



**CENTRAL PARC
COMMUNITY DEVELOPMENT
DISTRICT**

SARASOTA COUNTY

**REGULAR BOARD MEETING
JUNE 17, 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
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AGENDA
CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT
5005 Schubert Trail
North Port, Florida 34287
REGULAR BOARD MEETING
June 17, 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. April 15, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of O&M Methodology.....Page 5
 - 2. Consider Resolution No. 2025-03 – Amending the 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

Publication Date
2025-06-10

Subcategory
Miscellaneous Notices

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 June 17, 2025, at 2:00 p.m. at 5005 Schubert Trail, North Port, Florida 34287. 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., 2501A Burns Road, Palm Beach Gardens, Florida 33410, 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 06/10/25

**CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 15, 2025**

A. CALL TO ORDER

The April 15, 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 April 4, 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 (via phone)	District Counsel	Kutak Rock LLP

Also present was Kubra Metin of 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. February 18, 2025, Regular Board Meeting

A motion was made by Mr. Mootz, seconded by Ms. Lamb and passed unanimously approving the minutes of the February 18, 2025, Regular Board Meeting, as presented.

F. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-02 was presented, entitled:

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.

Ms. Krizen reviewed the budget process noting that a final budget is adopted during a public hearing at least 60 days from the date of the adoption of the proposed budget. The final budget can decrease but it cannot increase. Letters will be sent to all landowners, as required, notifying them of the public hearing. The fiscal year budget runs from October 1st through September 30 each year, however the funds are not typically received by the District until about December, as the tax bills are paid. There are two budgets before the Board today, one of which includes an Operating Reserves Fund to ensure that there are funds to cover October through December 2026. A discussion ensued regarding the stagnant line items and costs that could potentially be decreased. District staff will work with Ms. Fields to look for possible line item decreases prior to the final budget. A consensus of the Board was reached to schedule three meetings during the fiscal year 2025/2026. Additional meetings can be scheduled as Special Meetings, if needed. The fiscal year 2025/2026 meetings will be held at the Amenity Center.

A **motion** was made by Ms. Fields, seconded by Mr. Mootz and passed unanimously adopting Resolution No. 2025-02, amended to reflect the omission of an Operating Reserve line item and setting the Public Hearing for July 15, 2025.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. STAFF REPORTS

1. District Manager

Cancellation inquiries will be e-mailed regarding the May and June meetings. The July 15, 2025, meeting will be held and will include the Public Hearing on the budget.

2. District Counsel

Kubra Metin was introduced to the Board. She works with Mr. Eckert and has been assisting with the District.

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 Mr. Mootz, seconded by Ms. Lamb and passed unanimously adjourning the meeting at 2:19 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

CONSIDER APPROVAL OF O&M METHODOLOGY

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-02; AMENDING THE PROPOSED BUDGET AND SETTING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Central Parc Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2025-02 approving a proposed budget and setting a public hearing for July 15, 2025; and

WHEREAS, the Board to has determined to make further changes to the Proposed Budget (the “Amended Proposed Budget”) as attached hereto as Exhibit A; and

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

1. Resolution No. 2025-02 is hereby amended reflect the approval of the Amended Proposed Budget for Fiscal Year 2025/2026.

2. Pursuant to Chapter 190, Florida Statutes, a public hearing on the Amended Proposed Budget for Fiscal Year 2025/2026 is hereby declared and set for the following date, hour and location:

DATE: _____, 2025
HOOR: 2:00 p.m.
LOCATION: 5005 Schubert Trail
North Port, Florida 34287

3. The District Manager is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements. The Secretary of the District is hereby directed to submit a copy of the of the Amended Proposed Budget to Sarasota County immediately upon approval of this Resolution as a supplement to the Proposed Budget which was submitted at least sixty (60) days prior to the public hearing date for adoption of the same.

4. Except as otherwise provided herein, all provisions of Resolution 2025-02 continue in full force and effect.

5. 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.

6. This Resolution shall take effect upon its passage and adoption by the Board.

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

ATTEST:

**CENTRAL PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Exhibit A: Amended Proposed Budget for Fiscal Year 2025/2026

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	639,204
Developer Contribution - O&M	0
Debt Assessments	727,500
Interest Income	480
TOTAL REVENUES	\$ 1,367,184
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
Total Administrative Expenditures	\$ 93,565
Maintenance Expenditures	
Effluent Water	0
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	\$ 601,332
REVENUES LESS EXPENDITURES	\$ 765,852
Bond Payments	(683,850)
BALANCE	\$ 82,002
County Appraiser & Tax Collector Fee	(27,334)
Discounts For Early Payments	(54,668)
EXCESS/ (SHORTFALL)	\$ -

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	639,204	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	\$ 1,367,184	
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 24/25 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
Total Administrative Expenditures	\$ 89,292	\$ 97,621	\$ 93,565	
Maintenance Expenditures				
Effluent Water	0	0	0	Placeholder
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	\$ 601,332	
REVENUES LESS EXPENDITURES	\$ 13,291	\$ 764,639	\$ 765,852	
Bond Payments	0	(683,850)	(683,850)	2026 Principal & Interest Payments
BALANCE	\$ 13,291	\$ 80,789	\$ 82,002	
County Appraiser & Tax Collector Fee	0	(26,930)	(27,334)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(53,859)	(54,668)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 13,291	\$ -	\$ -	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	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	\$ -	\$ -	\$ 1,005.19
Debt For 35' Villa Units	\$ -	\$ 1,191.00	\$ 1,191.00
Total For 35' Villa Units	\$ -	\$ 1,191.00	\$ 2,196.19
O & M For 52' Single Family Units	\$ -	\$ -	\$ 1,579.50
Debt For 52' Single Family Units	\$ -	\$ 1,770.00	\$ 1,770.00
Total For 52' Single Family Units	\$ -	\$ 1,770.00	\$ 3,349.50
O & M For Undeveloped Acreage (Per Acre)	\$ -	\$ -	\$ 251.30

* 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
Undeveloped Mixed Use Acreage: 22.59	0.159	3.59
Total: 500 Residential Units, 22.59 Undeveloped Acres		404.69

**AMENDED PROPOSED BUDGET
FOR FISCAL YEAR 2025/2026**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**