



**RIVERSIDE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 21, 2024
6:30 P.M.**

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

www.riversideparkcdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
REGULAR BOARD MEETING
October 21, 2024
6:30 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 20, 2024 Regular Meeting.....Page 2
 - 2. June 3, 2024 Special Meeting & PH.....Page 6
- G.** Old Business
- H.** New Business
 - 1. Consider Resolution No. 2024-06 – Adopting a 2023-2024 Revised Final Budget.....Page 9
 - 2. Consider Resolution No. 2024-07 – Adopting Goals and Objectives.....Page 14
- I.** Administrative Matters
 - 1. Update on Miami-Dade County Supervisor of Elections 2024 Qualified Candidate Results
 - 2. Accept and Receive 2024 Engineers Report.....Page 18
- J.** Board Members/Staff: Additional Comments/Requests
 - 1. District Counsel Update on the 2024 Florida Legislative Session.....Page 23
 - 2. District Counsel Supplement to the Legislative Session.....Page 27
- K.** Adjourn

Publication Date
2024-10-10

Subcategory
Miscellaneous Notices

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Riverside Park Community Development District will hold Regular Meetings in a Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 at 6:30 p.m. on the following dates:

October 21, 2024

March 17, 2025

May 19, 2025

August 18, 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 the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. 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 786-347-2711 Ext. 2011 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 without advertised notice.

RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT

www.riversideparkcdd.org

IPL0197777

Oct 10 2024

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 20, 2024**

A. CALL TO ORDER

The May 20, 2024, Regular Board Meeting of the Riverside Park Community Development District (the “District”) was called to order at 6:34 p.m. in a Meeting Room at Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Lorraine Torres, Vice Chairman Lariel Torres and Supervisor Ingrid Ojeda constituted a quorum and it was in order to proceed with the meeting.

Staff also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESIGNATION OF SUPERVISOR ALVAREZ

Mrs. Perez advised that she had received a letter of resignation from Mr. Alvarez, which was provided in the meeting materials.

A MOTION was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lariel Torres and passed unanimously accepting Daniel Alvarez’s resignation from Seat #5, effective May 13, 2024, and simultaneously declaring a vacancy in Seat #5.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. March 18, 2024, Regular Board Meeting

The minutes of the March 18, 2024, Regular Board Meeting were presented for consideration.

A MOTION was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lorraine Torres and passed unanimously approving the minutes of the March 18, 2024, Regular Board Meeting, as presented.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Regular Meeting Schedule

Mrs. Perez presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the meeting room on the second floor of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189, with a start time of 6:30 p.m. on the following dates:

October 21, 2024 *Amended Budget*
March 17, 2025 *Proposed Budget*
May 19, 2025 *Final Budget*
August 18, 2025

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lorraine Torres and unanimously passed adopting Resolution No. 2024-03, approving the Regular Meeting Schedule for Fiscal Year 2024/2025, holding meetings in the second floor meeting room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189, with a start time of 6:30 p.m. and further authorizes the advertisement of same, as required by law.

2. Consider Resolution No. 2024-04 – Amending and Resetting Public Hearing Date to Adopt Fiscal Year 2024/2025 Final Budget

Mrs. Perez presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2024 – 02 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2024/2025 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

It was noted that the adoption of this resolution would change the date and time of the Public Hearing to June 3, 2024, at 6:30 p.m. in the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street,

Cutler Bay, Florida 33189, for the purpose of receiving public comments on the Final Fiscal Year 2024/2025 Budget.

A **MOTION** was made by Supervisor Lariel Torres, seconded by Lorraine D. Torres and passed unanimously adopting Resolution No. 2024-04, as presented.

3. Consider Ratification of Actions Taken Regarding Clusia Removal at 10209 SW 224th Terrace and Provide Direction

The homeowner did install Clusia plants in an attempt to comply with the request for replacement, but on a much smaller scale and District management is seeking either Board acceptance or direction for replacement.

The Board reviewed the images and the information and stated that they were satisfied with the corrections and no further action was necessary.

A **MOTION** was made by Supervisor Lariel Torres, seconded by Lorraine D. Torres and passed unanimously ratifying and approving actions taken by District management with regard to the clusia removal along the District owned and maintained fence behind the property located at 10209 SW 224 Terrace thereby placing the owner on notice.

4. Consider Trimscape Proposal for Clusia Replacement at 10217 SW 224th Terrace

A **MOTION** was made by Supervisor Lariel Torres, seconded by Supervisor Ingrid Ojeda and passed unanimously approving the TrimScape proposal dated 05/08/2024 in the amount of \$300.00 for the installation of six (6) 15-gallon Clusia plants behind the property located at 10217 SW 224 Terrace.

5. Consider Landscaping Maintenance Proposals

Presented in the meeting book was the following table and the corresponding landscaping maintenance service proposals for the Board's consideration:

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lariel Torres and passed unanimously approving the Trimscape (the current landscape service provider) proposal as presented for the landscaping maintenance services and directing District Counsel to prepare an agreement and authorizing District management to execute same on behalf of the District.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of April 30, 2024, were \$364,583.03.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lorraine Torres and passed unanimously ratifying and approving the financials, as presented.

K. BOARD MEMBER/STAFF CLOSING COMMENTS

1. SDS Ethics Training Memo

Mrs. Perez provided an overview of the memorandum, noting that beginning in 2024, District Supervisors will be required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.

2. 2023 Form 1 – Statement of Financial Interests

Mrs. Perez provided a reminder advising the Board that for this year’s filing requirement, a completed 2023 Form 1 must be submitted prior to July 1, 2024, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov., as previously noted by District Counsel and emphasizing that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections’ office.

3. Announce 2024 General Election and Qualifying Period

Mrs. Perez advised, pursuant to the Miami-Dade County Supervisor of Elections’, the official qualifying period for the office of special district supervisor runs from noon, Monday, June 10, 2024 through noon, Friday, June 14, 2024. In line with [F.S. 99.061\(8\)](#), the pre-qualifying period will start on May 28, 2024, since the Supervisor of Elections’ office will be closed on Monday, May 27, 2024, in observance of Memorial Day. This means that candidates can start turning in their qualifying documents starting on Tuesday, May 28, 2024. We encourage candidates to take advantage of the pre-qualifying period.

The following seats are up for election with term expiring this year are as follows:

CHR	Seat 3 Lorraine Torres	Expires 2024
AS	Seat 4 Ingrid Ojeda	Expires 2024
AS	Seat 5 VACANT	Expires 2024

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lorraine Torres, seconded by Supervisor Ingrid Ojeda and passed unanimously adjourning the Regular Board Meeting at 7:03 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

**RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
JUNE 3, 2024**

A. CALL TO ORDER

The June 3, 2024, Special Board Meeting of the Riverside Park Community Development District (the “District”) was called to order at 6:31 p.m. in a Meeting Room at Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Special Board Meeting had been published in the *Miami Herald* on May 17, 2024, and May 24, 2024, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Lorraine Torres, Vice Chairman Lariel Torre, Vice Chairman Lariel Torres and Supervisor Ingrid Ojeda constituted a quorum and it was in order to proceed with the meeting.

Staff also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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 18, 2024, Regular Board Meeting

Mrs. Perez advised that the meeting minutes for the Regular Board Meeting held on May 20, 2024, would be presented at the next meeting along with today’s meeting minutes.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on May 17, 2024, and May 24, 2024, as legally required.

2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget

There was no public comment on the Fiscal Year 2024/2-25 Final Budget.

3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Final Budget

Mrs. Perez presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2023/2024 Final Budget and the non-ad valorem special assessment.

A **MOTION** was made by Supervisor Ingrid Ojeda, seconded by Supervisor Lariel Torres and unanimously passed adopting Resolution No. 2024-05, as presented.

There being no further Final Budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

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

I. NEW BUSINESS

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

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER/STAFF CLOSING COMMENTS

1. 2023 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board that this year's filing requirement, a completed 2023 Form 1 must be submitted prior to July 1, 2024, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov., as previously noted by District Counsel and emphasizing that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections' office.

3. Announce 2024 General Election and Qualifying Period

Mrs. Perez advised, pursuant to the Miami-Dade County Supervisor of Elections' office, the official qualifying period for the office of special district supervisor runs from noon, Monday, June 10, 2024 through noon, Friday, June 14, 2024. In line with [F.S. 99.061\(8\)](#), the pre-qualifying period will start on May 28, 2024, since the Supervisor of Elections' office will be closed on Monday, May 27, 2024, in observance of Memorial Day. This means that candidates can start turning in their qualifying documents starting on Tuesday, May 28, 2024. We encourage candidates to take advantage of the pre-qualifying period.

The following seats are up for election with term expiring this year are as follows:

CHR	Seat 3 Lorraine Torres	Expires 2024
AS	Seat 4 Ingrid Ojeda	Expires 2024
AS	Seat 5 VACANT	Expires 2024

A discussion ensued regarding an issue outside of the District boundaries at the end of SW 102nd Avenue where a car had been parked for a few weeks. The Board asked that District management forward this information to the appropriate authority.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Lorraine Torres, seconded by Supervisor Ingrid Ojeda and passed unanimously adjourning the Special Board Meeting at 6:40 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Riverside Park 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 RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024 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 21st day of October, 2024.

ATTEST:

**RIVERSIDE PARK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Riverside Park
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

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

AMENDED FINAL BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Administrative Assessments	63,107	63,607	63,607
Maintenance Assessments	39,774	39,774	39,774
Debt Assessments	118,812	118,812	118,812
Other Income	0	0	0
Interest Income	300	15,350	15,321
TOTAL REVENUES	\$ 221,993	\$ 237,543	\$ 237,514
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	2,800	2,800
Employer Taxes - Payroll	480	214	214
Management	20,316	20,316	20,316
Secretarial	2,700	2,700	2,700
Legal	8,000	9,000	7,463
Assessment Roll	3,500	3,500	3,500
Audit Fees	3,700	3,400	3,400
Insurance	6,500	6,370	6,370
Legal Advertisements	650	3,000	1,989
Miscellaneous	825	825	459
Postage	200	200	187
Office Supplies	475	450	412
Dues & Subscriptions	175	175	175
Trustee Fee	4,100	4,080	4,080
Continuing Disclosure Fee	250	250	250
Website Management	1,750	1,750	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,621	\$ 59,030	\$ 56,065
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	16,500	14,000	11,850
Entrance Features	1,000	500	0
Miscellaneous Maintenance/Improvements (Pressure Cleaning, etc.)	6,613	2,000	0
Border Hedge/Monument/Fence	8,275	2,000	0
Nutritional Control/Mulch	3,500	1,000	0
Engineering/Inspections	1,500	1,124	1,124
TOTAL MAINTENANCE EXPENDITURES	\$ 37,388	\$ 20,624	\$ 12,974
TOTAL EXPENDITURES	\$ 97,009	\$ 79,654	\$ 69,039
REVENUES LESS EXPENDITURES	\$ 124,984	\$ 157,889	\$ 168,475
Bond Payments	(111,683)	(113,182)	(113,182)
BALANCE	\$ 13,301	\$ 44,707	\$ 55,293
County Appraiser & Tax Collector Fee	(4,434)	(2,136)	(2,136)
Discounts For Early Payments	(8,867)	(8,367)	(8,367)
EXCESS/ (SHORTFALL)	\$ -	\$ 34,204	\$ 44,790
Carryover From Prior Year		0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 34,204	\$ 44,790

Notes
Contingency/Reserve Funds (\$16,270) To Be Used In Future Years.
Original Contingency/Reserve Funds Amount Was \$36,680
Contingency/Reserve Funds are included in Fund Balance As Of 9/30/24

FUND BALANCE AS OF 9/30/23	\$309,395
FY 2023/2024 ACTIVITY	\$34,204
FUND BALANCE AS OF 9/30/24	\$343,599

AMENDED FINAL BUDGET
RIVERSIDE PARK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	1,370	1,351
NAV Tax Collection	111,683	113,182	113,182
Total Revenues	\$ 111,783	\$ 114,552	\$ 114,533
EXPENDITURES			
Principal Payments	61,000	61,000	61,000
Interest Payments	49,956	49,170	49,170
Bond Redemption	827	0	0
Total Expenditures	\$ 111,783	\$ 110,170	\$ 110,170
Excess/ (Shortfall)	\$ -	\$ 4,382	\$ 4,363

FUND BALANCE AS OF 9/30/23	\$27,287
FY 2023/2024 ACTIVITY	\$4,382
FUND BALANCE AS OF 9/30/24	\$31,669

Notes

Revenue Fund Balance = \$31,669*.

Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payment Of \$24,112.

* Approximate Amounts

Series 2023 Bond Modification Information

Original Par Amount =	\$910,000	Annual Principal Payments Due:
Interest Rate =	5.68%	May 1st
Issue Date =	June 2023	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$849,000	

RESOLUTION 2024-07

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

WHEREAS, the Riverside Park Community Development District (the “District”) is a local unit of special-purpose government created 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 (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them 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 goals, objectives and performance measures and standards.

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

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 goals, objectives and performance measures and standards as provided in **Exhibit “A”**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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 21st day of October, 2024.

ATTEST:

**RIVERSIDE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit "A": Performance Measures/Standards and Annual Reporting

EXHIBIT "A"

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all District meetings

Objectives:

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

Performance Measures:

- All Meetings publicly noticed as required.
Achieved: Yes **No**
- Meeting minutes and post-meeting action completed.
Achieved: Yes **No**
- District records retained as required by law.
Achieved: Yes **No**

Program/Activity: District Finance

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

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
Achieved: Yes **No**
- District amended budget within 60 days following the end of the fiscal year.
Achieved: Yes **No**
- District accounts receivable/payable processed for the year.
Achieved: Yes **No**
- “No findings” for annual financial audit (yes/no)
Achieved: Yes **No**
 - If “yes” explain: _____

Program/Activity: District Operations

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

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
Achieved: Yes No
- Contracted Services obtained for all District operations.
Achieved: Yes No
- All District contracts in compliance.
Achieved: Yes No

June 26, 2024

Ms. Gloria Perez
District Manager
Riverside Park Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2024 Riverside Park CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is located in Section 17, Township 56 South, Range 40 East, in Miami-Dade County, Florida. It is bounded by Black Creek Canal on the West, Old Cutler Road on the North, SW 224 Street on the North-East, SW 120 Avenue on the East and Black Creek Canal on the South. The Development is located within Postal Zip Code 33190. See Exhibit 1 for a graphical representation.

1. Infrastructure Ownership

a. Roads

- i. Onsite Roads.* The onsite roadways within the District were completed and dedicated to Miami-Dade County for the perpetual use of the public, as per "Herfa Subdivision" Miami-Dade Plat Book No. 159, Page 80 and in accordance with the Declaration of Restrictive Covenants (the "Declaration") dated September 9, 2003 recorded in Miami-Dade OR 22254 Pages 1026 through 1041.
- ii. Offsite Roads.* The improvements to SW 102 Avenue were completed and conveyed to Miami-Dade County for ownership and maintenance

b. Stormwater Management System

- i.* The stormwater drainage system consists of inlets and underground exfiltration trenches. The system was completed and conveyed to Miami-Dade County for ownership and maintenance.

- c. Water Distribution and Sanitary Sewer System
 - i. The water distribution and sanitary sewer system, including the lift stations and force mains, were completed and conveyed to Miami-Dade County for ownership and maintenance as per Agreement No. 17910.
 - ii. The force main along SW 102 Avenue was completed and conveyed to Miami-Dade County for ownership and maintenance.
- d. Wall, Entrance Features and Landscaping
 - i. The District constructed the wall along the development, landscaping and entrance features as described in the original District Engineer's Report. These improvements are owned and maintained by the District.

2. State, Working Order and Condition of the Infrastructure

- a. Roads
 - i. The onsite roads are in good working order and condition, with the exception of fading pavement markings.
 - ii. The offsite roadway improvements are in good working order and condition.

Issues with the pavement markings will be reported online to the Miami-Dade County Department of Public Works and Waste Management by the link provided below:

<http://www.miamidade.gov/publicworks/report-problems.asp>

- b. Stormwater Management System
 - i. The road drainage and stormwater management system are in good working order and condition.

For informational purposes, flood, and drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link provided below:

<https://www.miamidade.gov/environment/flood-complaints.asp>

- c. Water Distribution and Sanitary Sewer System
 - i. The water distribution and sanitary sewer systems were conveyed in good working order and condition to Miami-Dade County for ownership and maintenance.

For informational purposes, issues with the water or sewer systems may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

- d. Wall, Entrance Features and Landscaping

- i. The wall along the development, landscaping and entrance features are in good condition.

3. Estimated Maintenance Costs for District Owned Infrastructure

a. General

- i. The proposed CDD 2024-2025 Fiscal Year budget has the following amounts for maintenance expenditures:

2024-2025 Budget for Maintenance	
Lawn/Landscape Maintenance	\$16,500
Entrance Features	\$1,000
Miscellaneous Maintenance/Improvements	\$6,613
Border Hedge/Monument/Fence	\$8,275
Nutritional Control/Mulch	\$3,500
Engineering/Inspections	\$1,500
Contingency/Reserve	\$0
Total	\$37,388

Alvarez Engineers finds the District’s proposed maintenance budget for Fiscal Year 2024-2025 adequate and enough.

For more detailed information on the 2024-2025 Fiscal Year Budget please visit the District’s website at the following link:

<https://riversideparkcdd.org/financials/>

b. Roads

- i. Funds were budgeted by the District for lawn/landscape, entrance features, fence and hedge as indicated above. The roads are maintained by Miami-Dade County.

c. Stormwater Management System

- i. No maintenance costs are estimated for the stormwater management system since it is maintained by Miami-Dade County.

d. Water Distribution and Sanitary Sewer System

- i. No maintenance costs are estimated for the water distribution and sanitary sewer system since they are maintained by Miami-Dade County.

e. Wall, Entrance Features and Landscaping

- i. The District has budgeted within its Fiscal Year 2024-2025 funds for lawn and landscaping maintenance, as well as for entrance features and miscellaneous maintenance.

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy 100123058 provided by Florida Insurance Alliance for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$6,370 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

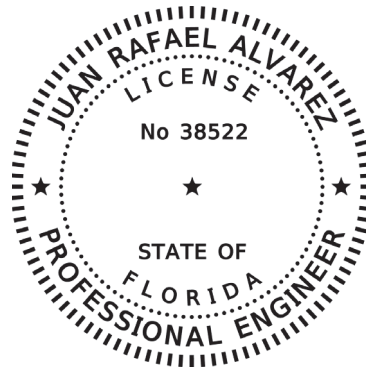
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com

Sincerely
Alvarez Engineers, Inc.

**Juan R
Alvarez**

Digitally signed by
Juan R Alvarez
Date: 2024.06.26
16:57:32 -04'00'

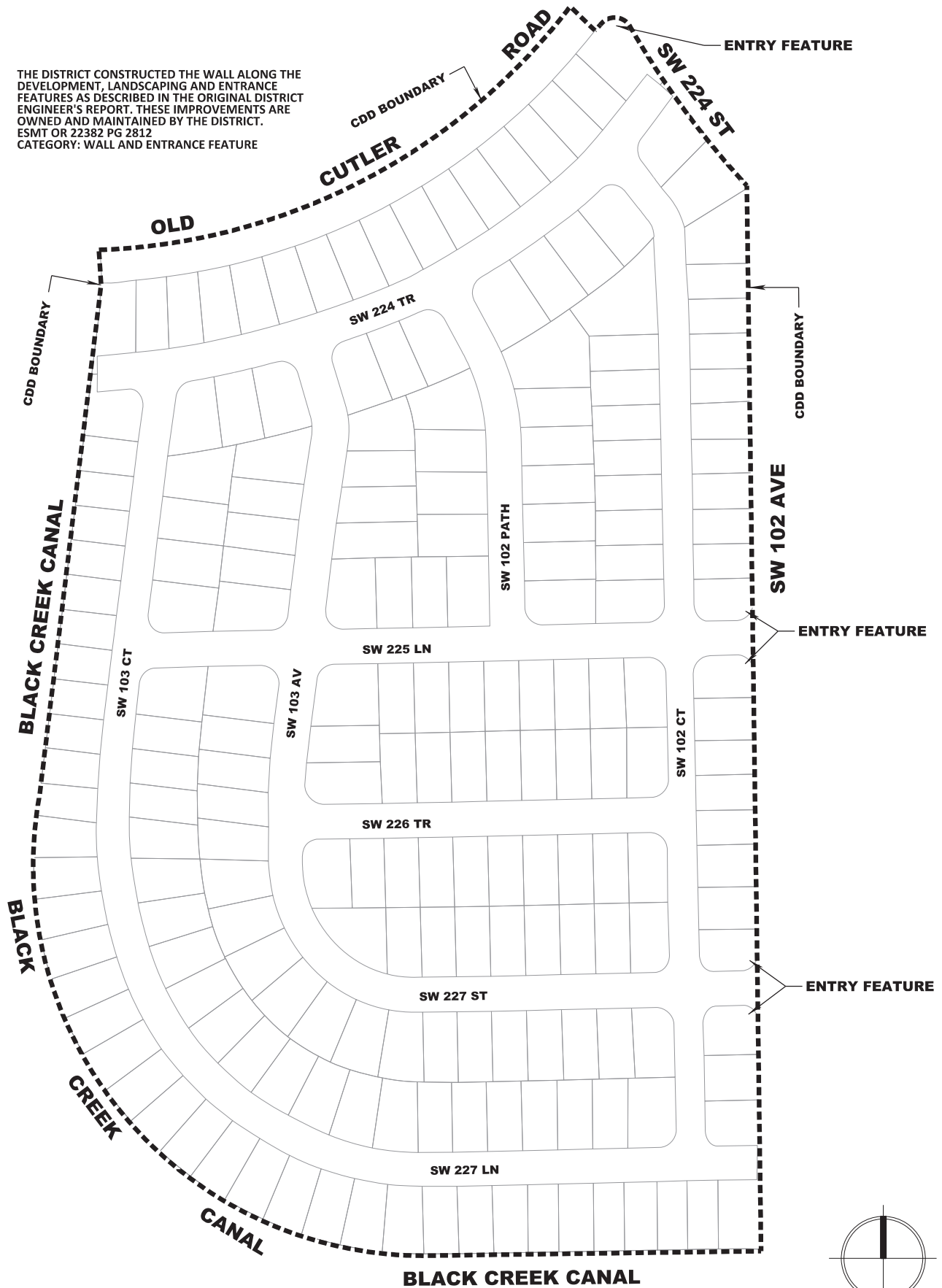
Juan R. Alvarez, PE
District Engineer
Date: June 26, 2024



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 26, 2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

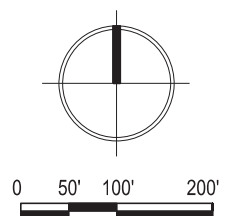
THE DISTRICT CONSTRUCTED THE WALL ALONG THE DEVELOPMENT, LANDSCAPING AND ENTRANCE FEATURES AS DESCRIBED IN THE ORIGINAL DISTRICT ENGINEER'S REPORT. THESE IMPROVEMENTS ARE OWNED AND MAINTAINED BY THE DISTRICT.
 ESMIT OR 22382 PG 2812
 CATEGORY: WALL AND ENTRANCE FEATURE



ALVAREZ ENGINEERS, INC.

**RIVERSIDE PARK CDD
 CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 1



MEMORANDUM

TO: District Manager

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

DATE: July 12, 2024

RE: 2024 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 2024 – 136, Laws of Florida (HB 7013). The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

Performance Measures and Standards

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District’s website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

2. Chapter 2024 – 80, Laws of Florida (HB 433). The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements¹ for their direct employees. Effective September 30, 2026, the law amends Florida’s wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

3. Chapter 2024 – 204, Laws of Florida (HB 149). The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

4. Chapter 2024 – 202, Laws of Florida (HB 59). The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA’s rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA’s declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

¹ A standard to control an employee’s exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

5. Chapter 2024 – 221, Laws of Florida (HB 1203). The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

6. Chapter 2024 – 44, Laws of Florida (HB 621). The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

7. Chapter 2024 – 147, Laws of Florida (SB 7020). The legislation amends section 1.01, F.S., the statute defining “registered mail,” to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of “registered mail” now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, “return receipt requested” is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

8. Chapter 2024 – 263, Laws of Florida (HB 321). This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties². However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

² The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years’ imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida’s Litter Law.

- “Dump,” specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- “Litter,” explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

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/>.

MEMORANDUM

TO: District Manager

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

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

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. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental 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.

Enclosures (2)

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with _____ Community Development District (the “Governmental Entity”).

The undersigned, on behalf of the entity listed below (the “Nongovernmental Entity”), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: _____

NAME: _____

TITLE: _____

SIGNATURE: _____

DATE: _____, 20__

STATE OF FLORIDA
COUNTY OF _____

SWORN TO (or affirmed) and subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____ 20____, by _____ in his/her capacity as _____ for _____ (name of Nongovernmental Entity).

NOTARY PUBLIC

Personally Known OR
Produced Identification

Type of Identification Produced