



**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 17, 2025
1:30 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.renaissancecommonsccd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT
1075 NW Broken Sound Parkway, Suite 103
Boca Raton, FL 33487
REGULAR BOARD MEETING
September 17, 2025
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 21, 2025 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider HOA Repairs Request.....Page 6
 - 2. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 8
 - 3. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report.....Page 13
 - 4. Consider Ratification of City’s Placement of “Do Not Enter” Signs at Renaissance Commons....Page 16
- I. Administrative Matters
 - 1. 2025 Legislative Update Memo – BCLMR.....Page 19
- J. Board Member Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

RenaissanceCommons Cdd
Renaissance Commons Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

11/11/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/11/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$218.30

Tax Amount: \$0.00

Payment Cost: \$218.30

Order No: 10746388

Customer No: 730494

PO #: 24/25 fiscal meeting

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT

REVISED FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Renaissance Commons Community Development District will hold Regular Meetings at 1:30 p.m. in Suite 103 at 1075 NW Broken Sound Parkway, Boca Raton, Florida 33487, on the following dates:

November 20, 2024

January 15, 2025

March 19, 2025

May 21, 2025

July 16, 2025

September 17, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. 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 proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT
DISTRICT

www.renaissancecommonscommunitydevelopment.org

No.10746388

Nov. 11, 2024

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 21, 2025

A. CALL TO ORDER

District Manager Michael McElligott called the May 21, 2025, Regular Board Meeting of the Renaissance Commons Community Development District to order at 1:30 p.m. in the Conference Room of Compson & Associates, 36 SE Third Street, Boca Raton, Florida 33432.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on November 11, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. McElligott swore in Ms. Olivia Thayer who had been reappointed to her seat at a previous meeting, but was not in attendance at that meeting.

Mr. McElligott determined that the attendance of Supervisor Joseph Sweeney, Supervisor Shana Horvath, and Supervisor Olivia Thayer constituted a quorum, and it was in order to proceed with the meeting.

Also in attendance were District Manager Michael McElligott of Special District Services, Inc., and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey,.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Since the Chair and Vice Chair were not present, it was in order to nominate a Chair for this meeting. Mr. Sweeney nominated Mrs. Horvath to be Chair for this meeting. Mrs. Horvath wins by acclamation.

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

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

F. APPROVAL OF MINUTES

1. March 19, 2025, Regular Board Meeting

Mr. McElligott presented the minutes of the March 19, 2025, Regular Board Meeting. It was noted that under section "D" Mr. McElligott needed to correct a "Mr." to a "Mrs.". Mr. Sweeney then **moved** approval and Mrs. Horvath seconded that the minutes of the

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 21, 2025

March 19, 2025, Regular Board Meeting be approved, as amended, and the **motion** carried **3-0**.

At 1:33 p.m., Mr. McElligott opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. McElligott presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on May 1, 2025, and May 8, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

There was no public comment.

3. Consider Resolution No. 2025-03 – Adopting Fiscal Year 2025/2026 Final Budget

Mr. McElligott presented Resolution No. 2025-03, entitled:

RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT
DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

Mr. McElligott indicated that the budget being presented is the same budget that the Board had previously seen as the proposed budget. After some brief discussion, Mr. Sweeney **moved** approval and Ms. Thayer seconded and the **motion** carried 3-0 adopting Resolution No. 2025-03, as presented.

H. OLD BUSINESS

1. Update on HOA Repairs and Additional Request

Mr. McElligott reminded the Board of the discussion at a previous meeting that there had been some sidewalk repairs needed to be done. There were repairs on both CDD and HOA owned sidewalks. The HOA had received a quote to have all the repairs done and asked that the CDD reimburse the HOA for repairs on CDD sidewalks, which the Board had previously agreed. The CDD engineer had reviewed the repairs and agreed that they had needed to be done, and the CDD Vice Chair had also reviewed and agreed. Since the

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 21, 2025

last meeting, Mr. McElligott now had the final cost for the CDD's portion, which was \$20,269.88. This amount has already been reimbursed to the HOA.

After a short discussion, there was a **motion** by Mr. Sweeney, with a second by Ms. Thayer to ratify the exact amount of the payment for the CDD's portion of the sidewalk repairs. The **motion** passed **3-0**.

I. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mr. McElligott presented Resolution No. 2025-04, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

After a brief discussion, Mr. Sweeney **moved** approval, Ms. Thayer seconded, and the **motion** carried 3-0 adopting Resolution No. 2025-04, as presented.

J. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board that their Form 1's are due soon and that they are online now. If the Board members have a hard time logging in, let him know. He also reminded them of the required Ethics training and that there are links on the SDS, Inc. website for the training.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. ADJOURNMENT

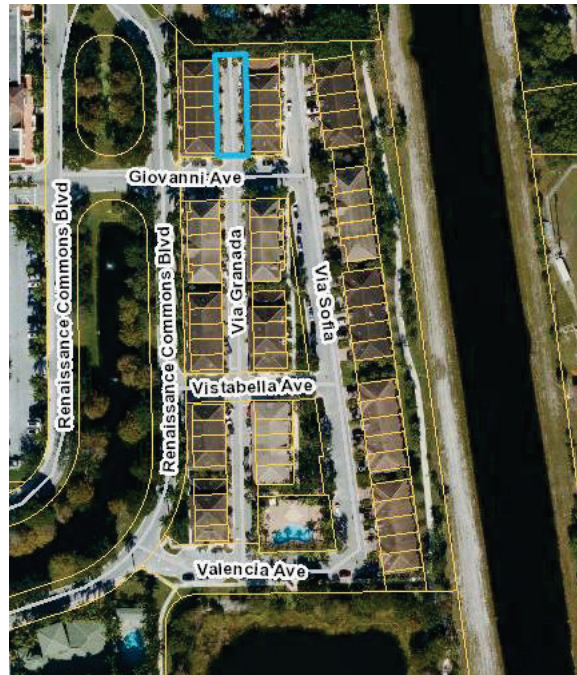
There being no further business to come before the Board, the meeting was adjourned at 1:45 p.m. on a **motion** made by Mr. Sweeney, seconded by Mrs. Horvath and upon being put to a vote, the **motion** carried 3-0.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 21, 2025

Secretary

Chair/Vice Chair

CDD Responsible for areas in blue



Water sitting
and asphalt
deteriorating
in this area



1900-1998 Via Sofia
Boynton Beach FL 33426
United States
Jul 30, 2025 at 8:47:58 AM

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 17th day of September, 2025.

ATTEST:

**RENAISSANCE COMMONS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Renaissance Commons Community Development District

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

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

AMENDED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O&M Assessments	197,487	198,202	198,202
Debt Assessments	562,368	562,990	562,990
Other Revenues	0	0	0
Interest Income	480	8,200	7,880
TOTAL REVENUES	\$ 760,335	\$ 769,392	\$ 769,072
EXPENDITURES			
Supervisor Fees	3,000	2,600	1,600
Payroll Taxes - Employer	240	202	122
Engineering/Inspections	7,500	5,000	1,353
Management	34,428	34,428	31,559
Secretarial	4,200	4,200	3,850
Legal	9,500	9,500	7,423
Assessment Roll	5,500	5,500	0
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	7,200	6,858	6,858
Legal Advertisements	1,200	1,200	604
Miscellaneous	800	700	391
Postage	725	75	58
Office Supplies	400	225	184
Dues & Subscriptions	175	175	175
Trustee Fee	5,100	4,784	4,784
Website Management	2,000	2,000	1,833
Maintenance Reserve	100,000	100,000	20,269
TOTAL EXPENDITURES	\$ 186,118	\$ 181,597	\$ 85,213
REVENUES LESS EXPENDITURES	\$ 574,217	\$ 587,795	\$ 683,859
Bond Payments	(528,626)	(538,196)	(538,196)
BALANCE	\$ 45,591	\$ 49,599	\$ 145,663
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,197)	(8,438)	(8,438)
DISCOUNTS FOR EARLY PAYMENTS	(30,394)	(26,892)	(26,892)
EXCESS/ (SHORTFALL)	\$ -	\$ 14,269	\$ 110,333
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 14,269	\$ 110,333

Notes

Fund Balance Includes Maintenance Reserve (\$97,310).
Funds Were Added To Maintenance Reserve In September 2025.
Additional Funds To Be Added To Maintenance Reserve In October 2025.

FUND BALANCE AS OF 9/30/24	\$148,161
RESERVE BALANCE AS OF 9/30/24	\$38,750
AVAILABLE FUNDS AS OF 9/30/24	\$109,411
FY 2024/2025 FUND BALANCE ACTIVITY	\$14,269
FUND BALANCE AS OF 9/30/25	\$162,430
RESERVE BALANCE AS OF 9/30/25	\$118,480
AVAILABLE FUNDS AS OF 9/30/25	\$43,950

AMENDED FINAL BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	68,000	66,002
NAV Tax Collection	528,626	538,196	538,196
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 529,126	\$ 606,196	\$ 604,198
EXPENDITURES			
Principal Payments (2017A-1)	354,000	354,000	354,000
Interest Payments (2017A-1)	162,110	167,863	167,863
Bond Redemption	13,016	0	0
Total Expenditures	\$ 529,126	\$ 521,863	\$ 521,863
Excess/ (Shortfall)	\$ -	\$ 84,333	\$ 82,335

Fund Balance As Of 9/30/2024	\$1,673,346
FY 2024/2025 Activity	\$84,333
Fund Balance As Of 9/30/2025	\$1,757,679

Note*: Reserve Fund Balances = \$882,105. Revenue Fund Balance = \$875,574.*
Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$78,179.
And an Extraordinary Principal Payment of \$100,000.
* Approximate Amounts

Series 2017A-1 Bond Refunding Information

Original Par Amount =	\$12,499,000	Annual Principal Payments Due = May 1st
Interest Rate =	3.25%	Annual Interest Payments Due = May 1st & November 1st
Issue Date =	March 2017	
Maturity Date =	May 2036	
Par Amount As Of 9/30/25 =	\$4,811,000	

Series 2017A-2 Bond Refunding Information (Paid Off In November 2018)

Original Par Amount =	\$2,978,000
Interest Rate =	5.25%
Issue Date =	March 2017
Maturity Date =	May 2036
Par Amount As Of 9/30/25 =	\$0

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the **RENAISSANCE COMMONS** Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on October 16, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of September, 2025.

ATTEST:

**RENAISSANCE COMMONS COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

From: Kim, Jae Eun <KimJ@bbfl.us>
Sent: Tuesday, August 5, 2025 3:44 PM
To: Michael McElligott <MMcElligott@sdsinc.org>
Cc: Mosley, Charles <MosleyC@bbfl.us>
Subject: RE: Renaissance Commons _ Do Not Enter signs

Michael,

As discussed this morning on the phone and outlined in the email below, signs have been placed.



Regards,



Jae Eun Kim, PLA
Division Director, Beautification & Streets
Public Works, Beautification & Streets
Mailing Address: P.O. Box 310 | Boynton Beach, Florida 33425
Physical Address: 100 E. Ocean Ave. | Boynton Beach, Florida 33435

📞 [561-742-6582](tel:561-742-6582)

✉️ KimJ@bbfl.us | 🌐 boynton-beach.org/

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 **DOWNLOAD 1 MYBOYNTON**

 Open D
ata

From: Kim, Jae Eun

Sent: Tuesday, August 5, 2025 10:59:17 AM

To: MMcElligott@sdsinc.org <MMcElligott@sdsinc.org>

Cc: Johnson, Thorley <JohnsonTh@bbfl.us>; Mosley, Charles <MosleyC@bbfl.us>

Subject: FW: Renaissance Commons _ Do Not Enter signs

Dear Michael McElligott,

The City's Street Division will install two 'Do Not Enter' signs today. Please see the image below showing the proposed locations.

- Sign 1 - Behind the flowerbed, near the intersection, 3 ft away from the sidewalk
- Sign 2 - Behind the light pole, near the intersection, 3 ft away from the curb.

Please let us know for any questions. Furthermore, please discuss the sign locations with your engineer and inform us for any concerns including conflicts with underground utilities. After your community Board meeting, please inform us whether we need to remove the 'Do Not Enter' signs.

Regards,



From: Kim, Jae Eun

Sent: Tuesday, August 5, 2025 8:00 AM

To: Leidy, William <LeidyW@bbfl.us>; Pessoa Guazzelli, Luiza <PessoaGuazzelliL@bbfl.us>; Mosley, Charles <MosleyC@bbfl.us>; Johnson, Thorley <JohnsonTh@bbfl.us>

Cc: Mack, Andrew <MackA@bbfl.us>; Ramsey, Kevin <RamseyK@bbfl.us>

Subject: RE: Renaissance Commons
Good morning William and Luiza.

Thank you!

Charles and Thorley.

Let's place the 'Do Not Enter' signs today. Thank you.

From: Leidy, William <leidyw@bbfl.us>

Sent: Monday, August 4, 2025 3:22 PM

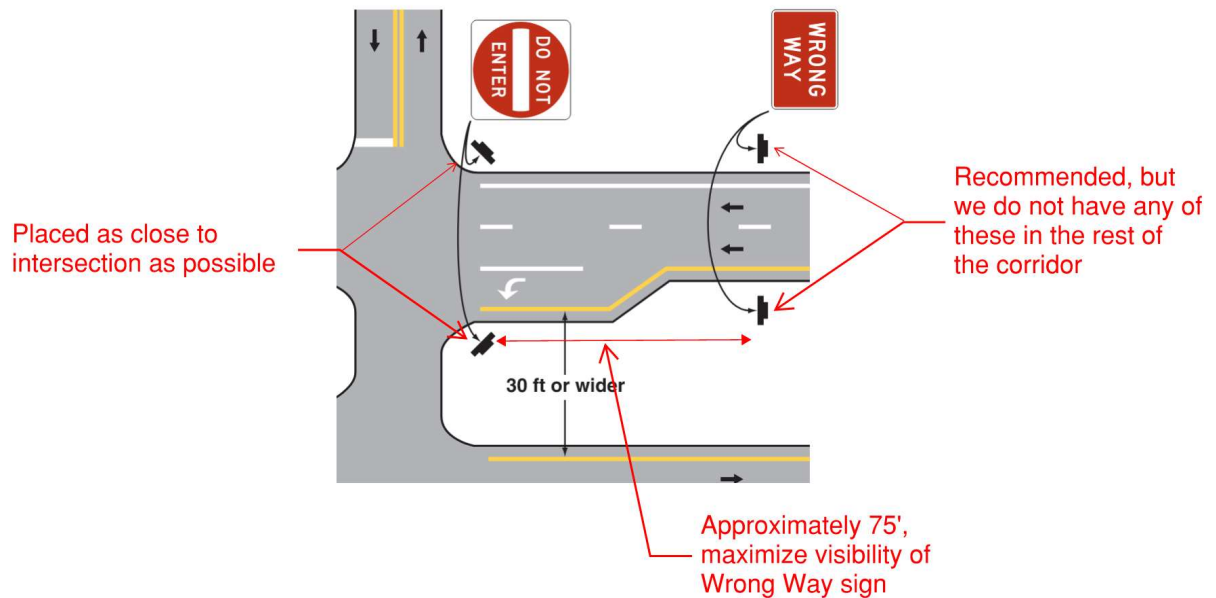
To: Kim, Jae Eun <KimJ@bbfl.us>; Pessoa Guazzelli, Luiza <peessoaguazzellil@bbfl.us>

Cc: Mosley, Charles <MosleyC@bbfl.us>; Johnson, Thorley <JohnsonTh@bbfl.us>

Subject: RE: Renaissance Commons

Good afternoon Jae Eun,

See below for the recommendations based on the MUTCD. Let me know if you have any questions.



MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

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

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.