be lowered up to 6 inches.
 - Calculations for drainage structures for this project include the Right-of-Way area (roadway area, if private) and 100% of the lot area.
 - Lots shall be graded in such a manner that:
 - A. Runoff is directed towards the Right-of-Way (roadways, if private).
 - B. No runoff from any lot shall be discharged into any adjacent property.
 - If there is any work to be done within areas privately owned (not dedicated as public right-of-way), permit from owners of said areas shall be obtained prior to commencement of any work.
 - All Traffic Signs and Markings shall be properly set according to APPROVED PLAN.
 - Completed Drainage Structures shall be protected from construction debris by placing plywood on or filter fabric between the frame and inlet grate until construction work is finished.
 - Contractor to coordinate with Dade County Public Works Dept. and the Florida State D.O.T. for general maintenance and safety of traffic during construction.
 - Roadways' numbers and/or names, as shown, are tentative. For final numbers and/or names see Final Plat as approved by Metro Dade County.

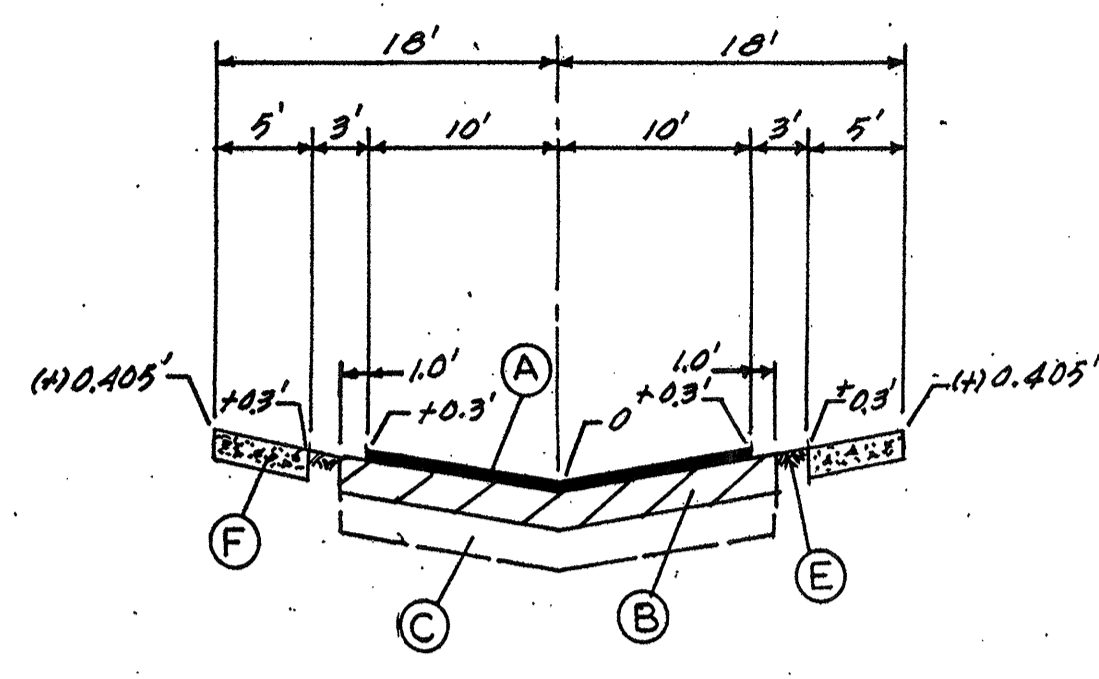
REVISED 5/2/00

CENTURY VILLAS
PAVING AND DRAINAGE PLAN

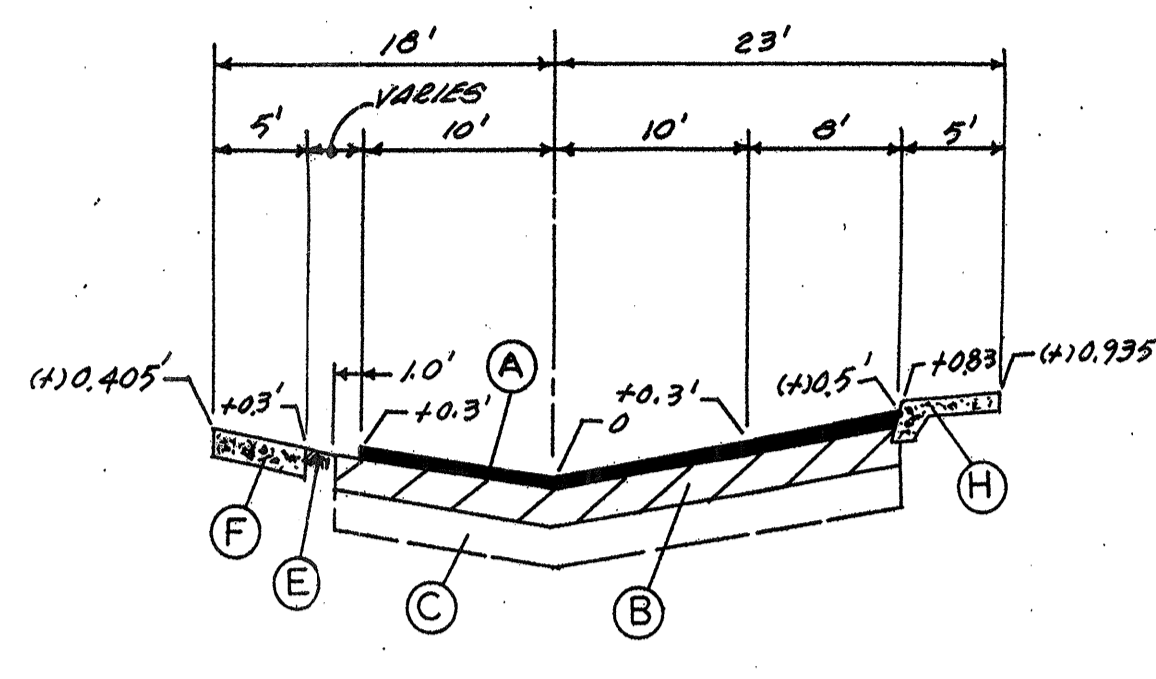
DATE: January 2000	DRAWN BY: p.r.z.	REVISED BY: p.e.r.
SCALE: As Shown	PROJECT NO. PD 00 101	
PEDRO E. RODRIGUEZ, P.E., P.A. CONSULTING ENGINEER 8390 WEST FLAGLER STREET, SUITE 215 MIAMI, FLORIDA 33144 - PHONE 552-7425		SHEET 1 OF 2



SECTION A-A N.T.S.



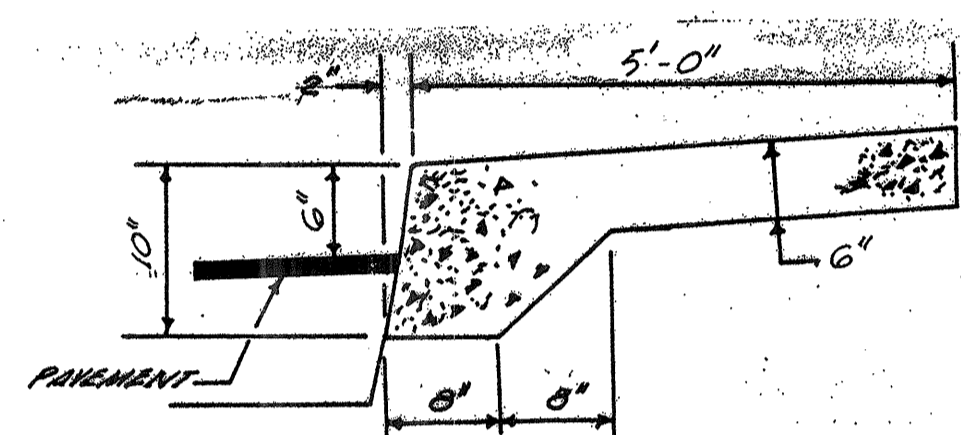
SECTION B-B N.T.S.



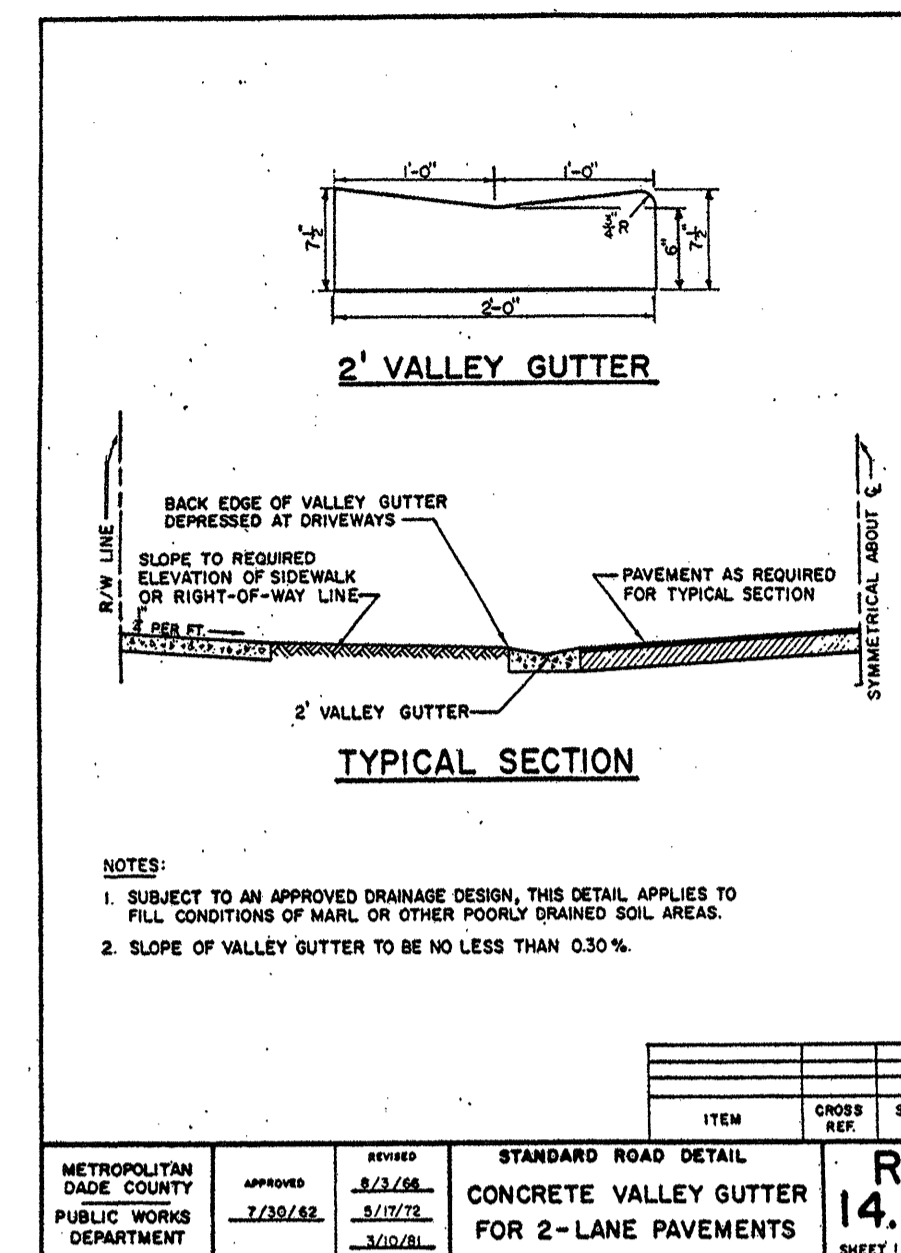
SECTION C-C N.T.S.

H THICKENED EDGE SIDEWALK

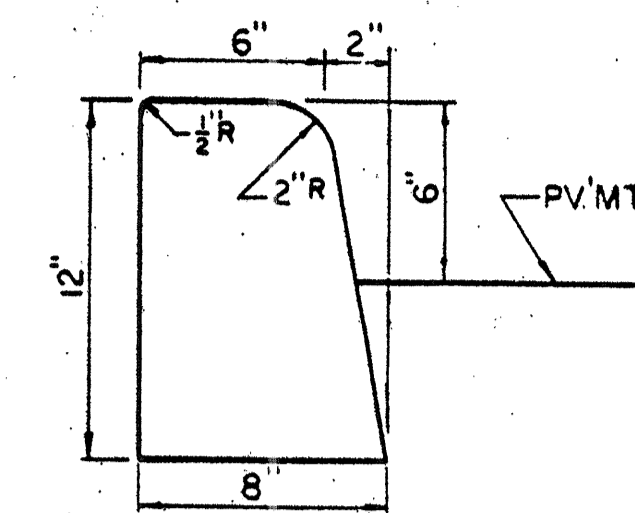
- (A) ASPHALTIC CONCRETE SURFACE COURSE, 1.5 IN. THICK (IN TWO LIFTS)
- (B) LIMEROCK BASECOURSE, PRIMED, 8 IN. THICK
- (C) STABILIZED SUBGRADE (12" MINIMUM)
- (D) CONCRETE VALLEY GUTTER
- (E) SOLID SOD
- (F) CONCRETE SIDEWALK
- (G) TYPE "D" MEDIAN CURB



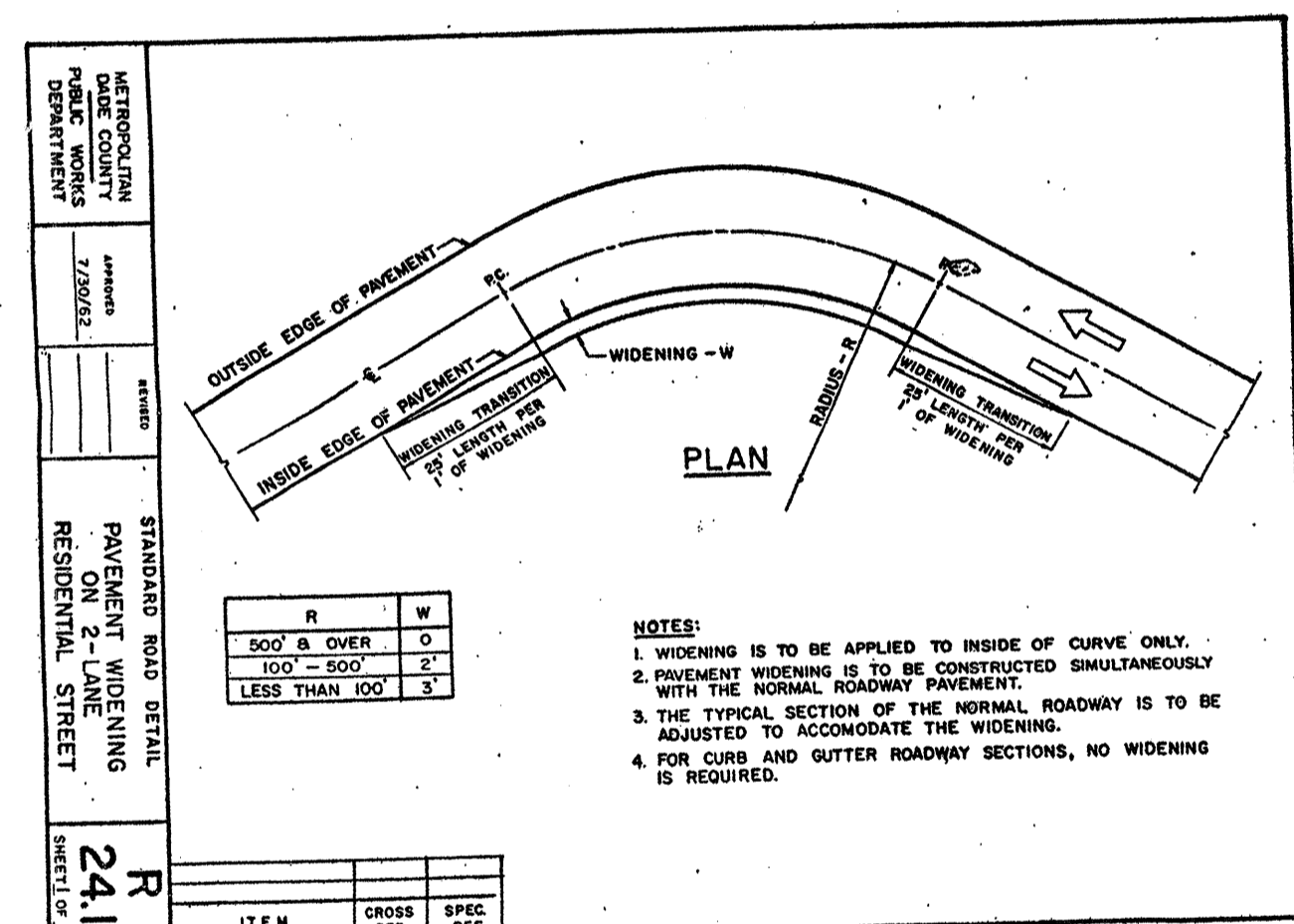
THICKENED EDGE SIDEWALK DETAIL N.T.S.



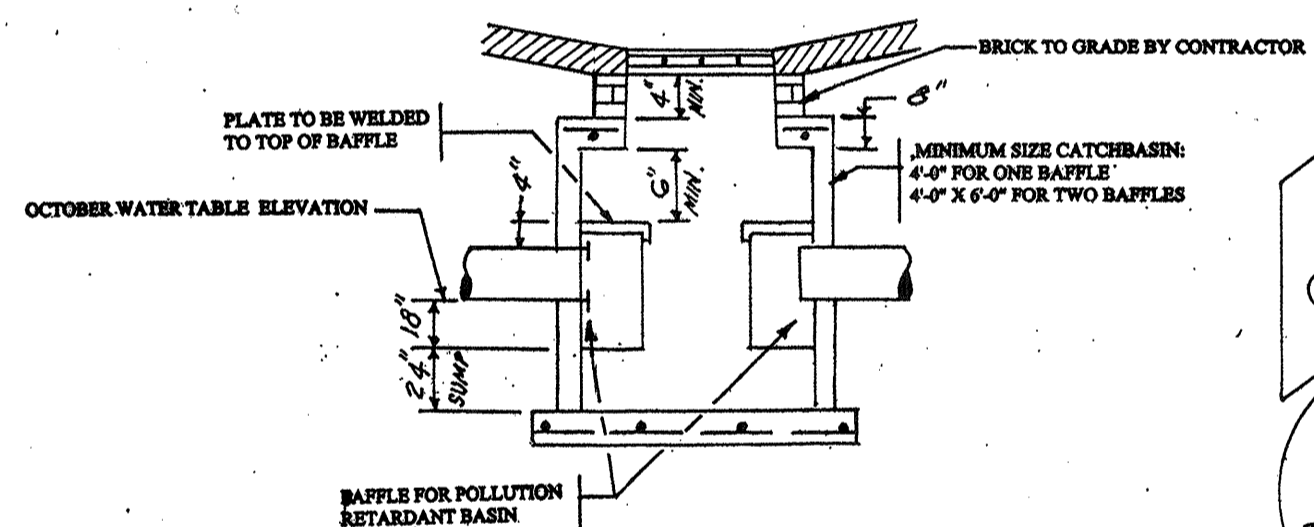
ITEM	CROSS REF.	SPEC. REF.
CONCRETE VALLEY GUTTER FOR 2-LANE PAVEMENTS	R	14.6



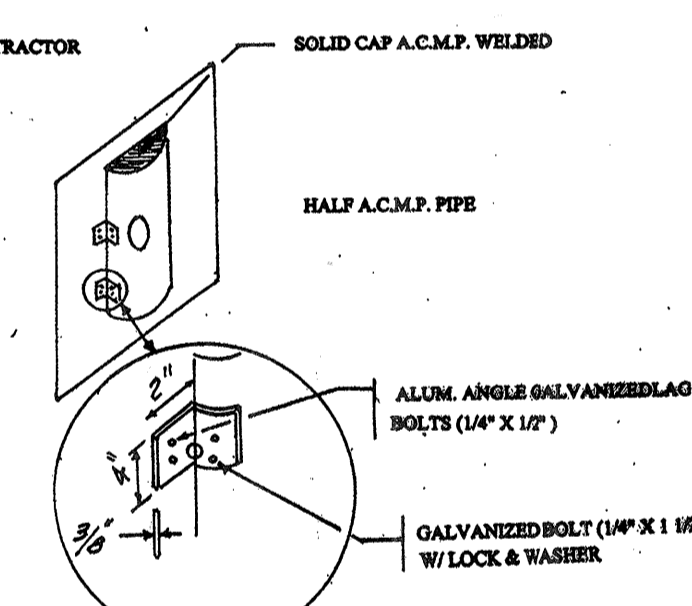
TYPE 'D' MEDIAN CURB



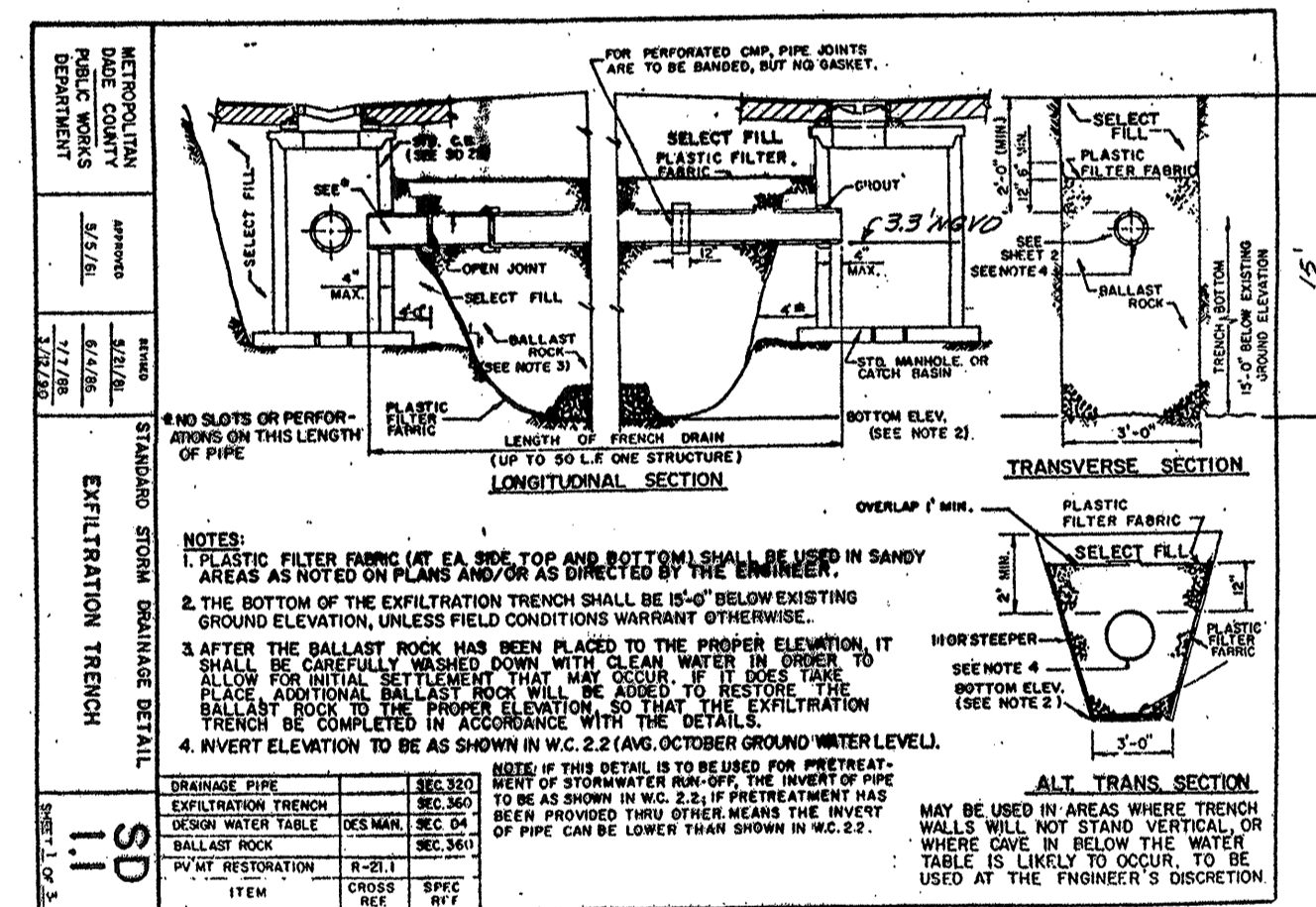
R	W
500' & OVER	0
100' - 500'	2'
LESS THAN 100'	3'



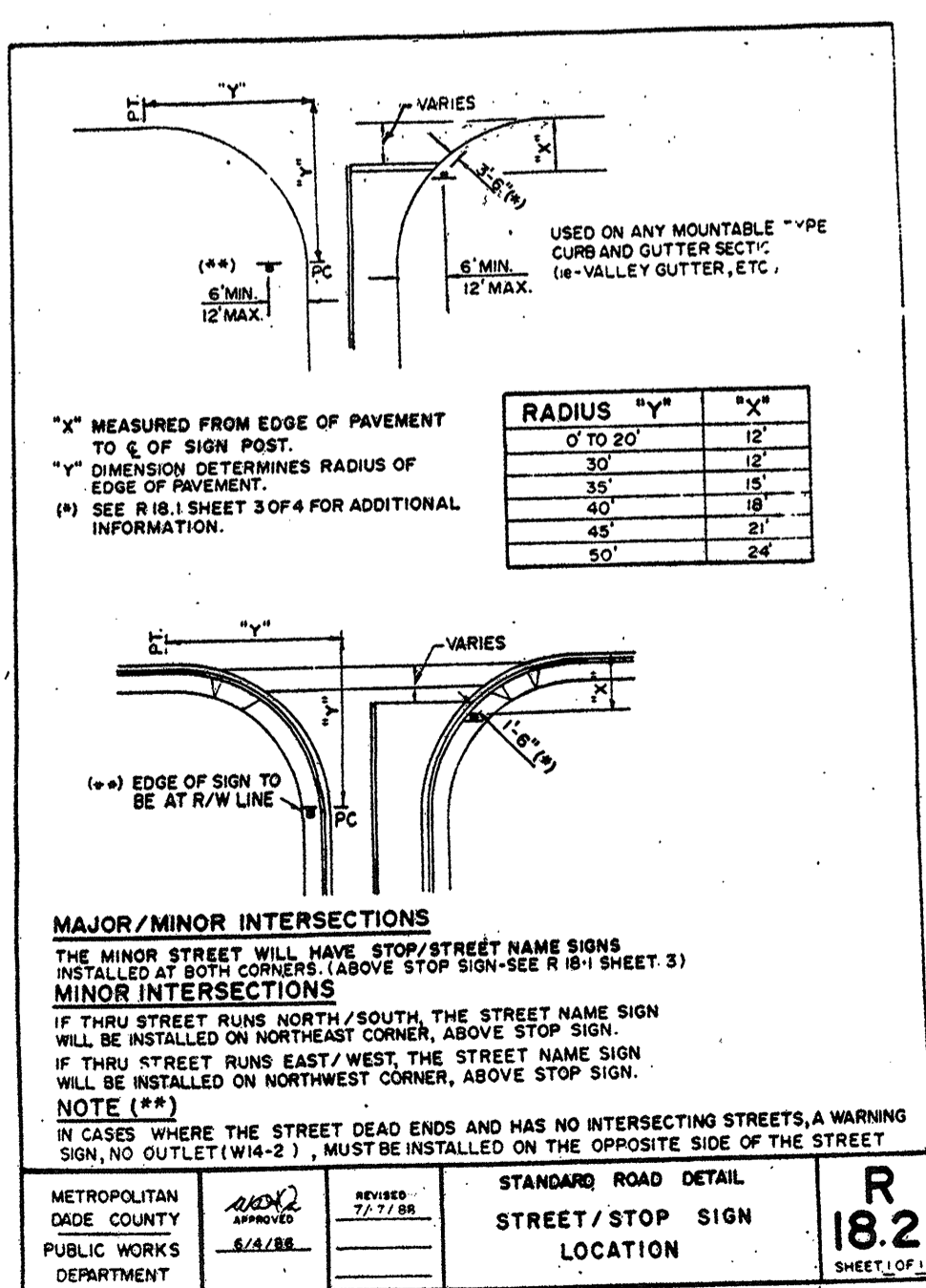
POLLUTION RETARDANT BASIN N.T.S.



BAFFLE DETAIL N.T.S.



DRAINAGE STRUCTURE PRECEDING FRENCH DRAIN DETAIL N.T.S.



RADIUS	"Y"	"X"
0' TO 20'	12"	12"
20'	12"	12"
35'	15"	15"
40'	18"	18"
45'	21"	21"
50'	24"	24"

DRAINAGE STRUCTURE SCHEDULE

STRUCT. NO.	GRATE EL.				PIPE INV. EL.	BOTTOM EL.
	N	S	E	W		
1	6.2	3.3	3.3	—	—	(-) 1.0
2	6.2	3.3	3.3	—	—	(-) 1.0
3*	6.0	—	(-) 1.0	—	—	(-) 1.0
3A	6.0	(-) 1.0	—	3.3	—	(-) 1.0
MH**	6.5	—	—	3.3	3.3	(-) 1.0
4*	6.0	—	(-) 1.0	—	—	(-) 1.0
4A	6.0	(-) 1.0	—	3.3	—	(-) 1.0
5	6.0	—	—	3.3	3.3	(-) 1.0
MH**	6.4	—	—	3.3	3.3	(-) 1.0
5A	6.0	—	—	3.3	—	(-) 1.0
6	6.2	3.3	3.3	—	—	(-) 1.0
7	6.4	3.3	3.3	—	—	(-) 1.0
8	6.3	—	—	3.3	—	(-) 1.0
MH**	6.53	—	—	3.3	3.3	(-) 1.0
8A	6.1	—	—	3.3	—	(-) 1.0
9	6.1	—	—	3.3	—	(-) 1.0
10	5.8	—	—	3.3	—	(-) 1.0

* No Baffles Required (Not Connected Directly to Trench)

** No Baffles Required (Covered Manhole)

ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM.

CENTURY VILLAS		
PAVING AND DRAINAGE DETAILS		
DATE: January 2000	DRAWN BY: p.r.z.	REVISED BY: p.e.r.
SCALE: As Shown	PROJECT NO. PD 000101	
PEDRO E. RODRIGUEZ, P.E., P.A. CONSULTING ENGINEER 8390 WEST FLAGLER STREET, SUITE 215 MIAMI, FLORIDA 33144 - PHONE 552-7425		SHEET 2 OF 2



Page 14

Century Parc
Community Development District

**Financial Report For
September 2023**

Century Parc Community Development District
Budget vs. Actual
October 2022 through September 2023

	<u>Oct 22 - Sept 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	59,539.30	59,538.00	1.30	100.0%
369.399 · Carryover From Prior Year	0.00	3,080.00	-3,080.00	0.0%
369.401 · Interest Income	19,779.95	420.00	19,359.95	4,709.51%
363.820 · Debt Assessment-Paid to Trustee	-335,823.70	-330,865.00	-4,958.70	101.5%
363.831 · Assessment Discounts	-17,698.38	-19,521.00	1,822.62	90.66%
363.830 · Assessment Fees	-4,704.83	-9,760.00	5,055.17	48.21%
363.810 · Debt Assessments	351,986.20	351,984.00	2.20	100.0%
363.100 · Admin Assessment Income	77,071.05	76,277.00	794.05	101.04%
Total Income	<u>150,149.59</u>	<u>131,153.00</u>	<u>18,996.59</u>	<u>114.48%</u>
Expense				
511.315 · Legal Fees	5,757.50	7,000.00	-1,242.50	82.25%
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.310 · Engineering	1,358.75	2,000.00	-641.25	67.94%
511.122 · Payroll Expense	183.60	480.00	-296.40	38.25%
511.131 · Supervisors Fees	2,400.00	6,000.00	-3,600.00	40.0%
511.305 · MaintenanceContingency-Drainage	8,811.00	12,250.00	-3,439.00	71.93%
511.306 · Maintenance/Contingency - Roads	0.00	41,710.00	-41,710.00	0.0%
511.311 · Management Fees	33,588.00	33,588.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.450 · Insurance	6,134.00	6,100.00	34.00	100.56%
511.480 · Legal Advertisements	262.20	550.00	-287.80	47.67%
511.512 · Miscellaneous Expense	400.39	725.00	-324.61	55.23%
511.513 · Postage and Delivery	199.07	300.00	-100.93	66.36%
511.514 · Office Supplies	239.45	625.00	-385.55	38.31%
511.318 · Assessment/Tax Roll	6,000.00	6,000.00	0.00	100.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,399.69	3,400.00	-0.31	99.99%
511.734 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
Total Expense	<u>79,158.57</u>	<u>131,153.00</u>	<u>-51,994.43</u>	<u>60.36%</u>
Net Income	<u><u>70,991.02</u></u>	<u><u>0.00</u></u>	<u><u>70,991.02</u></u>	<u><u>100.0%</u></u>

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
SEPTEMBER 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
REVENUES			
Administrative Assessments	76,277	0	77,071
Maintenance Assessments	59,538	0	59,539
Debt Assessments	351,984	0	351,986
Other Revenues	0	0	0
Interest Income	420	0	19,780
Total Revenues	\$ 488,219	\$ -	\$ 508,376
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	12,250	0	8,811
Maintenance/Contingency - Roads	41,710	0	0
Engineering/Inspections	2,000	0	1,359
TOTAL MAINTENANCE EXPENDITURES	\$ 55,960	\$ -	\$ 10,170
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	2,400
Payroll Taxes (Employer)	480	0	184
Management	33,588	2,799	33,588
Secretarial	4,200	350	4,200
Legal	7,000	0	5,758
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,700	0	3,700
Insurance	6,100	0	6,134
Legal Advertisements	550	0	262
Miscellaneous	725	0	400
Postage	300	36	199
Office Supplies	625	3	239
Dues & Subscriptions	175	0	175
Trustee Fees	3,400	0	3,400
Continuing Disclosure Fee	350	350	350
Website Management	2,000	167	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,193	\$ 9,705	\$ 68,989
Total Expenditures	\$ 131,153	\$ 9,705	\$ 79,159
REVENUES LESS EXPENDITURES	\$ 357,066	\$ (9,705)	\$ 429,217
Bond Payments	(330,865)	0	(335,824)
Balance	\$ 26,201	\$ (9,705)	\$ 93,394
County Appraiser & Tax Collector Fee	(9,760)	0	(4,705)
Discounts For Early Payments	(19,521)	0	(17,698)
Excess/ (Shortfall)	\$ (3,080)	\$ (9,705)	\$ 70,991
Carryover from Prior Year	3,080	0	0
Net Excess/ (Shortfall)	\$ -	\$ (9,705)	\$ 70,991
Bank Balance As Of 9/30/23	\$ 648,047.85		
Accounts Payable As Of 9/30/23	\$ 10,105.29		
Accounts Receivable As Of 9/30/23	\$ -		
Reserve Funds - Drainage As Of 9/30/23	\$ 99,400.00		
Reserve Funds - Roads As Of 9/30/23	\$ 367,330.00		
Available Funds As Of 9/30/23	\$ 171,212.56		

**CENTURY PARC CDD
TAX COLLECTIONS
2022-2023**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Fees	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint. Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint. Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$487,799.00	\$76,277.00	\$59,538.00	\$ 351,984.00	\$76,277.00	\$59,538.00	\$351,984.00	
									\$462,018.00	\$75,193.00	\$55,960.00	\$ 330,865.00	\$75,193.00	\$55,960.00	\$330,865.00	\$330,865.00
1	1	Miami-Dade Tax Collector	11/23/22	NAV Taxes	\$ 69,818.61		\$ (670.14)	\$ (2,803.85)	\$ 66,344.62	\$ 10,917.51	\$ 8,521.35	\$ 50,379.75	\$ 10,374.27	\$ 8,097.35	\$ 47,873.00	\$ 47,873.00
2	2	Miami-Dade Tax Collector	11/25/22	NAV Taxes	\$ 42,205.02		\$ (405.17)	\$ (1,688.28)	\$ 40,111.57	\$ 6,580.86	\$ 5,136.78	\$ 30,487.38	\$ 6,253.67	\$ 4,881.40	\$ 28,976.50	\$ 28,976.50
3	3	Miami-Dade Tax Collector	12/07/22	NAV Taxes	\$ 298,348.10		\$ (2,864.14)	\$ (11,934.47)	\$ 283,549.49	\$ 46,664.28	\$ 36,424.44	\$ 215,259.38	\$ 44,349.99	\$ 34,618.20	\$ 204,581.30	\$ 204,581.30
4	4	Miami-Dade Tax Collector	12/22/22	NAV Taxes	\$ 14,707.81		\$ (141.76)	\$ (530.74)	\$ 14,035.31	\$ 2,293.33	\$ 1,790.09	\$ 10,624.39	\$ 2,188.21	\$ 1,708.05	\$ 10,139.05	\$ 10,139.05
5	5	Miami-Dade Tax Collector	01/11/23	NAV Taxes	\$ 10,581.83		\$ (102.65)	\$ (317.42)	\$ 10,161.76	\$ 1,654.68	\$ 1,291.50	\$ 7,635.65	\$ 1,588.86	\$ 1,240.30	\$ 7,332.60	\$ 7,332.60
6	6	Miami-Dade Tax Collector	02/09/23	NAV Taxes	\$ 15,347.28		\$ (150.21)	\$ (326.14)	\$ 14,870.93	\$ 2,393.04	\$ 1,867.92	\$ 11,086.32	\$ 2,318.58	\$ 1,809.85	\$ 10,742.50	\$ 10,742.50
7	Int - 1	Miami-Dade Tax Collector	02/13/23	Interest		\$ 287.90			\$ 287.90	\$ 287.90			\$ 287.90			\$ -
8	7	Miami-Dade Tax Collector	03/08/23	NAV Taxes	\$ 8,952.58		\$ (88.51)	\$ (102.30)	\$ 8,761.77	\$ 1,395.94	\$ 1,089.62	\$ 6,467.02	\$ 1,366.07	\$ 1,066.40	\$ 6,329.30	\$ 6,329.30
9	8	Miami-Dade Tax Collector	04/07/23	NAV Taxes	\$ 17,433.52		\$ (174.38)	\$ 4.82	\$ 17,263.96	\$ 2,726.02	\$ 2,127.80	\$ 12,579.70	\$ 2,699.46	\$ 2,107.10	\$ 12,457.40	\$ 12,457.40
10	9	Miami-Dade Tax Collector	05/10/23	NAV Taxes/Interest	\$ 5,755.23	\$ 172.63	\$ (59.28)		\$ 5,868.58	\$ 1,070.02	\$ 700.47	\$ 4,157.37	\$ 1,059.28	\$ 693.45	\$ 4,115.85	\$ 4,115.85
11	Int - 2	Miami-Dade Tax Collector	05/17/23	Interest		\$ 89.17			\$ 89.17	\$ 89.17			\$ 89.17			\$ -
12	10	Miami-Dade Tax Collector	06/07/23	NAV Taxes/Interest	\$ 639.47	\$ 19.18	\$ (6.59)		\$ 652.06	\$ 118.89	\$ 77.83	\$ 461.93	\$ 117.66	\$ 77.05	\$ 457.35	\$ 457.35
13	11	Miami-Dade Tax Collector	06/23/23	NAV Taxes/Interest (TC)	\$ 4,019.31	\$ 180.88	\$ (42.00)		\$ 4,158.19	\$ 841.38	\$ 511.50	\$ 2,847.31	\$ 832.94	\$ 506.40	\$ 2,818.85	\$ 2,818.85
14	Int - 3	Miami-Dade Tax Collector	08/09/23	Interest		\$ 38.03			\$ 38.03	\$ 38.03			\$ 38.03			\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 487,808.76	\$ 787.79	\$ (4,704.83)	\$ (17,698.38)	\$ 466,193.34	\$ 77,071.05	\$ 59,539.30	\$ 351,986.20	\$ 73,564.09	\$ 56,805.55	\$ 335,823.70	\$ 335,823.70

Assessment Roll = \$487,808.76

Note: \$487,799, \$78,277, \$59,538, and \$351,894 are 2022/2023 Budgeted assessments before discounts and fees.
\$462,018, \$75,193, \$55,960 and \$330,865 are 2022/2023 Budgeted assessments after discounts and fees.

\$ 487,808.76	
\$ 787.79	\$ 466,193.34
\$ (77,071.05)	\$ (73,564.09)
\$ (59,539.30)	\$ (56,805.55)
\$ -	\$ -
\$ (351,986.20)	\$ (335,823.70)
\$ -	\$ -

June 8, 2023

Ms. Gloria Perez
District Manager
Century Parc Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2023 Century Parc CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the Century Parc Community Development District (the “District” or “CDD”); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District’s infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

The District is located in Section 4, Township 54S, Range 40E, in Miami-Dade County. It is bounded by State and County roads as follows: on the North by West Flagler Street, on the South by SW 4 Street, on the east by SW 87 Avenue (S.R. 973), and on the west by a Florida Power & Light property. See Exhibit 1 for a graphical representation of the development.

1. Infrastructure Ownership

1.1. Roads.

All the roads within the District were granted to the CDD via Special Warranty Deed recorded at ORB 23932, PG 1994. Refer to Exhibit 1 for a graphical representation of the land granted (the “CDD Roads”).

1.2. Stormwater Management System.

The CDD owns the stormwater drainage system located within the CDD Roads, and consists of inlets, manholes, storm pipes and exfiltration trenches that drain the roads and the adjacent lands.

1.3. Water and Sewer Systems.

The water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department (“WASD”) for ownership and maintenance on March 20, 2003 and May 6, 2003 under Agreement ID Numbers 17121 and 17122, respectively.

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District
Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and drainage system:

2.1. Roads

In general, CDD roads were found in acceptable working order and condition, with some damages associated with deficient grading conditions that prevent water from entering the inlets causing damage to the pavement. A set of plans with proposed pavement repairs has been submitted to the CDD by Alvarez Engineers for consideration.

Due to traffic wear, pavement markings in several locations are in need of replacement. It is recommended to do an inventory for a possible pavement markings project.

2.2. Stormwater Management System

The drainage system is in good condition. Alvarez Engineers is not aware of flooding complaints.

3. **Estimated Maintenance Costs for District-Owned Infrastructure**

The District currently has an agreement with the Enclave Homeowners Association for the maintenance of the District infrastructure within the Century Villas area. The District also has agreements with the condominium associations for the maintenance of the District infrastructure within the Century Park site. Under the agreements, the District reimburses the associations for the road and drainage maintenance. The work is managed by the associations.

3.1. General

- a. The CDD proposed 2023-2024 Fiscal Year budget has the following amounts for maintenance expenditures:

2023-2024 Proposed Budget for Maintenance	
Maintenance/Contingency - Drainage	\$16,100
Maintenance/Contingency - Roads	\$37,860
Engineering/Inspections	\$3,000
Total FY 2023 Budget for Field Maintenance	\$56,960

For more detailed information on the proposed 2023-2024 Fiscal Year Budget please visit the District’s website at the following link:

<https://centuryparcdd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

3.2. Roads

Funds will be needed to replace the wearing roadway asphalt layer in about 8 years, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future

capital expense over the next 8 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (20 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^{n-1})$
2001	2031	2023	8	54,820	\$8.00	\$438,560	\$563,550	0.25%	\$69,830
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^{n-1})$
2022	2031	2023	8	54,820	\$1.00	\$54,820	\$70,444	0.25%	\$8,729
* Using Florida Department of Transportation Inflation Factors									

3.3. Stormwater Management System

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 144 drainage structures and 7,343 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
144	7343	29					\$225.00	\$6.70	\$16,400
			29				\$230.00	\$6.90	\$16,900
				29			\$235.00	\$7.40	\$17,700
					29		\$240.00	\$8.10	\$18,900
						29	\$245.00	\$9.20	\$20,700

3.4. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

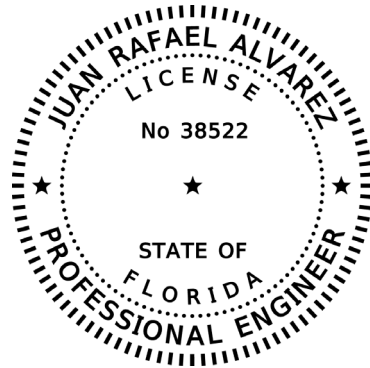
The Engineer has reviewed the District’s general liability, hired non-owned auto, employment practices liability and public official’s liability coverage provided by Florida Insurance Alliance under Agreement No. 100122027 for the period between October 1, 2022 and October 1, 2023. The District has budgeted enough funds to cover the \$6,134 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field inspections conducted by Alvarez Engineers personnel, previous District Engineer reports and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com,

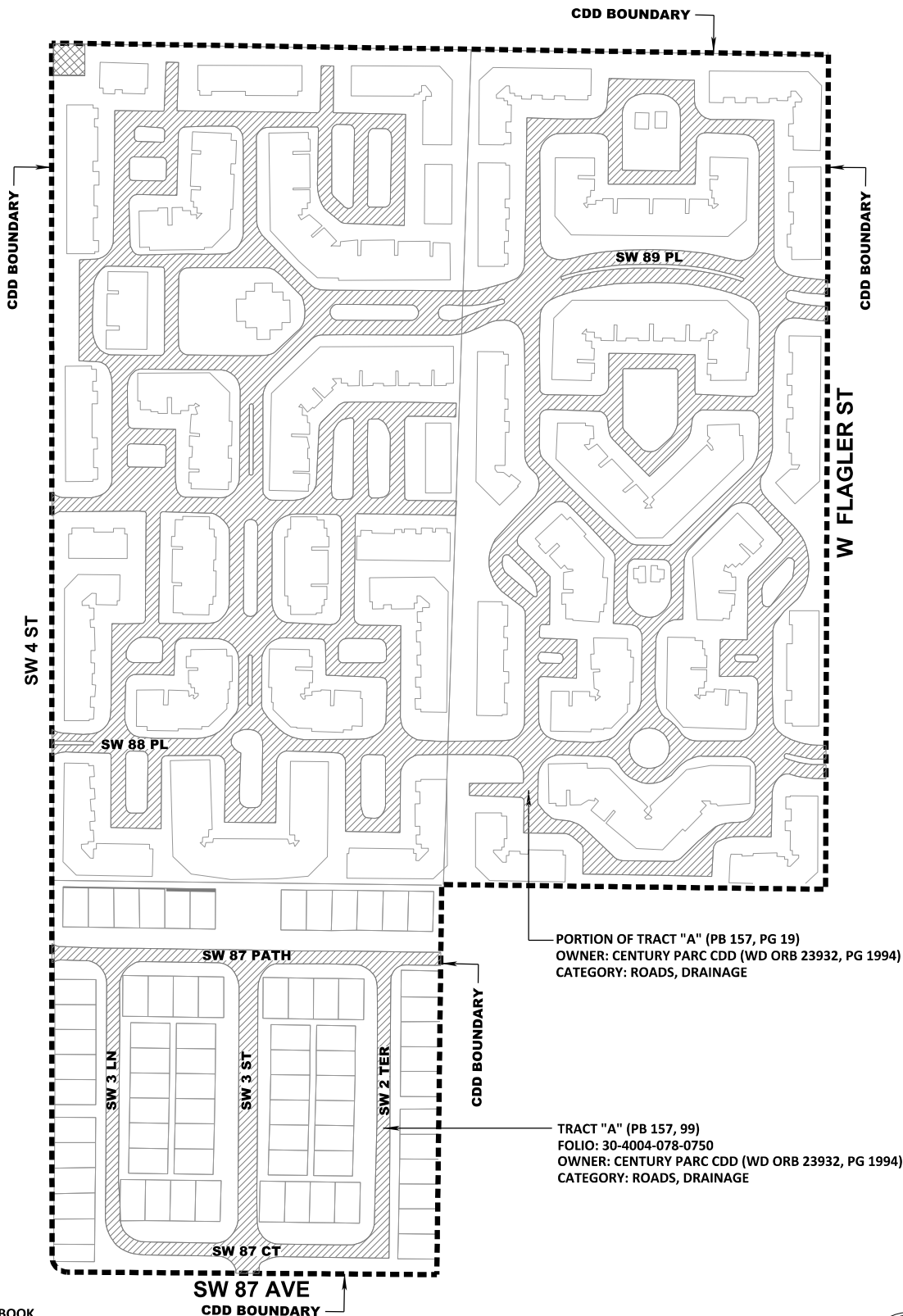
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 8, 2023



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 8, 2023

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



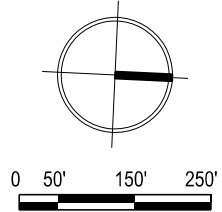
LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 WD: WARRANTY DEED

PORTION OF TRACT "A" (PB 157, PG 19)
 OWNER: CENTURY PARC CDD (WD ORB 23932, PG 1994)
 CATEGORY: ROADS, DRAINAGE

TRACT "A" (PB 157, 99)
 FOLIO: 30-4004-078-0750
 OWNER: CENTURY PARC CDD (WD ORB 23932, PG 1994)
 CATEGORY: ROADS, DRAINAGE

ALVAREZ ENGINEERS, INC.
 CENTURY PARC CDD
CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 1



MEMORANDUM

TO: District Manager

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

DATE: July 20, 2023

RE: 2023 Legislative Update

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

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”¹ of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

¹ The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees² requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors³. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

² The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

³ The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity⁴ and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers⁵ from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond⁶, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications⁷ on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

⁴ The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

⁵ Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

⁶ An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

⁷ A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer’s records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS’ publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern⁸. The law further prohibits a foreign principal⁹ from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People’s Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

⁸ The People’s Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People’s Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

⁹ “Foreign principal” means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

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/>.

MEMORANDUM

TO: District Manager

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

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy 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. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.