



**KEYS COVE II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MARCH 11, 2026
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
March 11, 2026
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 11, 2026 Regular Board Meeting.....Page 3
- G. Public Hearing
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 - 2. Receive Public Comments Amendments to Rules for Parking
 - 3. Consider Resolution No. 2026-02 – Adopting Amendments to Rules for Parking.....Page 11
- H. Old Business
 - 1. Update Regarding Security Services and Gate Access
 - 2. Update Regarding Lake Fountains
 - 3. Update Regarding Additional Speed Humps
 - 4. Update Regarding Landscape Easement Agreement between the Keys Cove II CDD and the Towns at Seascape Homeowners Association.....Page 21
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 32
 - 2. Discussion Regarding Arm Gates Maintenance Program – Regions Security
 - 3. Discussion Regarding Landscape Maintenance – Request for Proposals
 - 4. Discussion Regards Comprehensive ArcGIS Proposal (Alvarez Engineers).....Page 39
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- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57951	IPL0310180	Legal Ad - IPL0310180	Keys Cove II CDD - Notice of Rule	1.0	97.0L

ATTENTION: Keys Cove II Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, AK 33410
 larcher@sdsinc.org

NOTICE OF PROPOSED RULE DEVELOPMENT BY THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT AND PUBLIC HEARING THEREON

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

The purpose and effect of the proposed amendments are to prohibit overnight parking in the overflow parking spaces on District property.

A public hearing on the adoption of the proposed rule amendments will be conducted by the District's Board of Supervisors on March 11, 2026 at 12:00 PM, at the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035, to receive public comment on the adoption of the proposed rule amendments pertaining to the Parking Rules. The public hearing will provide an opportunity for interested persons to address and comment upon the proposed amendments. The proposed amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

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

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

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

District Manager
 Keys Cove II Community Development District

www.KeysCoveIICDD.org

Publish:
 Miami-Herald 2/4/2026
 IPL0310180
 Feb 4 2026

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

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

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

1.0 insertion(s) published on:
 02/04/26 Print

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Sworn to and subscribed before
 me on



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DEVELOPMENT BY THE KEYS
COVE II COMMUNITY
DEVELOPMENT DISTRICT AND
PUBLIC HEARING THEREON**

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District Manager
Keys Cove II Community Development
District

www.KeysCovellcdd.org

Publish:
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IPL0310180
Feb 4 2026

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 11, 2026**

A. CALL TO ORDER

The February 11, 2026, Regular Board Meeting of the Keys Cove II Community Development District (the “District”) was called to order at 12:03 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 on September 24, 2025 in the Miami Herald, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Melony Fogelstrom and Supervisors Tomas Simonson and Irene De Leon Martinez constituted a quorum and it was in order to proceed with the meeting.

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

Others in attendance: Grant Johnson, Miami, FL; Kevin Earp of Property Keepers Management, Miami, FL.

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

Mr. Johnson and Ms. De Leon Martinez expressed concerns regarding security enforcement, gate access procedures, and landscaping maintenance within the community. Specific concerns included children congregating in large groups, inconsistent enforcement by security personnel, and vegetation maintenance around perimeter fencing and lake areas.

The Board acknowledged the comments and advised that these matters would be addressed under the corresponding agenda items.

F. APPROVAL OF MINUTES

1. November 12, 2025 Regular Board Meeting

The minutes of the November 12, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. De Leon Martinez, seconded by Mr. Simonson and unanimously passed approving the minutes of the November 12, 2025, Regular Board Meeting, as *amended*. Agenda item D. was left blank and needs to be filled in to outline the resignation of Ms. Caridad Vargas.

G. OLD BUSINESS

1. Update Regarding Security Services and Gate Access

Mr. Silva provided an update regarding security operations and gate access procedures. The virtual gate system is fully operational and efforts continue to ensure residents' contact information is properly registered within the system.

The Board reiterated its expectation that security personnel actively enforce District rules and directed District Management to coordinate with Regions Security to reinforce enforcement standards.

2. Update Regarding Lake Fountains

Mr. Silva advised that follow-up communication with the Master Association remains ongoing regarding the required license agreement necessary to proceed with installation.

3. Update Regarding Additional Speed Humps

District staff continue to communicate with the sub-associations regarding proposed speed hump locations. Feedback will be presented at a future meeting.

4. Update Regarding Landscape Easement Agreement

Discussions remain ongoing between the District and the Towns at Seascapes HOA regarding maintenance responsibilities and the execution of the Landscape Easement Agreement. Mr. Silva informed the Towns at Seascapes HOA that the District is currently working on the budget and that the maintenance of the Towns at Seascapes landscaping will be removed from the budget if the Towns at Seascapes HOA does not decide to proceed with the execution of the Landscape Easement Agreement. More information regarding this topic will be presented at an upcoming meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Remote Attendance Policy

Mr. Silva presented Resolution No. 2026-01:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY LIMITING REMOTE OR TELEPHONIC ATTENDANCE AT PUBLIC MEETINGS TO CERTAIN CIRCUMSTANCES WHEN A QUORUM OF THE BOARD IS PHYSICALLY PRESENT; AND PROVIDING FOR AN EFFECTIVE DATE

District Counsel stated that this resolution establishes a policy that generally requires Board members to attend meetings in person. However, if a quorum of the Board is physically present at the meeting, a Board member may participate remotely by phone or electronic means under limited circumstances, such as illness, work or personal travel, emergencies, disability accommodations, or other good cause approved by the Board. Members requesting remote attendance must provide advance notice when possible. Remote participants may fully participate and vote, provided the meeting complies with public meeting laws.

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and unanimously passed adopting Resolution No. 2026-01, as presented.

2. Discussion Regarding Arm Gates Maintenance Program – Regions Security

The Board discussed a preventative maintenance program for the community's arm gates and reviewed a proposal provided by Regions Security. A discussion ensued after which the Board directed staff to obtain another proposal for consideration at the next meeting.

3. Discussion Regarding Amendment to Parking Rules – Tract B Parking Spots

Discussion was held regarding potential amendments to parking regulations to include the visitor parking spots located within Tract B. District Counsel advised that formal rulemaking would be required. Mr. Silva stated that he has already started the process and that the public hearing will be held on March 11, 2026.

4. Discussion Regarding Landscape Maintenance – Request for Proposals

The Board expressed dissatisfaction with A motion was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and unanimously passed authorizing District Management to prepare and advertise a Request for Proposals for Landscape Maintenance Services.

5. Discussion Regarding Comprehensive ArcGIS Proposal (Alvarez Engineers)

This item was tabled.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Rate Increase – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

District Counsel presented a proposed adjustment to its hourly fee structure, noting that its current rates have remained in place since 2023 and that the increase is necessary to account for rising operational costs and inflation. Effective October 1, 2026, the hourly rates will be adjusted to \$300 per hour for Partners and \$250 per hour for Associates. Counsel further advised that future adjustments may be considered no more than every third fiscal year in connection with the District’s budget process and tied to changes in the Consumer Price Index. A discussion ensued after which;

A **motion** was made by Mr. Simonson, seconded by Ms. De Leon Martinez and unanimously passed approving the proposed rate increase, as presented.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Board members reiterated expectations regarding enhanced security enforcement and improved landscaping standards.

K. ADJOURNMENT

There being no further business to conduct, a motion was made by Ms. De Leon Martinez, seconded by Mr. Simonson and unanimously passed adjourning the Regular Board Meeting at 1:41 p.m.

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57951	IPL0310180	Legal Ad - IPL0310180	Keys Cove II CDD - Notice of Rule	1.0	97.0L

ATTENTION: Keys Cove II Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, AK 33410
 larcher@sdsinc.org

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STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

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

1.0 insertion(s) published on:
 02/04/26 Print

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District Manager
 Keys Cove II Community Development District

www.KeysCoveIICDD.org

Publish:
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 IPL0310180
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Sworn to and subscribed before me on



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COVE II COMMUNITY
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57951	IPL0311801	Legal Ad - IPL0311801	Keys Cove II CDD - Amend Parking Rule	1.0	129.0L

ATTENTION: Keys Cove II Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, AK 33410
 larcher@sdsinc.org

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF RULEMAKING AND PUBLIC HEARING TO AMEND CERTAIN DISTRICT PARKING RULES

In accordance with Chapters 120 and 190, Florida Statutes, the Keys Cove II Community Development District (the "District") hereby gives notice of its intention to consider the adoption of proposed amendments to the Keys Cove II Community Development District Rules for Parking on District Property (the "Parking Rules"), including the prohibition of overnight parking within the overflow parking spaces on District property.

Specific legal authority for the proposed rule amendments includes Sections 190.011, 190.035, 120.54, and 120.51, Florida Statutes. A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager, Armando Silva, Special District Services, Inc. by telephone at (786) 313-3661, or by email at asilva@sdsinc.org. Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting and public hearing referenced below to facilitate the Board's consideration of such questions and comments during the meeting.

The Board of Supervisors of the District will hold a public hearing on March 11, 2026 at 12:00 PM, at the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035, to receive public comment on the adoption of the proposed amendments to the District Parking Rules. The public hearing will provide an opportunity for the public to address and comment upon the proposed rule amendments. The proposed rule amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

The proposed amendments to the Parking Rules, include, but are not limited to, the prohibition of overnight parking within the overflow parking spaces on District property.

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All interested parties may appear at the above public hearing at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.24(1)(f), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. The public record of this hearing may be examined at the office of the District Manager set forth above.

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 Keys Cove II Community Development District
www.KeysCoveIICDD.org

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STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

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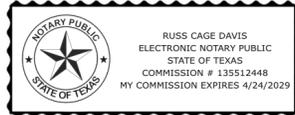
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**KEYS COVE II COMMUNITY
DEVELOPMENT DISTRICT**

**NOTICE OF RULEMAKING AND
PUBLIC HEARING TO AMEND
CERTAIN DISTRICT PARKING
RULES**

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District Manager
Keys Cove II Community Development
District

www.KeysCoveIICDD.org

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISIONS AND AMENDMENTS TO THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT RULES FOR PARKING ON DISTRICT PROPERTY; AND PROVIDING FOR 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, parking areas, and facilities within the boundaries of the District; and

WHEREAS, the District has previously adopted pursuant to applicable Florida law, the Rules for Parking on District Property (the “Parking Rules”), last revised or amended pursuant to Resolution 2020-05, adopted by the District Board of Supervisors on October 14, 2020; and

WHEREAS, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

WHEREAS, the District has complied with the provisions of Chapter 120, Section 190.011, and Section 190.035, Florida Statutes and has conducted a public hearing to address certain the adoption of the amendments and revisions to the Parking Rules, as contemplated herein.

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

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. The amendments and revisions to the Parking Rules, as identified in the underline/strike-through version of such Parking Rules attached hereto and made a part hereof as Exhibit “A” are hereby adopted and enacted by the Board of Supervisors of the Keys Cove II Community Development District.

Section 3. The “clean version” of the Parking Rules accepting the identified revisions and amendments, and which is attached hereto and made a part hereof as Exhibit “B” is hereby adopted and accepted as the new Parking Rules of the District.

Section 4. The District Manager shall include the new Parking Rules, as amended from time to time, in the Official Records of Proceeding of the District, and shall post the same on the District's website.

Section 5. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. 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 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Keys Cove II Community Development District, this **11th day of March, 2026.**

Attest:

**KEYS COVE II COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson, Board of Supervisors

Exhibit "A"
(Parking Rules in underline/strike-through format showing changes)

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

RULES FOR PARKING ON DISTRICT PROPERTY
("PARKING RULES")

Adopted _____, ~~2020~~2026

- 1.1 Any vehicle parked in violation of the Keys Cove II Community Development District (the "District") Rules for Parking on District Property ("Parking Rules") as set forth herein may be towed at the vehicle owner's expense. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, grassed swales and landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Overnight parking in the guest parking spaces is prohibited, unless prior authorization is obtained from the District Manager or the Palm Breeze and/or the Palm Cove Property Manager, limited to no more than forty-eight (48) hours.
- ~~1.54~~ No vehicle which cannot operate on its own power shall remain on District right-of-way or District property for more than twelve (12) hours.
- ~~1.56~~ No commercial vehicle, recreational vehicle, boat, trailer, semi-tractor-trailer truck including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept on District right-of-way or District property. The term "commercial vehicle" shall not be deemed to include recreational or sport utility vehicles commonly referred to as SUV's up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the owner on a daily basis for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to commercial vehicles or construction vehicles currently being used in connection with the construction, improvement, installation, or repair of District rights-of-way or any other District-owned or District-maintained property or facilities.
- 1.7 ~~1.6~~ Marked law enforcement or other emergency vehicles are exempt from the Parking Rules prohibiting on-street parking. Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.5, unless they are performing official duties at that location.
- 1.8 ~~1.7~~ The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.

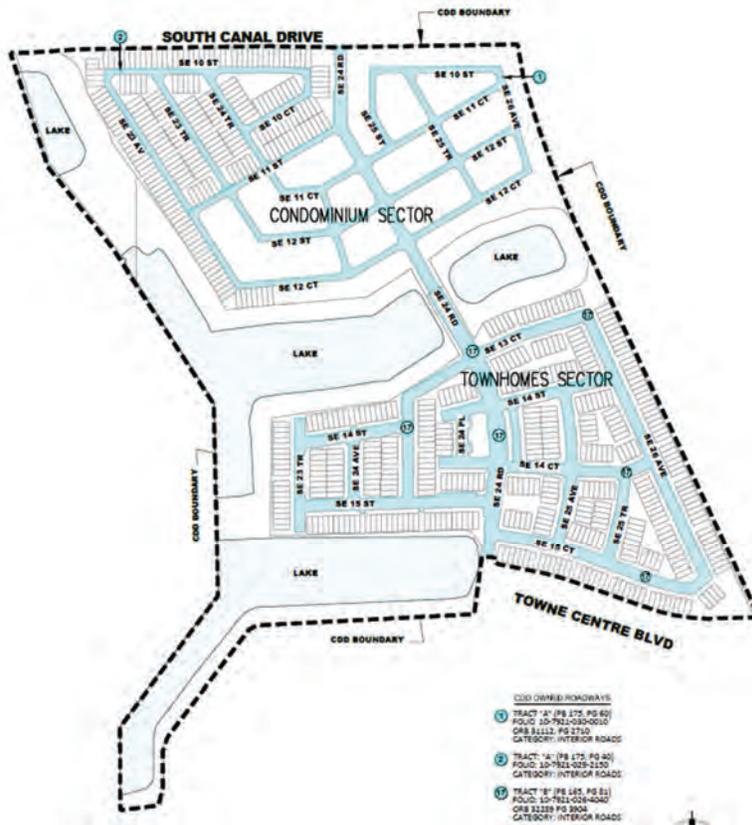
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1.9 ~~1.8~~ No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.

~~1.9~~ 1.10 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES ENFORCEMENT AREAS



- Keys Cove II Community Development District Parking Rules are enforced within the areas indicated in blue.

Exhibit "B"
(revised Parking Rules, final)

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

RULES FOR PARKING ON DISTRICT PROPERTY ("PARKING RULES")

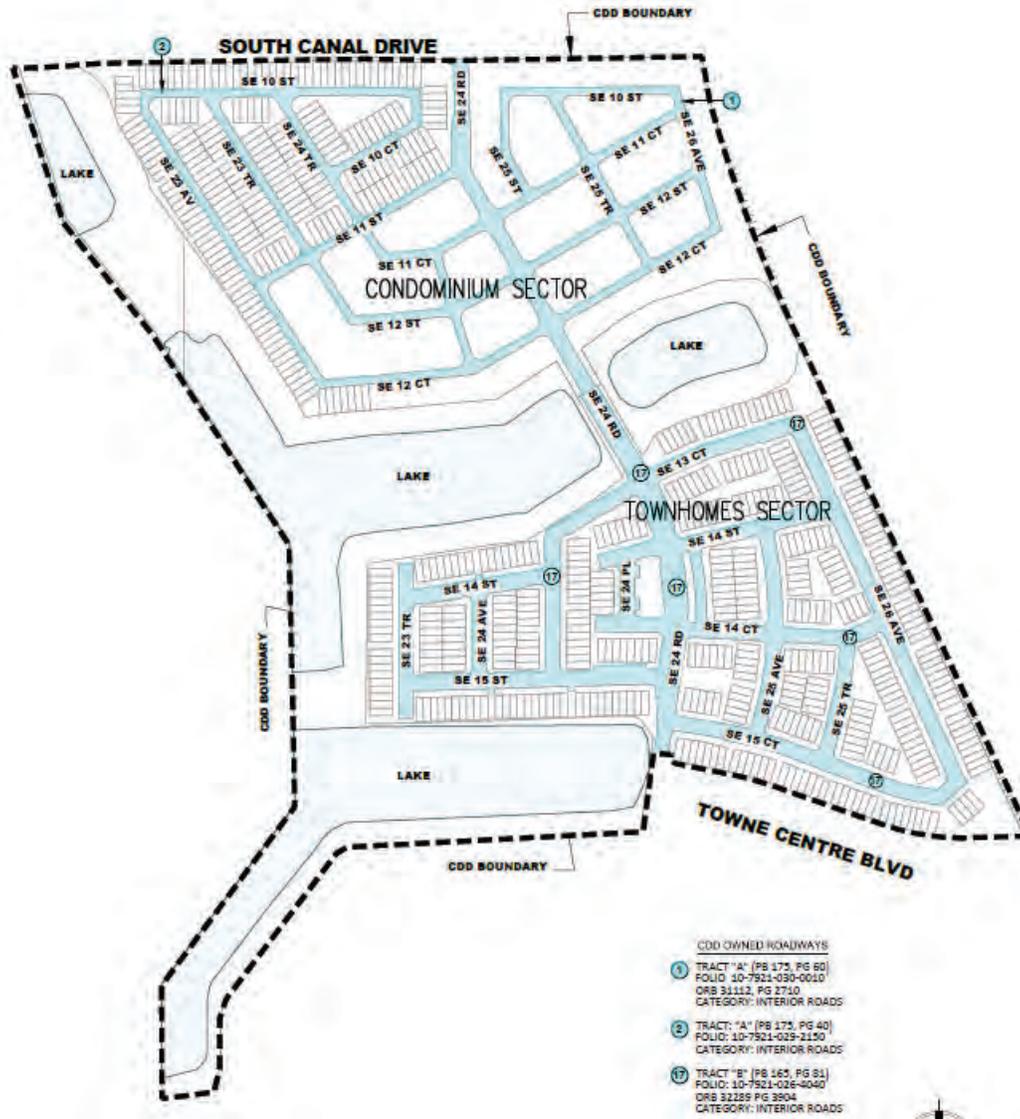
Adopted _____, 2026

- 1.1 Any vehicle parked in violation of the Keys Cove II Community Development District (the "District") Rules for Parking on District Property ("Parking Rules") as set forth herein may be towed at the vehicle owner's expense. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, grassed swales and landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Overnight parking in the guest parking spaces is prohibited, unless prior authorization is obtained from the District Manager or the Palm Breeze and/or the Palm Cove Property Manager, limited to no more than forty-eight (48) hours.
- 1.5 No vehicle which cannot operate on its own power shall remain on District right-of-way or District property for more than twelve (12) hours.
- 1.6 No commercial vehicle, recreational vehicle, boat, trailer, semi-tractor-trailer truck including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept on District right-of-way or District property. The term "commercial vehicle" shall not be deemed to include recreational or sport utility vehicles commonly referred to as SUV's up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the owner on a daily basis for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to commercial vehicles or construction vehicles currently being used in connection with the construction, improvement, installation, or repair of District rights-of-way or any other District-owned or District-maintained property or facilities.
- 1.7 Marked law enforcement or other emergency vehicles are exempt from the Parking Rules prohibiting on-street parking. Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 1.1 to 1.5, unless they are performing official duties at that location.
- 1.8 The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.9 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.

1.10 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES ENFORCEMENT AREAS



- Keys Cove II Community Development District Parking Rules are enforced within the areas indicated in [blue](#).

Instrument Prepared By and Return to:

Gabriella A. Fernandez Perez, Esq.
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Ft. Lauderdale, Florida 33301

Folio Nos. 10-7921-029-2180, 10-7921-029-2250, 10-7921-029-2240, 10-7921-029-2230, 10-7921-029-2220, 10-7921-029-2260, 10-7921-029-2270, 10-7921-029-2210, 10-7921-029-2200, 10-7921-029-2190, 10-7921-029-2280, 10-7921-029-2170, and 10-7921-029-2160

LANDSCAPE MAINTENANCE EASEMENT

THIS LANDSCAPE MAINTENANCE EASEMENT (the “Easement”), made this ____ day of _____, 2025, between **THE TOWNS AT SEASCAPE HOMEOWNERS’ ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 381 N. Krome Avenue, Suite 205, Homestead, Florida 33030 (the “Grantor”) and **KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Homestead, Miami-Dade County, Florida, and whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“CDD” or “Grantee”).

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of real property situated in unincorporated Miami-Dade County, Florida, which property is referred to herein as the “Grantor Property” and is more particularly described as:

Tract “D”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “K”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “J”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “I”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida

(the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “H”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “L”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “M”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “G”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “F”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “E”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “N”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Common Areas”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “C”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “B”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030.

WHEREAS, the Easement Area is located within the common areas of the Association, and the Association desires to grant an easement to the CDD, as the intent of

the parties is for the CDD to provide for the regular and routine maintenance of the landscaping improvements within the “Easement Area”, as more particularly described on composite Exhibit A attached hereto, and for the Association to grant the CDD an easement over the common areas of the Association to allow the CDD to perform such maintenance, utilizing funds collected from assessable lands within the CDD for purposes of the operation and maintenance of the CDD; and

WHEREAS, Grantor is willing to grant such Easement for purposes of installation, replacement, repair and maintenance of landscaping, including, but not limited to, sod, trees, bushes, shrubs, mulch, ground cover and plantings located within the Easement Land upon and subject to the terms and conditions hereof;

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and other good and valuable considerations:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.
2. **Grant of Easement.** Grantor does hereby grant unto the CDD a non-exclusive easement over the Easement Area to repair, maintain, and replace the landscape improvements including but not limited to, trees, bushes, flowers, plantings, sod, ground cover, and irrigation systems (including irrigation lines, facilities, pumps and timers) appurtenant thereto (hereinafter the “Improvements”) contained in the Easement Area. Grantor hereby reserves all rights of ownership in and to the Easement Area that are not inconsistent with this Easement, including, without limitation, the right to grant further easements on, over and across the Easement Area and the right to use the Easement Area for all uses not interfering with the uses permitted under this Easement.
3. **Maintenance Responsibility.**
 - a. CDD shall maintain, repair, and replace the Improvements within the Easement Area, at its sole cost and expense, in a manner consistent with its maintenance of similar improvements throughout the jurisdictional boundaries of the CDD (the “Maintenance Services”).
 - b. The Maintenance Services shall be provided by the CDD in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the Improvements are properly maintained and continue to function with their intended purpose. In addition, since each of the Improvements may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the CDD shall be flexible and adjusted

periodically depending on the condition of each of the Improvements and particular maintenance needs, as reasonably determined by the CDD.

- c. The Maintenance Services shall be provided by the CDD in strict compliance with all governmental entities' and agencies' permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions.
 - d. CDD shall have the authority, in its sole discretion, to modify, change, add to, or remove any Improvements within the Easement Land, provided such action is not inconsistent with the intent of this Easement for the District to maintain and have control over the Easement Land for landscaping purposes.
 - e. The Maintenance Services shall be provided by the CDD without interfering in any way with or encumbering the use, ownership, or other right or interest of any party in the Easement Area, except to the extent reasonably necessary, on a temporary basis, for the CDD to perform its obligations under this Easement.
 - f. The CDD shall timely pay all invoices, or other manner of billing, for all persons or entities with whom the CDD may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Easement.
4. **Excluded Events.** The Maintenance Services to be performed by the CDD shall not include, by way of example but not limitation, the repair or replacement of Improvements that are damaged as a result of (i) a force majeure event, including without limitation, a hurricane, tornado, windstorm, freeze damage, fire, drought or flooding or (ii) the acts or omissions of Grantor or any of its contractors, agents, officers, employees, volunteers, or representatives (an "Excluded Event"). Grantor shall be solely responsible for all aspects of repair or replacement of the Improvements that are damaged as a result of an Excluded Event. As soon as practicable, but no later than thirty (30) days from any the occurrence of an Excluded Event, the CDD shall submit written notice to Grantor regarding any such damage to the Improvements due to the Excluded Event. However, the CDD's failure to provide said notice shall not negate Grantor's responsibilities pursuant to this paragraph. If, as a result of an Excluded Event, the CDD is delayed in the performance of any obligation under this Easement that it is otherwise responsible for, then the period of time to perform such obligation shall be extended for a reasonable period of time corresponding to the degree of the delay caused by the Excluded Event.
5. **Emergency Intervention by Grantor.** In the event of an emergency, such as a hurricane or other event requiring emergency action, as determined by

Grantor in its reasonable discretion, and regardless of any language in this Easement to the contrary or any language in any contract or arrangement that the CDD may have with third parties concerning the Maintenance Services for the Improvements, Grantor reserves the unilateral and exclusive right to implement or initiate, upon twenty-four (24) hour advance written notice to the CDD and if the CDD does not initiate appropriate action within twenty-four (24) hours of receipt of notice, the following, to the extent necessary to address such emergency and in a manner consistent with the Maintenance Services described under this Easement: (a) the provision of any of the Maintenance Services and (b) the removal, modification, relocation, or replacement, as the case may be and in Grantor's reasonable discretion, of one or more of the Improvements. Following termination of the emergency event and conclusion of emergency remedial actions, if any, Grantor shall so notify the CDD and the CDD shall thereupon be obligated to resume the provision of Maintenance Services under this Easement. For the purpose of clarity, the CDD's failure to initiate any actions within the foregoing twenty-four (24) hour period shall not be considered a default under this Easement.

6. **Binding Effect.** Grantor states that this Easement shall be and constitute a covenant running with the land, fully binding upon Owner, its successors, successors-in-title, and assigns hereof. CDD states that the obligations, covenants and restrictions shall constitute covenants that run with the land, and shall be binding upon all successors, successors-in-title, and assigns of CDD.

7. **Default.**
 - a. In addition to any other remedies available in law or equity, and any other rights of Grantor expressly provided in this Easement, if the CDD should fail, refuse or neglect to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default from Grantor, then in that event Grantor, at its sole discretion and with prior notice, may elect to (i) provide such Maintenance Services and thereby assume full maintenance responsibility as to the applicable Improvements, or (ii) remove, modify, relocate, or replace, as the case may be and in the Grantor's reasonable discretion, one or more of the Improvements, to the extent the same would be required under the scope of the Maintenance Services, or (iii) terminate this Easement by providing written notice to the CDD and recording a termination of this Easement executed solely by Grantor in the Public Records of Miami-Dade County, Florida. At such time as Grantor should commence performing any of the Maintenance Services pursuant to this section, and upon receipt of written notice from Grantor, the CDD shall promptly discontinue the provision of such Maintenance Services until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the CDD may have entered to perform such Maintenance Services; however, nothing

contained herein shall be construed to limit or otherwise modify the either parties' rights to terminate this Easement in accordance with Section 8. Further, in such event, the CDD shall reimburse Grantor for the reasonable out-of-pocket costs incurred by the Grantor in providing such Maintenance Services (the "Reimbursement Payments") until such time as this Easement has been terminated (such obligation shall survive the termination of this Easement). In connection with any request by Grantor for Reimbursement Payments, Grantor shall provide to the CDD copies of invoices for the Maintenance Services provided by Grantor and the request for Reimbursement Payments shall not exceed the amount of the invoices for the applicable Maintenance Maintenance Services.

- b. Before any breach by the CDD of its obligations under this Easement shall constitute a default, Grantor shall first provide the CDD with written notice of such breach and the CDD shall have a period of thirty (30) days to cure the same; however, such cure period shall be extended to the extent reasonably necessary to effectuate such cure as long as the CDD has promptly commenced the appropriate actions to cure the breach within the initial thirty (30) day cure period and thereafter continues to diligently pursue such cure.
- c. Except as expressly provided in Section 7(a) above, any costs incurred by Grantor in performing the Maintenance Services for any reason, shall be borne solely by Grantor.
- d. At the sole discretion of Grantor, a default by the CDD under this Easement shall entitle Grantor to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the CDD's default under this Easement, the parties agree and stipulate as to the irreparable harm of such default and as to the absence of adequate remedies at law; therefore, the Grantor shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, the CDD's obligations hereunder. Notwithstanding the foregoing, any claim to damages under this Easement by Grantor shall be limited to (a) the costs of any actual damage to the Easement Area or the Improvements resulting from the CDD's failure to perform the Maintenance Services in the manner required under this Easement, (b) any amounts owing in connection with the CDD's indemnification obligations, and (c) any enforcement costs due to Grantor under Section 12(f). For the purpose of clarity, in accordance with Section 5(c), Grantor shall not be entitled to any damages for the costs incurred by Grantor to simply perform the Maintenance Services in lieu of the CDD.

8. **Authority.** Each of Grantor and CDD does hereby warrant that this document has been duly executed.

9. **Miscellaneous.**

- a. This Easement shall be governed by the laws of the State of Florida without giving effect to it conflict of laws principles. Venue and jurisdiction for any dispute arising under this Easement shall be exclusively in the courts located in Miami-Dade County, Florida.
- b. All notices under this Easement shall be in writing and shall be sufficiently made or given only when delivered in person, sent by recognized overnight courier, or mailed by certified mail, return receipt requested, to the party's address provided in the initial paragraph to this Easement. Notice given by hand delivery shall be deemed received on the date delivered if delivered on a business day during business hours, otherwise it shall be deemed delivered on the next business day. Notice given by certified mail, return receipt requested, postage pre-paid, shall be deemed delivered three days following the date mailed. Notice sent by nationally recognized overnight courier (such as Federal Express) with request for next business day delivery, shall be deemed received on the next business day. Any notice refused shall be deemed to be accepted on the earlier of the time frame set forth in this notice provision or when actually refused. Grantor and Grantee may modify their respective notice address by providing ten (10) days' prior written notice to the other.

DISTRICT: **Keys Cove II
Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager**

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

GRANTOR: **The Towns at Seascape Homeowners
Assocviation, Inc.
381 N. Krome Avenue, Suite 205
Homestead, Florida 33030
Attention: c/o Alton Madison
Property Management**

- c. In the event that either party is required to enforce this Easement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.
 - d. CDD shall not commit or suffer to be committed any waste or nuisance upon the Easement Area and shall take such action necessary to terminate any nuisance or waste, except CDD shall not be liable to take such action to terminate any nuisance or waste to the extent an act or omission of Grantor is a substantial factor in the causation of such nuisance or waste.
- 10. This Easement shall be and constitutes a covenant running with the Easement Area, and shall inure to the benefit of, and be binding upon, the parties hereto and on Grantor's successors in title to the Easement Area.
 - 11. This Easement supercedes and replaces any prior Landscape Maintenance Easement granted to the CDD by the Grantor with respect to the Easement Land.
 - 12. Each of Grantor and CDD does hereby warrant that this document has been duly executed.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Landscape Easement and further agree that it shall take effect as of the date first above written.

**THE TOWNS AT SEASCAPE
HOMEOWNERS'
ASSOCIATION, INC., a Florida
not-for-profit corporation**

Print Name

Print Name

(CORPORATE SEAL)

By: _____

Print: _____

Title: _____

_____ day of _____, 2025

STATE OF FLORIDA }

COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [___] physical presence or [___] online notarization, this _____ day of _____, 2025, by _____, as _____ of **THE TOWNS AT SEASCAPE HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his/her knowledge.

Notary Public

Print Name

Commission Expires: _____

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Signed, sealed and delivered
In the Presence of:

By: _____

Witness

Print name: _____
Chairperson/Vice Chairperson
Board of Supervisors

Print Name

Dated: _____, 2025

Witness

Print Name

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by _____, as Chairperson/Vice Chairperson of the Board of Supervisors of the **KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose of government established pursuant to Chapter 190, Florida Statutes. He/she is ___ personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this ____ day of _____, 2025.

Notary Public

Print Name

Commission Expires: _____

EXHIBIT "A"

Easement Area

RESOLUTION NO. 2026-03

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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of March, 2026.

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 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	115,723
MAINTENANCE ASSESSMENTS	1,067,766
DEBT ASSESSMENTS	314,530
OTHER REVENUES	0
INTEREST INCOME	2,100
TOTAL REVENUES	\$ 1,500,119
EXPENDITURES	
MAINTENANCE EXPENDITURES	
ENGINEERING/INSPECTIONS	3,000
ANNUAL LANDSCAPING SERVICES	230,000
LANDSCAPING UPKEEP (MULCH, TREE TRIMMING, ANNUAL, ETC.)	75,000
IRRIGATION MAINTENANCE & UPKEEP	28,000
STORMWATER MANAGEMENT SYSTEM MAINTENANCE	15,000
STREET/ROADWAY MAINTENANCE & UPKEEP	40,000
SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT	320,000
OFF DUTY POLICE SERVICES	25,000
GUARD HOUSE UTILITIES & GATE MAINTENANCE	25,000
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	30,000
STREET LIGHT MAINTENANCE	35,000
LAKE FOUNTAIN INSTALLATION/MAINTENANCE	34,000
JANITORIAL SERVICES	45,000
HOLIDAY LIGHTING	30,000
PLAYGROUND MAINTENANCE	5,000
MISCELLANEOUS MAINTENANCE	63,700
TOTAL MAINTENANCE EXPENDITURES	\$ 1,003,700
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	7,000
PAYROLL TAXES (EMPLOYER)	536
MANAGEMENT	39,744
SECRETARIAL & FIELD OPERATIONS	9,000
LEGAL	16,000
ASSESSMENT ROLL	10,000
AUDIT FEES	3,600
INSURANCE	9,400
LEGAL ADVERTISING	4,000
MISCELLANEOUS	2,000
POSTAGE	825
OFFICE SUPPLIES	700
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,400
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 110,880
TOTAL EXPENDITURES	\$ 1,114,580
REVENUES LESS EXPENDITURES	\$ 385,539
BOND PAYMENTS	(295,658)
BALANCE	\$ 89,881
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,960)
DISCOUNTS FOR EARLY PAYMENTS	(59,921)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	113,978	112,247	115,723	Expenditures Less Interest & Carryover (35%)/.94
MAINTENANCE ASSESSMENTS	817,021	1,071,276	1,067,766	Expenditures Less Carryover (65%)/.94
DEBT ASSESSMENTS	314,530	314,530	314,530	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	14,996	1,800	2,100	Interest Projected At \$175 Per Month
TOTAL REVENUES	\$ 1,260,525	\$ 1,499,853	\$ 1,500,119	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
ENGINEERING/INSPECTIONS	5,947	3,000	3,000	No Change From 2025/2026 Budget
ANNUAL LANDSCAPING SERVICES	320,173	290,000	230,000	\$60,000 Decrease From 2025/2026 Budget
LANDSCAPING UPKEEP (MULCH,TREE TRIMMING,ANNUAL,ETC.)	0	35,000	75,000	\$40,000 Increase From 2025/2026 Budget
IRRIGATION MAINTENANCE & UPKEEP	38,243	24,000	28,000	\$4,000 Increase From 2025/2026 Budget
STORMWATER MANAGEMENT SYSTEM MAINTENANCE	0	15,000	15,000	No Change From 2025/2026 Budget
STREET/ROADWAY MAINTENANCE & UPKEEP	76,045	30,000	40,000	\$10,000 Increase From 2025/2026 Budget
SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT	167,184	320,000	320,000	No Change From 2025/2026 Budget
OFF DUTY POLICE SERVICES	10,229	20,000	25,000	\$5,000 Increase From 2025/2026 Budget
GUARD HOUSE UTILITIES & GATE MAINTENANCE	22,440	25,000	25,000	No Change From 2025/2026 Budget
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	24,450	30,000	30,000	No Change From 2025/2026 Budget
STREET LIGHT MAINTENANCE	54,885	35,000	35,000	No Change From 2025/2026 Budget
LAKE FOUNTAIN INSTALLATION/MAINTENANCE	0	45,000	34,000	\$11,000 Decrease From 2025/2026 Budget
JANITORIAL SERVICES	53,320	45,000	45,000	No Change From 2025/2026 Budget
HOLIDAY LIGHTING	54,185	30,000	30,000	No Change From 2025/2026 Budget
PLAYGROUND MAINTENANCE	0	5,000	5,000	No Change From 2025/2026 Budget
MISCELLANEOUS MAINTENANCE	128,832	55,000	63,700	\$8,700 Increase From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 955,933	\$ 1,007,000	\$ 1,003,700	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	3,200	8,000	7,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	212	612	536	Supervisor Fees * 7.65%
MANAGEMENT	37,620	38,700	39,744	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	9,000	9,000	9,000	No Change From 2025/2026 Budget
LEGAL	19,610	12,000	16,000	FY 2025/2026 Expenditure Through Jan 26 Was \$6,085
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2025/2026 Audit
INSURANCE	8,796	9,200	9,400	FY 2025/2026 Expenditure Was \$8,803
LEGAL ADVERTISING	4,146	4,000	4,000	No Change From 2025/2026 Budget
MISCELLANEOUS	2,360	1,700	2,000	\$300 Increase From 2025/2026 Budget
POSTAGE	836	825	825	No Change From 2025/2026 Budget
OFFICE SUPPLIES	530	700	700	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	4,246	4,500	4,400	\$100 Decrease From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	500	500	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	1,900	1,000	\$900 Decrease From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,481	\$ 107,312	\$ 110,880	
TOTAL EXPENDITURES	\$ 1,062,414	\$ 1,114,312	\$ 1,114,580	
REVENUES LESS EXPENDITURES	\$ 198,111	\$ 385,541	\$ 385,539	
BOND PAYMENTS	(300,421)	(295,658)	(295,658)	2027 Principal & Interest Payments
BALANCE	\$ (102,310)	\$ 89,883	\$ 89,881	
COUNTY APPRAISER & TAX COLLECTOR FEE	(11,959)	(29,961)	(29,960)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(47,363)	(59,922)	(59,921)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (161,632)	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (161,632)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,022	1,000	1,200	Projected Interest For 2026/2027
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
NAV Tax Collection	300,421	295,658	295,658	Yearly Maximum Debt Assessment
Total Revenues	\$ 306,443	\$ 296,658	\$ 296,858	
EXPENDITURES				
Principal Payments	194,000	206,000	212,000	Principal Payment Due In 2027
Interest Payments	101,713	89,432	83,345	Interest Payments Due In 2027
Bond Redemption	0	1,226	1,513	Estimated Excess Debt Collections
Total Expenditures	\$ 295,713	\$ 296,658	\$ 296,858	
Excess/ (Shortfall)	\$ 10,730	\$ -	\$ -	

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 1/1/26 =	\$2,608,000		

Keys Cove II Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative For Townhome Condominiums	\$ 110.13	\$ 118.89	\$ 121.22	\$ 124.98
Maintenance For Townhome Condominiums	\$ 677.59	\$ 882.32	\$ 1,156.89	\$ 1,153.09
<u>Debt For Townhome Condominiums</u>	\$ 690.52	\$ 690.52	\$ 690.52	\$ 690.52
Total	\$ 1,478.24	\$ 1,691.73	\$ 1,968.63	\$ 1,968.59
Administrative For Executive Townhomes	\$ 110.13	\$ 118.89	\$ 121.22	\$ 124.98
Maintenance For Executive Townhomes	\$ 677.59	\$ 882.32	\$ 1,156.89	\$ 1,153.09
<u>Debt For Executive Townhomes</u>	\$ 838.49	\$ 838.49	\$ 838.49	\$ 838.49
Total	\$ 1,626.21	\$ 1,839.70	\$ 2,116.60	\$ 2,116.56

* 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>	406
Total Units	926

Townhome Condominiums Information

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

Executive Townhomes Information

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



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

June 10, 2025

Keys Cove II CDD
Attn: District Manager
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Via: Email Only: asilva@sdsinc.org

Reference: Digitization of Existing Infrastructure Data into ArcGIS for Keys Cove II Community Development District

Dear Armando and CDD Board of Supervisors,

We are pleased to submit this proposal to Keys Cove II Community Development District (the "District" or "CDD") for the preparation and implementation of a comprehensive infrastructure maintenance program utilizing Geographic Information Systems ("GIS") as a management tool.

1. Comprehensive Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Regular Reporting:** Routine reporting on the condition and upkeep of infrastructure ensures accountability and supports compliance with internal standards and community expectations.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of lighting, landscaping, roadway, common areas, and other infrastructure to streamline asset management.
 - ii. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and optimize the use of District resources.



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2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:

a. Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:

- i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure.
- ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance.
- iii. Upload the latest maintenance record of each asset.

b. Digitization of additional existing CDD-owned and operated infrastructure data into ArcGIS. Scope of work includes compiling, verifying, and integrating existing infrastructure records for ongoing asset management and planning. This effort includes:

- i. **Roadway**
Digitize roadways and right-of-way boundaries. Include attributes such as ownership and maintenance responsibility.
- ii. **Lighting**
Map lighting infrastructure. Include attributes such as associated as-built plans, ownership and maintenance responsibility.
- iii. **Landscaping & Irrigation**
Digitize landscaping tracts and irrigation areas. Include attributes such as associated as-built plans, ownership and maintenance responsibility.
- iv. **Common Area Tracts**
Identify and digitize all common area tracts owned or maintained by the CDD. Include attributes such as associated as-built plans, boundaries, tract ID, and maintenance responsibility.

3. Compensation

Total compensation for the work detailed in the Scope of Services will be as follows:

- a. Stormwater Infrastructure: \$12,500.00
- b. Additional Infrastructure: \$ 8,000.00

Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District
Date:

DocuSigned by:

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Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.

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BILLING COCHRAN
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February 2, 2026

VIA E-MAIL ONLY– asilva@sdsinc.org

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

**Re: Adjustment to District Counsel Fee Structure
Keys Cove II Community Development District
Our File: 638.05013**

Dear Armando:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

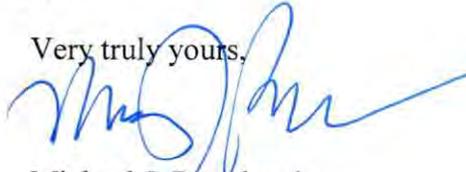
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Armando Silva
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)