VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING & PUBLIC HEARING

JUNE 25, 2026

6:00 P.M.

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

www.venetianparccdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
REGULAR BOARD MEETING & PUBLIC HEARING
June 25, 2026
6:00 p.m.

Publication Date	Subcategory
2026-06-12	Miscellaneous Notices

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

The Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on June 25, 2026, at 6:00 p.m., or as soon thereafter as can be heard, in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

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.venetianparccdd.org), at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nnguyen@sdsinc.org. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. 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 561-630-4922 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Venetian Parc Community Development District
www.venetianparccdd.org
PUBLISH: MIAMI HERALD 06/05/26 & 06/12/26
IPL0345020
Jun 5,12 2026

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 1, 2026

A. CALL TO ORDER

District Manager Nancy Nguyen called the June 1, 2026, Special Board Meeting of the Venetian Parc Community Development District (the "District") to order at approximately 7:02 p.m. in the Venetian Parc Community Clubhouse located at 15351 SW 175^{th} Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the June 1, 2026, Special Board Meeting had been published in the *Miami Herald* on May 25, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Eugene Collings-Bonfill, and Supervisors Roanld Fajardo, and Maria Aleman 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 District Counsel Gabriella Fernandez-Perez of Billing Cochran, P.A.

Also in attendance was: Jackeline Pena, Miami, Florida (who arrived at approximately 7:25 p.m.).

D. CONSIDER RESIGNATION – ALEXANDER HERNANDEZ, EFECTIVE 3/19/26 (SEAT 2, EXP. 2026)

Ms. Nguyen stated that she was in possession of a resignation letter from Alexander Hernandez with an effective date of March 19, 2026, and it would be in order for the Board to consider it at this time. A discussion ensued after which:

A **motion** was made by Ms. Aleman, seconded by Mr. Collings-Bonfill and unanimously passed accepting the resignation of Alexander Hernandez, effective March 19, 2026.

Ms. Nguyen stated that there was now a vacancy in Seat 2, which term expires in November 2026.

E. CONSIDER APPOINTMENT TO VACANT SEAT (SEAT 2)

There were no appointments to the vacant seat at this time.

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

This item was not needed at this time.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions at this time.

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

NOTE: In anticipation of Venetian Parc Homeowners Association Inc. (the “HOA”) Board of Directors being in attendance, this item was discussed after item J.2. to allow them time to arrive.

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

I. APPROVAL OF MINUTES

1. February 26, 2026, Regular Board Meeting

Ms. Nguyen presented the minutes of the February 26, 2026, Regular Board Meeting, and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Fajardo and passed unanimously approving the minutes of the February 26, 2026, Regular Board Meeting, as presented.

J. OLD BUSINESS

1. Update Regarding Existing Driveway Extensions

NOTE: In anticipation of HOA Board of Directors being in attendance, this item was discussed after item H. to allow them time to arrive. The Board of Directors were unable to attend the meeting and, as such, the Board proceeded with discussion of this item.

Ms. Nguyen explained that the reason for this Special Board Meeting was to invite the HOA Board of Directors to attend to better inform themselves on the Encroachment Agreement being contemplated by the District which would allow homeowners to extend their driveways on District owned swales. Ms. Nguyen explained that the District does not have enforcement powers and, as such, it is necessary for the HOA to assist the District in enforcing the Encroachment Agreement with the homeowners of the District who wish to extend their driveways on District owned swales. The process was discussed.

When residents are seeking an architectural review committee request for an extension of their driveway, their first line of communication is the HOA. Once the HOA is contacted, the HOA can advise the homeowner on the process for modifications behind the sidewalk and direct them to seek authorization from the District Manager for modifications on the swale. The District Manager will discuss the Encroachment Agreement being contemplated by the District with the homeowner. Should the homeowner wish to proceed with the process, they will need to adhere to the requirements of the Encroachment Agreement as follows:

- The owner shall obtain at their expense all necessary permits to include but not limited to Miami-Dade County Public Works Permit which includes a Paving and Drainage Plan review and Tree Relocation permit, if applicable. Depending on the specifics of the extension, it may require a Zoning Improvement Permit (ZIP) if the work impacts zoning regulations;
- Prior to permit submittal to Miami-Dade County Public Works Permit, Owner shall submit permit application document to Architectural Review Committee for review and approval. Venetian Parc Homeowners Association, Inc. (the “HOA”) is to provide driveway extension application documents to the District for District Engineer review. Review fees shall be incurred by Owner not the District;
- Owner shall be responsible for preparation and submittal documents as required for permit

application, including but not limited to the following: 1) engineered plan view of proposed improvements; 2) sketch and legal description prepared by a licensed surveyor.

- All expenses related to permitting and construction shall be incurred by the Owner not the District;
- The disturbed area surrounding the Encroachment within the District Property shall be restored to its original condition by Owner and at Owner's expense;
- The Encroachment shall be maintained in good condition by Owner and at Owner's expense;
- All encroachment materials used within the District Property shall match the same material, color and quality currently existing within District Property;
- Driveway extension material and color shall match the existing driveway color and material.
- Any trees impacted by the driveway extension shall be relocated out of the driveway extension to a location adjacent to the driveway extension, by the Owner and at the Owner's Expense.
- Owner shall notify HOA and CDD prior to construction.
- District Engineer to review installation for adherence to permit documents, workmanship, and materials. Any deficiencies identified by District Engineer shall be corrected by the Owner at the Owner's expense. Review fees shall be incurred by Owner not the District;

Ms. Nguyen explained that the District would be handling the Encroachment Agreement execution and recording in the Miami-Dade Public Records, but the District may need assistance from the HOA, should a homeowner not comply with the requirements listed above and/or if there are any enforcement of fees associated with non-compliance by the homeowner.

Mr. Fajardo stated that he would relay this information to the HOA Manager and will try to have an HOA meeting scheduled prior to the District's June 25th meeting.

More information on this item will be provided at a future meeting.

2. Update Regarding Tree Upkeep Mitigation Project – Phase III

Ms. Nguyen stated that Phase III of the Tree Upkeep Mitigation Project, which consists of installing root barriers, has commenced. Ms. Nguyen explained that the work that is currently being performed is based on the amount of available funds in the Tree Upkeep budget line. Ms. Nguyen further explained that there is still more mitigation work that needs to be performed once the District's budget is reset on October 1, 2026.

Ms. Nguyen stated that an inspection of the District's sidewalks was performed and the proposal for the milling of the trip hazards came in at $20,164.68. Ms. Nguyen explained that due to the liability exposure, she contacted the Board members individually and discussed the proposal received. Following the individual conversations and at the direction of the Board members, Ms. Nguyen accepted the sidewalk trip hazard milling proposal.

A **motion** was made by Ms. Aleman, seconded by Mr. Collings-Bonfill and unanimously passed ratifying the District Manager's actions, and further accepting the proposal from Florida Sidewalk Solutions in the amount of $20,164.68 for the milling of sidewalk trip hazards.

The Board discussed the cause of the excessive sidewalk trip hazards. The Board opined that if the tree roots are addressed faster then the District sidewalks will not experience as many trip hazards. Ms. Nguyen informed the Board that the District's estimated fund balance as of September 30, 2026, will be approximately $200,000. The Board discussed using the fund balance to complete the Tree Upkeep

Project. The District's approved fiscal year 2026/2027 Proposed Budget includes $33,770 in the Tree Upkeep budget line. The Board consensus is to keep the Tree Upkeep budget line until the District's fund balance amounts used now for the Tree Upkeep Project are recouped.

Ms. Nguyen advised that a new arborist report be prepared since the arborist report being used for the Tree Upkeep Project is approximately three (3) years old. The Board agreed with Ms. Nguyen.

A **motion** was made by Mr. Fajardo, seconded by Mr. Collings-Bonfill and unanimously passed setting a not to exceed amount of $50,000 to be used from the Venetian Parc Community Development District fund balance to complete the Tree Upkeep Project based on the recommendations provided in an updated arborist report to be prepared in the near future.

More information on this item will be provided at a future meeting.

Ms. Nguyen explained that she received complaints from two District residents regarding the state of the roads where their homes are located. Ms. Nguyen stated that she was on-site to review the road conditions following a heavy rain event. Ms. Nguyen advised that the streets were in poor condition in comparison to other District roads. Ms. Nguyen discussed her findings with the landscape contractor, Landscape Workshop, and was informed that the reason for the difference between the roads in this area and the roads in other areas of the District is due to the species of trees planted on these roads. The trees on these roads are Mahogany trees, which are known to shed a greater portion of their canopy seasonally, particularly in early spring, depending on climate conditions. Ms. Nguyen stated that Landscape Workshop recommended a tree reduction be performed on these Mahogany trees. She further explained that she is waiting to receive the proposal from Landscape Workshop for the tree reduction.

More information on this item will be provided at a future meeting.

K. NEW BUSINESS

1. **Discussion Regarding Mahogany Trees on West Sections of SE 176th Lane and SW 176th Terrace.**

This item was discussed during item J.2.

2. **Discussion Regarding Resident Tree Removal Permit Authorization Request**

NOTE: This item was discussed after item J.1.

Ms. Nguyen introduced Ms. Jackeline Pena, a District homeowner, who arrived at approximately 7:25 p.m. Ms. Nguyen explained that Ms. Pena contacted her seeking authorization from the District to remove a District owned tree located within the swale adjacent to her property. Ms. Nguyen further explained that Ms. Pena expressed concerns that the tree's root system could potentially damage her water and sewer lines, paved driveway, as well as her residence. Ms. Nguyen presented images provided to her by Ms. Pena. Ms. Pena stated that she is willing to assume all costs associated with the tree removal, including permitting, mitigation, and replacement requirements. However, she advised that the Miami-Dade County permitting department requires written authorization from the District for the permit application.

Ms. Nguyen noted that Ms. Pena's driveway was extended sometime between 2021 and 2022 and that it is currently encroaching into the District owned swale. The Board expressed no objection to Ms. Pena submitting an application for a tree removal and replacement permit and assuming all related costs.

However, the Board explained that earlier in the meeting they had authorized the preparation of an updated arborist report to evaluate the condition of all District owned trees and determine whether removal and replacement, or root barriers are recommended. Additionally, the District and the HOA are currently discussing a process that will allow homeowners to legally extend their driveways onto District owned tracts. Should the District and the HOA agree to move forward, Ms. Pena would be required to obtain the appropriate authorization and permits for her existing driveway extension. The Board recommended that Ms. Pena hold off on submitting the tree permit application until after the June 25, 2026 Regular Board Meeting. This would allow the Board to consider the arborist's recommendations, and this may enable Ms. Pena to submit one application for the tree and driveway, thereby avoiding additional costs.

More information on this item will be provided at a future meeting.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualified Elector Certification (1,319 Voters)

Ms. Nguyen explained that per Chapter 190.006 (3)(a)2.d., Florida Statutes, the District must annually receive a certification of the number of registered voters in the District after April 15th from the Miami-Dade County Supervisor of Elections. Ms. Nguyen stated that once the number of registered voters is 250 or more, then the elections of the District Board members are held through the general election. Ms. Nguyen further explained that the District met the 250 threshold many years ago, but because Florida Statutes do not indicate that once the District reaches 250 qualified electors, the District can stop requesting a Qualified Elector Certification from the Supervisor of Elections, it is recommended that the District continue requesting a Qualified Elector Certification annually.

Ms. Nguyen presented the Qualified Elector Certification and stated that the Miami-Dade County Supervisor of Elections has determined that the District has 1,319 voters.

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

Ms. Nguyen advised that the 4-year terms of office for Seat 1 (Eugene Collings-Bonfill), Seat 2 (Alexander Hernandez), and Seat 5 (Maria Aleman) 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 87th 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.

3. Reminder of 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics' Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

4. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)

The Board Members were reminded of the importance of completing their annually required four-hour ethics training. Ms. Nguyen will provide links to training videos that will satisfy this requirement.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments from Board Members or District Staff.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Collings-Bonfill, seconded by Ms. Aleman and unanimously passed adjourning the Regular Board Meeting at approximately 8:17 p.m.

______________________________	______________________________________
Secretary/Assistant Secretary	Chair/Vice Chair

Publication Date
2026-06-12

Subcategory
Miscellaneous Notices

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AND
REGULAR BOARD MEETING OF THE
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

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Venetian Parc Community Development District
www.venetianparccdd.org
PUBLISH: MIAMI HERALD 06/05/26 & 06/12/26
IPL0345020
Jun 5,12 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Venetian Parc 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 VENETIAN PARC 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, 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 25th day of June, 2026.

ATTEST:	**VENETIAN PARC** **COMMUNITY DEVELOPMENT DISTRICT**
By:______________________________ Secretary/Assistant Secretary	By:______________________________________ Chairperson/Vice Chairperson

Venetian Parc
Community Development District

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

CONTENTS

FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2026/2027 BUDGET
Administrative Assessments	78,592
Maintenance Assessments	163,574
Debt Assessments (Area One)	456,550
Debt Assessments (Area Two)	316,808
Other Revenue	0
Interest Income	1,320
TOTAL REVENUES	**$1,016,844**
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	32,148
Legal	11,000
Assessment Roll	10,000
Audit Fees	3,700
Insurance	10,000
Legal Advertisements	4,000
Miscellaneous	1,200
Postage	325
Office Supplies	525
Dues & Subscriptions	175
Website Management	2,000
Arbitrage Rebate Fee - Areas One & Two	1,300
Trustee Fee - Area One	3,550
Trustee Fee - Area Two	3,550
Continuing Disclosure Fee - Area One	350
Continuing Disclosure Fee - Area Two	350
Administrative Contingency	790
TOTAL ADMINISTRATIVE EXPENDITURES	**$90,346**
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	40,000
Field Operations Management	1,320
Community Entrance Signage Maintenance	8,200
Street/Roadway Maintenance	4,500
Electric Power Service/Misc	3,200
Engineering/Annual Report/Inspections	3,500
Sidewalk Maintenance (Pressure Cleaning & Milling)	19,000
HOA Contribution (Palm Tree Fertilization)	5,850
Tree Upkeep	33,770
General Maintenance	3,250
Maintenance Contingency	23,150
Storm Drainage/Class V Permit	3,500
Storm Preparedness	4,520
TOTAL MAINTENANCE EXPENDITURES	**$153,760**
TOTAL EXPENDITURES	**$244,106**
REVENUES LESS EXPENDITURES	**$772,738**
Bond Payments - Area One	(429,157)
Bond Payments - Area Two	(297,800)
BALANCE	**$45,781**
County Appraiser & Tax Collector Fee	(20,310)
Discounts For Early Payments	(40,621)
EXCESS/ (SHORTFALL)	**($15,150)**
Carryover From Prior Year	15,150
NET EXCESS/ (SHORTFALL)	$0

DETAILED FINAL BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Administrative Assessments	84,727	78,644	78,592	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	159,568	163,575	163,574	Expenditures/.94
Debt Assessments (Area One)	457,359	458,173	456,550	Bond Payments/.94
Debt Assessments (Area Two)	454,590	319,166	316,808	Bond Payments/.94
Other Revenue	5,962	0	0	
Interest Income	12,859	1,200	1,320	Projected At $110 Per Month
TOTAL REVENUES	**$1,175,065**	**$1,020,758**	**$1,016,844**	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,400	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	260	383	383	Supervisor Fees * 7.65%
Management	30,432	31,308	32,148	CPI Adjustment
Legal	11,428	11,000	11,000	No Change From 2025/2026 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	9,393	10,000	10,000	Fiscal Year 2025/2026 Expenditure Was $9,360
Legal Advertisements	3,876	4,000	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,777	1,100	1,200	$100 Increase From 2025/2026 Budget
Postage	302	350	325	$25 Decrease From 2025/2026 Budget
Office Supplies	426	550	525	$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Arbitrage Rebate Fee - Areas One & Two	1,300	1,300	1,300	No Change From 2025/2026 Budget
Trustee Fee - Area One	3,500	3,550	3,550	No Change From 2025/2026 Budget
Trustee Fee - Area Two	3,500	3,550	3,550	No Change From 2025/2026 Budget
Continuing Disclosure Fee - Area One	350	350	350	No Change From 2025/2026 Budget
Continuing Disclosure Fee - Area Two	350	350	350	No Change From 2025/2026 Budget
Administrative Contingency	0	790	790	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	**$85,969**	**$89,356**	**$90,346**	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	30,066	40,000	40,000	No Change From 2025/2026 Budget
Field Operations Management	1,320	1,320	1,320	No Change From 2025/2026 Budget
Community Entrance Signage Maintenance	10,148	7,200	8,200	$1,000 Increase From 2025/2026 Budget
Street/Roadway Maintenance	520	5,000	4,500	$500 Decrease From 2025/2026 Budget
Electric Power Service/Misc	3,618	3,200	3,200	No Change From 2025/2026 Budget
Engineering/Annual Report/Inspections	2,211	3,500	3,500	No Change From 2025/2026 Budget
Sidewalk Maintenance (Pressure Cleaning & Milling)	23,256	18,000	19,000	$1,000 Increase From 2025/2026 Budget
HOA Contribution (Palm Tree Fertilization)	5,848	5,850	5,850	No Change From 2025/2026 Budget
Tree Upkeep	28,473	33,770	33,770	No Change From 2025/2026 Budget
General Maintenance	0	3,750	3,250	$500 Decrease From 2025/2026 Budget
Maintenance Contingency	8,887	23,650	23,150	$500 Decrease From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Storm Preparedness	0	5,020	4,520	$500 Decrease From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	**$114,347**	**$153,760**	**$153,760**	
TOTAL EXPENDITURES	**$200,316**	**$243,116**	**$244,106**	
REVENUES LESS EXPENDITURES	**$974,749**	**$777,642**	**$772,738**	
Bond Payments - Area One	(435,853)	(430,682)	(429,157)	2027 P & I Payments Less Earned Interest
Bond Payments - Area Two	(433,213)	(300,017)	(297,800)	2027 P & I Payments Less Earned Interest
BALANCE	**$105,683**	**$46,943**	**$45,781**	
County Appraiser & Tax Collector Fee	(11,116)	(20,391)	(20,310)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(43,149)	(40,783)	(40,621)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$51,418**	**($14,231)**	**($15,150)**	
Carryover From Prior Year	0	14,231	15,150	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	**$51,418**	$0	$0	

DETAILED FINAL DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	31,551	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	435,853	430,682	429,157	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	**$467,404**	**$431,682**	**$430,657**	
EXPENDITURES				
Principal Payments	120,000	135,000	145,000	Principal Payment Due In 2027
Interest Payments	295,025	283,625	275,525	Interest Payments Due In 2027
Bond Redemption	0	13,057	10,132	Estimated Excess Debt Collections
Total Expenditures	**$415,025**	**$431,682**	**$430,657**	
Excess/ (Shortfall)	**$52,379**	**$0**	**$0**	

Series 2013 Bond Information - Area One

Original Par Amount =	$5,515,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.00% - 6.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2043		
Par Amount As Of 1/1/26 =	$4,385,000		

DETAILED FINAL DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	7,500	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	433,214	300,017	297,800	Maximum Debt Service Collection
Prepaid Bond Collection	26,993	0	0	
Total Revenues	**$467,707**	**$301,017**	**$299,300**	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2027
Interest Payments	112,726	180,000	172,625	Interest Payments Due In 2027
Bond Redemption	0	1,017	1,675	Estimated Excess Debt Collections
Total Expenditures	**$227,726**	**$301,017**	**$299,300**	
Excess/ (Shortfall)	**$239,981**	**$0**	**$0**	

Note: Series 2013 Area Two Bond Was Refinanced In September 2024.

Series 2024 Bond Refunding Information - Area Two

Original Par Amount =	$3,660,000	Annual Principal Payments Due:	May 1st
Interest Rate =	5.00%	November 1st	May 1st & November 1st
Issue Date =	September 2024	Annual Interest Payments Due:	
Maturity Date =	May 2044	May 1st & November 1st	

Par Amount As Of 1/1/26 = $3,660,000

Venetian Parc Community Development District
Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	**Fiscal Year 2026/2027 Projected Assessment Before Discount***
Administrative	$136.40	$136.40	$130.21	**$130.13**
Maintenance	$264.66	$264.66	$270.82	**$270.82**
Debt	$1,274.46	$1,274.46	$1,274.46	**$1,274.46**
Total For Area One Townhomes	**$1,675.52**	**$1,675.52**	**$1,675.49**	**$1,675.41**
Administrative	$136.40	$136.40	$130.21	**$130.13**
Maintenance	$264.66	$264.66	$270.82	**$270.82**
Debt	$1,622.34	$1,622.34	$1,622.34	**$1,622.34**
Total For Area One Single Family Units	**$2,023.40**	**$2,023.40**	**$2,023.37**	**$2,023.29**
Administrative	$136.40	$136.40	$130.21	**$130.13**
Maintenance	$264.66	$264.66	$270.82	**$270.82**
Debt	$1,274.46	$1,274.46	$794.99	**$794.99**
Total For Area Two Townhomes	**$1,675.52**	**$1,675.52**	**$1,196.02**	**$1,195.94**
Administrative	$136.40	$136.40	$130.21	**$130.13**
Maintenance	$264.66	$264.66	$270.82	**$270.82**
Debt	$1,622.34	$1,622.34	$1,179.13	**$1,179.13**
Total For Area Two Single Family Units	**$2,023.40**	**$2,023.40**	**$1,580.16**	**$1,580.08**

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:	
Area One Townhomes	96
Area One Single Family Units	207
Total Area One Units	303
Area Two Townhomes	90
Area Two Single Family Units	211
Total Area Two Units	301
Total Area One Units	303
Total Area Two Units	301
Total Units	604

Area Two Single Family Homes Information	
Total Units	211
Prepayments	3
Billed For Debt	208

Area One Single Family Homes Information	
Total Units	211
Prepayments	1
Billed For Debt	210

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Gabriella A. Fernandez Perez, Esq.
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301

Parcel ID: ________________

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

ENCROACHMENT AGREEMENT (Driveway Extension)

THIS IS AN ENCROACHMENT AGREEMENT, entered into this ____ day of ____________, 2025, by and between:

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"), and

[INSERT PROPERTY OWNERS NAME], ___________, having a principal address at [insert address], Florida 33187 (collectively, the "Owner").

WHEREAS, Owner owns the following described property in Miami–Dade County, Florida ("Owner Property"):

[use if west Parc]
Lot XX, VENETIAN PARC WEST, as recorded in Plat Book 170, Page 27, of the public records of Miami–Dade County, Florida; Address: [insert address], Florida 32937; Parcel ID No. ##-##-##-##-####.#-####.## (the "Owner Property"); and

[use if east Parc]
Lot XX, VENETIAN PARC, according to the 2nd Revised Plat of RICHMOND thereof, as recorded in Plat Book 170, Page 33, of the public records of Miami–Dade County, Florida; Address: [insert address], Florida 32937; Parcel ID No. ##-##-##-##-####.#-####.## (the "Owner Property"); and

WHEREAS, District owns the following described property in Miami–Dade County, Florida:

> Tract A, VENETIAN PARC WEST, as recorded in Plat Book 170, Page 27, of the public records of Miami–Dade County, Florida; Parcel ID Numbers, 30-5933-035-3930, 30-5933-035-4000 (the "District Property"); and
>
> Tract A, VENETIAN PARC, according to the 2nd Revised Plat of RICHMOND thereof, as recorded in Plat Book 170, Pages 33 2 thru 9, of the public records of Miami–Dade County, Florida; Parcel ID Numbers, 30-5933-064-2130, 30-5933-064-2210, (the "District Property").

WHEREAS, Owner desires to gain permission from District to extend and maintain a driveway extension, and/or add an additional and separate driveway, beyond what is allowed by Miami-Dade County, on District Property, said encroachment occurring over a portion of the District Property as more particularly shown in the attached Exhibit A (the "Encroachment Area").

NOW, THEREFORE, in consideration of the mutual covenants and the conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated into this Agreement.

2. Encroachment: Owner is authorized to add an additional driveway and/or extend its driveway no wider than twelve (12) feet into and over District Property (the "Encroachment") in the Encroachment Area, as more particularly identified in the attached Exhibit A subject to the following conditions:

A. The owner shall obtain at their expense all necessary permits to include but not limited to Miami-Dade County Public Works Permit which includes a Paving and Drainage Plan review and Tree Relocation permit, if applicable. Depending on the specifics of the extension, it may require a Zoning Improvement Permit (ZIP) if the work impacts zoning regulations;

B. Prior to permit submittal to Miami-Dade County Public Works Permit, Owner shall submit permit application document to Architectural Review Committee for review and approval. Venetian Parc Homeowners Association, Inc. (the "HOA") is to provide driveway extension application documents to the District for District Engineer review. Review fees shall be incurred by Owner not the District;

C. Owner shall be responsible for preparation and submittal documents as required for permit application, including but not limited to the following: 1) engineered plan view of proposed improvements; 2) sketch and legal description prepared by a licensed surveyor.

D. All expenses related to permitting and construction shall be incurred by the Owner not the District;

E. The disturbed area surrounding the Encroachment within the District Property shall be restored to its original condition by Owner and at Owner's expense;

F. The Encroachment shall be maintained in good condition by Owner and at Owner's expense;

G. All encroachment materials used within the District Property shall match the same material, color and quality currently existing within District Property;

H. Driveway extension material and color shall match the existing driveway color and material.

I. Any trees impacted by the driveway extension shall be relocated out of the driveway extension to a location adjacent to the driveway extension, by the Owner and at the Owner's Expense.

J. Owner shall notify HOA and CDD prior to construction.

K. District Engineer to review installation for adherence to permit documents, workmanship, and materials. Any deficiencies identified by District Engineer shall be corrected by the Owner at the Owner's expense. Review fees shall be incurred by Owner not the District;

3. Owner agrees to indemnify and hold the District harmless from any and all liability incurred now or in the future as a result of any claim, injury, death or property damage, directly or indirectly resulting due to the existence of, or the failure to maintain, the encroachment or any part of it, and for any negligence, acts, or omissions of Owner, their employees, or agents.

4. It is understood that this Encroachment Agreement is granted to Owner for its sole benefit and as a special exception to the policy of the District and that this Agreement shall be construed most strictly in favor of the District and against Owner.

5. It is agreed that Owner shall remove the encroachment or any portion of it at any time that the District requires the use of any portion of the Encroachment Area, or determines that continuation of such Encroachment is not in the public interest. Such removal shall be at Owner's sole cost and expense. In the event Owner fails to remove all or any part of such Encroachment within thirty (30) days after written demand by the District to do so, District is authorized to remove the Encroachment or any portion of it and all costs, including reasonable attorney's fees and court costs, associated with the removal shall become a lien against Owner's property as described above, which lien may be enforced through foreclosure. Owner hereby waives any claims for damages against the District, its employees, officials, or agents, arising out of or in any way connected with the removal of any part of the encroachment by District, as a result of Owner's failure to timely remove the same.

6. This Agreement shall not be effective until it has been executed by all parties and recorded in the public records of Miami–Dade County, Florida, at Owner's expense.

7. Owner shall obtain any and all required building permits, secure any necessary approvals from the HOA and architectural review committees or boards, and is responsible for any and all fees, costs, and expenses related to the design, permitting, approval, and construction of the proposed driveway extension.

8. The provisions of this Agreement are covenants running with the land described as Owner Property above and are binding upon Owner and its respective successors and assigns.

9. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

____

By:_________________________________

Print name:______________________

Print name: ___________________________
Chairman, Board of Supervisors

____

Print name: _____________________

STATE OF FLORIDA }
}
COUNTY OF MIAMI–DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this _____ day of ___________________, 20__, by ________________, as Chairman of the Board of Supervisors of the VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced __________________________ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

____
Notary Public, State of Florida
[Signature]

____
Name of Notary
[Typed, Printed or Stamped]

My Commission Expires:

WITNESSES:	**AS TO OWNER, [insert owner name(s)]**
______________________________	By: ________________________________
	[insert witness #1 name]
Print Name: _____________________	
______________________________	By: ________________________________
	[insert witness #1 name]
Print Name: _____________________	

STATE OF FLORIDA }
}
COUNTY OF MIAMI–DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of ________________, 20__, by [insert first owner name], who is personally known to me or has produced __________________ as identification and did not (did) take an oath.

____
Notary Public, State of ____________
[Signature]

____
Name of Notary
[Typed, Printed or Stamped]

EXHIBIT A

ENCROACHMENT AREA

May 28, 2026

Contract No. - 267527

Venetian Parc HOA

Scope of work:

- Reducing of Hardwood trees in requested areas 154th Place, 176 Terr & 176 Lane. (Total of 82 Hardwood Trees for reduction)

- Please note this reduction trimming is not in accordance with ANSI A-300 Pruning standards.

- Includes removal of all debris daily.

Total *(plus applicable taxes)* **$29,750.00**

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

This proposal is valid for thirty (30) days. Thereafter, it is subject to change without notice. Payment shall be requisitioned as follows: 100% due upon completion. If payment is not received within thirty (30) days, Customer agrees to pay a 1.5% per month service charge that will accrue on the unpaid balance. The customer has five (5) days to notify LWI in writing of any deficiencies in the work performed.

If this proposal meets with your approval, please sign and return via email or fax. If we may be of further service, please do not hesitate to call.

Upon acceptance and completion of the work described in this proposal, an invoice will be generated by our accounting team and sent to you for payment. Please hold payment until the invoice is received. Including the invoice number on your check will help ensure your payment is applied to the correct account.

Acceptance of Bid:

Customer Signature

Date

Thank you,

Kyle Drinkuth 5/28/2026

Kyle Drinkuth
7867484140
kdrinkuth@landscapeworkshop.com

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC 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 Venetian Parc 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 VENETIAN PARC 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 25th day of June, 2026.

ATTEST:

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

By:______________________________
Secretary/Assistant Secretary

By:_____________________________________
Chairperson/Vice Chairperson

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Venetian Parc Community Development District** (the "District") will hold Regular Meetings in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187 at **6:00 p.m.** on the following dates:

October 22, 2026
November 19, 2026
February 25, 2027
April 22, 2027
June 24, 2027
July 22, 2027
September 23, 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 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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

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

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

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org

PUBLISH: MIAMI HERALD 10/12/26

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 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 [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/.