



**SILVER PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
JUNE 5, 2023
6:00 P.M.**

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

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786.347.2711 Telephone
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AGENDA
SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at Mercedes Benz of Cutler Bay
10701 SW 211th Street
Cutler Bay, Florida 33189
SPECIAL BOARD MEETING
June 5, 2023
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 22, 2023 Regular Board Meeting Minutes.....Page 2
- G. New Business
 - 1. Consider Approval of Resolution No. 2023-02 – Approving a Proposed Budget for FY 2023/2024.....Page 3
 - 2. Ratify and Approve Resolution No. 2023-05 – Amending Resolution No. 2023-04 and Resetting Public Hearing on the Levy of Assessments.....Page 10
- H. Old Business
- I. Administrative Matters
 - 1. Reminder of Statement of Financial Interests Disclosure 2022 Form 1, Filing Deadline: July 1, 2023
- J. Additional Board Member/Staff Comments
- K. Adjourn

NOTICE OF SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD MEETING

The Board of Supervisors of the Silver Palms Community Development District (“District”) will hold a Special Board Meeting on June 5, 2023, at 6:00 p.m. in a Meeting Room of Mercedes Benz of Cutler Bay located at 10701 SW 211th Street, Cutler Bay, Florida 33189 for the purpose of considering a Proposed Fiscal Year 2023/2024 and any other business that may properly come before the Board.

A copy of the agenda may be obtained from the District’s website (www.silverpalmscdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT

www.silverpalmscdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 05/30/23

**MAY 22, 2023 REGULAR BOARD MEETING
MINUTES**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Silver Palms Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 21, 2023 at 6:00 p.m. in the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189, and/or utilizing communications media technology (whichever is applicable) for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 5th day of June, 2023.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Silver Palms Community Development District

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

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- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	63,389
Maintenance Assessments	42,771
Debt Assessments	225,979
Interest Income	300
TOTAL REVENUES	\$ 332,439
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Lawn Maintenance/Landscaping	27,000
Aquatic Maintenance	2,000
Maintenance/District Improvements	4,205
Engineering/Inspections	3,000
Lake Bank Erosion Control Shoreline Restoration Project	0
Restoration Project - Phase 2	0
Contingency/Reserve	4,000
TOTAL MAINTENANCE EXPENDITURES	40,205
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	420
Management	20,316
Secretarial	2,700
Legal	9,000
Assessment Roll	3,500
Audit Fees	3,800
Insurance	6,700
Legal Advertisements	550
Miscellaneous	900
Postage	250
Office Supplies	475
Dues & Subscriptions	175
Trustee Fee	4,100
Continuing Disclosure Fee	250
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,886
TOTAL EXPENDITURES	\$ 100,091
REVENUES LESS EXPENDITURES	\$ 232,348
Debt Payments	(212,420)
BALANCE	\$ 19,928
County Appraiser & Tax Collector Fee	(6,643)
Discounts For Early Payments	(13,285)
Excess/ (Shortfall)	\$ -
Carryover Funds From Prior Year	0
Net Excess/ (Shortfall)	\$ -

DETAILED PROPOSED BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	61,742	61,482	63,389	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	38,646	38,828	42,771	Expenditures /.94
Debt Assessments	122,447	122,447	225,979	Bond Payments/.94
Interest Income	252	180	300	Estimated At \$25 Per Month
TOTAL REVENUES	\$ 223,087	\$ 222,937	\$ 332,439	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Lawn Maintenance/Landscaping	23,825	24,000	27,000	\$3,000 Increase From 2022/2023 Budget
Aquatic Maintenance	2,001	2,000	2,000	No Change From 2022/2023 Budget
Maintenance/District Improvements	0	4,205	4,205	No Change From 2022/2023 Budget
Engineering/Inspections	5,455	1,900	3,000	\$1,100 Increase From 2022/2023 Budget
Lake Bank Erosion Control Shoreline Restoration Project	0	0	0	Proposed Loan Is A Cash-Out Refinancing
Restoration Project - Phase 2	0	0	0	Proposed Loan Is A Cash-Out Refinancing
Contingency/Reserve	0	4,394	4,000	\$394 Decrease From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	31,281	36,499	40,205	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,000	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	306	400	420	Projected At 8% Of Supervisor Fees
Management	19,164	19,728	20,316	CPI Adjustment (Capped At 3%)
Secretarial	2,700	2,700	2,700	No Change From 2022/2023 Budget
Legal	8,219	8,000	9,000	\$1,000 Increase From 2022/2023 Budget
Assessment Roll	3,500	3,500	3,500	As Per Contract
Audit Fees	3,700	3,700	3,800	\$100 Increase From 2022/2023 Budget
Insurance	5,706	6,420	6,700	Fiscal Year 2022/2023 Expenditure Was \$6,134
Legal Advertisements	360	550	550	No Change From 2022/2023 Budget
Miscellaneous	591	950	900	\$50 Decrease From 2022/2023 Budget
Postage	183	250	250	No Change From 2022/2023 Budget
Office Supplies	294	500	475	\$25 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	4,080	4,100	4,100	No Change From 2022/2023 Budget
Continuing Disclosure Fee	250	250	250	No Change From 2022/2023 Budget
Website Management	1,750	1,750	1,750	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 54,978	\$ 57,973	\$ 59,886	
TOTAL EXPENDITURES	\$ 86,259	\$ 94,472	\$ 100,091	
REVENUES LESS EXPENDITURES	\$ 136,828	\$ 128,465	\$ 232,348	
Debt Payments	(116,593)	(115,100)	(212,420)	2024 Principal & Interest Payments
BALANCE	\$ 20,235	\$ 13,365	\$ 19,928	
County Appraiser & Tax Collector Fee	(2,143)	(4,455)	(6,643)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,508)	(8,910)	(13,285)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 9,584	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
Net Excess/ (Shortfall)	\$ 9,584	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6	10	100	Projected Interest For 2023/2024
NAV Tax Collection	116,593	115,100	212,420	Maximum Debt Service Collection
Total Revenues	\$ 116,599	\$ 115,110	\$ 212,520	
EXPENDITURES				
Principal Payments	75,000	80,000	100,000	Principal Payment Due In 2024
Interest Payments	37,538	33,800	112,420	Interest Payments Due In 2024
Bond Redemption	0	1,310	100	Estimated Excess Debt Collections
Total Expenditures	\$ 112,538	\$ 115,110	\$ 212,520	
Excess/ (Shortfall)	\$ 4,061	\$ -	\$ -	

Note: 2023 Bond Refunding, includes Project Proceeds Of \$480,000.

Maximum Annual Debt Service Is Estimated At \$212,420. Per Unit Debt Assessment Estimated At \$1,124.27

Principal & Interest Payments Are Estimates.

Series 2014 Bond Refunding Information

Original Par Amount =	\$1,660,000	Annual Principal Payments Due:	May 1st
Interest Rate =	3.25% - 8.25%	May 1st	May 1st & November 1st
Issue Date =	April 2014	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	

Par Amount As Of 1/1/23 = \$1,070,000

Series 2023 Bond Refunding Information

Original Par Amount =	\$1,555,000	Annual Principal Payments Due:	May 1st
Interest Rate =	4.75%	May 1st	May 1st & November 1st
Issue Date =	June 2029	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	

Silver Palms Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative	\$ 305.65	\$ 306.79	\$ 305.88	\$ 315.37
Maintenance	\$ 193.41	\$ 192.27	\$ 193.18	\$ 212.80
<u>Debt</u>	<u>\$ 609.19</u>	<u>\$ 609.19</u>	<u>\$ 609.19</u>	<u>\$ 1,124.27</u>
Total	\$ 1,108.25	\$ 1,108.25	\$ 1,108.25	\$ 1,652.44

* Assessments Include the Following :

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

Community Information:

Total Units 201

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SILVER PALMS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2023-04 AND SETTING A PUBLIC HEARING TO BE HELD ON JUNE 26, 2023 AT 6:00 P.M. AT THE LOCATION OF THE MEETING ROOM AT MERCEDES BENZ OF CUTLER BAY, 10701 SW 211TH STREET, CUTLER BAY, FLORIDA 33189, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT; PURSUANT TO CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; AND PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on May 22, 2023, the Board of Supervisors (the “Board”) of the Silver Palms Community Development District (the “District”) approved Resolution No. 2023-04 setting a public hearing to be held on July 24, 2023, at 6:00 p.m. at the location of the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189, for the purposes of hearing public comment on imposing special assessments on certain property within the District in accordance with Chapters 170, 190 and 197, Florida Statutes; and

WHEREAS, in order to comply with all publication and notice requirements of Chapters 170, 190 and 197, Florida Statutes, and in order to secure a favorable rate for refinancing the District’s outstanding Series 2014 Bonds and for financing the 2023 Project, as such capitalized terms are defined in Resolution No. 2023-03 (the “Initial Assessment Resolution”), it was necessary to reschedule the public hearing date set forth in Resolution No. 2023-04; and

WHEREAS, the District, through the efforts of the District Manager, has prepared a preliminary assessment roll, has provided for all publications, notices, and conditions precedent required pursuant to Chapters 170, 190 and 197, Florida Statutes, to conduct a public hearing and establish a new public hearing date of June 26, 2023, at 6:00 p.m. at the location of the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189; and

WHEREAS, the District has determined that it is necessary to amend Resolution No. 2023-04 to acknowledge the new public hearing date, and to ratify actions taken by District staff to reset the public hearing date to June 26, 2023 and to advertise, publish, and provide the required notices of the public hearing utilizing the June 26, 2023 public hearing date.

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

Section 1. The above recitals are true and correct and are hereby incorporated into this Resolution by reference.

Section 2. Resolution No. 2023-04 is hereby amended to change the declared public hearing date and time to June 26, 2023 at 6:00 p.m., at the location of the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189, for the

purpose of hearing questions, comments, and objections to the proposed non-ad valorem special assessment program for refunding the District's outstanding Series 2014 Bonds, financing new public improvements constituting the 2023 Project, as described in the Assessment Methodology and the preliminary assessment roll, all as such capitalized terms are defined in the Initial Assessment Resolution. Copies of the Assessment Methodology, the Initial Assessment Resolution, and the preliminary assessment roll are on file and available for public inspection in the offices of Special District Services, Inc., at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida, 33410 and in the local office of Special District Services, Inc., at 8785 S.W. 165th Avenue, Suite 200, Miami, Florida 331293 (the "District Offices"). Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the offices of Special District Services, Inc., at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida, 33410.

Section 3. Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Miami-Dade County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved, and notice that information concerning all assessments is available for public inspection at the District Offices.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall take effect upon adoption.

PASSED, ADOPTED, and EFFECTIVE this 5th day of June, 2023.

ATTEST:

**SILVER PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

EXHIBIT A

NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Board of Supervisors (the “Board”) of the Silver Palms Community Development District (the “District”), located within Miami-Dade County, Florida, will conduct a public hearing to levy special assessments against certain properties within the boundaries of the District. The general location of the Improvements to be constructed and financed with the special assessments are within Tract A, of the plat of Silver Palm Lake, as recorded in Plat Book 161, Page 71 of the public records of Miami-Dade County. The tract was assigned Folio Number 30-6018-026-2020 by Miami-Dade County, Florida.

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the Improvements generally consists of the 2004 Project, including but not limited to, roadway improvements, mitigation areas, a perimeter wall, related landscaping, stormwater management system, water distribution system, sanitary sewer system, and other related improvements, and the 2023 Project, including, but not limited to, stormwater management facility improvements, including lake bank restoration of the District-owned lake, all as described more particularly in the reports and plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 and at the local office at 8785 S.W. 165th Avenue, Suite 200, Miami, FL 331293 (the “District Offices”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by all persons interested in the District Offices.

The District intends to impose special assessments on benefited lots and parcels within the District in the manner set forth in the Master Special Assessment Methodology Report, Special Assessment Bonds for 2023 Project, prepared by Special District Services, Inc., dated and accepted by the Board on May 22, 2023 (the “Assessment Methodology”), which is available for inspection and copying at the District Offices. Each assessable single-family lot will be assessed in the principal amount of \$8,706, which is an annual debt assessment of \$1,124, which is an increase to the current annual debt assessment of \$515. The total amount to be levied against the benefitted and assessable lands within the District is \$1,750,000. The above-referenced amounts are exclusive of fees and costs of collection and enforcement, discounts for early payment, and annual interest costs. The special assessment may be prepaid in whole in some instances or may be paid in not more than eleven (11) annual installments, excluding the capitalized interest period, subsequent to the issuance of the debt to finance the improvements. These annual debt assessments will be collected on the Miami-Dade County tax roll by the Tax Collector. Alternatively, the District may choose to collect and enforce these special assessments directly or as otherwise provided by Florida law.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on June 26, 2023 at 6:00 p.m. at the location of the Meeting Room at Mercedes Benz of Cutler Bay, 10701 SW 211th Street, Cutler Bay, Florida 33189. All affected property owners shall have the

right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

All affected property owners have a right to appear at the public hearing. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days' notice prior to the proceeding. Please contact the District Manager at (561) 630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.