



**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
INITIAL LANDOWNERS' MEETING,
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 13, 2024
11:15 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centuryparksquarecdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100
Coral Gables, Florida 33134
INITIAL LANDOWNERS' MEETING
August 13, 2024
11:15 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Initial Landowners' Meeting
- F. Election of Secretary for Initial Landowners' Meeting
- G. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 5
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 6
 - 4. Ballot Tabulations
- H. Certification of the Results
- I. Landowners' Comments
- J. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
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 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

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Attention: Laura J. Archer

Century Parc Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
 NOTICE OF INITIAL LANDOWNERS' MEETING AND ELECTION AND
 REGULAR MEETING OF THE BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN to the public and all landowners within the Century Park Square Community Development District (the "District") that the Initial Landowners' Meeting of the District will be held at 11:15 a.m. on August 13, 2024, in a Conference Room located at Century Homebuilders Group, LLC, 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

The primary purpose of the Initial Landowners' Meeting is to elect five (5) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Meeting is to consider any other business which may lawfully and properly come before the Board.

A copy of the Agenda for this meeting may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or 1-877-737-4922 prior to the date of the meetings. The meetings 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 proceeding and such person may need to insure that a verbatim record of the proceeding 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 these meetings should contact the District Manager at 786-313-3661 and/or 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Century Park Square Community Development District

www.centuryparksquarecdd.org
 IPL0183830
 Jul 19, 26 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

07/19/24, 07/26/24

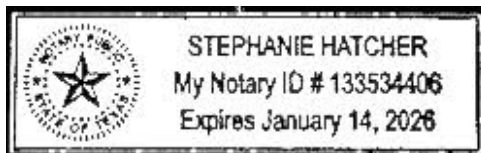
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 26th day of July in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**LANDOWNER PROXY
CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Century Park Square Community Development District to be held on August 13, 2024 at 11:15 a.m. in the Century Homebuilders Group, LLC, 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2023), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT

BALLOT # _____

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

AUGUST 13, 2024

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Century Park Square Community Development District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
 Century Homebuilders Group, LLC
 1805 Ponce de Leon Boulevard, Unit #100
 Coral Gables, Florida 33134
REGULAR BOARD MEETING & PUBLIC HEARING'S
 August 13, 2024
 11:15 P.M.

A. Call to Order

B. Proof of Publication.....Page 9

C. Seat Elected Board Members

D. Administer Oaths of Office & Review Board Members Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairperson
- Vice Chairperson
- Secretary/Treasurer
- Assistant Secretaries

G. Confirmation of Initial Landowners’ Election Results

H. Additions or Deletions to Agenda

I. Comments from the Public for Items Not on the Agenda

J. Approval of Minutes

- 1. June 7, 2024 Organizational Meeting Minutes.....Page 10

K. Public Hearing – Levy of Non-Ad Valorem Assessments

- 1. Proof of Publication.....Page 23
- 2. Receive Public Comment Regarding the Intent to Levy Special Assessments
- 3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public
- 4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public
- 5. Consider Resolution No. 2024-16 – Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments; Intent to Utilize Chapter 197, F.S. for the Levy, Collection and the Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S.....Page 26

L. Public Hearing – Authorizing Uniform Method of Collection

- 1. Proof of Publication.....Page 31
- 2. Receive Public Comment on the Use of the Uniform Method of Collection
- 3. Consider Resolution No. 2024-17 – Adopting the Uniform Method of Collection.....Page 32

M. Public Hearing – Adopting 2023/2024 Final Budget

- 1. Proof of Publication.....Page 34
- 2. Receive Public Comments on the 2023/2024 Fiscal Year Final Operating Fund Budget
- 3. Consider Resolution No. 2024-18 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 35

N. Public Hearing – Adopting 2024/2025 Final Budget

- 1. Proof of Publication.....Page 40
- 2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget
- 3. Consider Resolution No. 2024-19 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 41

O. Old Business

P. New Business

- 1. Discussion Regarding Order to Show Cause.....Page 46

Q. Administrative and Operational Matters

R. Board Members & Staff Closing Comments

S. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

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Attention: Laura J. Archer

Century Park Square Community Development District
 2501A Burns Road
 Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Century Park Square Community Development District** (the "District") will hold Regular Meetings in the Conference Room at Century Home-builders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 11:15 a.m. on the following dates:

July 9, 2024
August 13, 2024
September 10, 2024

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 786-313-3661 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 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 786-313-3661 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 cancellation notice.

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksquarecdd.org
 IPL0180336
 Jun 28 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

06/28/24

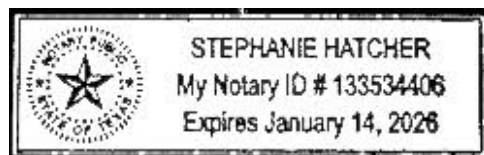
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 28th day of June in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
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**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
ORGANIZATIONAL BOARD MEETING
JUNE 7, 2024**

A. CALL TO ORDER

The Organizational Board Meeting of the Century Park Square Community Development District (the “District”) was called to order at 12:31 P.m. in the offices located at 1805 Ponce de Leon Boulevard, #100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Organizational Board Meeting had been published in the *Miami Herald* on May 28, 2024, as legally required.

C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)

Mr. Silva welcomed the petition appointed/named Board Members of the District – Diana Manso, Joseline Pereira, and Karl Neuman. Cynthia Navarro and Damaris Gonzalez declined appointments.

D. ADMINISTER OATHS OF OFFICE

Mr. Silva, Notary Public in the State of Florida, administered the Oaths of Office to the petition named Board Members: Diana Manso, Joseline Pereira, and Karl Neuman. He also reviewed the responsibilities and duties of Board Members.

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Diana Manso, Joseline Pereira, and Karl Neuman.

Also in attendance were: Armando Silva, Nancy Nguyen, and Andrew Karmeris (via conference call) of Special District Services, Inc.; Attorney Ginger E. Wald of Billing, Cohran, Lyles, Mauro & Ramsey, P.A.; Engineer Juan Alvarez of Alvarez Engineers, Inc.; Bond Counsel Pedro Hernandez of Squire Patton Boggs (US) LLP (via conference call); and Justa Finlay of Title Services of Dade County, Inc. (who joined at approximately 12:44 via conference call).

Also in attendance was: Eliana Mendoza, of Miami, Florida.

F. ELECTION OF OFFICERS

Mr. Silva stated that it would now be in order to elect Officers of the District. He 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 with the remaining Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairwoman – Diana Mando
- Vice Chairwoman – Joseline Pereira
- Secretary/Treasurer – Armando Silva
- Assistant Secretary – Karl Neuman
- Assistant Secretaries - Gloria Perez and Nancy Nguyen (District Managers with Special District Services, Inc., in Mr. Silva’s absence)

A **MOTION** was made by Chairwoman Diana Manso, seconded by Vice Chairwoman Joseline Pereira and unanimously passed electing the Slate of Officers, as nominated.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. NEW BUSINESS

1. Consider Appointment of District Manager

Mr. Silva stated that it would now be in order to appoint a District Manager and provided the Special District Services, Inc.’s Agreement for Services Management and Validation dated June 7, 2024. A discussion ensued after which:

A **MOTION** was made by Supervisor Karl Neuman, seconded by Supervisor Joseline Pareira and unanimously passed appointing the firm of Special District Services, Inc. to serve as District Manager, as outlined in the Agreement for Services (“Agreement”) dated June 7, 2024; and further authorizes District officials to execute said Agreement.

2. Consider Appointment of District General Counsel

Mr. Silva stated that it would now be in order to appoint General Counsel to provide legal representation for the District. An Engagement Letter from Billing, Cochran, Lyles, Mauro & Ramsey, P.A., dated May 29, 2024, was presented.

A **MOTION** was made by Supervisor Karl Neuman, seconded by Supervisor Joseline Pereira and unanimously passed approving the selection of Billing, Cochran, Lyles Mauro & Ramsey, P.A. to serve as District Counsel, as outlined in their Engagement Letter dated May 29, 2024.

3. Consider Appointment of Interim District Engineer

Mr. Silva stated that it would now be in order to appoint an Interim District Engineer. The Alvarez Engineers, Inc. proposal dated February 21, 2024, was presented.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and unanimously passed approving Alvarez Engineers, Inc. as the District Interim Engineer, as outlined in the proposal dated February 21, 2024.

4. Consider Issuing RFQ for Engineering Services

Pursuant to Section 287.055, Florida Statutes, the Consultants' Competitive Negotiation Act ("CCNA"), the District will solicit proposals from qualified engineering firms to serve as the Engineer for the District (the "District Engineer"), pursuant to the requirements of Chapter 190, Florida Statutes.

The criteria for selecting the District Engineer was presented and the Board was asked to authorize the District Manager to issue/advertise an RFQ (proposal package) for Professional Engineering Services for the District. Mr. Silva explained that the District's Board would appoint a Professional Engineer Selection Committee to review the proposals and make a recommendation of no less than three (3) firms to the Board (or as determined by same).

Mr. Silva noted that it would be in order to consider the Engineer Selection Criteria, as presented, and authorize the District Manager to prepare the required notice for advertisement and to proceed with a Request for Qualifications for Professional Engineering Services; and that the Board of Supervisors of the District and the District Manager would be appointed as the Professional "Engineer Selection Committee."

A **MOTION** was made by Supervisor Joseline Pereira, seconded by Supervisor Karl Neuman and passed unanimously approving the Engineer Selection Criteria, as presented; authorizing the District Manager to prepare the required notice for advertisement and to proceed with a Request for Qualifications for Professional Engineering Services; and that the Board of Supervisors of the District and the District Manager are appointed as the "Professional Engineer Selection Committee."

5. Consider Appointment of Investment Banker

Mr. Silva presented the investment banking agreement dated May 24, 2024, from FMSbonds, Inc. The Board was advised that the underwriter would serve solely in the capacity as an underwriter and not as a financial consultant.

A **MOTION** was made by Supervisor Diana Mansa, seconded by Supervisor Karl Neuman and unanimously passed engaging FMS Bonds, Inc., solely as an underwriter, as outlined in the agreement dated May 24, 2024.

6. Consider Appointment of Bond Counsel

Mr. Silva presented Mr. Pedro Hernandez, representing Squire Patton Boggs (US) LLP, and presented an Engagement Letter dated May 3, 2024, for the Board's consideration. Mr. Hernandez reviewed the Engagement Letter with the Board.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and passed unanimously approving the engagement of Squire Patton Boggs (US) LLP as the District's Bond Counsel, as outlined in the Engagement Letter dated May 3, 2024.

7. Consider Appointment of Trustee

Mr. Silva presented an Engagement Letter from US Bank dated May 22, 2024, which had been provided by Robert Hedgecock, Vice President of US Bank.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and unanimously passed approving the US Bank as Trustee for the District, as outlined in the Engagement Letter dated May 22, 2024.

8. Consider Designating a Registered Agent and Office

Mr. Silva stated that it would now be in order to designate a Registered Agent and Office for the District.

A **MOTION** was made by Supervisor Diana Mando Smith, seconded by Supervisor Karl Neuman and unanimously passed approving the offices of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. located in the Las Olas Square, Suite 600, 515 East Las Olas Boulevard, Fort Lauderdale, Florida 33301, with attention to Dennis Lyles, to serve as the Registered Agent and Office for the District.

9. Authorizing Recording of the Notice of Establishment

Ms. Silva explained that this authorizes the recording of the Notice of Establishment pursuant to Section 190.0485, Florida Statutes.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and unanimously passed authorizing the recording of the Notice of Establishment.

10. Designating Local Records Office

Mr. Silva stated that it would now be in order to designate a local records office for the Official Records of the District.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and unanimously passed designating the offices of Special District Services, Inc., located in The Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410, as the primary administrative office and the Kendall Executive Center, located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, as the local records office for the District.

11. Consider Resolution No. 2024-01 – Adopting a Public Comment Policy

Mr. Silva presented Resolution No. 2024-01, entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING MEMBERS OF THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD AT DISTRICT BOARD MEETINGS IN ACCORDANCE

WITH SECTION 286.0114, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and unanimously passed adopting Resolution No. 2024-01, as presented, establishing the District's public comment policy.

12. Consider Resolution No. 2024-02 – Adopting Legal Defense Policy

Mr. Silva presented Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE POLICY OF THE DISTRICT WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and unanimously passed adopting Resolution No. 2024-02, as presented.

13. Consider Authorization to Obtain General Liability and Public Officers Insurance

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and unanimously passed authorizing the District Manager to bind general liability and public officers' liability insurance coverage for the fiscal year 2023/2024.

14. Consider Resolution No. 2024-03 – Authorizing Chairperson to Execute Plats, Permits, and Conveyances

Mr. Silva presented Resolution No. 2024-03, entitled:

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Joseline Pereira, seconded by Supervisor Karl Neuman and unanimously passed adopting Resolution No. 2024-03, as amended, authorizing both the Chairperson and/or the Vice Chairperson to execute conveyance documents, plats and other documents related to the development of the District's improvements.

15. Consider Resolution No. 2024-04 – Setting Fiscal Year 2023/2024 Regular Meeting Schedule and Location

Mr. Silva presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

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

**July 9, 2024
August 13, 2024
September 10, 2024**

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and unanimously passed adopting Resolution No. 2024-04, approving the Regular Meeting Schedule for Fiscal Year 2023/2024, holding meetings in the Century Homebuilders Group, LLC Conference Room, located at 1805 Ponce de Leon Boulevard, Coral Gables, Florida 33134 at 11:15 a.m., unless otherwise authorized; and further authorizes the advertisement of same, as required by law.

NOTE: At approximately 12:44 p.m., Justa Finlay joined the meeting via conference call.

16. Consider Resolution No. 2024-05 – Ordering and Calling for Initial Landowners’ Meeting and Public Notice Thereof

Mr. Silva presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE INITIAL LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF FOR THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Karl Neuman, seconded by Supervisor Joseline Pereira and passed unanimously adopting Resolution No. 2024-05, setting the Initial Landowners’ Meeting for August 13, 2024, at 11:15 a.m. in the Century Homebuilders Group, LLC Conference Room, located at 1805 Ponce de Leon Boulevard, Coral Gables, Florida 33134 and further authorizing the publication of the notice, as required by law.

17. Consider Resolution No. 2024-06 – Approving Proposed Fiscal Year 2023/2024 Annual Budget and Setting Public Hearing Date for Final Adoption

Mr. Silva presented Resolution No. 2024-06, entitled:

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira adopting Resolution No. 2024-06 and setting the Public Hearing for August 13, 2024, at 11:15 a.m. in the Century Homebuilders Group, LLC Conference Room, located at 1805 Ponce de Leon Boulevard, Coral Gables, Florida 33134, unless otherwise authorized, and authorizing the publication of the notice, as required by law.

18. Consider Resolution No. 2024-07 – Approving Proposed Fiscal Year 2024/2025 Annual Budget and Setting a Public Hearing Date for Final Adoption

Mr. Silva presented Resolution No. 2024-07, entitled:

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira adopting Resolution No. 2024-07 and setting the Public Hearing for August 13, 2024, at 11:15 a.m. in the Century Homebuilders Group, LLC Conference Room, located at 1805 Ponce de Leon Boulevard, Coral Gables, Florida 33134, unless otherwise authorized, and authorizing the publication of the notice, as required by law.

19. Consider Developer’s Funding Agreement for Fiscal Year 2023/2024

Mr. Silva explained the purpose of the Developer’s Funding Agreement, noting that funding for operating the District would initially come from the developer, Century Homebuilders, LLC for and through the end of the 2023/2024 fiscal year. A discussion ensued, after which, the Board consensus was to combine fiscal year 2023/2024 and 2024/2025 in the same Developer’s Funding Agreement.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and passed unanimously approving the Developer’s Funding Agreement, as amended (include fiscal year 2023/2024 and 2024/2025; and update the developer's name from Century Homebuilders, LLC to Century Park Square, LLC and Century Park North, LLC), subject to final review by Developer’s Counsel, District Counsel, the Chairperson and the District Manager.

20. Consider Developer’s Funding Agreement for Fiscal Year 2024/2025

This item was discussed under New Business, Item 19.

21. Discussion Regarding Acquisition Agreement

Mr. Silva presented copies of the Acquisition Agreement. Ms. Wald provided an explanation that this document states that the District is agreeing with the developer to acquire the improvements, and upon issuance of bonds, the developer will be entitled to payment for such improvements.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and unanimously approved to approve the Acquisition Agreement in substantial final form.

22. Consider Resolution No. 2024-08 – Designating a Qualified Public Depository

Mr. Silva presented Resolution No. 2024-08, entitled:

RESOLUTION NO. 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A QUALIFIED PUBLIC DEPOSITORY, PURSUANT TO CHAPTER 280, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Karl Neuman, seconded by Supervisor Joseline Pereira and unanimously passed adopting Resolution No. 2024-08, as presented, authorizing the establishment of an operating/checking account with SouthState Bank to serve as a depository of public funds for the District.

23. Consider Resolution No. 2024-09 – Establishing CDD Checking Account and Signers

Mr. Silva presented Resolution No. 2024-09, entitled:

RESOLUTION NO. 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and unanimously passed adopting Resolution No. 2024-09, as presented, designating *Todd Wodraska, Jason Pierman, Patricia LasCasas, Armando Silva and Diana Manso* to serve as the signatories on the District’s checking/operating account. Checks will be released after electronic approvals have been provided by the Chairperson or the Vice Chairperson in her absence.

24. Consider Resolution No. 2024-10 – Adopting Alternative Investment Guidelines

Mr. Silva presented Resolution No. 2024-10, entitled:

RESOLUTION NO. 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and unanimously passed adopting Resolution No. 2024-10, as presented, establishing the alternative investment guidelines for the investment of public funds in excess of amounts needed in order to meet operating expenses.

25. Consider Resolution No. 2024-11 – Approving Statewide Mutual Aid Agreement

Mr. Silva presented Resolution No. 2024-11, entitled:

RESOLUTION NO. 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and unanimously passed adopting Resolution No. 2024-11, as presented, authorizing the District’s participation in and the execution of the Statewide Mutual Aid Agreement by District officials.

26. Consider Approval of Engineer’s Report

Mr. Juan Alvarez presented the Engineer’s Report 1st Draft, dated June 7, 2024. Mr. Alvarez explained that the report was prepared for two parcels, Century Park Square and Century Park North. Mr. Alvarez explained that the District will finance roadways, water and sewer, and drainage. He further explained that there will be certain areas that are to be owned by the HOA, but because the District will own the drainage, it is necessary that the District have an easement over these lands. He proceeded to explain that certain infrastructure in Phase I (Century Park Square) is near completion and will to be conveyed to the District in the near future, as such, an easement over all the lands in the development project will be necessary until the areas are platted.

A **MOTION** was made Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and passed unanimously approving the Engineer’s Report dated June 7, 2024, which may be amended from time to time.

A discussion ensued, after which:

A **MOTION** was made by Supervisor Joseline Pereira, seconded by Supervisor Diana Manso and unanimously approved authorizing District Counsel to prepare a blanket Easement Agreement for Phase 1 (Century Park Square) to be presented during the next meeting.

27. Consider Approval of Master Special Assessment Methodology Report

The Master Special Assessment Methodology Report was presented in the meeting materials and Mr. Karmeris gave an overview, noting that the non-ad valorem special assessment levels in the report are a product of bond issuance financing costs, other assumptions and the current estimated infrastructure costs, as outlined in the approved Engineer’s Report dated June 7, 2024. The projected bond sizing is approximately \$12,000,000.

A **MOTION** was made by Supervisor Karl Neuman, seconded by Supervisor Joseline Pereira and passed unanimously approving the Master Special Assessment Methodology Report, dated June 7, 2024, as presented.

28. Consider Resolution No. 2024-12 – Authorizing the Issuance of Bonds

Mr. Silva presented Resolution No. 2024-12, entitled:

RESOLUTION NO. 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$12,000,000 AGGREGATE PRINCIPAL AMOUNT OF CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE COSTS OF DESIGN, ACQUISITION AND CONSTRUCTION OF THE PROJECT (AS DEFINED HEREIN), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION TO SERVE AS TRUSTEE; APPROVING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND A SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), OF THE CITY OF FLORIDA CITY, FLORIDA, OF MIAMI-DADE COUNTY, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND

LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

Mr. Armando Silva introduced Mr. Pedro Hernando. Mr. Pedro Hernandez gave an overview of the resolution and the Trust Indentures.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and passed unanimously adopting Resolution No. 2024-12, as presented, authorizing the issuance of a not to exceed \$12,000,000 aggregate principal amount of District special assessment bonds, in one or more series, to pay all or a portion of the design, acquisition, connection and impact fees and construction of certain public infrastructure improvements, as described in the Engineer's Report accepted and dated June 7, 2024.

29. Consider Resolution No. 2024-13 – Declaring Assessments

Mr. Silva presented Resolution No. 2024-13, entitled:

RESOLUTION NO. 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS TO BE CONSTRUCTED, A PORTION OF WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE APPORTIONED; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING CERTAIN LANDS IN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF THE SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Karl Neuman and passed unanimously adopting Resolution No. 2024-13, as presented.

30. Consider Resolution No. 2024-14 – Setting Public Hearing on Assessments

Mr. Silva presented Resolution No. 2024-14, entitled:

RESOLUTION NO. 2024-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 13, 2024 AT 11:15 A.M. TO BE HELD IN THE CONFERENCE ROOM LOCATED AT CENTURY HOMEBUILDERS GROUP, LLC, 1805 PONCE DE LEON BOULEVARD, UNIT #100, CORAL GABLES, FLORIDA 33134, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and unanimously passed adopting Resolution No. 2024-14, as presented, setting the public hearing for August 13, 2024, at 11:15 a.m. in the Century Homebuilders Group, LLC Conference Room, located at 1805 Ponce de Leon Boulevard, Coral Gables, Florida 33134, unless otherwise authorized, and authorizing the publication of the notice, as required by law.

31. Consider Resolution No. 2024-15 – Notice of Intent to Use Uniform Method of Collection

Mr. Silva presented Resolution No. 2024-15, entitled:

RESOLUTION NO. 2024-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) EXPRESSING THE INTENT OF THE DISTRICT TO USE THE UNIFORM METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AS AUTHORIZED AND PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

An explanation for the document was provided and it was recommended that the Board express the intent of the District to use the uniform method of levy, collection and enforcement of non-ad valorem assessments, as authorized by Section 197.3632, Florida Statutes; and further authorize publishing for four (4) consecutive weeks prior to the date of the public hearing a notice of the District’s intent to hold a public hearing on August 13, 2024, at 11:15 a.m., for the purpose of advising the public of the District’s intention to adopt and use the Chapter 197, Florida Statutes, uniform method of levying, collection and enforcing non-ad valorem assessments

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and passed unanimously adopting Resolution No. 2024-15, as presented, setting the public hearing for the District’s Notice of Intent to Use the Uniform Method of Collection for August 13, 2024, at 11:15 a.m. in the

Century Homebuilders Group, LLC Conference Room, located at 1805 Ponce de Leon Boulevard, Coral Gables, Florida 33134, and authorizing the publication of the notice, as required by law.

32. Consider Compensation for Board Members

A **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and passed unanimously waiving Board Member compensation at this time.

33. Discussion Regarding Ethics Training Memorandum

Mr. Silva presented the Required Ethics Training Memorandum prepared by District Counsel. Ms. Wald reminded the Board that their Financial Interest 2023 Form 1 must be electronically submitted withing thirty (30) days of appointment. She further explained that Board Supervisors for this District must complete a four-hour ethics training by the end of next year, however, if they serve on other board's they may be required to complete the four-hour ethics training by the end of this year.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER CLOSING COMMENTS

Ms. Justa Finlay of Title Services of Dade County, Inc. wanted clarification on which fiscal year is covered when the seller makes a District assessment payment as part of a real estate closing. Mr. Silva stated that he would contact her with more information on this once he communicates with the developer. Ms. Justa Finlay thanked Mr. Silva.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Diana Manso, seconded by Supervisor Joseline Pereira and passed unanimously adjourning the Organizational Meeting at 1:16 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
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Attention: Laura J. Archer

Century Park Square Community Development District
 2501A Burns Road
 Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

Copy of ad content
 is on the next page

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

07/18/24, 07/25/24

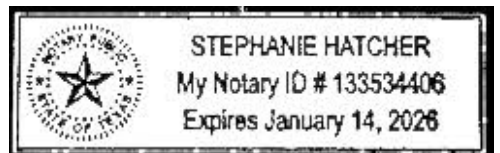
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 26th day of July in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

RESOLUTION NO. 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS TO BE CONSTRUCTED, A PORTION OF WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE APPORTIONED; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING CERTAIN LANDS IN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF THE SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District") hereby determines to construct and/or acquire certain public improvements (the "Improvements") described in the District's Engineer's Report dated June 7, 2024, as amended and as may be further revised, prepared by Alvarez Engineers, Inc. (the "Engineer's Report"), and in the plans and specifications available for review at the offices of Special District Services, Inc., located at 8785 SW 165 th Avenue, Suite 200, Miami, Florida 33193 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices");

WHEREAS, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to refinance, finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the special assessments (as defined below);

WHEREAS, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Special Assessments") against the assessable lands within the District;

WHEREAS, the District hereby determines, based on the findings in the Engineer's Report, that benefits will accrue to the property improved, the amount of those benefits, and that the Special Assessments will be made in proportion to the benefits received as set forth in the District's Master Special Assessment Methodology Report dated June 7, 2024, as amended and as may be further revised, prepared by Special District Services, Inc. (the "Master Report"), a copy of which is available for review in the District Offices, for the assessable lands in the District;

WHEREAS, the District hereby determines that the Special Assessments to be levied will not exceed the benefits to the property so improved;

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

Section 1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

Section 2. The Special Assessments shall be levied to defray a portion of the costs of the Improvements.

Section 3. The nature of the Improvements generally consists of, but not necessarily limited to, offsite and onsite roadway improvements including the payment by the District of road impact fees, stormwater management system, water distribution system including the payment by the District of related connection charges, sanitary sewer system including the payment by the District of related connection charges and other related improvements, all as described more particularly in the Engineer's Report and the plans and specifications available for review in the District Offices.

Section 4. The general locations of the Improvements are within parcels of land in the District consisting of approximately 28.45 gross acres lying partially within unincorporated Miami-Dade County and partially within the limits of the City of Florida City (the "City"), in an area bounded by Theoretical SW 189 Avenue on the east, Theoretical SW 346 Lane on the south, SW 192 Avenue (Tower Road/S.R. 9336) on the west, and Theoretical SW 342 Street (Theo. NW 2 Street) on the north.

Section 5. The estimated cost of the Improvements is approximately \$9,428,000.00 (hereinafter referred to as the "Estimated Cost") based on the Engineer's Report.

Section 6. The Special Assessments will defray approximately \$12,000,00.00, which includes all or a portion of the Estimated Cost, plus financing related costs, capitalized interest and a debt service reserve requirement.

Section 7. The manner in which the Special Assessments shall be apportioned and paid is contained within the Master Report. Initially, the Special Assessments will be levied on a per acre basis since the Improvements increase the value of all the lands in the District. On and after the date the benefitted lands within the District are specifically platted, the Special Assessments will be levied on a per unit/lot basis. Until such time all benefitted lands within the District are specifically platted, the manner by which the Special Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the Master Report.

Section 8. The Special Assessments shall be levied on all lots and lands, within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated on the assessment plat and/or assessment roll referenced in the Master Report.

Section 9. There is on file in the District Offices an assessment plat showing the area to be assessed, with the plans and specifications describing the proposed Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

Section 10. The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands to be assessed, the amount of benefit to and the Special Assessment against each lot or parcel of land and the number of annual installments into which the Special Assessment is divided.

Section 11. Commencing with the year in which the District incurs obligations for the payment of a portion of the Estimated Cost of the Improvements which are acquired and/or constructed by the District, the Special Assessments shall be paid in not more than thirty (30) annual installments (not counting any capitalized period) payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad valorem assessment method of collecting the Special Assessments is not available to the District in any year, or the District determines not to utilize the uniform method of collection described in Chapter 197, Florida Statutes, the Special Assessments may be collected in such manner as is otherwise permitted by law.

Section 12. Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Special Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

Section 13. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Miami-Dade County.

Section 14. In the event this Resolution conflicts with any other Resolution of the District, this Resolution shall govern and the conflicting Resolution shall be repealed to the extent of such conflict.

PASSED, ADOPTED and EFFECTIVE this 7 th day of June, 2024.

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
www.centuryparksquarecdd.org
IFL0183850
Jul 18,25 2024



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 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
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 Bradenton Herald
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Attention: Laura J. Archer

Century Park Square Community Development District
 2501A Burns Road
 Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District"), located within Miami-Dade County, Florida, will conduct a Public Hearing to consider adoption of an assessment roll and the imposition of special assessments against certain properties within the boundaries of the District. The general location of the area where proposed public infrastructure improvements to be improved and assessed is located within parcels of land in the District consisting of approximately 28.45 gross acres lying partially within unincorporated Miami-Dade County and partially within the limits of the City of Florida City (the "City"), in an area bounded by Theoretical SW 189 Avenue on the east, Theoretical SW 346 Lane on the south, SW 192 Avenue (Tower Road/S.R. 9336) on the west, and Theoretical SW 342 Street (Theo. NW 2 Street) on the north.

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the proposed improvements generally consists of, but are not necessarily limited to, onsite and offsite roadway improvements including the payment by the District of road impact fees, stormwater management system, water distribution system including the payment by the District of connection charges relating thereto, sanitary sewer system including the payment by the District of connection charges relating thereto and other related improvements, all as described more particularly in the District's Engineer's Report dated and accepted June 7, 2024, as may be further revised, prepared by Alvarez Engineers, Inc. (the "Engineer's Report"), and the plans and specifications on file in the offices of Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"). A description of each property to be assessed and the amount to be assessed to each piece or parcel of assessable property is set forth in the Master Special Assessment Methodology Report, dated and accepted June 7, 2024, as may be further revised, prepared by Special District Services, Inc., (the "Master Report") on file in the District Offices.

A Public Hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held in conjunction with the Regular Board Meeting on August 13, 2024, at 11:15 A.M. in the Conference Room located at Century Homebuilders Group, LLC, 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

All affected property owners have a right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days of the publication of this Notice.

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

In accordance with the Americans with Disabilities Act this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days' notice prior to the proceeding. Please contact the District Manager at 786-313-3661 and/or 877-737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955- 8771 (TDD) for assistance.

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksquarecdd.org
 IPL0183835
 Jul 18,25 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

07/18/24, 07/25/24

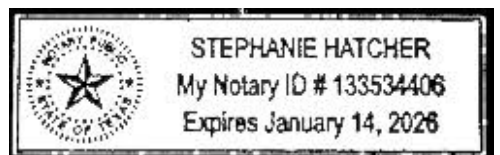
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 26th day of July in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

RESOLUTION NO. 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District") as follows:

Section 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

Section 2. FINDINGS ASCERTAINMENTS AND DETERMINATIONS The Board of the District hereby finds and determines as follows:

1. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, of the State of Florida ("State"), and was established by Ordinance of Miami-Dade County, Florida; and
2. The District is authorized by Chapter 190, *Florida Statutes*, to construct onsite and offsite roadway improvements, irrigation systems, landscaping, hardscapes, water management and control facilities for flood protection, potable water and waste water systems, and other infrastructure improvements to serve lands in the District (the "Improvements"); and
3. The District is authorized by Chapters 170 and 190, *Florida Statutes*, to levy non-ad valorem special assessments to pay all or any part of the cost of such improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, *Florida Statutes* (the "Special Assessment Bonds"); and
4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the "Engineer's Report" (as hereinafter defined) and in the plans and specifications on file at the offices of the District Manager located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, and The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"); (ii) all or a portion of the cost of the Improvements be assessed against the lands within the District specially benefited by the Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and

5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and
6. As set forth in Resolution No. 2024-13, adopted by the Board on June 7, 2024, it is the Board's intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and
7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds"); and
8. The Board has expressed its intention to issue Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and
9. Resolution No. 2024-13 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to its adoption, the requirements of Section 170.04, *Florida Statutes*, had been complied with; and
10. Resolution No. 2024-13 was published as required by Section 170.05, *Florida Statutes*. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Offices provided in paragraph 4, above; and
11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*; and
12. Pursuant to Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution No. 2024-14, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2024-13 further provided for notice of the public hearing to be provided by publication and mail; and
13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, *Florida Statutes*, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and
14. At the time and place specified in Resolution No. 2024-14 the Board met as an "Equalization Board", conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph 12 above, and based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and

15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:
- i. that the estimated costs of the Improvements is as specified in the District’s Engineer’s Report, accepted June 7, 2024, as may be revised (the “Engineer’s Report”), a copy of which is attached hereto and incorporated herein as Exhibit “A”, and that the amount of such costs is reasonable and proper;
 - ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the District’s Master Special Assessment Methodology Report, accepted June 7, 2024, as may be revised (the “Master Report”), a copy of which is attached hereto and incorporated herein as Exhibit “B”, which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;
 - iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit “C”, and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;
 - iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,
 - v. it is desirable that the non-ad valorem special assessments be paid and collected as herein provided.

Section 3. AUTHORIZATION OF DISTRICT IMPROVEMENTS. The Improvements are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the Improvements to be made following the issuance of the Bonds.

Section 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by non-ad valorem special assessments on all specially benefited properties within the District are set forth in Exhibits “A” and “B”, respectively, hereto.

Section 5. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Master Report is hereby approved and confirmed. The non-ad valorem special assessment or assessments against each respective parcel shown on the final assessment roll, a copy of which is attached hereto and incorporated herein as Exhibit “C”, are hereby equalized, approved, confirmed and levied, and together with interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on each such parcel until paid. Such lien shall be co-equal with the lien of all state, county, district,

municipal or other governmental ad valorem taxes and superior in dignity to all other liens, titles and claims as provided in Section 190.021(9), *Florida Statutes*.

Section 6. FINALIZATION OF NON-AD VALOREM SPECIAL ASSESSMENTS. When all of the Improvements have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs, including financing costs thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each non-ad valorem special assessment for the Improvements, the difference between the non-ad valorem special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but, in no event shall the final amount of any such non-ad valorem special assessment exceed the amount of the benefits originally fixed, determined, ascertained, levied, imposed and assessed hereunder. In making such credits, no discount shall be granted nor credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of any such Improvements. Subject to the foregoing, such credits shall be entered in the "Improvement Lien Book." Once the final amount of non-ad valorem special assessments for all of the Improvements has been determined, the terms "special assessment", "non-ad valorem assessment" or "non-ad valorem special assessment" shall, with respect to each parcel, mean the sum of the costs of the Improvements.

Section 7. PAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

1. All non-ad valorem special assessments shall be payable in no more than (30) annual installments, such installments to include principal and interest and be payable at the same time and in the same manner as are ad valorem taxes as prescribed in Chapter 197, *Florida Statutes*.
2. The District hereby elects, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has timely taken, or will timely take, all necessary actions to comply with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and any applicable rules adopted pursuant thereto; and, on or prior to the date the Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of Miami-Dade County. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.
3. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment lien as provided for by law.
4. All special assessments may be prepaid, in whole or in part at any time, by payment in an amount equal to the principal amount of such prepayment, plus applicable interest accrued to that next interest payment date for the Bonds, which is more than forty-five (45) days after the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*, provided, however, that the owner of land

subject to the Special Assessments may elect to waive such statutory right of prepayment.

Section 8. SEVERABILITY. If any section or part of a section of this resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are, only to the extent of such conflict, superseded, amended or repealed as the circumstances may require.

PASSED, ADOPTED and EFFECTIVE this 13th day of August, 2024.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

- Attachments:
- Exhibit "A" – Engineer’s Report
 - Exhibit "B" – Master Special Assessment Methodology Report
 - Exhibit "C" – Final Assessment Roll

FROM PAGE 3A

MIA ATTACK

there.”

Ralph Cutie, the director and chief executive of the Miami-Dade Aviation Department, which oversees MIA, said anywhere from nine to 25 homeless people stay at the airport at night. Police do nightly sweeps and try to offer homeless individuals at the airport shelter assistance. But if they return, they could be issued written citations for trespassing.

“We don’t want our airport to be a shelter, and we are going to continue to work diligently to find

alternatives,” Miami-Dade County Mayor Daniella Levine Cava told the Miami Herald last Monday.

Part of the issue, however, is that shelters in Miami-Dade are at capacity, Book said.

That’s why the Homeless Trust has been attempting to purchase buildings, including a hotel in Cutler Bay, to transform it into more than 100 apartment units.

“When we place people in housing, they remained housed,” he said. “Our system just works. And it works [because] of the

totality of the wrap-around services.”

But for Book, the attack — and the media coverage of the violence — propagates stereotypes and further stigmatizes homeless individuals.

“It sets my heart on fire,” he said. “It makes me double down on my commitment of what we do.”

FORT LAUDERDALE AIRPORT FACES SIMILAR ISSUE

A homelessness response team has been stationed at Fort Lauderdale-Hollywood International Airport since 2022, Broward County Mayor Nan Rich said.

The team is tasked with

getting the airport’s homeless population into local shelters.

“It’s a place where people can go; it’s public,” Rich said. “They can walk around, and it’s not like sitting on a park bench or something. We have to move people along and get them in some kind of [shelter].”

Rich described members of the team as experienced and said they’re not just looking to move people out.

“It’s trying to get help for people and to get them into services so that we can solve the problem,” she said.

The Broward County Aviation Department said it has had weekly meet-

ings with the Broward County Sheriff’s Office and the county’s human services department to address homelessness at the airport since March 2022.

The different agencies have collaborated to place unhoused individuals at the airport in shelter beds at the Salvation Army.

The initiative even began providing mental health services through nonprofit Community Health Centers in 2023, added Celina Saucedo, the assistant director of aviation and administration.

“The airport is not a shelter. That has been our mantra throughout these conversations,” she said. “We know that it’s not

unique to FLL or MIA, the fact that unhoused individuals are choosing to come to airports. This is happening all over the United States of America, and it’s something that airports are very much aware of right now.”

Saucedo said there’s a simple reason.

“In our experience, and what we have heard from airports all over the United States is, it’s a place where they can charge their phones, they can get a hot meal, they can find a place to sleep when it’s hot outside, as it is right now,” she said.

Grethel Aguila: @GrethelAguila

FROM PAGE 3A

CANCELED

and how we might change The Ellies to make these grants more impactful for artists, their projects, and the Miami Arts Community,” Cuesta wrote.

This is the latest in a saga of controversy that has rattled Miami’s tightknit arts community. In May, Oolite removed a work by visual artist Vũ Hoàng Khánh Nguyễn from the window of a Miami Beach Walgreens.

The artwork referenced “from the river to the sea,” a phrase some say is a call for Palestinian equal rights, autonomy and freedom from occupation, and others say is antisemitic hate speech that calls for genocide against Jews.

About five weeks after the artwork was installed, Oolite board chair Marie Elena Angulo received a call from a community member who said the artwork was offensive, especially considering Miami Beach’s large Jewish population. The artwork was taken down within hours.

Vũ said they included the artwork in the exhibition to show support for the Palestinian people and call for peace.

“The arbitrary removal of my artwork sets a dangerous precedent for censorship within contemporary arts institutions and sends a chilling message to artists everywhere that we are not free to express ourselves,” Vũ wrote in a statement about the incident.

Tensions have remained high. Over 700 artists showed Vũ support by signing an open letter listing several demands, including a public town hall and Angulo’s resignation. Some have called for a boycott.

This story was produced with financial support from individuals and Berkowitz Contemporary Arts in partnership with Journalism Funding Partners, as part of an independent journalism fellowship program. The Miami Herald maintains full editorial control of this work.

FROM PAGE 3A

HEAT

ic impacts because of the state’s large force of outdoor workers.

“Without common-sense workplace protections, heat-related illness, coupled with Florida’s high uninsured rate, will spell trouble for a growing number of residents,” said Sadaf Knight, CEO of the Florida Policy Institute in a press release.

There is no argument that soaring heat can make people sick. But quantifying the impacts remains a challenge. Last summer, the Florida Department of Health shared with Miami-Dade data showing spikes in emergency room visits during some summer weeks in 2023 that nearly doubled the extremes of previous years. In one week, heat sent more than 60 people to emergency rooms.

Jane Gilbert, the county’s heat officer, said Miami-Dade County recently started receiving a biweekly email with emergency calls related to heat. But they are also incomplete.

The county doesn’t have data for parts of Miami-Dade, like Miami and Miami Beach, that have their own fire and emergency response agencies.

Gilbert said calls were made from people of all ages, and spiked on weekends especially when there was a heat advisory issued.

The institute report also showed that more than 5.7 million Floridians are “socially vulnerable” to heat, which the CDC defines as situations like having a disability, lacking health insurance, or not having an air-conditioned home.

Nearly half a million people in the state also work outside. Florida’s top outdoor industries are construction, amusement and recreation and landscaping, the report found.

Ashley Miznazi is a climate change reporter for the Miami Herald funded by the Lynn and Louis Wolfson II Family Foundation in partnership with Journalism Funding Partners.

FROM PAGE 3A

TRUMP

his face during last month’s debate.

Since Harris became the presumptive nominee, the campaign and prominent Democrats have pushed the “prosecutor vs. a felon” narrative. Harris was an assistant district attorney in Alameda County and, later, San Francisco between 1990 and 2000 and was elected as San Francisco’s district attorney in 2003. She was California’s attorney general between 2011 and 2017.

“This brilliant prosecutor will make the case against convicted felon Donald Trump,” former Secretary of State Hillary Clinton wrote in her endorsement of Harris, posted on X.

Meade and his organization, the Florida Rights Restoration Coalition, persuaded more than 60% of voters in 2018 to overturn the state’s long-time ban on voting by people with felony convictions.

Although his organiza-

tion is nonpartisan and has tried to stay above the political fray, Democrats have cheered his efforts to restore voting rights to hundreds of thousands of Floridians.

Meade was convicted of felonies stemming from drug addiction in the 1990s, leading to a prison sentence. In the 2000s, he went to college and graduated from law school, but his record prevented him from becoming a lawyer. In 2021, his rights to hold office and serve on a jury were restored.

He noted that more than 600,000 people return to society from prisons each year and struggle to find housing, insure homes and get bank loans.

“People caught in this system are easy targets to villainize because words like ‘felon,’ ‘convict,’ and ‘criminal’ carry stigma,” Meade wrote in Time. “Those words provide an excuse to throw people away.”

PUBLIC NOTICE BY THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT OF THE INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AND REGULAR BOARD MEETING

Notice is hereby given to all owners of lands located within the Century Park Square Community Development District (the “District”), that the District’s Board of Supervisors (the “Board”) intends to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, *Florida Statutes*, for such non-ad valorem assessments as may be levied by the District.

The District’s Board will hold a Public Hearing and a Regular Board Meeting on **August 13, 2024, at 11:15 a.m. in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.** The purpose of the Public Hearing is to consider the adoption of a Resolution authorizing the District to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments on lands within the boundaries of the District, as set forth in Section 197.3632, *Florida Statutes*, for such non-ad valorem assessments as may be levied by the District. Such non-ad valorem assessments will be collected by the Miami-Dade County tax collector. 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. Scheduled Meetings may be continued, if necessary, to a time and date as specified on the record.

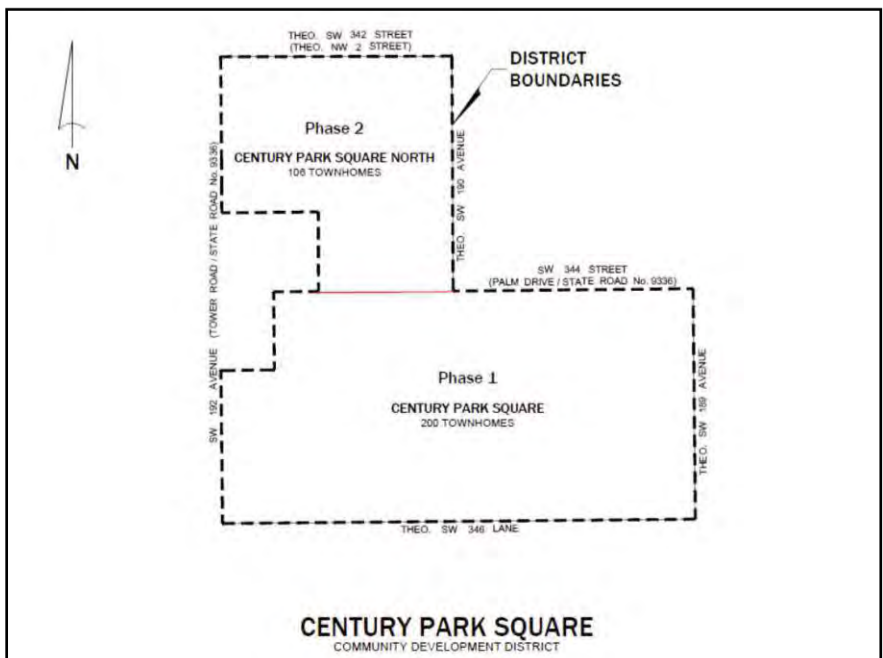
The non-ad valorem assessments anticipated to be levied on the lands within the boundaries of the District commencing with the District’s fiscal year 2024/2025 is estimated to be in the annual amounts (not grossed up) to include 2% County fees and 4% for early payment of taxes) of \$1,050 per dwelling unit, for the purpose of payment of long term bond indebtedness, which amounts, due to amortization may fluctuate from year to year, but levied for no more than thirty (30) years; and additionally in the annual amount of approximately \$450 per dwelling unit for the purpose of annual operation and maintenance and other lawful obligations to run the District. You will be entitled to a 4% discount if you pay your annual real estate property tax bill in November.

All affected property owners have the right to appear at the Public Hearing to be heard regarding the District’s use of the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3632, *Florida Statutes*, for such non-ad valorem assessments as may be levied by the District. All affected property owners have the right to file written objections with the District’s Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, within 20 days of the first publication of this notice.

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

In accordance with Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the District Manager by calling 561-630-4922 and/or toll free at 1-877-737-4922 at least seven days prior to the date of the proceeding.

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY MAP



CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksquarecdd.org

PUBLISH: MIAMI HERALD 07/15/24, 07/22/24, 07/29/24 & 08/05/24



TOWN OF SURFSIDE

NOTICE OF PUBLIC HEARING – SECOND READING

The Town of Surfside proposes to adopt the following Ordinances on second reading and **Public Hearing on the Ordinances** will be held on **Tuesday, August 13, 2024 at 7:00 p.m.**, or as soon thereafter as allowed in the Town Hall, Commission Chambers, 9293 Harding Avenue, Surfside, Florida as follows:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING CHAPTER 90 “ZONING” OF THE CODE OF ORDINANCES, TO REGULATE UNDERGROUND PARKING IN THE TOWN; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 2-206 “PUBLIC PARTICIPATION”; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTION 90-73 OF ARTICLE VI. – “SIGNS”, CHAPTER 90 OF THE TOWN CODE, TO AMEND MONUMENT SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING SECTION 14-29, “PERMIT FEES” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES TO ADJUST THE FEES; PROVIDING FOR CODIFICATION AND INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinances may be inspected by the public at the Office of the Town Clerk. Interested parties may appear at the Public Hearing and be heard with respect to the proposed Ordinances.

In accordance with the Americans with Disabilities Act of 1990, individuals who need special accommodations in order to attend or to participate in this proceeding should contact the Office of the Town Clerk, (305) 861-4863, no later than seven (7) days prior to the proceeding in order to request such assistance.

Any person wishing to appeal any decision made with respect to any matter considered at this meeting or hearing will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made; which record includes the testimony and evidence upon which the appeal is to be made.

Sandra N. McCreedy, MMC
Town Clerk

RESOLUTION NO. 2024-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE USE OF THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, PERMITTED BY SECTION 197.3632, FLORIDA STATUTES; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 197, *Florida Statutes*, provides for the usage by the Century Park Square Community Development District (the "District") of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, Chapter 197, *Florida Statutes*, sets forth certain requirements and procedures which have been implemented by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, the Board of Supervisors (the "Board") of the District, have determined that it is in the best interest of the District, for the District, to elect to use the uniform method for levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, *Florida Statutes*.

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

1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.
2. That the uniform method for levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, *Florida Statutes*, is hereby adopted for usage by the District.
3. That non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:
 - (a) Satisfying the lawful debt obligations of the District, and/or
 - (b) Financing, constructing, maintaining and servicing the Improvements within the District, and/or
 - (c) The administrative operation of the District, and/or

(d) Such other lawful purposes which the District is empowered to provide as authorized by law.

4. That the uniform method for the levying, collecting and enforcing of non-ad valorem assessments now and in the future, shall, to the extent authorized by law, apply to all assessable lands in the District, and said boundaries of the District are described in attached **Exhibit "A"** which is incorporated herein and made a part hereof.

5. This resolution shall take effect immediately upon its adoption.

THIS RESOLUTION PASSED AND WAS ADOPTED this 13th day of August, 2024.

ATTEST:

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

NOTICE OF PUBLIC
HEARINGS & REGULAR BOARD MEETING
OF THE CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District") will hold Public Hearings ("Public Hearing 1" and "Public Hearing 2") and a Regular Board Meeting on August 13, 2024, at 11:15 a.m., or as soon thereafter as can be heard, in a Conference Room of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134. The purpose of Public Hearing 1 is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budget of the District. The purpose of Public Hearing 2 is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the District's website (www.centuryparksquarecdd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 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 these Public Hearings 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.

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksquarecdd.org

IPL0184609

Jul 24,31 2024

RESOLUTION NO. 2024-18

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

WHEREAS, the Century Park Square Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 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 CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 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 13th day of August, 2024.

ATTEST:

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park Square
Community Development District

**Final Budget For
Fiscal Year 2023/2024
June 7, 2024 - September 30, 2024**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET

FINAL BUDGET
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
APRIL 7, 2024 - SEPTEMBER 30, 2024

| | FISCAL YEAR 2023/2024 BUDGET |
|--|---|
| REVENUES | |
| O&M Assessments | 0 |
| Developer Contribution | 32,100 |
| Debt Assessments | 0 |
| Interest Income | 0 |
| TOTAL REVENUES | \$ 32,100 |
| EXPENDITURES | |
| Administrative Expenditures | |
| Supervisor Fees | 0 |
| Management | 6,000 |
| Legal | 10,000 |
| Assessment Roll | 0 |
| Audit Fees | 0 |
| Arbitrage Rebate Fee | 0 |
| Insurance | 5,000 |
| Legal Advertisements | 5,000 |
| Miscellaneous | 1,500 |
| Postage | 300 |
| Office Supplies | 1,500 |
| Dues & Subscriptions | 175 |
| Trustee Fees | 0 |
| Website Management & ADA Compliance | 625 |
| Continuing Disclosure Fee | 0 |
| Total Administrative Expenditures | \$ 30,100 |
| Maintenance Expenditures | |
| Engineering/Inspections | 2,000 |
| Field Operations | 0 |
| Miscellaneous Maintenance | 0 |
| Total Maintenance Expenditures | \$ 2,000 |
| TOTAL EXPENDITURES | \$ 32,100 |
| REVENUES LESS EXPENDITURES | \$ - |
| Bond Payments | 0 |
| BALANCE | \$ - |
| County Appraiser & Tax Collector Fee | 0 |
| Discounts For Early Payments | 0 |
| EXCESS/ (SHORTFALL) | \$ - |

DETAILED FINAL BUDGET
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
APRIL 7, 2024 - SEPTEMBER 30, 2024

| | FISCAL YEAR 2021/2022 ACTUAL | FISCAL YEAR 2022/2023 BUDGET | FISCAL YEAR 2023/2024 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| O&M Assessments | 0 | 0 | 0 | |
| Developer Contribution | 0 | 0 | 32,100 | Developer Contribution |
| Debt Assessments | 0 | 0 | 0 | |
| Interest Income | 0 | 0 | 0 | |
| TOTAL REVENUES | \$ - | \$ - | \$ 32,100 | |
| EXPENDITURES | | | | |
| Administrative Expenditures | | | | |
| Supervisor Fees | 0 | 0 | 0 | |
| Management | 0 | 0 | 6,000 | \$2,000 X 3 Months |
| Legal | 0 | 0 | 10,000 | |
| Assessment Roll | 0 | 0 | 0 | Will Commence In Fiscal Year Following Issuing Of Bond |
| Audit Fees | 0 | 0 | 0 | Will Commence In Fiscal Year 2024/2025 (For 2023/2024 Audit) |
| Arbitrage Rebate Fee | 0 | 0 | 0 | Will Commence In Fiscal Year Following Issuing Of Bond |
| Insurance | 0 | 0 | 5,000 | |
| Legal Advertisements | 0 | 0 | 5,000 | |
| Miscellaneous | 0 | 0 | 1,500 | |
| Postage | 0 | 0 | 300 | |
| Office Supplies | 0 | 0 | 1,500 | |
| Dues & Subscriptions | 0 | 0 | 175 | Annual Fee Due Department Of Economic Opportunity |
| Trustee Fees | 0 | 0 | 0 | Will Commence In Fiscal Year Following Issuing Of Bond |
| Website Management & ADA Compliance | 0 | 0 | 625 | \$208.33 X 3 Months |
| Continuing Disclosure Fee | 0 | 0 | 0 | Will Commence In Fiscal Year Following Issuing Of Bond |
| Total Administrative Expenditures | \$ - | \$ - | \$ 30,100 | |
| Maintenance Expenditures | | | | |
| Engineering/Inspections | 0 | 0 | 2,000 | Engineers Report To Be Included In Bond Cost Of Issuance |
| Field Operations | 0 | 0 | 0 | |
| Miscellaneous Maintenance | 0 | 0 | 0 | |
| Total Maintenance Expenditures | \$ - | \$ - | \$ 2,000 | |
| TOTAL EXPENDITURES | \$ - | \$ - | \$ 32,100 | |
| REVENUES LESS EXPENDITURES | \$ - | \$ - | \$ - | |
| Bond Payments | 0 | 0 | 0 | |
| BALANCE | \$ - | \$ - | \$ - | |
| County Appraiser & Tax Collector Fee | 0 | 0 | 0 | |
| Discounts For Early Payments | 0 | 0 | 0 | |
| EXCESS/ (SHORTFALL) | \$ - | \$ - | \$ - | |

NOTICE OF PUBLIC
HEARINGS & REGULAR BOARD MEETING
OF THE CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District") will hold Public Hearings ("Public Hearing 1" and "Public Hearing 2") and a Regular Board Meeting on August 13, 2024, at 11:15 a.m., or as soon thereafter as can be heard, in a Conference Room of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134. The purpose of Public Hearing 1 is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budget of the District. The purpose of Public Hearing 2 is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the District's website (www.centuryparksquarecdd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 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 these Public Hearings 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.

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksquarecdd.org

IPL0184609

Jul 24,31 2024

RESOLUTION NO. 2024-19

A RESOLUTION OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Century Park Square Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 13th day of August, 2024.

ATTEST:

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park Square
Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET

FINAL BUDGET
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2024/2025 BUDGET |
|--|---|
| REVENUES | |
| O&M Assessments | 0 |
| Developer Contribution | 107,125 |
| Debt Assessments | 0 |
| Interest Income | 0 |
| TOTAL REVENUES | \$ 107,125 |
| EXPENDITURES | |
| Administrative Expenditures | |
| Supervisor Fees | 0 |
| Management | 24,000 |
| Legal | 25,000 |
| Assessment Roll | 6,000 |
| Audit Fees | 4,000 |
| Arbitrage Rebate Fee | 650 |
| Insurance | 6,000 |
| Legal Advertisements | 25,000 |
| Miscellaneous | 2,500 |
| Postage | 300 |
| Office Supplies | 1,500 |
| Dues & Subscriptions | 175 |
| Trustee Fees | 4,000 |
| Website Management & ADA Compliance | 2,500 |
| Dissemination Services | 2,500 |
| Continuing Disclosure Fee | 1,000 |
| Total Administrative Expenditures | \$ 105,125 |
| Maintenance Expenditures | |
| Engineering/Inspections | 2,000 |
| Field Operations | 0 |
| Miscellaneous Maintenance | 0 |
| Total Maintenance Expenditures | \$ 2,000 |
| TOTAL EXPENDITURES | \$ 107,125 |
| REVENUES LESS EXPENDITURES | \$ - |
| Bond Payments | 0 |
| BALANCE | \$ - |
| County Appraiser & Tax Collector Fee | 0 |
| Discounts For Early Payments | 0 |
| EXCESS/ (SHORTFALL) | \$ - |

DETAILED FINAL BUDGET
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2022/2023 ACTUAL | FISCAL YEAR 2023/2024 BUDGET | FISCAL YEAR 2024/2025 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| O&M Assessments | 0 | 0 | 0 | |
| Developer Contribution | 0 | 32,100 | 107,125 | Developer Contribution |
| Debt Assessments | 0 | 0 | 0 | |
| Interest Income | 0 | 0 | 0 | |
| TOTAL REVENUES | \$ - | \$ 32,100 | \$ 107,125 | |
| EXPENDITURES | | | | |
| Administrative Expenditures | | | | |
| Supervisor Fees | 0 | 0 | 0 | |
| Management | 0 | 6,000 | 24,000 | \$2,000 X 12 Months |
| Legal | 0 | 10,000 | 25,000 | |
| Assessment Roll | 0 | 0 | 6,000 | Will Commence In Fiscal Year Of Bond Issue |
| Audit Fees | 0 | 0 | 4,000 | Will Commence In Fiscal Year 2024/2025 (For 2023/2024 Audit) |
| Arbitrage Rebate Fee | 0 | 0 | 650 | Will Commence In Fiscal Year Following Issuing Of Bond |
| Insurance | 0 | 5,000 | 6,000 | |
| Legal Advertisements | 0 | 5,000 | 25,000 | Costs Will Be Higher Due To Closing Of Miami Business Review |
| Miscellaneous | 0 | 1,500 | 2,500 | |
| Postage | 0 | 300 | 300 | |
| Office Supplies | 0 | 1,500 | 1,500 | |
| Dues & Subscriptions | 0 | 175 | 175 | Annual Fee Due Department Of Economic Opportunity |
| Trustee Fees | 0 | 0 | 4,000 | Will Commence In Fiscal Year Following Issuing Of Bond |
| Website Management & ADA Compliance | 0 | 625 | 2,500 | \$208.33 X 12 Months |
| Dissemination Services | 0 | 0 | 2,500 | Required By Underwriter |
| Continuing Disclosure Fee | 0 | 0 | 1,000 | Will Commence In Fiscal Year Following Issuing Of Bond |
| Total Administrative Expenditures | \$ - | \$ 30,100 | \$ 105,125 | |
| Maintenance Expenditures | | | | |
| Engineering/Inspections | 0 | 2,000 | 2,000 | Engineers Report To Be Included In Bond Cost Of Issuance |
| Field Operations | 0 | 0 | 0 | |
| Miscellaneous Maintenance | 0 | 0 | 0 | |
| Total Maintenance Expenditures | \$ - | \$ 2,000 | \$ 2,000 | |
| TOTAL EXPENDITURES | \$ - | \$ 32,100 | \$ 107,125 | |
| REVENUES LESS EXPENDITURES | \$ - | \$ - | \$ - | |
| Bond Payments | 0 | 0 | 0 | |
| BALANCE | \$ - | \$ - | \$ - | |
| County Appraiser & Tax Collector Fee | 0 | 0 | 0 | |
| Discounts For Early Payments | 0 | 0 | 0 | |
| EXCESS/ (SHORTFALL) | \$ - | \$ - | \$ - | |

**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2024-011033-CA-01

SECTION: CA24

JUDGE: Antonio Arzola

Century Park Square Community Development District

Plaintiff(s)

vs.

State of Florida (The)

Defendant(s)

_____ /

ORDER TO SHOW CAUSE (EVIDENTIARY FINAL HEARING)

TO: The State of Florida and the several taxpayers, property owners and citizens of Century Park Square Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any right, title or interest in property to be affected by the issuance of Century Park Square Community Development District Special Assessment Bonds or to be affected in any way thereby:

The above cause comes to be heard upon the Complaint filed herein by Century Park Square Community Development District (the “**District**”) located partially within the municipal limits of the City of Florida City, Florida and partially in unincorporated Miami-Dade County, State of Florida, seeking to determine the authority of said District to issue its Century Park Square Community Development District Special Assessment Bonds, in one or more series, in an aggregate principal amount not to exceed **\$12,000,000** (the “**Bonds**”), to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) the District has power to issue the Bonds and to incur the bonded debt as set forth in the Complaint and has properly approved the issuance of the Bonds; (b) the proceedings essential to the Bonds, the Special Assessments (as defined in the Complaint) pledged for the payment of the principal of, redemption premium, if any, and interest on the Bonds, and the Bond Resolution (as such term is defined in the Complaint) are valid and in conformity with law; (c) upon due issuance of the Bonds in

conformance with the Bond Resolution and the Indenture (as defined in the Complaint), the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Indenture; (d) the District has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Project (as defined in the Complaint); (e) the District has the power and authority pursuant to the Act to carry out the covenants and obligations of the District under the Indenture; and that (f) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

IT IS ORDERED AND ADJUDGED that the State of Florida, through the State Attorney of this Circuit, and the several taxpayers, property owners and citizens of the Century Park Square Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds or to be affected in any way thereby, be and they are each required to show cause, if any there be, before the **Honorable Antonio Arzola, Circuit Court Judge, at an in-person hearing to be held on the 25th day of September, 2024 at 4:30 o'clock P.M.** at the Miami-Dade County Courthouse, Courtroom 10-1, 73 West Flagler Street, Miami, Florida 33130, why said Complaint should not be granted and a final judgment entered by this Court as prayed for in said Complaint.

AND IT IS FURTHER ORDERED AND ADJUDGED, that the Clerk of this Court or Plaintiff, be and is hereby required to give notice of such hearing by publishing a copy of this Order in a newspaper of general circulation in Miami-Dade County, Florida, once each week for two (2) consecutive weeks prior to said hearing, the first publication to be at least twenty (20) days prior to said hearing date.

AND IT IS FURTHER ORDERED AND ADJUDGED, that by such publication of this Order, the State of Florida, and the several taxpayers, property owners and citizens of Century

Park Square Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any right, title or interest in the Century Park Square Community Development District, or any taxable, assessable or affected property therein or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE and **ORDERED** in Chambers at Miami-Dade County, Florida on this 26th day of June, 2024.



2024-011033-CA-01 06-26-2024 12:20 PM

Hon. Antonio Arzola

CIRCUIT COURT JUDGE

Electronically Signed

No Further Judicial Action Required on **THIS MOTION**

CLERK TO **RECLOSE** CASE IF POST JUDGMENT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Alean Simpkins, the Eleventh Judicial Circuit Court's ADA Coordinator, Lawson E. Thomas Courthouse Center, 175 NW 1st Ave., Suite 2400, Miami, FL 33128, Telephone (305) 349-7175; TDD (305) 349-7174, Fax (305) 349-7355, Email: ADA@jud11.flcourts.org at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Electronically Served:

Christine Zahralban, ChristineZahralban@miamisao.com

Christine Zahralban, EService@miamiSAO.com

Christopher H. Baisden, christopher.baisden@myfloridalegal.com
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Michael J Pawelczyk, mpawelczyk@bclmr.com
Stacey Blume, Stacey.blume@myfloridalegal.com

Physically Served: