



**KEYS COVE II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 14, 2025
12:00 P.M.**

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

www.keyscove2cdd.org
786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
Palm Breeze Clubhouse
1427 SE 24th Place
Homestead, Florida 33035
REGULAR BOARD MEETING
& PUBLIC HEARING
May 14, 2025
12:00 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. February 12, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
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 - 2. Receive Public Comments on Rulemaking for the Establishment of Playground Rules on District Lands within the Boundaries of the District
 - 3. Consider Resolution No. 2025-03 – Establishment of Playground Rules on District Lands within the Boundaries of the District.....Page 10
- H. Old Business
 - 1. Discussion Regarding Security Services
 - 2. Update Regarding Lake Fountain
 - 3. Update Regarding Installation of Speed Humps – Towns at Seascape
- I. New Business
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- J. Administrative & Operational Matters
 - 1. Memorandum Regarding the Legal Requirements for Miami-Dade County CDDs Owning/Maintaining Stormwater Management Systems.....Page 26
 - 2. Reminder: Form 1, Statement of Financial Interest – Due:7/1/2025
- K. Board Member & Staff Closing Comments
- L. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142130	593917	Print Legal Ad-IPL01948530 - IPL0194853		\$881.26	2	50 L

Attention: Laura J. Archer

Keys Cove II Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Keys Cove II Community Development District** (the "District") will hold Regular Meetings in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035, at **12:00 p.m.** on the following dates:

October 9, 2024
November 13, 2024
February 12, 2025
March 12, 2025
April 9, 2025
May 14, 2025
June 11, 2025
September 10, 2025

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

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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

Meetings may be cancelled from time to time with no advertised notice.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
www.keyscove2cdd.org
IPL0194853
Sep 20 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

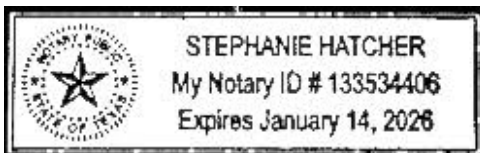
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 20th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 12, 2025**

A. CALL TO ORDER

February 12, 2025 Regular Board Meeting of the Keys Cove II Community Development District (the “District”) was called to order at 12:06 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* September 20, 2024 as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Melony Fogelstrom, and Supervisors Caridad Vargas, Cynthia Portillo (via phone) and Irene De Leon Martinez constituted a quorum.

Staff in attendance: District Manager Armando Silva and Assistant District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance: Brett Barnes of Property Keepers Property Management, Miami, FL; and Grant Johnson, Miami, FL.

D. CONSIDER RESIGNATION OF JANINE FERREIRO (SEAT #5)

Mr. Silva presented the resignation of Janine Ferreiro (Seat #5) and stated that it would be in order to consider the resignation with an effective date of December 1, 2024. A discussion ensued after which;

A **motion** was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and unanimously passed to accept the resignation of Janine Ferreiro with an effective date of December 1, 2024.

Mr. Silva stated there had been no qualified electors that qualified for Seat #1 (currently held by Ms. De Leon Martinez) & Seat #2 (Ms. Melony Fogelstrom) during the qualifying period for the District’s 2024 General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office. A discussion ensued after which:

A **motion** was made by Ms. Portillo, seconded by Ms. Vargas and unanimously passed to declare Seat 1, and Seat 2 vacant effective November 19, 2024 and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

Mr. Silva stated that there was a vacancy in Seat #1 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. Ms. De Leon Martinez, a qualified elector in State of Florida, stated that she was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Ms. Portillo, seconded by Ms. Vargas and unanimously passed to appoint Ms. De Leon Martinez to serve the unexpired 4-year term of office in Seat #1 and such term of office will expire in November 2028.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Irene De Leon Martinez and reminded her of her duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

Mr. Silva stated that there was a vacancy in Seat #2 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. Ms. Fogelstrom, a qualified elector in State of Florida, stated that she was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Ms. Portillo, seconded by Ms. Vargas and unanimously passed to appoint Ms. Fogelstrom to serve the unexpired 4-year term of office in Seat #1 and such term of office will expire in November 2028.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Melony Fogelstrom and reminded her of her duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

E. CONSIDER RESOLUTION NO. 2025-01 – ELECTION OF OFFICERS

Mr. Silva presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

As a result of the changes to the Board of the District, Mr. Silva recommended that re-election of the District’s Officers take place. He provided the following slate of names for election:

- Chairperson – Melony Fogelstrom
- Vice Chairperson – Caridad Vargas
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Irene De Leon Martinez, Cynthia Portillo, Nancy Nguyen and Gloria Perez

A **motion** was made by Ms. Vargas, seconded by Ms. De Leon Martinez and passed unanimously to *elect* the District’s Officers, as listed above.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

H. APPROVAL OF MINUTES

1. November 13, 2024 Regular Board Meeting

The minutes of the November 13, 2024 Regular Board Meeting were presented and the Board was asked if there were any changes, there being no changes, a **motion** was made by Ms. Fogelstrom, seconded by Ms. Vargas and passed unanimously approving the minutes of the November 13, 2024 Regular Board Meeting, as presented.

I. OLD BUSINESS

1. Discussion Regarding Security Services

Mr. Silva informed the Board that registration of decals by the property management companies continues to be a work in progress. A lengthy discussion ensued on which various concerns about the effectiveness of the District's arm gate entry system and the proper vetting of the visitors who enter and exit the community were discussed. It was reiterated that residents must be registered in the SOS System in order to better track visitors and assist in public safety and accountability.

Mr. Silva also presented the Board with a proposal from Regions Security pertaining to the installation of the virtual guard gate system and 24/7 rover services. The total amount for the aforementioned services was \$318,466.41. He reminded the Board that the Keys Gate Master Association is currently paying for rover services for the Keys Gate Community so the security rover occasionally enters the District several times per day. The goal would be for the Keys Gate Community to eliminate this expense for the communities within the District so that the District could pay for the security rover services instead. A discussion ensued after which the Board directed Mr. Silva to contact the Keys Gate Master Association to see if they would consider eliminating the security rover expense for the communities within the District so that the District could pay for the security rover services instead.

2. Update Regarding Playground Installation Project

Mr. Silva confirmed that the playground installation was completed. Ms. Fogelstrom commented that there was a piece knocked off the entry gate to the playground as well as the need for two park benches inside and a trash can as well. Field Operations will find a replacement piece for the gate as well as having the two benches and a trash cans installed.

3. Update Regarding Lake Fountain

Mr. Silva stated that he has followed up with the Keys Gate Master Association regarding the status of the Easement and Maintenance Agreement for the installation of the fountains within the Keys Gate Master Association owned lakes in the District. He will provide an update at the upcoming meeting.

4. Discussion Regarding Pavers/Asphalt Repair and Tree Installation

Mr. Silva stated that the project has been completed.

5. Update Regarding Installation of Speed Humps – Towns at Seascapes

Mr. Silva confirmed that the installation of the speed humps had commenced on that very day.

J. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Designating Registered Agent

Mr. Silva presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Mr. George explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Ms. Fogelstrom, seconded by Ms. Vargas and unanimously passed designating Michael J. Pawelczyk as the Keys Cove II Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

2. Discussion Regarding Playground Rules

Mr. George explained to the Board that he will need guidance from the Board regarding key details such as the intended age group, types of equipment, and any specific concerns or priorities for the composition of the playground rules. He provided the Board with a set of Playground Safety Rules from Lower Saucon Township (<https://www.lowersaucontownship.org/pdf/playgroundrules.pdf>) so that they could utilize it as a template. A discussion ensued after which;

A **motion** was made by Ms. Fogelstrom, seconded by Ms. Vargas and unanimously passed to authorize the District Manager to commence the procedures for rule making authority that would create a rule of the District that would establish playground rules within defined areas in the District (District property).

K. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative or Operational Matters to come before the Board.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no closing comments at this time.

M. ADJOURNMENT

There being no further business to conduct, a **motion** was made by Ms. Fogelstrom seconded by Ms. Vargas and passed unanimously adjourning the Regular Board Meeting at 1:30 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142130	652961	Print Legal Ad-IPL02273390 - IPL0227339	Keys Cove II CDD - Notice	1	54 L

Attention: Laura J. Archer

Keys Cove II Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

NOTICE OF RULE DEVELOPMENT BY KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Keys Cove II Community Development District ("District") hereby gives notice of its intention to develop playground rules on District lands within the boundaries of the District (the "Proposed Rule").

The purpose and effect of the proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property (turf, signage, etc.) and reduce the need to increase maintenance assessments. The proposed Rule provides for playground hours, prohibition of smoking and vaping, alcoholic beverages, dumping, destruction of property, fire and fireworks, firearms, glass containers, obscene language, gambling, loud noise, private parties without written permission of the District, among other prohibitions. Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes.

A copy of the proposed Rule may be obtained by contacting the District Manager at asilva@sdsinc.org, and/or by calling (786)313-3661.

A public hearing on the adoption of the Proposed Rule will be conducted by the District's Board of Supervisors on May 14, 2025, at 12:00 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035.

District Manager
Keys Cove II Community Development District

www.keyscove2cdd.org
IPL0227339
Apr 14 2025

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

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

1 insertion(s) published on:

04/14/25

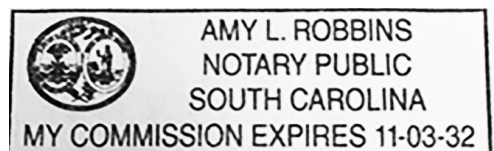
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 14th day of April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



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The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
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San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142130	652960	Print Legal Ad-IPL02273360 - IPL0227336		1	108 L

Attention: Laura J. Archer

Keys Cove II Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

Copy of ad content
is on the next page

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

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04/15/25

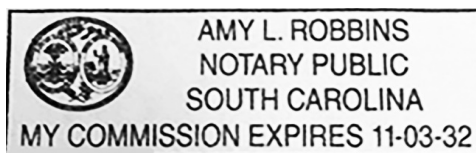
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 15th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



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**KEYS COVE II COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF RULEMAKING FOR
THE ESTABLISHMENT OF PLAY-
GROUND RULES ON DISTRICT
LANDS WITHIN THE BOUNDAR-
IES OF THE DISTRICT**

A public hearing of the Board of Supervisors of the Keys Cove II Community Development District ("District") to consider proposed rulemaking for the establishment of playground rules on District lands and other related matters, within the boundaries of the District (the "Rule"), will be conducted and held on May 14, 2025, at 12:00 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives public notice of its intent to adopt its proposed Rule relating to playground rules on District lands within the boundaries of the District.

The Board of Supervisors and public comment received may result in an adjustment to the proposed Rule during the public hearing, pursuant to discussion and after receiving public comment. The purpose and effect of the proposed Rule is to provide for efficient and effective District operations, public safety, applicable administration, preservation of District property (turf, signage, etc.) and reduce the need to increase maintenance assessments. Prior notice of rule development was published in the Miami Herald newspaper on **April 14, 2025**.

Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes. The proposed Rule provides for playground hours, prohibition of smoking and vaping, alcoholic beverages, dumping, destruction of property, fire and fireworks, firearms, glass containers, obscene language, gambling, loud noise, private parties without written permission of the District, among other prohibitions.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

The public hearing on the proposed Rule may be continued to a date, time, and place to be specified on the record at the hearing. One or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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

A person who decides to appeal any decision of the Board with respect to any matter considered at the public hearing is advised that this same person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed Rule may be obtained by contacting the District Manager at asilva@sdsinc.org, and/or by calling (786) 313-3661.

RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE KEYS COVE II COMMUNITY DEVELOPMENT
DISTRICT, ENACTING THE DISTRICT PARK AND
OPEN SPACE RULES; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Keys Cove II Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 05-133; and

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

WHEREAS, the District Board of Supervisors desires to protect the integrity, operation, safety, and aesthetics associated with the District lands located within the boundaries of the District, and has determined that it is necessary to adopt District Playground Rules (“Rules”); and

WHEREAS, the District advertised a public hearing for May 14, 2025, in order to hear and receive comments on the proposed District Playground Rules pursuant to the requirements of Chapter 120, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, THAT:

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

Section 2. The Rules are hereby enacted, which Rules are attached hereto and made a part hereof as Exhibit A.

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

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

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

PASSED AND ADOPTED THIS 14th DAY OF May 2025.

ATTEST:

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT PLAYGROUND RULES

Playground Rules and Regulations

1. **Definitions.** “District” shall mean the Keys Cove II Community Development District. “Playground” shall refer to the District-owned area designated as the Playground, as depicted on the map attached hereto as Exhibit “B.”

2. **Purpose of Playground Use.** The Playground shall be used solely for its intended recreational purpose, consistent with its design and designation.

3. **Conduct and Compliance.** All persons using the Playground shall conduct themselves in a safe, responsible, and courteous manner and shall comply with all applicable rules, regulations, and ordinances of the District, Miami-Dade County, and the City of Homestead.

4. **Intended Age Group.** Playground equipment is designed for use by children between the ages of **2 and 12**.

5. **Hours of Operation.** The Playground shall be open daily from dawn to dusk. The District Manager, or his or her designee, is authorized to temporarily modify the hours of operation or close the Playground as necessary for maintenance, repairs, or in response to emergencies.

6. **Rules and Regulations.** The following rules apply to all Playground users:

- a) Children must be supervised by an adult (18 years or older) at all times.
- b) Pets are not permitted within the Playground.
- c) Dumping of household or commercial waste is prohibited. Users must properly dispose of their own trash, containers, and food packaging.
- d) Fires of any kind are prohibited.
- e) Fireworks are prohibited.

- f) Possession or consumption of alcoholic beverages is prohibited.
- g) Smoking and vaping are prohibited.
- h) Skateboards, bicycles, scooters, roller blades, roller skates, and similar devices are prohibited.
- i) Motorized vehicles, including but not limited to golf carts, mopeds, gopeds, and motorized scooters, are prohibited.
- j) Creating a nuisance or engaging in disruptive behavior is prohibited.
- k) Displaying, selling, or offering goods, services, or items for sale is prohibited.
- l) Glass containers are prohibited.
- m) Firearms and other weapons are prohibited.
- n) Obscene, profane, or abusive language is prohibited.
- o) Roughhousing or overly aggressive play is prohibited.
- p) Gambling is prohibited.
- q) Use of amplified sound systems or noise-generating devices, including radios, stereos, televisions, musical instruments, vehicle sound systems, or public address systems, which may disturb others, is prohibited.
- r) Bounce houses, inflatables, water slides, tents, tarps, or similar items are prohibited.
- s) Private parties, events, or gatherings are not permitted without prior written authorization from the District.

7. Enforcement. The District Manager, or his or her designee, shall have full authority to enforce these rules. Violations may result in removal from the Playground and/or suspension or termination of Playground privileges.

8. Limitation of Liability. The District shall not be held responsible for loss of or damage to personal property used or stored within the Playground.

9. Assumption of Risk. Any person using the Playground or any District-owned equipment or structures does so at their own risk. Each person shall be liable for any property damage or personal injury caused by their actions while at the Playground.

EXHIBIT B
Keys Cove II Community Development District
Playground Rules Enforcement Areas

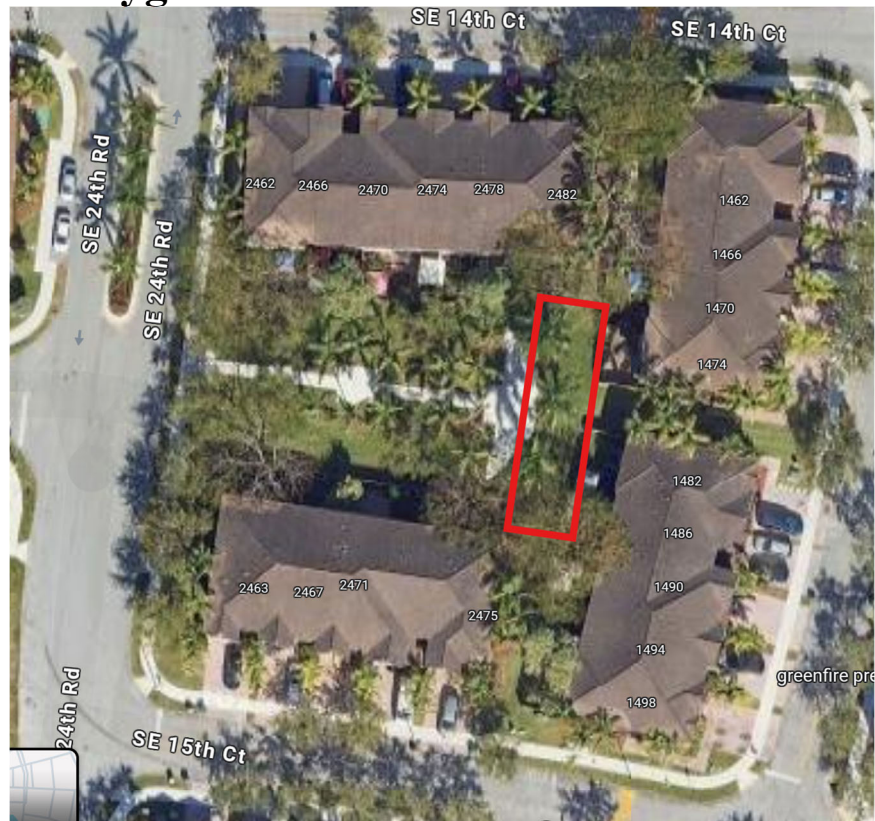


EXHIBIT A

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT PLAYGROUND RULES

Playground Rules and Regulations

1. **Definitions.** “District” shall mean the Keys Cove II Community Development District. “Playground” shall refer to the District-owned area designated as the Playground, as depicted on the map attached hereto as Exhibit “B.”

2. **Purpose of Playground Use.** The Playground shall be used solely for its intended recreational purpose, consistent with its design and designation.

3. **Conduct and Compliance.** All persons using the Playground shall conduct themselves in a safe, responsible, and courteous manner and shall comply with all applicable rules, regulations, and ordinances of the District, Miami-Dade County, and the City of Homestead.

4. **Intended Age Group.** Playground equipment is designed for use by children between the ages of **2 and 12**.

5. **Hours of Operation.** The Playground shall be open daily from dawn to dusk. The District Manager, or his or her designee, is authorized to temporarily modify the hours of operation or close the Playground as necessary for maintenance, repairs, or in response to emergencies.

6. **Rules and Regulations.** The following rules apply to all Playground users:

- a) Children must be supervised by an adult (18 years or older) at all times.
- b) Pets are not permitted within the Playground.
- c) Dumping of household or commercial waste is prohibited. Users must properly dispose of their own trash, containers, and food packaging.
- d) Fires of any kind are prohibited.
- e) Fireworks are prohibited.

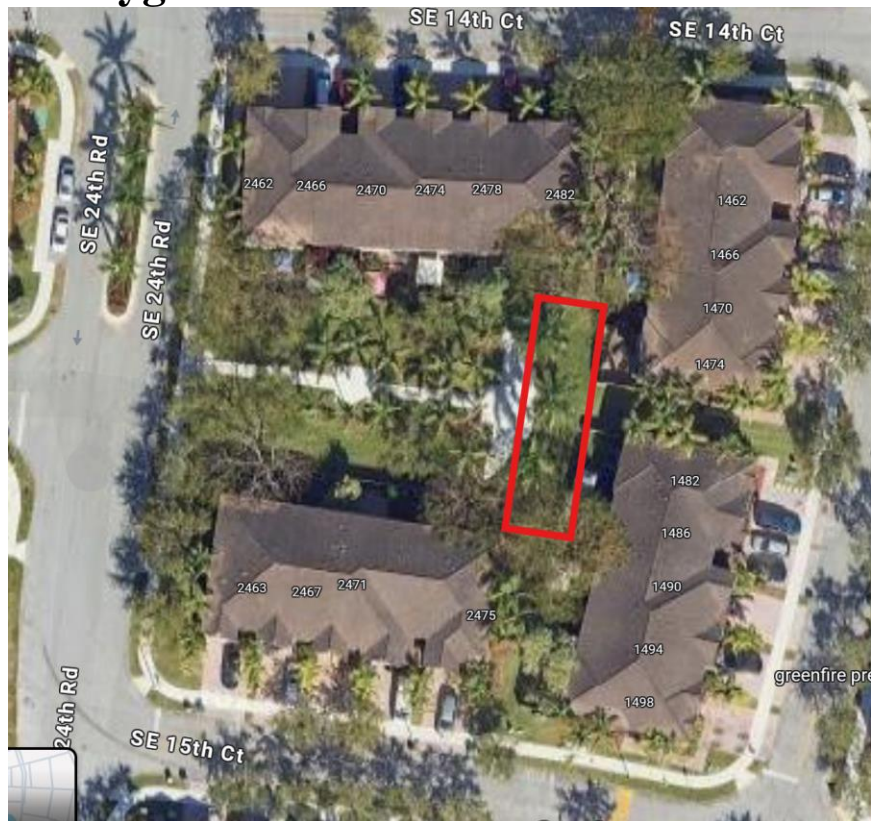
- f) Possession or consumption of alcoholic beverages is prohibited.
- g) Smoking and vaping are prohibited.
- h) Skateboards, bicycles, scooters, roller blades, roller skates, and similar devices are prohibited.
- i) Motorized vehicles, including but not limited to golf carts, mopeds, gopeds, and motorized scooters, are prohibited.
- j) Creating a nuisance or engaging in disruptive behavior is prohibited.
- k) Displaying, selling, or offering goods, services, or items for sale is prohibited.
- l) Glass containers are prohibited.
- m) Firearms and other weapons are prohibited.
- n) Obscene, profane, or abusive language is prohibited.
- o) Roughhousing or overly aggressive play is prohibited.
- p) Gambling is prohibited.
- q) Use of amplified sound systems or noise-generating devices, including radios, stereos, televisions, musical instruments, vehicle sound systems, or public address systems, which may disturb others, is prohibited.
- r) Bounce houses, inflatables, water slides, tents, tarps, or similar items are prohibited.
- s) Private parties, events, or gatherings are not permitted without prior written authorization from the District.

7. Enforcement. The District Manager, or his or her designee, shall have full authority to enforce these rules. Violations may result in removal from the Playground and/or suspension or termination of Playground privileges.

8. Limitation of Liability. The District shall not be held responsible for loss of or damage to personal property used or stored within the Playground.

9. Assumption of Risk. Any person using the Playground or any District-owned equipment or structures does so at their own risk. Each person shall be liable for any property damage or personal injury caused by their actions while at the Playground.

EXHIBIT B
Keys Cove II Community Development District
Playground Rules Enforcement Areas



RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Keys Cove II 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 2025/2026 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2025 at 12:00 p.m. in the Palm Breeze Clubhouse, 1427 SE 24th Place, Homestead, Florida 33035, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of May, 2025.

ATTEST:

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Keys Cove II
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	112,247
MAINTENANCE ASSESSMENTS	1,036,170
DEBT ASSESSMENTS	314,530
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,464,747
EXPENDITURES	
MAINTENANCE EXPENDITURES	
ENGINEERING/INSPECTIONS	3,000
ANNUAL LANDSCAPING SERVICES	290,000
LANDSCAPING UPKEEP	35,000
IRRIGATION MAINTENANCE & UPKEEP	24,000
STORMWATER MANAGEMENT SYSTEM MAINTENANCE	15,000
STREET/ROADWAY MAINTENANCE & UPKEEP	14,000
SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT	320,000
OFF DUTY POLICE SERVICES	20,000
GUARD HOUSE UTILITIES & GATE MAINTENANCE	25,000
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	30,000
STREET LIGHT MAINTENANCE	28,000
LAKE FOUNTAIN INSTALLATION/MAINTENANCE	45,000
JANITORIAL SERVICES	45,000
HOLIDAY LIGHTING	30,000
PLAYGROUND MAINTENANCE	5,000
PAVER RESTORATION & ROOT REMOVAL	0
MISCELLANEOUS MAINTENANCE	45,000
TOTAL MAINTENANCE EXPENDITURES	\$ 974,000
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	8,000
PAYROLL TAXES (EMPLOYER)	612
MANAGEMENT	38,700
SECRETARIAL & FIELD OPERATIONS	9,000
LEGAL	12,000
ASSESSMENT ROLL	10,000
AUDIT FEES	3,500
ARBITRAGE REBATE FEE	0
INSURANCE	9,200
LEGAL ADVERTISING	4,000
MISCELLANEOUS	1,700
POSTAGE	825
OFFICE SUPPLIES	700
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,500
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,900
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 107,312
TOTAL EXPENDITURES	\$ 1,081,312
REVENUES LESS EXPENDITURES	\$ 383,435
BOND PAYMENTS	(295,658)
BALANCE	\$ 87,777
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,259)
DISCOUNTS FOR EARLY PAYMENTS	(58,518)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	94,436	110,087	112,247	Expenditures Less Interest & Carryover (35%)/.94
MAINTENANCE ASSESSMENTS	637,596	817,021	1,036,170	Expenditures Less Carryover (65%)/.94
DEBT ASSESSMENTS	314,530	314,530	314,530	Bond Payments/.94
OTHER REVENUES	52,727	0	0	
INTEREST INCOME	25,395	1,200	1,800	Interest Projected At \$150 Per Month
TOTAL REVENUES	\$ 1,124,684	\$ 1,242,838	\$ 1,464,747	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
ENGINEERING/INSPECTIONS	1,870	3,000	3,000	No Change From 2024/2025 Budget
ANNUAL LANDSCAPING SERVICES	386,887	280,000	290,000	\$10,000 Increase From 2024/2025 Budget
LANDSCAPING UPKEEP	0	35,000	35,000	\$5,000 Decrease From 2024/2025 Budget
IRRIGATION MAINTENANCE & UPKEEP	19,805	25,000	24,000	\$1,000 Decrease From 2024/2025 Budget
STORMWATER MANAGEMENT SYSTEM MAINTENANCE	0	0	15,000	Stormwater Management System Maintenance
STREET/ROADWAY MAINTENANCE & UPKEEP	0	15,000	14,000	\$1,000 Decrease From 2024/2025 Budget
SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT	148,211	142,000	320,000	\$178,000 Increase From 2024/2025 Budget
OFF DUTY POLICE SERVICES	6,678	25,000	20,000	Off Duty Police Services
GUARD HOUSE UTILITIES & GATE MAINTENANCE	36,073	20,000	25,000	\$5,000 Increase From 2024/2025 Budget
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	18,790	40,000	30,000	\$10,000 Decrease From 2024/2025 Budget
STREET LIGHT MAINTENANCE	28,190	18,000	28,000	\$10,000 Increase From 2024/2025 Budget
LAKE FOUNTAIN INSTALLATION/MAINTENANCE	0	50,000	45,000	\$5,000 Decrease From 2024/2025 Budget
JANITORIAL SERVICES	49,797	45,000	45,000	No Change From 2024/2025 Budget
HOLIDAY LIGHTING	35,800	30,000	30,000	No Change From 2024/2025 Budget
PLAYGROUND MAINTENANCE	41,728	5,000	5,000	No Change From 2024/2025 Budget
PAVER RESTORATION & ROOT REMOVAL	39,496	0	0	Fiscal Year 2023/2024 Expenditure
MISCELLANEOUS MAINTENANCE	75,176	35,000	45,000	\$10,000 Increase From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 888,501	\$ 768,000	\$ 974,000	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	3,000	8,000	8,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	211	612	612	Supervisor Fees * 7.65%
MANAGEMENT	36,528	37,620	38,700	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	9,000	9,000	9,000	No Change From 2024/2025 Budget
LEGAL	12,710	12,000	12,000	FY 2024/2025 Expenditure Through Jan 25 Was \$4,343
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,700	3,800	3,500	Accepted Amount For 2024/2025 Audit
ARBITRAGE REBATE FEE	0	650	0	Report No Longer Required (Due To Refunding)
INSURANCE	8,122	8,500	9,200	FY 2024/2025 Expenditure Was \$8,796
LEGAL ADVERTISING	6,498	2,000	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	1,741	1,700	1,700	No Change From 2024/2025 Budget
POSTAGE	813	825	825	No Change From 2024/2025 Budget
OFFICE SUPPLIES	839	700	700	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	4,246	4,700	4,500	\$200 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
ADMINISTRATIVE CONTINGENCY	0	1,900	1,900	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 100,083	\$ 104,682	\$ 107,312	
TOTAL EXPENDITURES	\$ 988,584	\$ 872,682	\$ 1,081,312	
REVENUES LESS EXPENDITURES	\$ 136,100	\$ 370,156	\$ 383,435	
BOND PAYMENTS	(299,445)	(295,658)	(295,658)	2026 Principal & Interest Payments
BALANCE	\$ (163,345)	\$ 74,498	\$ 87,777	
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,053)	(24,832)	(29,259)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(40,030)	(49,666)	(58,518)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (213,428)	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (213,428)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,427	400	1,000	Projected Interest For 2025/2026
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
NAV Tax Collection	299,445	295,658	295,658	Yearly Maximum Debt Assessment
Total Revenues	\$ 305,872	\$ 296,058	\$ 296,658	
EXPENDITURES				
Principal Payments	187,000	194,000	206,000	Principal Payment Due In 2025
Interest Payments	108,501	98,192	89,432	Interest Payments Due In 2025
Bond Redemption	0	3,866	1,226	Estimated Excess Debt Collections
Total Expenditures	\$ 295,501	\$ 296,058	\$ 296,658	
Excess/ (Shortfall)	\$ 10,371	\$ -	\$ -	

Series 2022 Bond Refunding Information

Original Par Amount =	\$3,264,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.63%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2022		
Maturity Date =	May 2036		

Principal Balance As Of 1/1/25 = \$2,802,000

Keys Cove II Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative For Townhome Condominiums	\$ 110.13	\$ 110.13	\$ 118.89	\$ 121.22
Maintenance For Townhome Condominiums	\$ 677.59	\$ 677.59	\$ 882.32	\$ 1,118.98
<u>Debt For Townhome Condominiums</u>	<u>\$ 690.52</u>	<u>\$ 690.52</u>	<u>\$ 838.49</u>	<u>\$ 838.49</u>
Total	\$ 1,478.24	\$ 1,478.24	\$ 1,691.73	\$ 1,930.72
Administrative For Executive Townhomes	\$ 110.13	\$ 110.13	\$ 118.89	\$ 121.22
Maintenance For Executive Townhomes	\$ 677.59	\$ 677.59	\$ 882.32	\$ 1,118.98
<u>Debt For Executive Townhomes</u>	<u>\$ 838.49</u>	<u>\$ 838.49</u>	<u>\$ 838.49</u>	<u>\$ 838.49</u>
Total	\$ 1,626.21	\$ 1,626.21	\$ 1,839.70	\$ 2,078.69

* Assessments Include the Following :

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

Community Information:

Townhome Condominiums	520
<u>Executive Townhomes</u>	<u>406</u>
Total Units	926

Townhome Condominiums Information

Total Units	520
<u>Prepayments</u>	<u>328</u>
Billed For Debt	192

Executive Townhomes Information

Total Units	406
<u>Prepayments</u>	<u>189</u>
Billed For Debt	217



MEMORANDUM

TO: District Manager

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

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.