



**BLACK CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 16, 2023  
10:30 A.M.**

Special District Services, Inc.  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193  
786.313.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
Lennar Homes, LLC  
5505 Blue Lagoon Drive  
Miami, Florida 33126  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
August 16, 2023  
10:30 a.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 17, 2023 Special Board Meeting.....Page 2
- G. Public Hearing
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  - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
  - 3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 5
- H. Old Business
  - 1. Update Regarding Petition to Expand the Boundaries of the District - Sienna Reserve
- I. New Business
  - 1. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 13
  - 2. Consider Resolution No. 2023-04 – Adopting a Records Retention Policy.....Page 15
  - 3. Consider Resolution No. 2023-05 – Calling for a Second Landowners’ Meeting.....Page 19
  - 4. Discussion Regarding Required Ethics Training.....Page 20
  - 5. Discussion Regarding Notice to Conditionally Close Site.....Page 25
- J. Administrative & Operational Matters
  - 1. Staff Report: As Required
- K. Board Member & Staff Closing Comments
- L. Adjourn

## Miscellaneous Notices

Published in Miami Daily Business Review on August 3, 2023

### Location

Miami-Dade County, Florida

### Notice Text

#### NOTICE OF PUBLIC HEARING & REGULAR BOARD MEETING OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Black Creek Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 16, 2023, at 10:30 a.m., or as soon thereafter as can be heard, in a Meeting Room of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the District's Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Scheduled Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Black Creek Community Development District

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

7/27 8/3 23-43/0000675182M

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MAY 17, 2023**

**A. CALL TO ORDER**

District Manager Armando Silva called the May 17, 2023, Special Board Meeting of the Black Creek Community Development District to order at 10:44 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on May 9, 2023, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Vice-Chairperson Teresa Baluja and Supervisors Vanessa Perez and Marc Szasz.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Ginger Wald 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. November 16, 2022, Regular Board Meeting**

Mr. Silva presented the November 16, 2022, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed to approve the November 16, 2022, Regular Board Meeting minutes, *as presented*.

**G. OLD BUSINESS**

**1. Update Regarding Kendall North Phase 3 and Kendall South Phase 4 and 5 Conveyances**

Mr. Silva informed the board that the Kendall North Phase 3 conveyance package and the Kendall South Phases 4 and 5 conveyance packages were recently executed.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2023-01– Adopting a Fiscal Year 2023/2024 Proposed Budget**

Resolution No. 2023-01 was presented, entitled:

**RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title into the record and stated that no carryover amount would be required to balance the budget from the fund balance as of 9/30/2022. In addition, Mr. Silva stated as part of Resolution No. 2023-01, the Board must set a date for the public hearing to adopt the fiscal year 2023/2024 final budget and assessment roll. Further discussion took place on the proposed budget after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously to approve and adopt Resolution No. 2022-01, *as presented*; setting the Public Hearing for August 16, 2023, at 10:15 a.m. in Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33172; and further authorizes the publication of the notice of public hearing, as required by law.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative & Operational Matters.

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

There were no Board member & staff closing comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously to adjourn the Regular Board Meeting at 10:47 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

## Miscellaneous Notices

Published in Miami Daily Business Review on August 3, 2023

### Location

Miami-Dade County, Florida

### Notice Text

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Black Creek Community Development District

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

7/27 8/3 23-43/0000675182M

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Black Creek Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2023/2024, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2023/2024 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Operating Fund Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or 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 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**BLACK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Black Creek  
Community Development District

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



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- V ASSESSMENT COMPARISON

**FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|  | FISCAL YEAR<br>2023/2024<br>BUDGET |
|--|------------------------------------|
| <b>REVENUES</b>                          |                                    |
| Administrative Assessments               | 141,654                            |
| Maintenance Assessments                  | 354,787                            |
| Debt Assessments (2020)                  | 263,617                            |
| Debt Assessments (2022)                  | 1,298,238                          |
| Developer Contribution - Debt            | 0                                  |
| Other Revenue                            | 0                                  |
| Interest Income                          | 0                                  |
| <b>TOTAL REVENUES</b>                    | <b>\$ 2,058,296</b>                |
| <b>EXPENDITURES</b>                      |                                    |
| <b>Maintenance Expenditures</b>          |                                    |
| Annual Engineer's Report & Inspections   | 2,000                              |
| Field Operations Management              | 1,500                              |
| Street/Roadway Maintenance/Signage       | 3,000                              |
| Miscellaneous Maintenance                | 3,000                              |
| Wall Feature Maintenance/Upkeep          | 4,000                              |
| Landscape Maintenance                    | 60,000                             |
| Maintenance Contingency                  | 260,000                            |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 333,500</b>                  |
| <b>Administrative Expenditures</b>       |                                    |
| Supervisor Fees                          | 0                                  |
| Management                               | 28,440                             |
| Legal                                    | 12,000                             |
| Legal - Extraordinary                    | 0                                  |
| Assessment Roll                          | 6,000                              |
| Audit Fees                               | 5,700                              |
| Arbitrage Rebate Fee                     | 650                                |
| Insurance                                | 6,420                              |
| Legal Advertisements                     | 1,500                              |
| Miscellaneous                            | 1,000                              |
| Postage                                  | 525                                |
| Office Supplies                          | 525                                |
| Dues & Subscriptions                     | 175                                |
| Trustee Fees                             | 4,250                              |
| Continuing Disclosure Fee                | 1,000                              |
| Website Management                       | 2,000                              |
| Administrative Contingency               | 62,970                             |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 133,155</b>                  |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 466,655</b>                  |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 1,591,641</b>                |
| Bond Payments (2020)                     | (247,800)                          |
| Bond Payments (2022)                     | (1,220,344)                        |
| <b>BALANCE</b>                           | <b>\$ 123,497</b>                  |
| County Appraiser & Tax Collector Fee     | (41,166)                           |
| Discounts For Early Payments             | (82,331)                           |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ -</b>                        |

**DETAILED FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|  | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET | COMMENTS                              |
|--|------------------------------------|------------------------------------|------------------------------------|---------------------------------------|
| <b>REVENUES</b>                          |                                    |                                    |                                    |                                       |
| Administrative Assessments               | 73,243                             | 141,656                            | 141,654                            | Expenditures Less Interest /.94       |
| Maintenance Assessments                  | 17,553                             | 354,787                            | 354,787                            | Expenditures/.94                      |
| Debt Assessments (2020)                  | 263,617                            | 263,617                            | 263,617                            | Bond Payments/.94                     |
| Debt Assessments (2022)                  | 0                                  | 1,298,238                          | 1,298,238                          | Bond Payments/.94                     |
| Developer Contribution - Debt            | 0                                  | 0                                  | 0                                  |                                       |
| Other Revenue                            | 0                                  | 0                                  | 0                                  |                                       |
| Interest Income                          | 0                                  | 0                                  | 0                                  | Projected At \$0 Per Month            |
| <b>TOTAL REVENUES</b>                    | <b>\$ 354,413</b>                  | <b>\$ 2,058,298</b>                | <b>\$ 2,058,296</b>                |                                       |
| <b>EXPENDITURES</b>                      |                                    |                                    |                                    |                                       |
| <b>Maintenance Expenditures</b>          |                                    |                                    |                                    |                                       |
| Annual Engineer's Report & Inspections   | 3,373                              | 2,000                              | 2,000                              | No Change From 2022/2023 Budget       |
| Field Operations Management              | 1,500                              | 1,500                              | 1,500                              | Field Operations Management           |
| Street/Roadway Maintenance/Signage       | 0                                  | 3,000                              | 3,000                              | No Change From 2022/2023 Budget       |
| Miscellaneous Maintenance                | 7,000                              | 3,000                              | 3,000                              | No Change From 2022/2023 Budget       |
| Wall Feature Maintenance/Upkeep          | 0                                  | 4,000                              | 4,000                              | No Change From 2022/2023 Budget       |
| Landscape Maintenance                    | 0                                  | 10,000                             | 60,000                             | Landscape Maintenance                 |
| Maintenance Contingency                  | 0                                  | 310,000                            | 260,000                            | Maintenance Contingency               |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 11,873</b>                   | <b>\$ 333,500</b>                  | <b>\$ 333,500</b>                  |                                       |
| <b>Administrative Expenditures</b>       |                                    |                                    |                                    |                                       |
| Supervisor Fees                          | 0                                  | 0                                  | 0                                  |                                       |
| Management                               | 26,808                             | 27,612                             | 28,440                             | CPI Adjustment (Capped at 3%)         |
| Legal                                    | 13,066                             | 12,000                             | 12,000                             | No Change From 2022/2023 Budget       |
| Legal - Extraordinary                    | 0                                  | 0                                  | 0                                  |                                       |
| Assessment Roll                          | 6,000                              | 6,000                              | 6,000                              | Assessment Roll                       |
| Audit Fees                               | 3,900                              | 5,500                              | 5,700                              | Accepted Amount For 2022/2023 Audit   |
| Arbitrage Rebate Fee                     | 0                                  | 650                                | 650                                | Arbitrage Rebate Fee                  |
| Insurance                                | 5,706                              | 6,420                              | 6,420                              | Insurance Estimate                    |
| Legal Advertisements                     | 730                                | 1,500                              | 1,500                              | No Change From 2022/2023 Budget       |
| Miscellaneous                            | 249                                | 1,000                              | 1,000                              | No Change From 2022/2023 Budget       |
| Postage                                  | 173                                | 525                                | 525                                | No Change From 2022/2023 Budget       |
| Office Supplies                          | 415                                | 525                                | 525                                | No Change From 2022/2023 Budget       |
| Dues & Subscriptions                     | 175                                | 175                                | 175                                | No Change From 2022/2023 Budget       |
| Trustee Fees                             | 4,031                              | 4,250                              | 4,250                              | No Change From 2022/2023 Budget       |
| Continuing Disclosure Fee                | 500                                | 1,000                              | 1,000                              | No Change From 2022/2023 Budget       |
| Website Management                       | 2,000                              | 2,000                              | 2,000                              | No Change From 2022/2023 Budget       |
| Administrative Contingency               | 0                                  | 64,000                             | 62,970                             | Administrative Contingency            |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 63,753</b>                   | <b>\$ 133,157</b>                  | <b>\$ 133,155</b>                  |                                       |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 75,626</b>                   | <b>\$ 466,657</b>                  | <b>\$ 466,655</b>                  |                                       |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 278,787</b>                  | <b>\$ 1,591,641</b>                | <b>\$ 1,591,641</b>                |                                       |
| Bond Payments (2020)                     | (250,665)                          | (247,800)                          | (247,800)                          | 2024 P & I Payments                   |
| Bond Payments (2022)                     | 0                                  | (1,220,344)                        | (1,220,344)                        | 2024 P & I Payments                   |
| <b>BALANCE</b>                           | <b>\$ 28,122</b>                   | <b>\$ 123,497</b>                  | <b>\$ 123,497</b>                  |                                       |
| County Appraiser & Tax Collector Fee     | (3,404)                            | (41,166)                           | (41,166)                           | Two Percent Of Total Assessment Roll  |
| Discounts For Early Payments             | (14,012)                           | (82,331)                           | (82,331)                           | Four Percent Of Total Assessment Roll |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ 10,706</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |                                       |

**DETAILED FINAL DEBT SERVICE FUND (SERIES 2020) BUDGET**

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

|                               | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET | COMMENTS                            |
|-------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| <b>REVENUES</b>               |                                    |                                    |                                    |                                     |
| Interest Income               | 14                                 | 25                                 | 100                                | Projected Interest For FY 2023/2024 |
| Payment By Developer          | 0                                  | 0                                  | 0                                  |                                     |
| NAV Tax Collection            | 250,665                            | 247,800                            | 247,800                            | Maximum Debt Service Collection     |
| <b>Total Revenues</b>         | <b>\$ 250,679</b>                  | <b>\$ 247,825</b>                  | <b>\$ 247,900</b>                  |                                     |
|                               |                                    |                                    |                                    |                                     |
| <b>EXPENDITURES</b>           |                                    |                                    |                                    |                                     |
| Principal Payments            | 85,000                             | 90,000                             | 90,000                             | Principal Payment Due In 2024       |
| Interest Payments             | 160,225                            | 156,325                            | 153,625                            | Interest Payments Due In 2024       |
| Transfer To Construction Fund | 6                                  | 0                                  | 0                                  |                                     |
| Bond Redemption               | 0                                  | 1,500                              | 4,275                              | Estimated Excess Debt Collections   |
| <b>Total Expenditures</b>     | <b>\$ 245,231</b>                  | <b>\$ 247,825</b>                  | <b>\$ 247,900</b>                  |                                     |
|                               |                                    |                                    |                                    |                                     |
| <b>Excess/ (Shortfall)</b>    | <b>\$ 5,448</b>                    | <b>\$ -</b>                        | <b>\$ -</b>                        |                                     |

**Series 2020 Bond Information**

|                           |               |                                 |                           |
|---------------------------|---------------|---------------------------------|---------------------------|
| Original Par Amount =     | \$4,365,000   | Annual Principal Payments Due = | June 15th                 |
| Interest Rate =           | 3.00% - 4.00% | Annual Interest Payments Due =  | June 15th & December 15th |
| Issue Date =              | January 2020  |                                 |                           |
| Maturity Date =           | June 2050     |                                 |                           |
| Par Amount As Of 1/1/23 = | \$4,195,000   |                                 |                           |

**DETAILED FINAL DEBT SERVICE FUND (SERIES 2022) BUDGET**

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

|                            | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>2022/2023 | FISCAL YEAR<br>2023/2024 |                                     |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| REVENUES                   | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                            |
| Interest Income            | 8                        | 25                       | 100                      | Projected Interest For FY 2023/2024 |
| Bond Proceeds              | 610,172                  | 0                        | 0                        |                                     |
| NAV Tax Collection         | 0                        | 1,220,344                | 1,220,344                | Maximum Debt Service Collection     |
| <b>Total Revenues</b>      | <b>\$ 610,180</b>        | <b>\$ 1,220,369</b>      | <b>\$ 1,220,444</b>      |                                     |
| <b>EXPENDITURES</b>        |                          |                          |                          |                                     |
| Principal Payments         | 0                        | 245,000                  | 260,000                  | Principal Payment Due In 2024       |
| Interest Payments          | 0                        | 971,769                  | 959,649                  | Interest Payments Due In 2024       |
| Bond Redemption            | 8.11                     | 3,600                    | 795                      | Estimated Excess Debt Collections   |
| <b>Total Expenditures</b>  | <b>\$ 8</b>              | <b>\$ 1,220,369</b>      | <b>\$ 1,220,444</b>      |                                     |
| <b>Excess/ (Shortfall)</b> | <b>\$ 610,172</b>        | <b>\$ -</b>              | <b>\$ -</b>              |                                     |

**Series 2022 Bond Information**

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|                           |               |                                 |                           |
|---------------------------|---------------|---------------------------------|---------------------------|
| Original Par Amount =     | \$17,735,000  | Annual Principal Payments Due = | June 15th                 |
| Interest Rate =           | 4.8% - 5.625% | Annual Interest Payments Due =  | June 15th & December 15th |
| Issue Date =              | May 2022      |                                 |                           |
| Maturity Date =           | June 2052     |                                 |                           |
| Par Amount As Of 6/1/23 = | \$17,735,000  |                                 |                           |

## Black Creek Community Development District Assessment Comparison

|   | Fiscal Year<br>2020/2021 | Fiscal Year<br>2021/2022 | Fiscal Year<br>2022/2023 | Fiscal Year<br>2023/2024     |
|---|--------------------------|--------------------------|--------------------------|------------------------------|
|   | <u>Assessment*</u>       | <u>Assessment*</u>       | <u>Assessment*</u>       | <u>Projected Assessment*</u> |
| <u>Original Units</u>                             |                          |                          |                          |                              |
| Administrative Assessment For Townhomes           | \$ 333.25                | \$ 334.37                | \$ 118.05                | \$ 118.05                    |
| Maintenance Assessment For Townhomes              | \$ 81.64                 | \$ 80.16                 | \$ 295.66                | \$ 295.66                    |
| <u>Debt Assessment For Townhomes</u>              | <u>\$ 1,156.63</u>       | <u>\$ 1,156.63</u>       | <u>\$ 1,156.63</u>       | <u>\$ 1,156.63</u>           |
| <b>Total</b>                                      | <b>\$ 1,571.52</b>       | <b>\$ 1,571.16</b>       | <b>\$ 1,570.34</b>       | <b>\$ 1,570.34</b>           |
|   |                          |                          |                          |                              |
| Administrative Assessment For Single Family Homes | \$ 333.25                | \$ 334.37                | \$ 118.05                | \$ 118.05                    |
| Maintenance Assessments For Single Family Homes   | \$ 81.64                 | \$ 80.16                 | \$ 295.66                | \$ 295.66                    |
| <u>Debt Assessment For Single Family Homes</u>    | <u>\$ 1,260.83</u>       | <u>\$ 1,260.83</u>       | <u>\$ 1,260.83</u>       | <u>\$ 1,260.83</u>           |
| <b>Total</b>                                      | <b>\$ 1,675.72</b>       | <b>\$ 1,675.36</b>       | <b>\$ 1,674.54</b>       | <b>\$ 1,674.54</b>           |
|   |                          |                          |                          |                              |
| <u>Expansion Units</u>                            |                          |                          |                          |                              |
| Administrative Assessment For Villas              | \$ -                     | \$ -                     | \$ 118.05                | \$ 118.05                    |
| Maintenance Assessment For Villas                 | \$ -                     | \$ -                     | \$ 295.66                | \$ 295.66                    |
| <u>Debt Assessment For Villas</u>                 | <u>\$ -</u>              | <u>\$ -</u>              | <u>\$ 1,247.65</u>       | <u>\$ 1,247.65</u>           |
| <b>Total</b>                                      | <b>\$ -</b>              | <b>\$ -</b>              | <b>\$ 1,661.36</b>       | <b>\$ 1,661.36</b>           |
|   |                          |                          |                          |                              |
| Administrative Assessment For Townhomes           | \$ -                     | \$ -                     | \$ 118.05                | \$ 118.05                    |
| Maintenance Assessment For Townhomes              | \$ -                     | \$ -                     | \$ 295.66                | \$ 295.66                    |
| <u>Debt Assessment For Townhomes</u>              | <u>\$ -</u>              | <u>\$ -</u>              | <u>\$ 1,352.89</u>       | <u>\$ 1,352.89</u>           |
| <b>Total</b>                                      | <b>\$ -</b>              | <b>\$ -</b>              | <b>\$ 1,766.60</b>       | <b>\$ 1,766.60</b>           |
|   |                          |                          |                          |                              |
| Administrative Assessment For Single Family Homes | \$ -                     | \$ -                     | \$ 118.05                | \$ 118.05                    |
| Maintenance Assessments For Single Family Homes   | \$ -                     | \$ -                     | \$ 295.66                | \$ 295.66                    |
| <u>Debt Assessment For Single Family Homes</u>    | <u>\$ -</u>              | <u>\$ -</u>              | <u>\$ 1,458.13</u>       | <u>\$ 1,458.13</u>           |
| <b>Total</b>                                      | <b>\$ -</b>              | <b>\$ -</b>              | <b>\$ 1,871.84</b>       | <b>\$ 1,871.84</b>           |

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

**Notes**

Net Per Unit O&M Covenant amount is \$390.00  
Gross Per Unit O&M Covenant amount is \$414.89

Community Information - Original Units:

|                     |            |
|---------------------|------------|
| Townhomes           | 120        |
| Single Family Units | 99         |
| <b>Total Units</b>  | <b>219</b> |

Total Units:

|                    |             |
|--------------------|-------------|
| Original Units     | 219         |
| Expansion Units    | 981         |
| <b>Total Units</b> | <b>1200</b> |

Community Information - Expansion Units:

|                     |            |
|---------------------|------------|
| Villas              | 418        |
| Townhomes           | 420        |
| Single Family Units | 143        |
| <b>Total Units</b>  | <b>981</b> |

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Black Creek Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2023/2024; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**BLACK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the **Black Creek Community Development District** (the “District”) will hold Regular Meetings at Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 at **10:30 a.m.** on the following dates:

**October 18, 2023**  
**November 15, 2023**  
**March 20, 2024**  
**April 17, 2024**  
**June 19, 2024**  
**July 17, 2024**  
**September 18, 2024**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 insure 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 786-313-3661 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 with no advertised notice.

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

**PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/2023**



**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Black Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management

Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

**SECTION 5.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** at a meeting of the District Board of Supervisors, this 16<sup>th</sup> day of August 2023.

ATTEST:

**BLACK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

\_\_\_\_\_

Print name: \_\_\_\_\_

Print name: \_\_\_\_\_

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

## Exhibit A

### **Amendments to General Records Schedules established by the Division**

**ADVERTISEMENTS: LEGAL (Item #25)**

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

**AUDITS: INDEPENDENT (Item #56)**

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

**DISBURSEMENT RECORDS: DETAIL (Item #340)**

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

**DISBURSEMENT RECORDS: SUMMARY (Item #341)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

**FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

**INCIDENT REPORT FILES (Item #241)**

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

**MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)**

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

**PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)**

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

**REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

**REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)**

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

**RESOLUTION NO. 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE SECOND LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Old Town Floridian Community Development District ("District") was established by Ordinance #21-27 of the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as outlined in Chapter 190, Section 190.006, *Florida Statutes*, a second landowners' election shall be announced at a public meeting of the Board at least ninety (90) days prior to the date of the landowners' meeting, which meeting shall be held on the first Tuesday in November and for the purpose of electing three (3) supervisors; and

**WHEREAS**, at such meeting, each landowner shall be entitled to cast one (1) vote per acre (or fraction thereof) or one vote for each platted lot of land owned and located within the District for each person to be elected; and

**WHEREAS**, the two (2) candidates receiving the highest number of votes shall each serve for a four (4) year term and the one (1) candidate receiving the next largest number of votes shall serve for a two (2) year term; and

**WHEREAS**, a Notice of the Landowners' Meeting shall be published once a week for two (2) consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election.

**WHEREAS**, attached hereto as Exhibit "A" and made a part hereof are (i) instructions (Election Procedures) on how all landowners may participate in the election, (ii) proxy form that may be utilized by the landowners at such meeting; and (iii) a sample ballot for information purposes.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OLD TOWN FLORIDIAN COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The Landowners' Meeting will be held on November 2, 2021 at 10:30 a.m. at Lennar Homes, LLC in the Suite 300 Meeting Room located at 730 N.W. 107<sup>th</sup> Avenue, 3<sup>rd</sup> Floor, Suite 300, Miami, Florida 33172.

**Section 3.** The instructions, the form of proxy; and sample ballot attached hereto as Exhibit "A" are hereby acknowledged and approved.

**Section 4.** A Notice of the Landowners' Meeting shall be published as prescribed by law.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of July, 2021.

**ATTEST:**

**OLD TOWN FLORIDIAN  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

## MEMORANDUM

TO: District Manager

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

DATE: June 6, 2023

RE: Required Ethics Training

---

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

| Date elected or appointed   | Annual Training Completed By                                   |
|-----------------------------|--|
| Current Officer/Supervisor  | December 31, 2024<br>(recommend completion by<br>July 1, 2024) |
| January 1 – March 31, 2024  | December 31, 2024  |
| April 1 – December 31, 2024 | December 31, 2025  |

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy 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. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

## CHAPTER 2023-121

### Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is~~ shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.



2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

LAW OFFICES  
**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**  
ESTABLISHED 1977

DENNIS E. LYLES  
JOHN W. MAURO  
KENNETH W. MORGAN, JR.  
RICHARD T. WOLFFE  
CAROL J. HEALY GLASGOW  
MICHAEL J. PAWELCZYK  
ANDREW A. RIEF  
MANUEL R. COMRAS  
GINGER E. WALD  
JEFFERY R. LAWLEY  
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LAS OLAS SQUARE, SUITE 600  
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FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
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PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
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OF COUNSEL  
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SHIRLEY A. DELUNA  
GERALD L. KNIGHT  
BRUCE M. RAMSEY

STEVEN F. BILLING, 1947-1998  
HAYWARD D. GAY, 1943-2007

PLEASE REPLY TO: FORT LAUDERDALE

July 10, 2023

**VIA E-MAIL & FEDEX**

Armando Silva, District Manager  
Special District Services  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

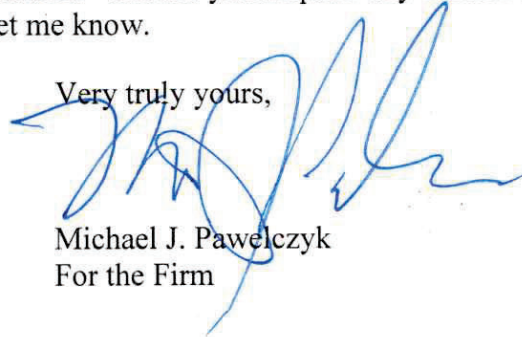
**Re: Black Creek Community Development District  
Our file: 1039.19016**

Dear Armando:

I enclose a Notice of Intent to Conditionally Close a Site Using Institutional and Engineering Controls from Bilzin Sumberg, which was directed to our office as registered agent for the District on July 10, 2023. I am forwarding this to your attention as District Manager for comment, if you deem appropriate. Please note the 30-day comment period, which expires on or about August 9, 2023.

If I hear nothing further from you, I will assume that we need to do nothing further regarding this matter on behalf of the District. Should you require any further assistance from this office regarding this matter, please let me know.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp  
Enclosure

cc: Todd Wodraska, SDS (via e-mail only)

Alexandra Barshel  
Tel 305.350.7233  
ABarshel@bilzin.com

July 7, 2023

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Black Creek Community Development District  
c/o Dennis E. Lyles  
SunTrust Center, 6th Floor  
515 East Las Olas Boulevard  
Ft. Lauderdale, FL 33301

**Re: Notice of Intent to Conditionally Close a Contaminated Site Using  
Institutional and Engineering Controls**

To Whom It May Concern:

You are receiving this notice because you are the holder of the following recorded instruments:

- Notice of Establishment of the Black Creek Community Development District recorded May 14, 2019 in Official Records Book 31441, Page 58; as affected by First Amended Notice of Establishment of the Black Creek Community Development District recorded December 29, 2020 in Official Records Book 32260, Page 1882; and
- Collateral Assignment and Assumption of Development Rights Relating to Siena Reserve recorded June 1, 2022 in Official Records Book 33217, Page 2155

(copies of which are attached hereto as **Attachment A**), on certain property owned by AG Essential Housing Multi State 1, LLC; Lennar Homes, LLC; and Siena Reserve Club, LLC (the "Owners"), located in the vicinity of SW 232nd Street and SW 130th Avenue, in Miami-Dade County, Florida (the "Property").

In connection with certain environmental site rehabilitation activities on the Property, the person responsible for site rehabilitation will be requesting that the Department of Regulatory and Economic Resources, Division of Environmental Resources Management ("DERM") approve a No Further Action with Conditions ("NFAC") Proposal with Institutional and Engineering Controls for a contaminated site relating to the Property. The Owners intend to restrict exposure to contamination in the following manner: A cap (either a minimum of two feet of clean fill or impervious surface) over contaminated soil shall be maintained, and access to groundwater and the movement of soil shall be permanently restricted at the Property, that will be set forth in a covenant running with the land ("covenant") and recorded in the public records of Miami-Dade County.



Attached to this letter is a summary of the contamination addressed by the Institutional and Engineering Controls (**Attachment B**), including the type of contamination, the affected media and the location of the contamination. Please contact the undersigned if you have any questions regarding this notice. In addition, you may contact Ms. Sandra Rezola to discuss the status of the work. Complete copies of the draft covenant are available online at <http://ecmrer.miamidade.gov>. Please use the DERM case number HWR-1014 & HWR-999 when communicating with DERM or accessing the online records.

Holders of recorded interests have 30 days from receipt of this notice to provide comments to DERM. Within the 30-day comment period, holders of recorded interests may request additional time for review. Such comments should be sent to Ms. Sandra Rezola at the Miami-Dade County Department of Regulatory and Economic Resources, Environmental Monitoring & Evaluation Section, 701 N.W. First Court, 4th Floor, Miami, FL 33136-3912 or [rezols@miamidade.gov](mailto:rezols@miamidade.gov).

Sincerely,

*Alexandra Barshel*

Alexandra Barshel

AB: BSBPA  
cc: Ms. Sandra Rezola  
Attachments