



**CARIBE PALM  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
JULY 6, 2026  
6:45 P.M.**

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

[www.caribepalmcdd.org](http://www.caribepalmcdd.org)  
786.313.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**  
Silver Palms Mailbox Kiosk  
23020 SW 113<sup>th</sup> Passage  
Miami, Florida 33170  
**REGULAR BOARD MEETING**  
July 6, 2026  
6:45 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. June 1, 2026 Regular Board Meeting.....Page 3
- G. Old Business
  - 1. Update Regarding Electrical Updates.....Page 6
  - 2. Update Regarding Storm Drain Cleaning
- H. New Business
  - 1. Discussion Regarding Security Camera Maintenance Plan
  - 2. 2026 Legislative Update.....Page 8
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57935	IPL0273394	Legal Ad - IPL0273394	CDD - Fiscal Year 2025/2026 Reg Mtg Schedule	1.0	79.0L

ATTENTION: Caribe Palm Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the **Caribe Palm Community Development District** will hold Regular Meetings in the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170, at **6:45 p.m.** on the following dates:

- October 6, 2025**
- November 3, 2025**
- December 1, 2025**
- February 2, 2026**
- March 2, 2026**
- April 6, 2026**
- May 4, 2026**
- June 1, 2026**
- July 6, 2026**
- August 3, 2026**

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3667 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two 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. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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 305-313-3667 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.

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**

[www.caribepalmcdd.org](http://www.caribepalmcdd.org)  
 IPL0273394  
 Sep 22 2025

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

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

1.0 insertion(s) published on:  
 09/22/25 Print

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 me on



**CARIBE PALM COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026  
REGULAR MEETING SCHEDULE**

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**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT**

[www.caribepalmcdd.org](http://www.caribepalmcdd.org)

IPL0273394

Sep 22 2025

**CARIBE PALM COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
June 1, 2026**

**A. CALL TO ORDER**

The June 1, 2026, Regular Board Meeting of the Caribe Palm Community Development District (the “District”) was called to order at 6:48 p.m. at the Silver Palms Mailbox Kiosk located at 23020 SW 113th Passage, Miami, Florida 33170.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the June 1, 2026, Regular Board Meeting had been published in The Miami Herald on September 22, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairperson Madeline Martin, Vice Chairperson Merlin Nicieza and Supervisors Carmen Maseda, Hery Morales and Robert Cuenca constituted a quorum and it was in order to proceed with the meeting.

Staff present: District Manager Pablo Jerez of Special District Services, Inc.

**D. ADDITIONS OR DELETIONS TO 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. May 4, 2026 Regular Board Meeting & Public Hearing**

The minutes of the May 4, 2026, Regular Board Meeting & Public Hearing were presented and the Board was asked if there were any changes. There being no changes, a motion was made by Ms. Maseda, seconded by Mr. Nicieza and unanimously passed approving the minutes of the May 4, 2026, Regular Board Meeting & Public Hearing, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Electrical Outlets Installation**

Mr. Jerez informed the Board that the lighting project has been completed. The Board requested that District Staff instruct eLighting to provide suggestions to beautify the outlets, prevent them from being struck by vehicles, and increase security for the installations.

## **2. Update Regarding Storm Drain Cleaning**

The Board instructed District Staff to move forward with having Raptor Vac Systems proceed with the cleaning of the remaining storm drains.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Security Camera Maintenance Plan**

The Board requested that District Staff obtain additional proposals for comparison purposes and to potentially secure a lower rate for the security camera maintenance plan.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Statement of Financial Interests – Form 1**

Mr. Jerez reminded the Board that Statements of Financial Interests – Form 1 are due to the Supervisor of Elections' office by July 1, 2026.

### **2. Announcing Certification of Registered Voters**

Mr. Jerez announced to the Board the certification of registered voters within the District.

### **3. Announcing the Qualifying Period – Noon, Monday, June 8th – Noon, Friday, June 12th**

Mr. Jerez reminded the Board of the upcoming qualifying period for Seats 1, 3, and 5, running from noon on Monday, June 8, 2026, through noon on Friday, June 12, 2026.

## **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

Vice Chairperson Nicieza requested that District Staff arrange for the trimming of the palms at the entrance, the addition of two trash receptacles on either side of the roadway, that eLighting be reminded to provide the controls for the lights, and that District Staff begin soliciting proposals for holiday lighting.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Ms. Maseda, seconded by Mr. Cuenca and unanimously passed adjourning the Regular Board Meeting at 7:23 p.m.

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—  
Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

Worldwide Distributors Inc. DBA Elighting |  
**Ebuilt**  
 12130 SW 114th Pl  
 Miami, FL 33176-4473 USA  
 +13059698754  
 info@elighting.org  
 https://worldwidedistributors.co/



**ADDRESS**  
 CARIBE PALM CDD  
 C/O SDS, INC  
 2501A BURNS ROAD  
 PALM BEACH GARDENS, FL  
 33410

**SHIP TO**  
 CARIBE PALM CDD  
 23040 SW 113TH PASSAGE

**Estimate 11907**

**DATE 05/21/2026**



DESCRIPTION	QTY	AMOUNT
Re: Caribe Palms (12) Decorative Rocks Provide Labor to deliver and place decorative rocks		7,344.00
(36) Coco Plums Provide labor and materials necessary to furnish and install coco plums		
Installation of (6) Outlet Cover box with key access		420.00
	SUBTOTAL	7,764.00
	DISCOUNT	-344.00
	TAX	0.00
	<b>TOTAL</b>	<b>\$7,420.00</b>

Accepted By

Accepted Date



**Larger Space**

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**2 Outlet Holes**

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**Key Lock Design**



7867853772

ADDRESS
Caribe Palm CDD c/o Special District Services, Inc. Caribe Palm CDD c/o Special District Services, Inc. Miami, Florida 33410

PROPOSAL #	DATE	EXPIRATION DATE
2767	06/22/2026	06/30/2026

ITEM #	DESCRIPTION	QTY	AMOUNT
<b>Maintenance Agrmt</b>	<p>Security System Maintenance Agreement as described in the agreement.</p> <p>CCTV MSA – Scope of Services</p> <p>Cameras</p> <ul style="list-style-type: none"> <li>• Inspect all accessible CCTV components, including cable and connections, for signs of deterioration or damage.</li> <li>• Inspect cameras, housing, mounting brackets, and support structures for physical wear or damage.</li> <li>• Verify that all mounting hardware, brackets, and clamping bolts are secure.</li> <li>• Confirm correct camera field of view and proper lens focus.</li> <li>• Verify operation of auto-iris lenses, where applicable.</li> <li>• Clean camera lenses and housing windows to maintain image clarity.</li> <li>• Test and verify proper operation of infrared (IR) illumination.</li> </ul> <p>System Controls</p> <ul style="list-style-type: none"> <li>• Verify and adjust system time and date settings as required.</li> <li>• Inspect system controls and cabling for damage or deterioration.</li> </ul> <p>DVRs / NVRs</p> <ul style="list-style-type: none"> <li>• Verify recording settings are optimized for image quality and required retention period.</li> <li>• Check and adjust time, date, memory, and time-lapse settings as needed.</li> <li>• Test operational controls and perform sample recordings.</li> <li>• Verify recording and playback quality across all channels.</li> </ul> <p>Preventative Maintenance &amp; Monitoring</p> <ul style="list-style-type: none"> <li>• Periodic system health checks to ensure full system functionality.</li> <li>• Monitoring installed equipment to identify failures or performance issues.</li> </ul> <p>Additional Services</p> <ul style="list-style-type: none"> <li>• Training for new or additional staff on system operation.</li> <li>• Assistance with digital video evidence recovery for criminal or civil matters, when requested.</li> </ul> <p>This agreement can be cancelled at any time with 30 days' prior notice in writing. Payment will be made on the first day of the beginning monthly period. A complete contract will be provided for</p>	1	275.00T

ITEM #	DESCRIPTION	QTY	AMOUNT
	approval upon ratification of this agreement.		

Thank you for your business, we accept all major credit cards and Zelle.

Checks can be sent to  
ER Security Consulting Inc  
430 NW 132nd Ct  
Miami, FL 33182

SUBTOTAL	275.00
TAX	0.00
<b>TOTAL</b>	<b>\$275.00</b>

Thank you for the opportunity to offer our services. Please find the attached proposal for the security camera system. Should you have any questions or require further clarification, please do not hesitate to contact us.

Please note the following terms:

A 50% non-refundable deposit is required upon acceptance of the proposal.

A 3% processing fee will be added for credit card payments.

Best regards,  
Alexis Bringas  
Office Manager  
Phone: (786) 785-3772  
Website: [ersecurityconsulting.com](http://ersecurityconsulting.com)

Legal Notice:

This Agreement shall be governed by the laws of the State of Florida. Any action or claim brought by ERSC to enforce its rights under this Agreement shall entitle ERSC to recover its reasonable attorneys' fees and costs. All actions shall be brought exclusively in Miami-Dade County, Florida.

Accepted By

Accepted Date

## MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.  
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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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 [TBD], Laws of Florida (HB 0145).** This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

**2. Chapter [TBD], Laws of Florida (HB 273).** This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

**3. Chapter [TBD], Laws of Florida (HB 0655).** This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

**4. Chapter 2026-115, Laws of Florida (HB 1085).** This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

**5. Chapter [TBD], Laws of Florida (SB 1180).** This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

**5. Chapter 2026-3, Laws of Florida (SB 290).** This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

**6. Chapter 2026-7, Laws of Florida (HB 399).** This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

**7. Chapter [TBD], Laws of Florida (HB 967).** This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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/>.