SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 19, 2026
6:00 P.M.

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

www.silverpalmscdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
Regular Board Meeting
October 19, 2026
6:00 p.m.

A. Call to Order

B. Proof of Publication……Page 1

C. Establish Quorum

D. Additions or Deletions to Agenda

E. Comments from the Public for Items Not on the Agenda

F. Approval of Minutes

1. May 18, 2026 Regular Board Meeting & PH Minutes……..Page 2

G. Old Business

1. District Engineer Update on the Erosion Control and Shoreline Restoration Project

H. New Business

1. Accept and Receive the District Engineer's 2026 Report……..Page 7
2. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget……..Page 13
3. Consider Resolution No. 2026-05 – Adopting an Annual Report of Goals, Objectives & Performance Measures for Fiscal Year 2025/2026……Page 18
4. Consider Resolution No. 2026-06 – Adopting Goals, Objectives & Performance Measures for Fiscal Year 2026/2027……Page 21
5. Consider Approval of Audit Renewal……Page 25
6. Request for Approval Consideration of an Administrative Adjustment Application for Property Located at 23004 SW 107 Place & the District Engineer's Review & Recommendation……..Page 26

I. Administrative Matters

1. Financial Update……....Page 37
2. Miami-Dade County Supervisor of Elections 2026 Qualified Candidate Website Results
3. Reminder of Required 2026 Annual Four [4] Hours of Ethics Training
4. Legislative Update……..Page 41
5. Approve and Ratify Demand Letter to Omar Reyes and all related actions taken by District staff……Page 47

J. Board Members/Staff: Additional Comments/Requests

K. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
AND FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Silver Palms Community Development District will hold Regular Meetings in the Second Floor Meeting Room at the Mercedes Benz of Cutler Bay, located at 10701 SW 211th Street, Cutler Bay, Florida 33189 at 6:00 p.m. on the following dates:
October 19, 2026
March 15, 2027
May 17, 2027
August 16, 2027
The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.
From time to time one or two Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to the 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 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.
Meetings may be cancelled from time to time without advertised notice.
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
www.silverpalmscdd.org
PUBLISH: MIAMI HERALD 10/09/26
IPL0379260
Oct 9 2026

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 18, 2026

A. CALL TO ORDER

The May 18, 2026, Regular Board Meeting of the Silver Palms Community Development District (the "District") was called to order at 6:01 p.m. in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189.

B. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2025, as part of the District's Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairperson Lisa Riley, Vice Chairperson Ingrid Love and Supervisors Bryan Riley (via phone) and Ashley Riley.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gabriella Fernandez-Perez of Billing Cochran, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. March 16, 2026, Regular Board Meeting

Mrs. Perez presented the minutes of March 16, 2026, Regular Board Meeting and recommended approval.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and passed unanimously approving the minutes of the March 16, 2026, Regular Board Meeting, as presented.

G. PUBLIC HEARING

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

1. Proof of Publication

Proof of publication was presented that Notice of the Public Hearing had been published in the *Miami Herald* on April 28, 2026, and May 5, 2026, as legally required.

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

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2026/2027 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the Public Hearing was closed.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and unanimously passed adopting Resolution No. 2026-02, 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).

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

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mrs. Perez presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

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

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the meeting room on the second floor of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189, with a start time of 6:00 p.m. on the following dates:

October 19, 2026
March 15, 2027
May 17, 2027
August 16, 2027

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Ingrid Love and unanimously passed adopting Resolution No. 2026-03, approving the Regular Meeting Schedule for Fiscal Year 2026/2027 holding meetings in the second floor meeting room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189, with the start time of 6:00 p.m.; and further authorizes the advertisement of same, as required by law.

2. District Engineer Update on Erosion Control and Shoreline Restoration Project

Mrs. Perez presented the Board with the update provided by the District Engineer via email today:

From: Angel Camacho <Angel.Camacho@AlvarezEng.com>
Sent: Monday, May 18, 2026 1:27 PM
To: Gloria Perez <gperez@sdsinc.org>
Subject: Silver Palms CDD - Shoreline Restoration Update

Good afternoon Gloria,

The shoreline restoration project is almost complete, pending punch list items that have been provided to the contractor. These items include restoring portions of the sodded areas around the lake, addressing locations where the geotubes were not offset and have created a noticeable drop, and cleaning leftover material along the lake bank.

There is also a portion of the berm that was disturbed by the resident at 10774 SW 229 St, which is related to the re-installation of their fence. As mentioned previously, any fencing should be placed outside the limits of the berm, as the berm is a permitted feature associated with the stormwater management system. Landshore has been instructed to restore the disturbed berm area, and we will coordinate with the resident to indicate the appropriate location where the fence may be installed.

Once the punch list items have been completed, we will perform a follow-up field visit and review the as-built documentation to verify compliance prior to Landshore requesting the final inspection with the County.

Regards,

Alvarez Engineers
Angel Camacho
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Office: (305) 640-1345
Mobile: (786) 617-6426
Angel.Camacho@AlvarezEng.com
www.alvarezeng.com

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials provided in the meeting materials and briefly went over them. Available funds as of April 30, 2026, were $270,668.79.

A **MOTION** was made by Supervisor Ashley Riley, seconded by Supervisor Lisa Riley and passed unanimously ratifying and approving the financials, as presented.

2. Qualified Elector (Registered Voter) Certification

Mrs. Perez announced that the District received the Miami-Dade County Supervisor of Elections' certified elector count identifying 427 registered voters who reside within the District as of April 29, 2026, and presented the same in the meeting materials.

3. 2026 General Election and Candidate Qualifying Period

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections' website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

AS	Seat 2 VACANT	Expires 2026
V-CHR	Seat 4 Ashley Riley	Expires 2026
AS	Seat 5 Bryan Riley	Expires 2026

4. 2025 Form 1 – Statement of Financial Interests

Mrs. Perez advised the Board that for this year's filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file completed Form 1 through your local Supervisor of Elections' office.

K. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS

There were no further comments at this time.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned on a **MOTION** made by Supervisor Lisa Riley, seconded by Supervisor Ashley Riley and passed unanimously adjourning the meeting at 6:18 p.m.

ATTESTED BY:

Secretary/Assistant Secretary	**Chairperson/Vice-Chair**

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 18, 2026

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

Re: Year 2026 Silver Palms CDD Report

Via email only: gperez@sdsinc.com

Dear Ms. Perez:

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

The District is located in Section 16 and 17, Township 56 South, Range 40 East. It is bounded by Florida Turnpike on the east, Hardin Hammocks Estates on the north, SW 109 Avenue on the west and SW 232 Street on the South. The development is located within the Postal Zip Code 33146. See Exhibits 1 and 2 for a graphical representation.

1. Infrastructure Ownership

a. *Roads*

i. All the avenues, court, places, streets and terraces with the District were dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plat: "Silver Palms Lake" recorded on April 16, 2004 in Miami-Dade Plat Book No. 161, Page 71.

b. *Stormwater Management System*

i. The road drainage system was dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plat described above.

ii. The lake tract and other common areas (Tract "A, B, C, D and E") were deeded to the District for ownership and maintenance via Special Warranty Deed dated December 17, 2003 recorded in Miami-Dade O.R. 24901 Pages 4407 through 4409 (Folio Numbers 30-6018-026-2020 and -2030). (See Exhibit 2). The Developer granted a

perpetual non-exclusive easement to Miami-Dade County in February 13, 2004 recorded in Miami-Dade O.R. 24584 Pages 3515 through 3520.

c. *Water Distribution and Sanitary Sewer System*

i. The water distribution and sanitary sewer systems were conveyed to Miami-Dade County for ownership and maintenance under Miami-Dade Water and Sewer Department (WASD) Agreement No. 18153.

ii. The Developer granted WASD Sanitary Lift Station Tract "F" by the recording of the plat mentioned above.

d. *Landscaping Improvements*

i. The District requested permission to Miami-Dade County, via Covenant for Maintenance of Landscaping within Right of Way (the "Covenant"), to install median landscaping improvements as follows:

1. SW 107 Avenue, between SW 228 Terrace and SW 232 Street.
2. SW 231 Terrace, between SW 109 Avenue and SW 107 Place.

The Covenant was recorded in Miami-Dade O.R. 26464 Pages 1825 through 1827 dated on June 16, 2008.

2. State, Working Order and Condition of the Infrastructure.

a. *Roads*

i. The County roads and are in good working order and condition. Issues with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

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

b. *Stormwater Management System*

i. The water body of the lake tract and other common area tracts owned by the District are well maintained and in good working order and condition. The CDD has entered into an agreement with Landshore Enterprises, Inc. to make corrections to the lake shorelines. The shoreline project is essentially complete.

ii. Flood and drainage complaints within the County road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by filing the following form:
https://www.miamidade.gov/environment/flood-complaints.asp

c. *Water Distribution and Sanitary Sewer System*

i. The water distribution and sanitary sewer system were conveyed in good working order and condition to Miami-Dade County.

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

3. Estimated Maintenance Costs for District Owned Infrastructure

a. *General*

i. We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to https://silverpalmscdd.org/financials/ for the FY 2026-2027 Proposed Budget).

b. *Roads*

i. The County maintains the County-owned roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.

ii. Landscaping budget has been included for the medians as indicated above.

c. *Stormwater Management System*

i. No maintenance costs are estimated for the road drainage system since it is owned and maintained by Miami-Dade County.

ii. The District has budgeted for lawn and aquatic maintenance as indicated above.

d. *Water and Sewer Systems*

i. The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability coverage insurance policy provided by Florida Insurance Alliance under Agreement No. 100125061 for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to cover the renewal of the insurance policy.

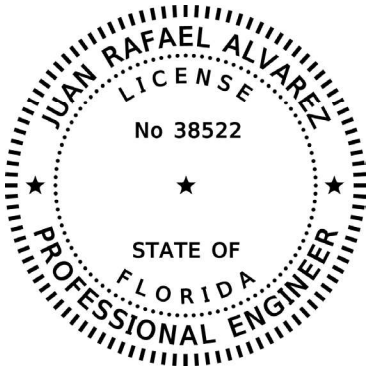
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report, public documents available and communications with the District's field staff.

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

Sincerely,
Alvarez Engineers, Inc.

Juan R Alvarez
Digitally signed by Juan R Alvarez
Date: 2026.06.18 07:57:09 -04'00'

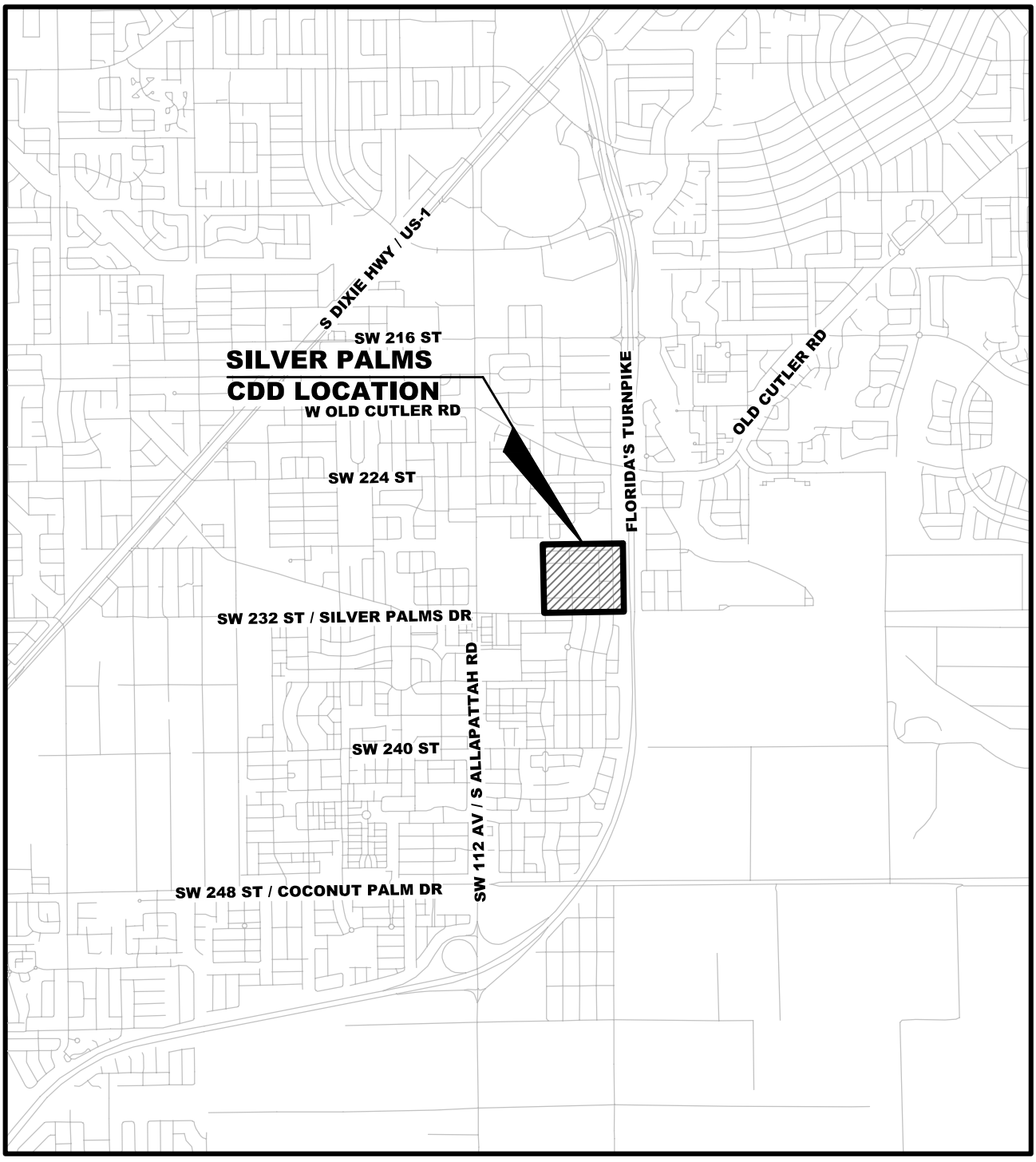
Juan R. Alvarez, PE
District Engineer
Date: June 18, 2026

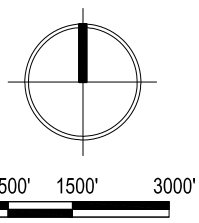


This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel mjp@bclmr.com



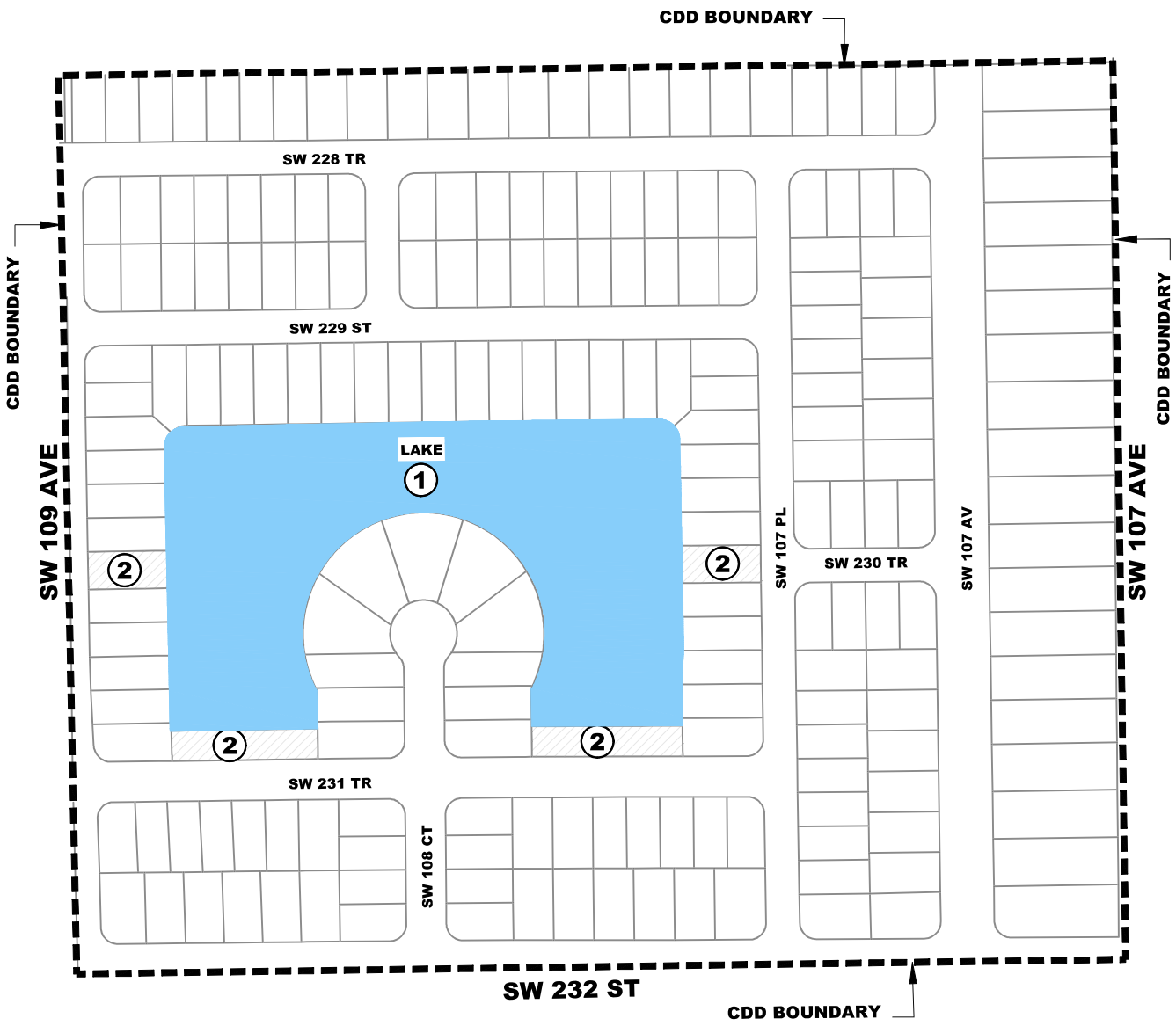


ALVAREZ ENGINEERS, INC.

SILVER PALMS CDD

LOCATION MAP

EXHIBIT 1



LEGEND:
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
SWD: SPECIAL WARRANTY DEED

CDD OWNERSHIP

1 TRACT "A" (PB 161, PG 71)
FOLIO 30-6018-026-2020
SWD: ORB 24901, PG 4407
CATEGORY: LAKE

2 TRACTS "B", "C", "D", "E" (PB 161, PG 71)
FOLIO: 30-6018-026-2030
SWD: ORB 24901, PG 4407
CATEGORY: COMMON AREAS

0 50' 150' 250'

ALVAREZ ENGINEERS, INC.

SILVER PALMS CDD
CDD LAND OWNERSHIP

EXHIBIT 2

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Silver Palms Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 19th day of October, 2026.

ATTEST:

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Silver Palms
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Administrative Assessments	63,283	**63,634**	63,634
Maintenance Assessments	42,771	**42,799**	42,799
Debt Assessments	193,202	**193,318**	193,318
Interest Income	1,200	**5,542**	5,542
TOTAL REVENUES	**$ 300,456**	**$ 305,293**	**$ 305,293**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	**2,800**	2,800
Payroll Taxes (Employer)	420	**214**	214
Management	21,516	**21,516**	21,516
Secretarial	2,700	**2,700**	2,700
Legal	9,000	**9,000**	7,738
Assessment Roll	3,500	**3,500**	3,500
Audit Fees	3,600	**3,600**	3,600
Insurance	7,400	**7,769**	7,769
Legal Advertisements	3,000	**3,800**	2,657
Miscellaneous	800	**1,500**	1,268
Postage	250	**1,000**	981
Office Supplies	450	**275**	248
Dues & Subscriptions	175	**175**	175
Trustee Fee	4,250	**4,246**	4,246
Continuing Disclosure Fee	250	**250**	250
Website Management	1,750	**1,750**	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 64,061**	**$ 64,095**	**$ 61,412**
MAINTENANCE EXPENDITURES			
Lawn Maintenance/Landscaping	27,000	**23,000**	20,209
Aquatic Maintenance	2,000	**2,000**	2,000
Maintenance/District Improvements	4,205	**2,000**	0
Engineering/Inspections	3,000	**3,500**	2,800
Shoreline Control & Restoration Project	0	**25,000**	22,397
Contingency/Reserve	4,000	**2,000**	100
TOTAL MAINTENANCE EXPENDITURES	**$ 40,205**	**$ 57,500**	**$ 47,506**
TOTAL EXPENDITURES	**$ 104,266**	**$ 121,595**	**$ 108,918**
REVENUES LESS EXPENDITURES	**$ 196,190**	**$ 183,698**	**$ 196,375**
Bond Payments	(181,610)	**(184,115)**	(184,115)
BALANCE	**$ 14,580**	**$ (417)**	**$ 12,260**
County Appraiser & Tax Collector Fee	(5,985)	**(2,873)**	(2,873)
Discounts For Early Payments	(11,970)	**(11,383)**	(11,383)
EXCESS/ (SHORTFALL)	**$ (3,375)**	**$ (14,673)**	**$ (1,996)**
Carryover From Prior Year	3,375	**3,375**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (11,298)**	**$ (1,996)**

FUND BALANCE AS OF 9/30/25	$218,106
FY 2025/2026 ACTIVITY	($14,673)
FUND BALANCE AS OF 9/30/26	$203,433

Notes

Carryover from prior year of $3,375 was used to reduce Fiscal Year 2025/2026 Assessments.
$3,375 of Fund Balance to be used to reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**3,000**	2,938
Miscellaneous Revenue	0	**0**	0
NAV Tax Collection	181,610	**184,115**	184,115
Total Revenues	**$ 182,610**	**$ 187,115**	**$ 187,053**
EXPENDITURES			
Principal Payments (2023)	121,000	**121,000**	121,000
Interest Payments (2023)	60,159	**63,032**	63,032
Bond Redemption	1,451	**0**	0
Total Expenditures	**$ 182,610**	**$ 184,032**	**$ 184,032**
Excess/ (Shortfall)	**$ -**	**$ 3,083**	**$ 3,021**

FUND BALANCE AS OF 9/30/25	$67,885
FY 2025/2026 ACTIVITY	$3,083
FUND BALANCE AS OF 9/30/26	$70,968

Notes
Revenue Fund Balance = $70,968*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $28,643.
* Approximate Amounts

Series 2023 Bond Refunding Information

Original Par Amount =	$1,552,000	Annual Principal Payments Due:
Interest Rate =	4.75%	May 1st
Issue Date =	June 2023	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/26=	$1,206,000	

RESOLUTION 2026-05

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

WHEREAS, the Silver Palms Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-06 on August 19, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19 day of October, 2026.

ATTEST:	**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

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

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION 2026-06

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

WHEREAS, the Silver Palms Community Development District (the "District") is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

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

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit "A".** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _19th__ day of _____October_____, 2026.

ATTEST:	**SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

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

EXHIBIT "A"

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all District meetings

Objectives:

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

Performance Measures:

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

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

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

Performance Measures:

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

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

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

Performance Measures:

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

October 19, 2026

RE: Silver Palms Community Development District Auditor Renewal

At the October 16, 2023 Silver Palms Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were $3,400. The fees for the 9-30-2024 audit were $3,500. And the fees for the 9-30-2025 audit were $3,600. The proposed fee for the 9-30-2026 audit is $3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is $3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

Administrative Adjustment Application

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division

Date Stamp Received

Applicant Information

NAME OF APPLICANT (Owner(s) of record of the property. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required):

JUAN CARLOS PADRON MARQUEZ

PROPERTY FOLIO: 30-6018-026-1390

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: 23004 SW 107 PL

City: Miami State: FL Zip: 33170 Phone no.: 786-306-7781

Fax no.: _____ E-mail: _____

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:
Owner's Name (Provide name of all owners):

JUAN CARLOS PADRON MARQUEZ / BARBARA MARIA CONCHA

Mailing Address: 23004 SW 107 PL

City: Miami State: FL Zip: 33170 Phone no.: 786-306-7781

Fax no.: _____ E-mail: _____

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION:

Name: Duniel del Pino Amador Company: Design Plus Construction LLC

Mailing Address: 8351 SW 46 ST

City: Miami State: FL Zip: 33155 Phone no.: 786-440-1333

Fax no.: _____ E-mail: dpconstructionflorida@gmail.com

Subject Property Legal Description

Provide complete legal description, i.e., lot, block, subdivision name, plat book and page number, or metes and bounds. Include section, township, and range:

SILVER PALM LAKE / PB 161-71 T-21380 / LOT 33 BLK 7 / LOT SIZE 5000 SQ FT

Address or Location of Property

For location, use description such as NE corner of, etc.:

23004 SW 107 PL. MIAMI, FL 33170

Size of Property

In acres: 0.11

Present Zoning

RU-1M(a) 0102 - MODIFIED SINGLE FAM RES

Notice of Violation

Is this application a result of a violation notice? no ☐ yes ■. If yes, provide name to whom the violation notice was served and describe the violation:

(Pursuant to Section 8CC-7 no zoning action may be approved for any named violator with (i) unpaid civil penalties; (ii) unpaid administrative costs of hearing; (iii) unpaid County investigative, enforcement, testing, or monitoring costs; or (iv) unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida.)

Case Number: 20260245387 / served for Code enforcement 01/13/2026

Aluminum Insulated Terrace / We need more Rear Setback

OWNER AFFIDAVIT

I have made every attempt to relocate/redesign the structure to avoid the adjustment(s) that are herein requested. I acknowledge that the Director of the Department of Regulatory and Economic Resources has the authority to approve, modify, or deny my application and that in granting approval of my application the Director may prescribe any appropriate conditions and safeguards necessary to protect and further the interest of the area and abutting properties.

I, Juan Carlos Padron Marquez **being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed adjustment application.** This affidavit is subject to penalties of law (Perjury) and to voiding any Administrative Decision.

Signature

Sworn to and subscribed to before me

This 19 day of January, 2026.

Gisel Hernandez
Notary Public

Commission expires: 01/08/2030

GISEL HERNÁNDEZ BAYOLL
Notary Public - State of Florida
Commission # HH 754181
My Comm. Expires Jan 8, 2030
Bonded through National Notary Assn.

Consent Form

Please be aware that this is a legally binding document and all requested adjustments must be stated clearly prior to acquisition of signatures.

(I) (WE), JUAN CARLOS PADRON MARQUEZ, have applied for an Administrative Adjustment to the Director of the Miami-Dade County Department of Regulatory and Economic Resources, to permit (list requested variances)

Legalization of Insulated Aluminum Terrace in my Backyard

We, the undersigned property owners, have read (or have had read to us) the information applicable to the request for and Administrative Adjustment from the Zoning Code as applied to the unincorporated area of Miami-Dade County and fully understand that by subscribing my name to consent form, I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant to this form and the plans accompanying this application.

Name (Type or Print)	Address	Date	Signature
ADALBERTO PEREZ	10763 SW 230 TERR. MIAMI, FL 33170	4-25-26	
TANIA PEREZ	10763 SW 230 TERR. MIAMI, FL 331[illegible]	4/28/26	
ANTONIO LARRINAGA	22984 SW 107 PLMIAMI, FL 33170	4/28/26	
IDALMIS HERNANDEZ	22984 SW 107 PLMIAMI, FL 33170	04/25/26	
MOHASHIE RODRIGUEZ	23027 SW 108 CTMIAMI, FL 33170	4/25/2026	
ROGELIO GONZALEZ DE LA ROSA	23037 SW 108 CTMIAMI, FL 33170	4/25/2026	

Consent Form

Please be aware that this is a legally binding document and all requested adjustments must be stated clearly prior to acquisition of signatures.

(I)(WE), _____, have applied for an Administrative Adjustment to the Director of the Miami-Dade County Department of Regulatory and Economic Resources, to permit (list requested variances)

_____

_____

We, the undersigned property owners, have read (or have had read to us) the information applicable to the request for and Administrative Adjustment from the Zoning Code as applied to the unincorporated area of Miami-Dade County and fully understand that by subscribing my name to consent form, I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant to this form and the plans accompanying this application.

Name (Type or Print)	Address	Date
NORMA I RODRIGUEZ PADRON	23037 SW 108 CTMIAMI, FL 33170	04/27/24
	Signature	
Wodrgska, Todd Silver Palms Community		
Name (Type or Print)	Address	Date
	Signature	
Name (Type or Print)	Address	Date
	Signature	
Name (Type or Print)	Address	Date
	Signature	
Name (Type or Print)	Address	Date
	Signature	
Name (Type or Print)	Address	Date
	Signature	

LETTER OF INTENT

LETTER OF INTENT: ALL APPLICATIONS MUST BE ACCOMPANIED BY A LETTER OF INTENT.
Please describe in detail in the Letter of Intent whether and to what extent the requested adjustment serves a public benefit which would warrant the granting of the request and specific justification for approval of the application, nature of the requests and other pertinent information. It is important that justification for each and every adjustment be included in your letter of intent. Insufficient justification may result in the denial of your application. The applicant must affix their signature on the Letter of Intent. This page may be used to write the Letter of Intent.

I Juan Carlos Padron Marquez requested a 50% of my rear setback for an insulated patio Terrace located in my backyard at 23004 SW 107 PL Miami FL 33170 because I need to have and outside space to rest and enjoy the outdoor environment

Juan Carlos Padron Marquez
4/22/2022.

Abutting/Adjoining Properties

In the below diagram provide the name and addresses of all abutting owners in relation to the subject property. If this diagram is not suitable for the subject property, provide a more specific sketch and attach to the application. See the alternate examples at the bottom of this page.

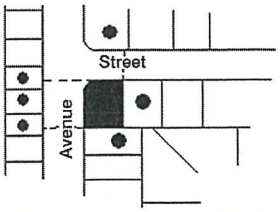
N/A	N/A	10763 SW 230 Ter
	STREET	
22984 SW 107 PL	Subject Property 23004	N/A city's Area

Street, Avenue, or other transportation thoroughfare less than 70 feet wide

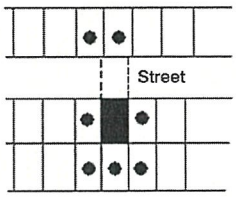
Canal / water

N/A	23027 SW 108 Ct	23037 SW 108 Ct

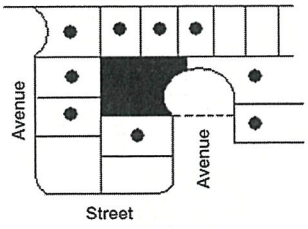
The below examples depict typical situations which may apply to the subject property, shown in black; dots [•] indicate the required signatures from abutting/adjoining properties.



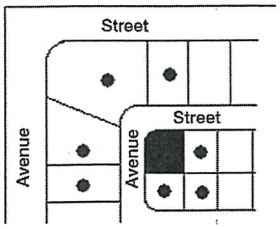
Example 1



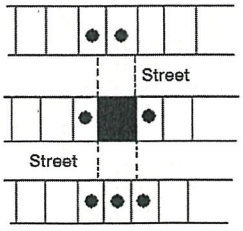
Example 2



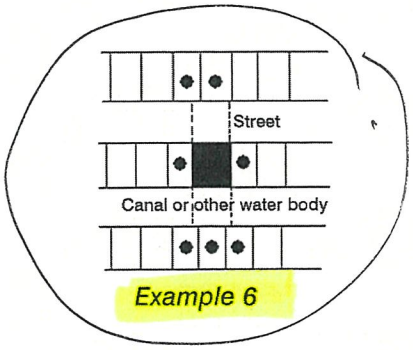
Example 3



Example 4



Example 5



Example 6



Detail by Entity Name

Florida Profit Corporation
SPECIAL DISTRICT SERVICES, INC.

Filing Information

Document Number	P93000003074
FEI/EIN Number	65-0394293
Date Filed	01/11/1993
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/08/2011
Event Effective Date	NONE

Principal Address

2501 A BURNS RD
PALM BEACH GARDENS, FL 33410

Changed: 02/04/2008

Mailing Address

2501 A BURNS RD
PALM BEACH GARDENS, FL 33410

Changed: 02/04/2008

Registered Agent Name & Address

Wodraska, Todd
116 E. Riverside Dr
Jupiter, FL 33469

Name Changed: 01/24/2018

Address Changed: 01/24/2018

Officer/Director Detail

Name & Address

Title P,D

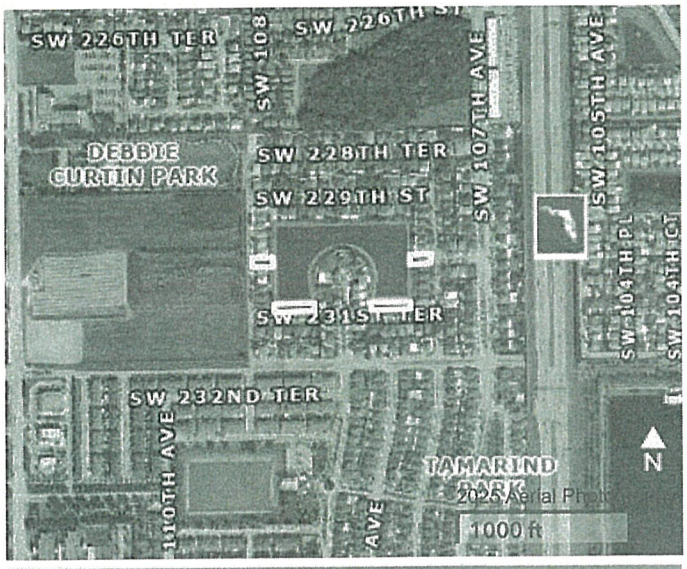
PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 09/16/2026

PROPERTY INFORMATION

Folio	30-6018-026-2030
Property Address	0 , FL
Owner	SILVER PALMS COMMUNITY DEV DIST , C/O SPECIAL DISTRICT SERV INC
Mailing Address	2501 BURNS RD STE A PALM BEACH GARDENS, FL 33410
Primary Zone	0102 MODIFIED SINGLE FAM RES
Primary Land Use	0951 COMMON AREAS
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
Community Development District	Exemption			

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

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

SHORT LEGAL DESCRIPTION

SILVER PALM LAKE
PB 161-71 T-21380
TRS B C D E (COMMON AREAS)
LOT SIZE 30198 SQ FT ML
FAU 30 6017 000 0021 & 6018 000

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2003	$0	24901-4407	Sales which are disqualified as a result of examination of the deed

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

Department of Regulatory and Economic Resources
Development Services Division
111 NW First Street, 11th Floor
Miami, Florida 33128
(305) 375-2800

PLAN CORRECTIONS REPORT V2026000175

APPLICATION INFORMATION

Date: 8/14/2026

Application Date: 08/07/2026

Address: 23004 Sw 107 Pl
Unincorporated County, FL 33170-0000

Parcel: 3060180261390

CONTACT INFORMATION

Type	Name	Company	Address
Applicant	Juan C. Padron Marquez and Barbara M. Concha		23004 Sw 107 Place Miami, FL 33170
Applicant's Representative	Duniel del Pino Amador	Design Plus Construction LLC.	8351 Sw 46Th Street Miami, FL 33155
Property Owner	Juan C. Padron Marquez and Barbara M. Concha		23004 Sw 107 Place Miami, FL 33170

Item Review Comments: Denied: Representative for Silver Palms Community needs to sign the Consent Form and Site Plan (Please print Representative's name on the Consent Form).

Review Section: Application Acceptance Review

Reviewer: Maggie Cabrera, Phone: (305) 375-1806, email: CABR@miamidade.gov

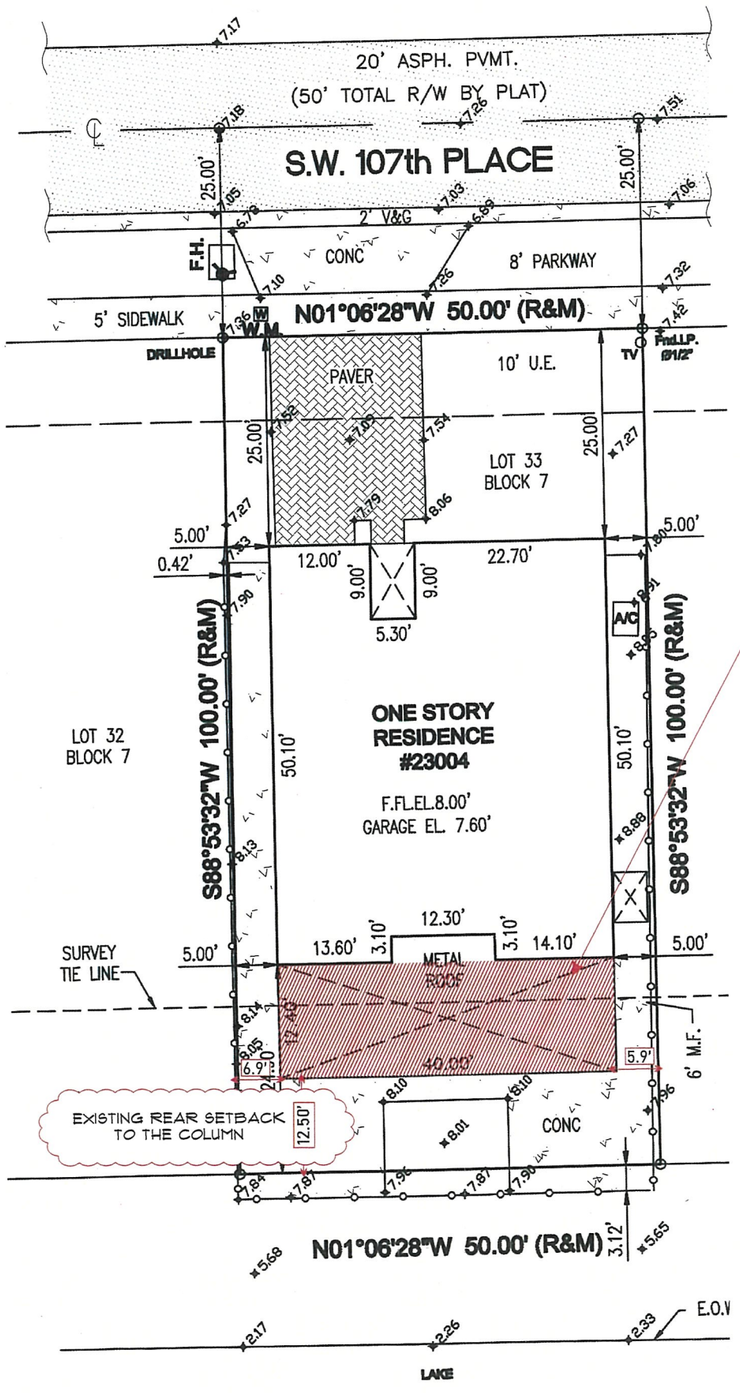
Correction: General

Corrective Action:

Denied: Representative for Silver Palms Community needs to sign the Consent Form and Site Plan (Please print Representative's name on the Consent Form).

Corrective Comments (Make sure you check Page 2, if exists):

Denied: Representative for Silver Palms Community needs to sign the Consent Form and Site Plan (Please print Representative's name on the Consent Form).





COVERED CALCULATION / RU-1M(A)		
LOT SIZE:	5,000 SF	
MAIN HOUSE:	1,667 SF	
ALUMINUM TERRACE:	560 SF	
TOTAL:		
COVERAGE(%):	2,227 SF	
MAX COVERAGE(%):	44.54 %	
	45.0 %	OK

WE ARE SOLICITING OF THE 50% OF THE REAR SETBACK / MINIMUM 12.5' FT

PROPERTY ADDRESS:
FOLIO:30-6018-026-1390
SUB-DIVISION:
SILVER PALM LAKE
PROPERTY ADDRESS
23004 SW 107 PL
MIAMI, FL 33170

RU-1M(A) - MODIFIED SINGLE-FAMILY RESIDENTIAL ZONING REQUIRED

MAXIMUM LOT COVERAGE: 45%

PRINCIPAL BUILDING SETBACKS

FRONT: MINIMUM 15 FEET FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FEET FOR THE BALANCE (EXCEPT 20 FEET FOR ATTACHEDGARAGES)

REAR: MINIMUM 15 FEET FOR 50% OF THE LINEAL FOOTAGE OF THE WIDTH OF THE HOUSE AND 25 FEET FOR THE BALANCE

INTERIOR SIDE: MINIMUM 5 FEET

SIDE STREET: MINIMUM 10 FEET

Name (Type or Print)	Address	Date
ADALBERTO PEREZ	10763 SW 230 TERR. MIAMI, FL 33170	4-25-26
TANIA PEREZ	10763 SW 230 TERR. MIAMI, FL 33170	4/28/26
ANTONIO LARRINAGA	22984 SW 107 PLMIAMI, FL 33170	4/28/26
IDALMIS HERNANDEZ	22984 SW 107 PLMIAMI, FL 33170	04/25/26
MOHASHIE RODRIGUEZ	23027 SW 108 CTMIAMI, FL 33170	4/25/2026
ROGELIO GONZALEZ DE LA ROSA	23037 SW 108 CTMIAMI, FL 33170	4/25/2026
NORMA I RODRIGUEZ PADRON	23037 SW 108 CTMIAMI, FL 33170	04/27/26
Wodraska, Todd	Silver Palms Community	

Signature

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT ADDRESS
23004 SW 107 PL MIAMI FL 33170
OWNER: JUAN CARLOS PADRON MARQUEZ

DRAWINGS PROVIDED BY:
GENERAL CONTRACTOR / CGC 1527115
DESIGN PLUS CONSTRUCTION LLC
DUNIEL DEL PINO AMADOR
CGC 1527115

DATE:
05/20/2026

SCALE:

SHEET:

From: Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>
Sent: Thursday, October 8, 2026 9:22 AM
To: Gloria Perez <gperez@sdsinc.org>; Gabriella A. Fernandez Perez <gabriellaf@bclmr.com>; Angel Camacho <Angel.Camacho@AlvarezEng.com>; Gabrielle Vitucci <gvitucci@sdsinc.org>
Cc: Ronald Galvis <rGalvis@sdsinc.org>
Subject: RE: Silver Palms - Review of Administrative Adjustment Application and Board Agenda Consideration (23004 SW 107 PL)

Gloria,

This is a response to your request to review the application and provide comments.

The encroachment is within a platted storm water retention easement ("SWRE") within the lot owner property. The plat approved by the County (PB 161, PG 71) states under the Miami-Dade County Plat Restriction notes that the "SWRE... shall be kept clear of structures".

This is an issue that needs to be resolved between the County and the lot owner through an Administrative Adjustment Application, which is in essence excepting the lot owner from complying with the County's own restrictions. The CDD Board, when deciding to give consent to the application may take into consideration that they could be creating precedent to allowing present or future structures in the SWRE. The Board may consider remaining neutral to the decision of the County, but it is up to the Board to decide to consent.

Alvarez Engineers
Juan R. Alvarez, P.E.
(305) 640-1345
Juan.Alvarez@alvarezeng.com

Silver Palms
Community Development District

Financial Report For
September 2026

Silver Palms Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget
Income				
363.100 · Admin Assessments	63,633.62	63,283.00	350.62	100.55%
363.101 · Maintenance Assessments	42,798.89	42,771.00	27.89	100.07%
363.810 · Debt Assessment	193,318.18	193,202.00	116.18	100.06%
363.820 · Debt Assessment-Paid To Trustee	-184,114.63	-181,610.00	-2,504.63	101.38%
363.830 · County Tax Collector Fee	-2,872.54	-5,985.00	3,112.46	48.0%
363.831 · Discounts for Early Payments	-11,383.29	-11,970.00	586.71	95.1%
369.042 · Carryover From Prior Year	0.00	3,375.00	-3,375.00	0.0%
369.401 · Interest Income	5,541.59	1,200.00	4,341.59	461.8%
Total Income	106,921.82	104,266.00	2,655.82	102.55%
Gross Profit	106,921.82	104,266.00	2,655.82	102.55%
Expense				
511.122 · Payroll Tax Expense	214.20	420.00	-205.80	51.0%
511.131 · Supervisors Fees	2,800.00	5,000.00	-2,200.00	56.0%
511.306 · Lawn Maint/Landscaping	20,208.98	27,000.00	-6,791.02	74.85%
511.307 · Aquatic Maintenance	1,999.92	2,000.00	-0.08	100.0%
511.308 · Maint/District Improvements	0.00	4,205.00	-4,205.00	0.0%
511.309 · Contingency/Reserve	100.00	4,000.00	-3,900.00	2.5%
511.310 · Engineering	2,800.00	3,000.00	-200.00	93.33%
511.311 · Management Fees	21,516.00	21,516.00	0.00	100.0%
511.312 · Secretarial Fees	2,700.00	2,700.00	0.00	100.0%
511.315 · Legal Fees	7,737.50	9,000.00	-1,262.50	85.97%
Erosion Control & Shoreline Restoration	22,397.29	0.00	22,397.29	100.0%
511.318 · Assessment/Tax Roll	3,500.00	3,500.00	0.00	100.0%
511.320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
511.450 · Insurance	7,769.00	7,400.00	369.00	104.99%
511.480 · Legal Advertisements	2,657.04	3,000.00	-342.96	88.57%
511.512 · Miscellaneous	1,268.25	800.00	468.25	158.53%
511.513 · Postage and Delivery	980.63	250.00	730.63	392.25%
511.514 · Office Supplies	248.00	450.00	-202.00	55.11%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	4,250.00	-3.75	99.91%
511.734 · Continuing Disclosure Fee	250.00	250.00	0.00	100.0%
511.750 · Website Management	1,749.96	1,750.00	-0.04	100.0%
Total Expense	108,918.02	104,266.00	4,652.02	104.46%
	-1,996.20	**0.00**	**-1,996.20**	**100.0%**

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2026

REVENUES	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
Administrative Assessments	63,283	0	63,634
Maintenance Assessments	42,771	0	42,799
Debt Assessments	193,202	0	193,318
Interest Income	1,200	0	5,542
Total Revenues	**$ 300,456**	**$ -**	**$ 305,293**
EXPENDITURES			
Maintenance Expenditures			
Lawn Maintenance/Landscaping	27,000	1,449	20,209
Aquatic Maintenance	2,000	167	2,000
Maintenance/District Improvements	4,205	0	0
Engineering/Inspections	3,000	0	2,800
Erosion Control & Shoreline Restoration	0	0	22,397
Contingency/Reserve	4,000	0	100
Total Maintenance Expenditures	**$ 40,205**	**$ 1,616**	**$ 47,506**
Adminstrative Expenditures			
Supervisor Fees	5,000	0	2,800
Payroll Taxes (Employer)	420	0	214
Management	21,516	1,793	21,516
Secretarial	2,700	225	2,700
Legal	9,000	0	7,738
Assessment Roll	3,500	3,500	3,500
Audit Fees	3,600	0	3,600
Insurance	7,400	0	7,769
Legal Advertisements	3,000	0	2,657
Miscellaneous	800	64	1,268
Postage	250	626	981
Office Supplies	450	28	248
Dues & Subscriptions	175	0	175
Trustee Fee	4,250	0	4,246
Continuing Disclosure Fee	250	250	250
Website Management	1,750	146	1,750
Total Administrative Expenditures	**$ 64,061**	**$ 6,632**	**$ 61,412**
Total Expenditures	**$ 104,266**	**$ 8,248**	**$ 108,918**
Revenues Less Expenditures	**$ 196,190**	**$ (8,248)**	**$ 196,375**
Bond Payments	(181,610)	0	(184,115)
Balance	**$ 14,580**	**$ (8,248)**	**$ 12,260**
County Appraiser & Tax Collector Fee	(5,985)	0	(2,873)
Discounts For Early Payments	(11,970)	0	(11,383)
Excess/ (Shortfall)	**$ (3,375)**	**$ (8,248)**	**$ (1,996)**
Carryover From Prior Year	3,375	0	0
Net Excess/ (Shortfall)	**$ -**	**$ (8,248)**	**$ (1,996)**

Bank Balance As Of 9/30/26	**$ 237,959.20**
Accounts Payable As Of 9/30/26	**$ 9,997.93**
Accounts Receivable As Of 9/30/26	**$ -**
Available Funds As Of 9/30/26	**$ 227,961.27**

SILVER PALMS CDD
TAX COLLECTIONS
2025-2026

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									$299,261.00	**$63,285.00**	**$42,773.00**	**$ 193,203.00**	**$63,285.00**	**$42,773.00**	**$ 193,203.00**	
									$281,301.00	**$59,486.00**	**$40,205.00**	**$ 181,610.00**	**$59,486.00**	**$40,205.00**	**$ 181,610.00**	**181,610.00**
1	1	Miami-Dade Tax Collector	12/05/25	NAV Taxes	$ 235,239.88		$ (2,258.31)	$ (9,409.24)	$ 223,572.33	$ 49,746.17	$ 33,622.84	$ 151,870.87	$ 47,278.83	$ 31,955.20	$ 144,338.30	$ 144,338.30
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	$ 10,422.02		$ (100.05)	$ (416.87)	$ 9,905.10	$ 2,203.94	$ 1,489.62	$ 6,728.46	$ 2,094.62	$ 1,415.74	$ 6,394.74	$ 6,394.74
3	3	Miami-Dade Tax Collector	12/24/25	NAV Taxes	$ 10,422.02		$ (100.19)	$ (401.97)	$ 9,919.86	$ 2,203.94	$ 1,489.62	$ 6,728.46	$ 2,097.74	$ 1,417.85	$ 6,404.27	$ 6,404.27
4	4	Miami-Dade Tax Collector	11/17/25	NAV Taxes	$ 14,888.60		$ (142.93)	$ (595.52)	$ 14,150.15	$ 3,148.49	$ 2,128.03	$ 9,612.08	$ 2,992.34	$ 2,022.48	$ 9,135.33	$ 9,135.33
5	5	Miami-Dade Tax Collector	11/25/25	NAV Taxes	$ 4,386.01		$ (33.48)	$ (238.34)	$ 4,114.19	$ 927.51	$ 626.89	$ 2,831.61	$ 870.03	$ 588.03	$ 2,656.13	$ 2,656.13
6	6	Miami-Dade Tax Collector	02/28/26	NAV Taxes	$ 7,444.30		$ (72.96)	$ (148.90)	$ 7,222.44	$ 1,574.25	$ 1,064.01	$ 4,806.04	$ 1,527.33	$ 1,032.30	$ 4,662.81	$ 4,662.81
7	Int. - 1	Miami-Dade Tax Collector	01/26/26	Interest		$ 279.42			$ 279.42	$ 279.42			$ 279.42			$ -
8	7	Miami-Dade Tax Collector	03/11/26	NAV Taxes	$ 1,488.86		$ (14.74)	$ (14.89)	$ 1,459.23	$ 314.85	$ 212.80	$ 961.21	$ 308.59	$ 208.56	$ 942.08	$ 942.08
9	8	Miami-Dade Tax Collector	01/09/26	NAV Taxes	$ 5,251.30		$ (50.94)	$ (157.55)	$ 5,042.81	$ 1,110.49	$ 750.57	$ 3,390.24	$ 1,066.40	$ 720.77	$ 3,255.64	$ 3,255.64
10	9	Miami-Dade Tax Collector	04/17/26	NAV Taxes	$ 5,251.29		$ (52.49)	$ (0.01)	$ 5,198.79	$ 1,110.49	$ 750.57	$ 3,390.23	$ 1,099.39	$ 743.07	$ 3,356.33	$ 3,356.33
11	Int. - 2	Miami-Dade Tax Collector	04/24/26	Interest		$ 31.74			$ 31.74	$ 31.74			$ 31.74			$ -
12	10	Miami-Dade Tax Collector	06/17/26	NAV Taxes/Interest	$ 1,488.86	$ 44.67	$ (15.34)		$ 1,518.19	$ 324.30	$ 219.18	$ 990.05	$ 321.05	$ 216.99	$ 980.15	$ 980.15
13	11	Miami-Dade Tax Collector	06/26/26	NAV Taxes/Interest	$ 2,977.72	$ 134.00	$ (31.11)	$ -	$ 3,080.61	$ 658.03	$ 444.76	$ 2,008.93	$ 651.45	$ 440.31	$ 1,988.85	$ 1,988.85
14									$ -							$ -
15									$ -							$ -
16									$ -							$ -
17									$ -							$ -
					$ 299,260.86	$ 489.83	$ (2,872.54)	$ (11,383.29)	$ 285,494.86	$ 63,633.62	$ 42,798.89	$ 193,318.18	$ 60,618.93	$ 40,761.30	$ 184,114.63	$ 184,114.63

Assessment Roll	
Admin:	**$63,284.85**
Maint:	**$42,772.80**
Debt:	**$193,203.21**
Total	**$299,260.86**

Collections
100.00%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

Assessment Roll:
201 Units X 1,488.86 = 299,286.99

$ 299,260.86	
$ 489.83	$ 285,494.86
$ (63,633.62)	$ (60,618.93)
$ (42,798.89)	$ (40,761.30)
$ (193,318.18)	$ (184,114.63)
$ -	$ -

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
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GINGER E. WALD
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JOHN C. WEBBER

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

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

July 21, 2026

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED
Omar Reyes
10774 SW 229 Street
Miami, Florida 33170

Re: Silver Palms Community Development District – Demand for Removal of Fence and Restoration of DERM-Permitted Berm

Dear Mr. Reyes:

This firm serves as District Counsel to the Silver Palms Community Development District (the "District"). I am writing to place you on formal notice regarding the ongoing shoreline restoration project adjacent to your property and your continued interference with the District's permitted improvements.

As you are aware, the District previously provided written notice advising that the white metal fence and other encroachments located within the District's shoreline restoration area were required to be removed to facilitate construction of the District's shoreline restoration project. Following those notices, District staff have also communicated with you verbally on multiple occasions regarding this matter.

Notwithstanding the District's repeated communications and demands for compliance, your continued failure to remove the encroachments has materially interfered with the completion of the shoreline restoration project and has caused damage to the District's permitted berm. Consequently, the District's contractor has been unable to perform and complete the corrective work necessary to restore the shoreline improvements in accordance with the applicable permit requirements, thereby causing avoidable project delays, increased costs, and other damages to the District.

Please be advised that the berm constructed as part of the District's shoreline restoration project is a permitted stormwater management feature that was designed and constructed in accordance with approvals issued by the Miami-Dade County Department of Regulatory and Economic Resources ("DERM"). As previously explained, the berm is a critical component of

the District's permitted stormwater management system and may not be excavated, altered, modified, or otherwise disturbed.

DEMAND is hereby made that you,

1. **Remove the existing fence that interferes with the District's shoreline restoration project;**
2. **Remove the existing gate associated with the fence;**
3. **Provide written confirmation to the District, no later than 5:00 p.m. on July 29, 2026, seven (7) days from the date of this letter, that the fence and gate have been completely removed and that the District and its contractor may access the area to perform the necessary corrective work.**

Accordingly, you are directed to remove the white metal fence and all other encroachments located within the shoreline restoration area no later than the deadline stated above. Should you fail to do so, the District shall proceed with retaining a qualified contractor to remove the encroachments and restore the shoreline restoration area as necessary to ensure compliance with all applicable approvals and requirements of DERM. You shall be responsible for all costs associated with such work, including, without limitation, contractor charges, labor, materials, equipment, permitting fees, restoration costs, administrative expenses, court costs, and attorney's fees incurred by the District. Should you fail to reimburse the District within ten (10) days after the date of the District's invoice, the District may pursue legal action against you to recover all such costs and expenses, together with any additional administrative expenses, court costs, attorney's fees, damages resulting from project delays or damage to District property, and any other relief available under applicable law, including injunctive relief. Nothing contained herein shall be deemed a waiver of any rights or remedies possessed by the District, all of which are expressly reserved.

Accordingly, your immediate attention to this matter is appreciated.

Respectfully yours,

GABRIELLA A. FERNANDEZ PEREZ
For the Firm

cc: Via E-mail: Ms. Gloria Perez, District Manager (via email only)
Mr. Angel Camacho, District Engineer (via email only)