



**BLACK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
SEPTEMBER 16, 2026
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 Waterfront Drive
Miami, Florida 33126
REGULAR BOARD MEETING & PUBLIC HEARING
September 16, 2026
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. July 15, 2026 Regular Board Meeting & Public Hearing.....Page 3

G. Public Hearing

 1. Proof of Publication.....Page 7

 2. Receive Public Comments on Establishing District Parking Rules

 3. Consider Resolution No. 2026-10 – Establishing District Parking RulesPage 11

H. Old Business

 1. Consider Approval of Parking Enforcement Agreement.....Page 17

I. New Business

 1. Conveyance of Caldwell Martin Tracts A-E.....Page 23

J. Administrative & Operational Matters

K. Board Member & Staff Closing Comments

L. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57929	IPL0276783	Legal Ad - IPL0276783		1.0	82.0L

ATTENTION: Black Creek Community Development District IP
c/o Special District Services, Inc.
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

**BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN** that
the Board of Supervisors (the "Board")
of the **Black Creek Community
Development District** (the "Dis-
trict") will hold Regular Meetings at
Lennar Homes, LLC located at 5505
Waterford District Drive, Miami, Florida
33126 at **10:30 a.m.** on the follow-
ing dates:

**October 15, 2025
November 19, 2025
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026**

The purpose of the meetings is for the
Board to consider any District busi-
ness which may lawfully and properly
come before the Board. Meetings are
open to the public and will be con-
ducted in accordance with the pro-
visions 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 tele-
phone; 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 contin-
ued 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 accom-
modations or an interpreter to partic-
ipate 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
PUBLISH: THE MIAMI HERALD
10/03/25
IPL0276783
Oct 3 2025**

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the under-
signed, who on oath says that he/she is Custodian of Records of The
The Miami Herald, a newspaper published in Miami Dade County, Flor-
ida, 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:
10/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

Sworn to and subscribed before
me on

Oct 3, 2025, 9:39 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication
technology. Notarization facilitated by SIGNIXI

**BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN** that
the Board of Supervisors (the "Board")
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April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026**

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 ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 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
PUBLISH: THE MIAMI HERALD
10/03/25
IPL0276783
Oct 3 2025**

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING AND PUBLIC HEARING
JULY 15, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the July 15, 2026, Regular Board Meeting of the Black Creek Community Development District to order at 10:39 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Waterford District Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on June 25, 2026 & July 2, 2026, 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: Teresa Baluja, Carmen Orozco and Marc Szasz.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing Cochran P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva stated that he will be adding Resolution No. 2026-09 – Calling for the Final Landowners Meeting, to the agenda under New Business.

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 20, 2026, Regular Board Meeting & Public Hearing

Mr. Silva presented the May 20, 2026, Regular Board Meeting & Public Hearing minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Orozco, seconded by Ms. Baluja and unanimously passed to approve the May 20, 2026, Regular Board Meeting & Public Hearing minutes, *as presented*.

Note: At approximately 10:40 a.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on June 25, 2026 & July 2, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the Fiscal Year 2026/2027 Final budget. There being no members of the public present, Mr. Silva closed the public comments portion of the Public Hearing.

3. Consider Resolution No. 2026-07 Adopting a Fiscal Year 2026/2027 Final Budget

Mr. Silva presented Resolution No. 2026-07, entitled:

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva stated that the resolution provides approval and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **motion** was made by Ms. Orozco, seconded by Ms. Baluja and unanimously passed adopting Resolution No. 2026-07, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the fiscal year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

Note: There being no further Public Hearing business to conduct, Mr. Silva adjourned the Public Hearing at approximately 10:41 a.m. and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Discussion Regarding Parking and Towing Rules and Agreement for Enforcement of Parking and Towing Rules and Regulations

Mr. Silva informed the Board that Shirley, the property manager for the Siena Reserve Master HOA, had contacted District staff regarding ongoing parking issues within CDD-owned rights-of-way and swale areas. He explained that while these areas are owned by the District, the Master HOA lacks the legal authority to enforce parking restrictions, and therefore requested the District's assistance in adopting parking and towing rules to allow for enforcement.

Mr. Silva further advised that certain roadways and rights-of-way within the community are owned by Miami-Dade County and are outside the District's jurisdiction. The Master HOA was advised to coordinate directly with Miami-Dade County regarding parking enforcement in those areas.

Mr. Silva presented a draft of the proposed Parking and Towing Rules and Regulations, along with the Parking Enforcement Agreement, for the Board's consideration. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Orozco, and unanimously passed authorizing the District Manager to proceed with advertising the proposed Parking and Towing Rules and Regulations in accordance with Florida Statutes, thus setting the Public Hearing regarding the Parking and Towing Rules for September 16, 2026, at 10:30 a.m. in the Lennar Homes, LLC Meeting Room located at 5505 Waterford Drive, Miami, FL 33126

2. Consider Resolution No. 2026-08 – Adopting a Fiscal Year 2026/2027 Regular Meeting Schedule

Mr. Silva presented Resolution No. 2026-08, entitled:

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDE AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Orozco, seconded by Ms. Krause and unanimously passed to approve and adopt Resolution No. 2026-08, *as presented*, thereby setting the Black Creek Community Development District fiscal year 2026/2027 regular meeting schedule and authorizing the publication of said schedule, as required by law.

3. 2026 Legislative Memo

Mr. Pawelczyk presented the 2026 State of Florida Legislative Update and provided an explanation of the items for the Board and District Staff.

4. Consider Resolution No. 2026-09 – Calling for Final Landowners' Meeting

Mr. Silva presented Resolution No. 2026-09, entitled:

RESOLUTION NO. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE FINAL LANDOWNERS' MEETING AND PUBLIC

**NOTICE THEREOF FOR THE BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF
SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva gave an explanation and purpose for the resolution and provided at the meeting the Election Procedures, proxy forms and sample ballots. Furthermore, Mr. Silva stated that information related to the Final Landowners' Election (Terms of office expiring for assigned Seat 5 [Vanessa Perez]) will be available in the District's official records office located at 8785 SW 165th Avenue, Suite 200, Miami, FL 33193. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Orozco and passed unanimously to approve and adopt Resolution No. 2026-09, *as presented* and sets the Final Landowners' Meeting on November 18, 2026 at 10:30 a.m. at 5505 Waterford District Drive, Miami, FL 33126; and authorizes publication of the Final Landowners' Meeting as required by law.

J. ADMINISTRATIVE & OPERATIONAL MATTERS
1. Staff Report, as Required

There was no Staff Report at this time.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Orozco, seconded by Ms. Baluja and unanimously passed adjourning the Regular Board Meeting at 10:53 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57929	IPL0364033	Legal Ad - IPL0364033		1.0	106.0L

ATTENTION: Black Creek Community Development District IP
c/o Special District Services, Inc.
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

NOTICE OF PROPOSED RULE
DEVELOPMENT BY THE
BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT
AND PUBLIC HEARING
THEREON

In accordance with Chapters 120 and 190, Florida Statutes, the Black Creek Community Development District (the "District") hereby gives notice of its intention to enact and establish District Rules for Parking on District Property (the "Parking Rules").

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property and reduce the need to increase maintenance assessments. The Proposed Rule provides for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators. Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes.

A public hearing on the adoption of the proposed Parking Rules will be conducted by the District's Board of Supervisors on September 16, 2026, at 10:30 A.M. at the Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 to receive public comment on the adoption of the proposed Parking Rules. The public hearing will provide an opportunity for interested persons to address and comment upon the proposed Parking Rules. The proposed Parking Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

A copy of the proposed Parking Rules may be obtained by contacting the District Manager, Armando Silva, Special District Services, Inc., by telephone at (786) 313-3661, or by email at asilva@sdsinc.org. Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting to facilitate the Board's consideration of such questions and comments during the public hearing.

Pursuant to provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at 561-630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Pursuant to Section 286.0105, Florida Statutes, the Black Creek Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

District Manager
Black Creek Community Development District

www.blackcreekodd.org
W00000000
Publication Dates

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.

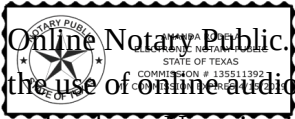
1.0 insertion(s) published on:
08/11/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen

Sworn to and subscribed before me on Oct 3, 2025, 9:39 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

**NOTICE OF PROPOSED RULE
DEVELOPMENT BY THE
BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT
AND PUBLIC HEARING
THEREON**

In accordance with Chapters 120 and 190, Florida Statutes, the Black Creek Community Development District (the "District") hereby gives notice of its intention to enact and establish District Rules for Parking on District Property (the "Parking Rules").

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property and reduce the need to increase maintenance assessments. The Proposed Rule provides for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators. Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes.

A public hearing on the adoption of the proposed Parking Rules will be conducted by the District's Board of Supervisors on September 16, 2026, at 10:30 A.M. at the Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 to receive public comment on the adoption of the proposed Parking Rules. The public hearing will provide an opportunity for interested persons to address and comment upon the proposed Parking Rules. The proposed Parking Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

A copy of the proposed Parking Rules may be obtained by contacting the District Manager, Armando Silva, Special District Services, Inc., by telephone at (786) 313-3661, or by email at asilva@sdsinc.org. Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting to facilitate the Board's consideration of such questions and comments during the public hearing.

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District Manager
Black Creek Community Development District

www.blackcreekcdd.org
W00000000
Publication Dates

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57929	IPL0365746	Legal Ad - IPL0365746		1.0	119.0L

ATTENTION: Black Creek Community Development District IP
c/o Special District Services, Inc.
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RULEMAKING AND PUBLIC HEARING TO ESTABLISH DISTRICT PARKING RULES
In accordance with Chapters 120 and 190, Florida Statutes, the Black Creek Community Development District (the "District") hereby gives notice of its intention to consider the adoption of District Rules for Parking on District Property (the "Parking Rules"), providing for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators.
Specific legal authority for the proposed Parking Rules includes Sections 190.011, 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed Parking Rules may be obtained by contacting the District Manager, Armando Silva, Special District Services, Inc., by telephone at (786) 313-3661, or by email at asilva@sdsinc.org. Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting and public hearing referenced below to facilitate the Board's consideration of such questions and comments during the meeting.
The Board of Supervisors of the District will hold a public hearing on September 16, 2026, at 10:30 A.M. at the Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126, to receive public comment on the adoption of the proposed District Parking Rules. The public hearing will provide an opportunity for the public to address and comment upon the proposed Parking Rules. The proposed Parking Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.
The proposed Parking Rules include, but are not limited to, the prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators.
Pursuant to provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at 561-630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
All interested parties may appear at the above public hearing at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. The public record of this hearing may be examined at the office of the District Manager set forth above.
Pursuant to Section 286.0105, Florida Statutes, the District advises the public that: if a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.
A copy of the proposed Parking Rules may be obtained by contacting the District Manager at (786) 313-3661, or by email at asilva@sdsinc.org.
District Manager
Black Creek Community Development District
www.blackcreekcdd.org
PUBLISH: MIAMI HERALD
08/18/26
IPL0365746
Aug 18 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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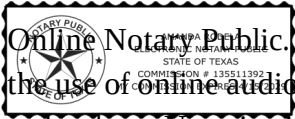
1.0 insertion(s) published on:
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[Print Tearsheet Link](#)

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Sherry Chasteen

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**BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF RULEMAKING
AND PUBLIC HEARING TO
ESTABLISH DISTRICT
PARKING RULES**

In accordance with Chapters 120 and 190, Florida Statutes, the Black Creek Community Development District (the "District") hereby gives notice of its intention to consider the adoption of District Rules for Parking on District Property (the "Parking Rules"), providing for a prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators.

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The proposed Parking Rules include, but are not limited to, the prohibition of on-street parking, prohibition of parking on non-paved District property, towing provisions for violators and procedure for collection of damages caused by violators.

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All interested parties may appear at the above public hearing at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. The public record of this hearing may be examined at the office of the District Manager set forth above.

Pursuant to Section 286.0105, Florida Statutes, the District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

A copy of the proposed Parking Rules may be obtained by contacting the District Manager at (786) 313-3661, or by email at asilva@sdsinc.org.

District Manager
Black Creek Community Development District

www.blackcreekcdd.org

PUBLISH: MIAMI HERALD

08/18/26 Page 10

IPL036574

Aug 18 2026

RESOLUTION NO. 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE BLACK CREEK COMMUNITY
DEVELOPMENT DISTRICT, ENACTING THE RULES
FOR PARKING ON DISTRICT PROPERTY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Black Creek Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 19-28; and

WHEREAS, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way, parking areas, and facilities within the boundaries of the District; and

WHEREAS, the District Board of Supervisors desires to protect the integrity, operation, safety, and aesthetics associated with the District, owned rights-of-way, and lands located within the boundaries of the District, and has determined that it is necessary to prohibit parking on said District owned properties.

WHEREAS, the District advertised a public hearing for September 16, 2026, in order to hear and receive comments on the proposed District Rules for Parking on District Property pursuant to the requirements of Chapter 120, Florida Statutes; and

WHEREAS, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, and the residents and property owners of the District to adopt these Rules for Parking on District Property.

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

Section 1. The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

Section 2. The Rules for Parking on District Property (“Rules”) are hereby enacted, which Rules are attached hereto and made a part hereof as Exhibit A.

Section 3. The Rules apply to District-owned property within the boundaries of the District, including the designated public parking spaces which are part of the District infrastructure and which are depicted on the map attached hereto and made a part hereof as Exhibit B.

Section 4. The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager is further directed to publish these Rules on the District's website, and to generally make copies of such Rule available to inspection or copying by members of the general public pursuant to Florida's Public Records Law.

Section 5. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF September, 2026.

ATTEST:

**BLACK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

EXHIBIT A

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
PARKING RULES AND REGULATIONS**

- 1.1 Any vehicle parked in violation of District parking rules as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. "No Parking" signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Marked law enforcement or other emergency vehicles are exempt from the parking rules prohibiting on-street parking.
- 1.5 The enforcement of these parking rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.6 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.

EXHIBIT B

**AGREEMENT FOR ENFORCEMENT OF
PARKING AND TOWING RULES AND REGULATIONS**

This Agreement For Enforcement of Parking and Towing Rules and Regulations (the “Agreement”) s made and entered into this ____ day of _____, 2026 (the “Effective Date”), by and between:

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in unincorporated Miami-Dade County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, FL 33410 (the “District”); and

SIENA RESERVE MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal address and mailing address is 14275 SW 142 Avenue, Miami, FL 33186 (the “Association”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Association is a homeowners’ association organized and existing pursuant to Chapter 720, Florida Statutes; and

WHEREAS, on September 16, 2026, following a duly advertised public hearing, the District’s Board of Supervisors adopted Resolution No. 2026-10 enacting the Black Creek Community Development District Parking and Towing Rules and Regulations (“Parking and Towing Rules”).

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to enter into this Agreement with the Association in order to authorize the Association to enforce the Parking and Towing Rules adopted by the District; and

WHEREAS, the parties have determined that this Agreement is in the best interests of the parties and the residents of the District, in order to ensure an orderly and coordinated enforcement of parking and towing rules within the communities located within the boundaries of the District.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the term and conditions hereof, the District and the Association agree as follows:

1.0 **RECITALS.** The foregoing recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

2.0 **ENFORCEMENT OF RULES.** The District hereby authorizes the Association to enforce and apply the District's Parking and Towing Rules, which were approved and enacted by the District by Resolution No. 2026-10 on September 16, 2026, and which are attached hereto as **Exhibit A**, on all streets, roads, designated parking spaces, and other real property owned or maintained by the District, and as such Parking and Towing Rules may be amended by the District from time to time. Nothing herein shall be interpreted or construed to prohibit the District from enforcing, at any time and by any legal means necessary, the Parking and Towing Rules. Association shall be fully responsible for all decisions pertaining to the towing citing or towing of vehicles determined by the Association to be in violation of the Parking and Towing Rules.

3.0 **INDEMNIFICATION.**

3.1 The Association agrees to indemnify and hold harmless the District, its elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action of whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorneys' fees, liabilities, damages, orders, judgments, or decrees sustained by the District, its elected officers, agents, servants, or employees, arising out of, or by reason of, or relating to this Agreement or resulting from the Association's negligent acts, errors, or omissions, or willful or intentional acts.

3.2 To the extent permitted by law, the District agrees to indemnify and hold harmless the Association, its elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action of whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorneys' fees, liabilities, damages, orders, judgments, or decrees sustained by the Association, its elected officers, agents, servants, or employees, arising out of, or by reason of, or relating to this Agreement or resulting from the District's negligent acts, errors, or omissions, or willful or intentional acts.

4.0 **NO WAIVER OF IMMUNITIES.** Nothing herein shall be construed as a waiver by the District of the protections, immunities, and limitations of liability provided in Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

5.0 **TERM OF AGREEMENT; TERMINATION.**

5.1 This Agreement shall take effect as of the Effective Date first written above. Unless terminated as otherwise permitted in this Agreement, the term of this Agreement shall be for one (1) year and shall automatically renew for additional one (1)-year periods on the anniversary date of the Effective Date of the Agreement.

5.2 Either party may terminate this Agreement for convenience (with or without cause) at any time and at its discretion upon providing twenty-four (24) hours' written notice of its intent to terminate to the other party.

6.0 MISCELLANEOUS PROVISIONS.

6.1 **NOTICES.** All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

DISTRICT: **Black Creek Community Development District**
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael Pawelczyk

ASSOCIATION: **Siena Reserve Master Association, Inc.**
14275 SW 142 Avenue
Miami, Florida 33186
Attention: President

Notice shall be deemed given upon the earlier of actual receipt, one business day after sending by express overnight courier, or three business days after sending by certified or registered mail.

6.2 **ENTIRE AGREEMENT.** The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between the District and the Association and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement, and that in entering into this Agreement neither party relied upon any representation not herein contained.

6.3 **AMENDMENT AND WAIVER.** This Agreement may be amended only by a written instrument signed by both parties. If either party fails to enforce its respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

6.4 **SEVERABILITY.** The parties agree that if any part, term, or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

6.5 **GOVERNING LAW; VENUE.** This Agreement shall be construed under the laws of the State of Florida. Venue of any claim, objection, or dispute arising out of this Agreement shall be in the appropriate court of competent jurisdiction in Miami-Dade County, Florida.

6.6 **ATTORNEYS' FEES.** In any dispute arising between or among the parties, the losing party shall pay to the prevailing party reasonable costs and expenses incurred in connection with any mediation, arbitration, or suit as determined by the mediator, arbitrator, or court, including attorneys' fees, court costs incurred by the prevailing party or any agent or employee of the prevailing party in participating in any arbitration or litigation in connection therewith.

6.7 **NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

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IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:

**BLACK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson/Vice Chairperson

Date: _____, 2026

**SIENA RESERVE
MASTER ASSOCIATION, INC.**

By: _____

Print name: _____

Title: _____

Date: _____, 2026

EXHIBIT A

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
PARKING AND TOWING RULES AND REGULATIONS**



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/28/2026

PROPERTY INFORMATION				
Folio	30-6923-021-0460			
Property Address	0 , FL			
Owner	LENNAR HOMES LLC			
Mailing Address	700 NW 107 AVE 400 MIAMI, FL 33172			
Primary Zone	0102 MODIFIED SINGLE FAM RES			
Primary Land Use	9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	
BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CALDWELL MARTIN SUBDIVISION				
PB 177-047 T-24761				
TR A (COMM AREA LANDSCAPE)				
LOT SIZE 1880 SQ FT M/L				
FAU 30-6923-000-0380-0470-0490				



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

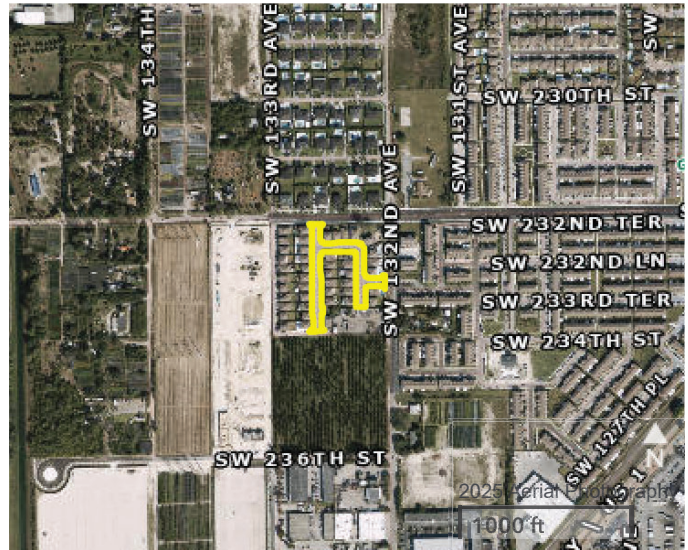


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 09/15/2026

PROPERTY INFORMATION				
Folio	30-6923-021-0470			
Property Address	0 , FL			
Owner	LENNAR HOMES LLC			
Mailing Address	700 NW 107 AVE 400 MIAMI, FL 33172			
Primary Zone	0102 MODIFIED SINGLE FAM RES			
Primary Land Use	9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	
BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CALDWELL MARTIN SUBDIVISION				
PB 177-047 T-24761				
TR B (COMM AREA INGRESS-EGRESS)				
LOT SIZE 66018 SQ FT M/L				
FAU 30-6923-000-0380-0470-0490				



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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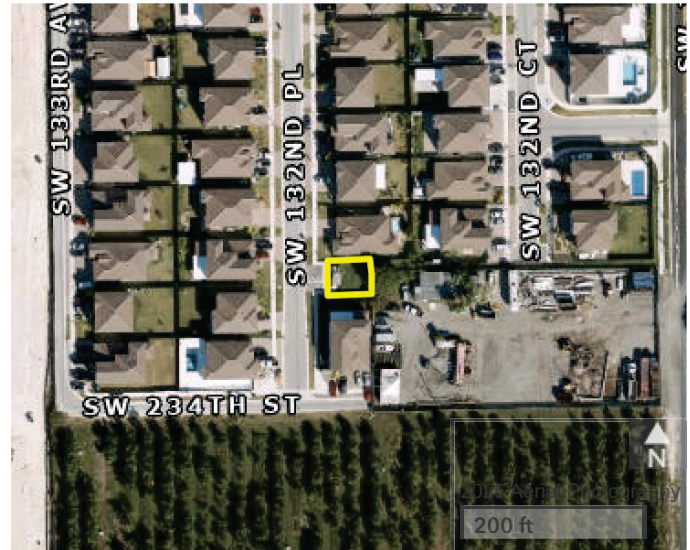


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/28/2026

PROPERTY INFORMATION				
Folio	30-6923-021-0480			
Property Address	0 , FL			
Owner	LENNAR HOMES LLC			
Mailing Address	700 NW 107 AVE 400 MIAMI, FL 33172			
Primary Zone	0102 MODIFIED SINGLE FAM RES			
Primary Land Use	9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	
BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CALDWELL MARTIN SUBDIVISION				
PB 177-047 T-24761				
TR C (COMMON AREA OPEN SPACE)				
LOT SIZE 1744 SQ FT M/L				
FAU 30-6923-000-0380-0470-0490				



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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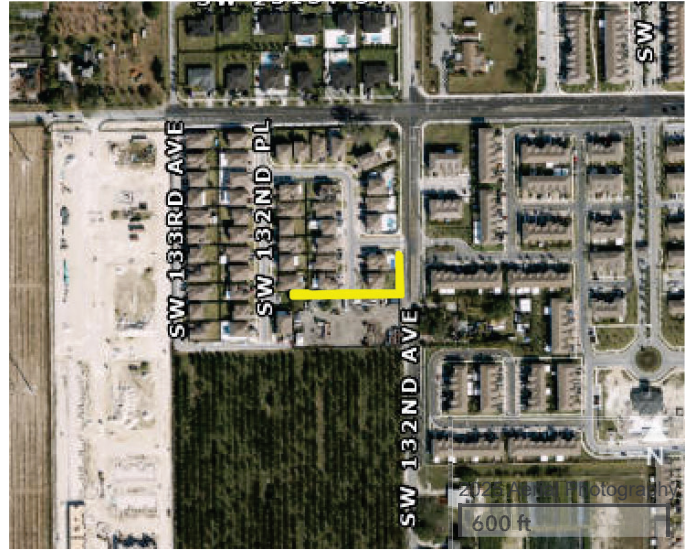


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/28/2026

PROPERTY INFORMATION				
Folio	30-6923-021-0490			
Property Address	0 , FL			
Owner	LENNAR HOMES LLC			
Mailing Address	700 NW 107 AVE 400 MIAMI, FL 33172			
Primary Zone	0102 MODIFIED SINGLE FAM RES			
Primary Land Use	9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	
BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CALDWELL MARTIN SUBDIVISION				
PB 177-047 T-24761				
TR D (COMMON AREA LANDSCAPE)				
LOT SIZE 3636 SQ FT M/L				
FAU 30-6923-000-0380-0470-0490				



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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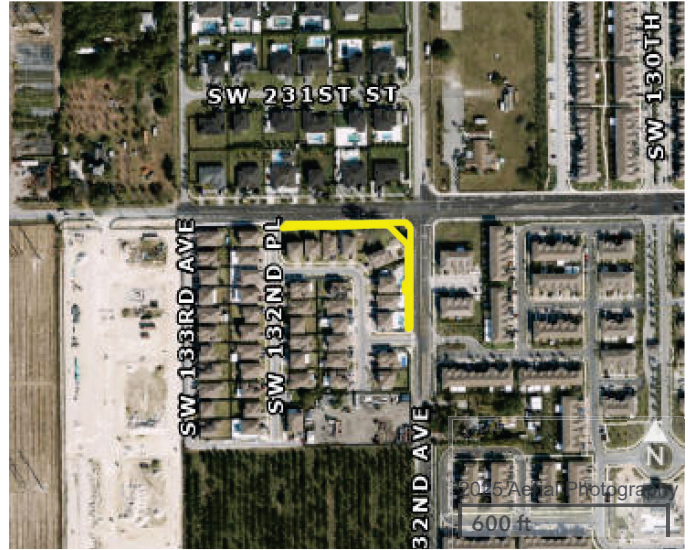


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/28/2026

PROPERTY INFORMATION				
Folio	30-6923-021-0500			
Property Address	0 , FL			
Owner	LENNAR HOMES LLC			
Mailing Address	700 NW 107 AVE 400 MIAMI, FL 33172			
Primary Zone	0102 MODIFIED SINGLE FAM RES			
Primary Land Use	9751 PVT PARK -REC AREA -ROADWAY : COMMON AREA			
Beds / Baths /Half	0 / 0 / 0			
Floors	0			
Living Units	0			
Actual Area	0 Sq.Ft			
Living Area	0 Sq.Ft			
Adjusted Area	0 Sq.Ft			
Lot Size	0 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$0	\$0	\$0	
Assessed Value	\$0	\$0	\$0	
BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CALDWELL MARTIN SUBDIVISION				
PB 177-047 T-24761				
TR E (COMM AREA LANDSCAPE)				
LOT SIZE 7050 SQ FT M/L				
FAU 30-6923-000-0380-0470-0490				



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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