



**CENTRAL PARC
COMMUNITY DEVELOPMENT
DISTRICT**

SARASOTA COUNTY

**REGULAR BOARD MEETING
APRIL 15, 2025
2:00 P.M.**

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

www.centralparccdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT
19503 S. West Villages Parkway
Meeting Room across from Suite A14
Venice, Florida 34293
REGULAR BOARD MEETING
April 15, 2025
2:00 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
- F. Approval of Minutes
 - 1. February 18, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 6
- I. Administrative Matters
- J. Staff Reports
 - 1. District Manager
 - 2. District Counsel
 - 3. District Engineer
- K. Comments from the Public for Items Not on the Agenda
- L. Board Member Comments
- M. Adjourn

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Central Parc Community Development District (the District) will hold a Regular Board Meeting (the Meeting) on April 15, 2025, at 2:00 p.m. in the offices of Special District Services, Inc. located at 19503 S. West Villages Parkway, in a Meeting Room across from Suite A-14, Venice, Florida 34293. The Meeting is being held for the necessary purpose of addressing any agenda items which may properly come before the Board.

A copy of the agenda for this Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., 19503 S. West Villages Parkway, #A3, Venice, Florida 34293, or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time and place to be specified on the record at the Meetings.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Managers office at least forty-eight (48) hours prior to the Meeting. If you are hearing and speech impaired, please contact the Florida Relay Services by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Managers office.

Anyone requiring assistance in order to obtain access to the Meeting should contact the District Managers office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Managers office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a verbatim record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be made.

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

District Manger

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT

www.centralparccdd.org

PUBLISH: SARASOTA HERALD TRIBUNE 04/04/25

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 18, 2025**

A. CALL TO ORDER

The February 18, 2025, Regular Board Meeting of the Central Parc Community Development District (the “District”) was called to order at 2:00 p.m. in the Meeting Room across from Suite A14 in the offices located at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Sarasota Herald Tribune* on February 7, 2025, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

| | | |
|------------|------------------|-------------------|
| Chair | Kim Fields | Present via phone |
| Vice Chair | Matthew Mootz | Present |
| Supervisor | Alexis Lamb | Present |
| Supervisor | Catherine Edelen | Present |
| Supervisor | Kelly Levin | Absent |

Staff in attendance were:

| | | |
|-----------------|------------------|---------------------------------|
| William Crosley | District Manager | Special District Services, Inc. |
| Mike Eckert | District Counsel | Kutak Rock LLP |

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public.

F. APPROVAL OF MINUTES

1. November 19, 2024, Regular Board Meeting

| |
|--|
| A motion was made by Ms. Edelen, seconded by Ms. Lamb and passed unanimously approving the minutes of the November 19, 2024, Regular Board Meeting, as presented. |
|--|

F. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Ratification of Phase 2 Plat Execution

A **motion** was made by Mr. Mootz, seconded by Ms. Lamb and passed unanimously ratifying the Phase 2 plat executions, as presented.

2. Consider Authorization to Accept Phase 2 Real Estate Conveyances

A **motion** was made by Mr. Mootz, seconded by Ms. Fields and passed unanimously authorizing the acceptance of the Phase 2 real estate conveyances, as presented.

3. Consider Landscape Maintenance Agreement for Phase 2

There was a proposal from United Landscaping in the amount of \$5,200 per month. This is the same contractor who is maintaining Phase 1 landscaping.

A **motion** was made by Ms. Edelen, seconded by Ms. Fields and passed unanimously approving the Landscape Maintenance Agreement for Phase 2 with United Landscaping in the amount of \$5,200 per month, as presented.

4. Consider Amendment to Landscape Maintenance Agreement for Phase 1

This is an amendment to clarify the map for Phase 1 landscaping.

A **motion** was made by Ms. Edelen, seconded by Ms. Fields and passed unanimously approving the Amendment to the Landscape Maintenance Agreement for Phase 1, as presented.

5. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2024/2025 Direct Collection of Assessments

Resolution No. 2025-01 was presented, entitled:

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF THE ANNUAL INSTALLMENT OF THE SERIES 2024 ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

It was explained that this resolution was to levy debt assessments and authorizes the collection of payments.

A **motion** was made by Mr. Mootz, seconded by Ms. Lamb and passed unanimously adopting Resolution No. 2025-01, as presented.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. STAFF REPORTS

1. District Manager

Mr. Crosley advised that the next meeting would be held on April 15, 2025, and would include the fiscal year 2025/2026 proposed budget.

A discussion ensued regarding the FPL poles and utility costs for the next budget. It was noted that all 3 phases of lights would be completed by the next fiscal year.

The District will need a new meeting location in the next few months. There will be a place available on site shortly.

A discussion ensued regarding utility transfers. Utilities must go through the District IF they will be used for bonds. If there is not an intent to capture bond funds, the utilities can go to the end user directly.

2. District Counsel

Mr. Eckart reminded the Board that there is an ethics training requirement this year.

Mr. Eckert then made himself available for questions, which there were none at this time.

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

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

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Edelen, seconded by Ms. Lamb and passed unanimously adjourning the meeting at 2:22 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170 AND 190, FLORIDA STATUTES; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Central Parc Community Development District ("**District**") prior to June 15, 2025, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the "**District's Office**," at Special District Services, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410; Ph. 561-630-4922; and Special District Services, 19503 S. West Villages Parkway, Venice, Florida 34293; Ph. 941-244-2805. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments directly collected by the District shall be paid in one or more installments pursuant to a bill issued by the District in September or October of 2025, and pursuant to Chapter 170, Florida Statutes.

3. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

| | |
|-------|---------------|
| DATE: | July 15, 2025 |
| HOUR: | 2:00 p.m. |

LOCATION: 19503 S. West Villages Parkway
Meeting Room across from Suite A14
Venice, Florida 34293

4. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).**
The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

6. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF APRIL 2025.

| | |
|---------------------------------|--|
| ATTEST: | CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT |
| <hr/> | <hr/> |
| Secretary / Assistant Secretary | Chair/Vice Chair, Board of Supervisors |

Exhibit A: Fiscal Year 2025/2026 Proposed Budgets

Exhibit A
Fiscal Year 2025/2026 Proposed Budgets

Central Parc Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2025/2026 BUDGET |
|--|---|
| REVENUES | |
| O&M (Operation & Maintenance) Assessments | 734,949 |
| Developer Contribution - O&M | 0 |
| Debt Assessments | 727,500 |
| Interest Income | 480 |
| TOTAL REVENUES | \$ 1,462,929 |
| EXPENDITURES | |
| Administrative Expenditures | |
| Supervisor Fees | 0 |
| Management | 26,760 |
| Legal | 38,000 |
| Assessment Roll | 4,000 |
| Audit Fees | 5,400 |
| Arbitrage Rebate Fee | 650 |
| Insurance | 6,580 |
| Legal Advertisements | 3,000 |
| Miscellaneous | 1,100 |
| Postage | 300 |
| Office Supplies | 1,100 |
| Dues & Subscriptions | 175 |
| Website Management & ADA Compliance | 1,000 |
| Trustee Fees | 4,500 |
| Continuing Disclosure Fee | 1,000 |
| Operating Reserve | 90,000 |
| Total Administrative Expenditures | \$ 183,565 |
| Maintenance Expenditures | |
| Engineering/Inspections | 23,000 |
| Lake Maintenance | 32,525 |
| Landscaping | 225,000 |
| Irrigation | 30,000 |
| Surface Water Management Maintenance | 10,842 |
| Roadway Repairs/Reserve/Sidewalk Maintenance | 16,096 |
| Soft Gate Maintenance | 10,000 |
| Security | 9,000 |
| Street Lighting | 151,304 |
| Total Maintenance Expenditures | \$ 507,767 |
| Total O&M Expenditures | \$ 691,332 |
| REVENUES LESS EXPENDITURES | \$ 771,597 |
| Bond Payments | (683,850) |
| BALANCE | \$ 87,747 |
| County Appraiser & Tax Collector Fee | (29,249) |
| Discounts For Early Payments | (58,498) |
| EXCESS/ (SHORTFALL) | \$ - |

Note: Expenditures Are For Residential Only

DETAILED PROPOSED BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2023/2024 ACTUAL | FISCAL YEAR 2024/2025 BUDGET | FISCAL YEAR 2025/2026 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| O&M (Operation & Maintenance) Assessments | 0 | 0 | 734,949 | Expenditures Less Interest/.94 |
| Developer Contribution - O&M | 118,404 | 618,983 | 0 | |
| Debt Assessments | 0 | 727,500 | 727,500 | Bond Payments/.94 |
| Interest Income | 1,238 | 240 | 480 | Interest Projected At \$40 Per Month |
| | | | | |
| TOTAL REVENUES | \$ 119,642 | \$ 1,346,723 | \$ 1,462,929 | |
| | | | | |
| EXPENDITURES | | | | |
| Administrative Expenditures | | | | |
| Supervisor Fees | 0 | 0 | 0 | |
| Management | 25,260 | 26,016 | 26,760 | CPI Adjustment |
| Legal | 50,697 | 38,000 | 38,000 | FY 23/24 Expenditure Through Feb 25 Was \$14,712 |
| Assessment Roll | 0 | 4,000 | 4,000 | As Per Contract |
| Audit Fees | 3,700 | 5,000 | 5,400 | Amount Has Increased From 24/25 Due To Bond Issue |
| Arbitrage Rebate Fee | 0 | 650 | 650 | Commences In Fiscal Year Following Issuing Of Bond |
| Insurance | 5,980 | 6,580 | 6,580 | FY 24/25 Expenditure Was \$6,220 |
| Legal Advertisements | 1,987 | 8,000 | 3,000 | Expenditure Should Decrease With Bond Being Issued |
| Miscellaneous | 159 | 1,200 | 1,100 | \$100 Decrease From 2024/2025 Budget |
| Postage | 224 | 300 | 300 | No Change From 2024/2025 Budget |
| Office Supplies | 110 | 1,200 | 1,100 | \$100 Decrease From 2024/2025 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | Annual Fee Due Department Of Economic Opportunity |
| Website Management & ADA Compliance | 1,000 | 1,000 | 1,000 | No Change From 2024/2025 Budget |
| Trustee Fees | 0 | 4,500 | 4,500 | Commences In Fiscal Year Following Issuing Of Bond |
| Continuing Disclosure Fee | 0 | 1,000 | 1,000 | Commences In Fiscal Year Following Issuing Of Bond |
| Operating Reserve | 0 | 0 | 90,000 | Operating Reserve |
| Total Administrative Expenditures | \$ 89,292 | \$ 97,621 | \$ 183,565 | |
| | | | | |
| Maintenance Expenditures | | | | |
| Engineering/Inspections | 14,403 | 23,000 | 23,000 | FY 24/25 Expenditure Through Feb 25 Was \$7,948 |
| Lake Maintenance | 2,656 | 32,525 | 32,525 | Lake Maintenance |
| Landscaping | 0 | 225,000 | 225,000 | Landscaping |
| Irrigation | 0 | 30,000 | 30,000 | Irrigation |
| Surface Water Management Maintenance | 0 | 10,842 | 10,842 | Surface Water Management Maintenance |
| Roadway Repairs/Reserve/Sidewalk Maintenance | 0 | 16,096 | 16,096 | Roadway Repairs/Reserve/Sidewalk Maintenance |
| Soft Gate Maintenance | 0 | 10,000 | 10,000 | Soft Gate Maintenance |
| Security | 0 | 9,000 | 9,000 | Security |
| Street Lighting | 0 | 128,000 | 151,304 | Street Lighting |
| Total Maintenance Expenditures | \$ 17,059 | \$ 484,463 | \$ 507,767 | |
| | | | | |
| Total O&M Expenditures | \$ 106,351 | \$ 582,084 | \$ 691,332 | |
| | | | | |
| REVENUES LESS EXPENDITURES | \$ 13,291 | \$ 764,639 | \$ 771,597 | |
| | | | | |
| Bond Payments | 0 | (683,850) | (683,850) | 2026 Principal & Interest Payments |
| | | | | |
| BALANCE | \$ 13,291 | \$ 80,789 | \$ 87,747 | |
| | | | | |
| County Appraiser & Tax Collector Fee | 0 | (26,930) | (29,249) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | 0 | (53,859) | (58,498) | Four Percent Of Total Assessment Roll |
| | | | | |
| EXCESS/ (SHORTFALL) | \$ 13,291 | \$ - | \$ - | |

Note: Expenditures Are For Residential Only

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2023/2024 | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | |
|-------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 13,345 | 100 | 1,000 | Projected Interest For 2025/2026 |
| NAV Tax Collection | 0 | 0 | 683,850 | Maximum Debt Service Collection |
| Bond Proceeds | 926,012 | 0 | 0 | |
| Developer Contribution - Debt | 0 | 683,850 | 0 | |
| Total Revenues | \$ 939,357 | \$ 683,950 | \$ 684,850 | |
| | | | | |
| EXPENDITURES | | | | |
| Principal Payments | 0 | 130,000 | 135,000 | Principal Payment Due In 2026 |
| Interest Payments | 0 | 552,090 | 545,598 | Interest Payment Due In 2026 |
| Bond Redemption | - | 1,860 | 4,252 | Estimated Excess Debt Collections |
| Total Expenditures | \$ - | \$ 683,950 | \$ 684,850 | |
| | | | | |
| Excess/ (Shortfall) | \$ 939,357 | \$ - | \$ - | |

Note: Capital Interest Was Set-up Through November 2024

Series 2024 Bond Information

| | | | |
|---------------------------|---------------|---------------------------------|------------------------|
| Original Par Amount = | \$9,620,000 | Annual Principal Payments Due = | May 1st |
| Interest Rate = | 4.90% - 6.00% | Annual Interest Payments Due = | May 1st & November 1st |
| Issue Date = | May 2024 | | |
| Maturity Date = | May 2054 | | |
| Par Amount As Of 4/1/25 = | \$9,620,000 | | |

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON

| | Fiscal Year 2023/2024 Assessment* | Fiscal Year 2024/2025 Assessment* | Fiscal Year 2025/2026 Projected Assessment* |
|--------------------------------------|---|---|---|
| O & M For 35' Villa Units | \$ - | \$ - | \$ 1,166.13 |
| Debt For 35' Villa Units | \$ - | \$ 1,191.00 | \$ 1,191.00 |
| Total For 35' Villa Units | \$ - | \$ 1,191.00 | \$ 2,357.13 |
| O & M For 52' Single Family Units | \$ - | \$ - | \$ 1,832.38 |
| Debt For 52' Single Family Units | \$ - | \$ 1,770.00 | \$ 1,770.00 |
| Total For 52' Single Family 66 Units | \$ - | \$ 1,770.00 | \$ 3,602.38 |

* Assessments Include the Following:
4% Discount for Early Payments
County Tax Collector Fee
County Property Appraiser Fee

| Community Information: | EAU Factor | Total EAUs |
|------------------------------|------------|------------|
| 35' Villa Units: 272 | 0.6364 | 173.09 |
| 52' Single Family Units: 228 | 1.000 | 228.00 |
| Total: 500 Units | | 401.09 |