



**CITYPLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
OCTOBER 27, 2025  
4:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.cityplacecdd.org](http://www.cityplacecdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
Conference Room of RELATED ROSS  
360 S. Rosemary Avenue, Suite 1100  
West Palm Beach, Florida 33401  
**REGULAR BOARD MEETING**  
October 27, 2025  
4:00 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. July 21, 2025 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding D Deck Easement Agreement
  - 2. Update Regarding Commercial Uses in the Plaza
- H. New Business
  - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 5
  - 2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report.....Page 11
  - 3. Consider Letter of Approval for City of Verizon Work in CDD Right of Way.....Page 14
  - 4. Consider Changes to CDD Banking
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date  
2025-10-17

Subcategory  
Miscellaneous Notices

CITYPLACE COMMUNITY  
DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the City Place Community Development District will hold Regular Meetings in the Conference Room of Lewis Longman & Walker, P.A., 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401 at 4:00 p.m. on the following dates:

October 27, 2025

January 26, 2026

May 4, 2026

July 27, 2026

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

From time to time one or more 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. Meetings 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 (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

CITYPLACE COMMUNITY  
DEVELOPMENT DISTRICT

[www.cityplacecdd.org](http://www.cityplacecdd.org)

No.11752935 Oct. 17, 2025

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
JULY 21, 2025

**A. CALL TO ORDER**

District Manager Michael McElligott called the July 21, 2025, Regular Board Meeting of the CityPlace Community Development District to order at 4:04 pm at the offices of Lewis Longman & Walker, P.A at 360 S Rosemary Avenue, suite 1100, West Palm Beach, Florida, 33401.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on July 1, 2025, and July 8, 2025, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chair Dennis Grady, and Supervisors Wendy Link, and Stephen Travers, constituted a quorum, and it was in order to proceed with the meeting.

Staff in attendance were District Manager Michael McElligott from Special District Services, Inc. and District Counsel Bill Capko of Lewis Longman & Walker, P.A.

Also in attendance were Hale Johnson and Andrew Tamaccio with Related Ross, and Toni Cave with Regions Bank.

**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**

Toni Cave with Regions Bank, the district's current operating account Bank, introduced herself and went over options for possible changes in the current district's account setup. The Boards direction was to have Staff work with Mrs. Cave on best possible changes.

**F. APPROVAL OF MINUTES**

**1. June 18, 2025, Regular Board Meeting**

Mr. McElligott presented the minutes of the June 18, 2025, Regular Board Meeting and without changes, Mrs. Link **moved**, and Mr. Grady seconded that the minutes of the June 18, 2025, Regular Board Meeting be approved, as presented. The **motion** carried **3-0**.

**G. Public Hearing**

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
JULY 21, 2025

The Public Hearing was opened at 4:06 pm.

**1. Proof of Publication**

Mr. McElligott opened the public hearing and provided proof of publication that the Public Hearing had been published in *The Palm Beach Post* on July 1, 2025, and July 8, 2025, as legally required.

**2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget**

Mr. McElligott presented the budget after which there was no public comment.

**3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget**

Mr. McElligott introduced Resolution No. 2025-02, entitled:

**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE CITYPLACE COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

Mr. McElligott gave an overview of the budget. Mr. McElligott explained that they were expecting higher excess revenues than in prior years and it was determined that the O&M assessments would not be going on the tax bill this year. After a brief discussion, Mrs. Link **moved** approval of Resolution No. 2025-02, as presented, seconded by Mr. Travers. The **motion** carried **3-0**.

**H. OLD BUSINESS**

**1. Update Regarding D Deck Easement Agreement**

Mr. Capko stated that there are no new updates since last meeting. The document is still circulating in draft form.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule**

Mr. McElligott introduced Resolution No. 2025-03, entitled:

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE  
COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR  
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE**

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
JULY 21, 2025

**TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDED AN EFFECTIVE DATE.**

Mr. McElligott presented the proposed 2025/2026 meeting schedule. After looking at the dates, there were no suggested changes. Mr. Travers then **moved** approval of Resolution No. 2025-03 as presented, with a second from Mrs. Link. The **motion** carried **3-0**.

**2. Discussion Regarding Commercial Uses in the Plaza**

Mr. Johnson explained that that the developer is looking to place kiosk in the district and is looking to do possible leases in the plaza and garage. Mr. Capko went over the licensing and leasing agreement process, and that those would need to come to the Board at a future date for final approval.

There was a **motion** by Mr. Travers, with a second from Mr. Grady, to allow the Developer and District Attorney to work on licensing and/or leasing agreements that would come back to the Board at a future date for approval. The **motion** passed **3-0**.

**I. ADMINISTRATIVE MATTERS**

Mr. McElligott noted that the previously scheduled July 28, 2025, meeting has been cancelled.

**J. BOARD MEMBER COMMENTS**

There were no Board member comments.

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**K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:20 pm. on a **motion** from Mr. Grady, seconded by Mrs. Link, and the **motion** carried **3-0**.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the CityPlace Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

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

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

**Section 1.** The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

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

**PASSED, ADOPTED and EFFECTIVE** this 27<sup>th</sup> day of October, 2025.

**ATTEST:**

**CITYPLACE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

City Place  
Community Development District

**Amended Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**



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**AMENDED FINAL BUDGET**  
**CITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
<b>REVENUES</b>			
Assessments - Administrative	0	0	0
Excess Revenue Funds	1,152,904	1,776,043	1,776,043
Assessments - Maintenance	3,043,770	4,465,655	0
Parking Revenue	6,045,160	9,067,740	0
Rental Income	85,000	127,500	0
Other Revenue - Easement Sale	0	2,487,500	2,487,500
Developer Contribution	0	450,000	0
Interest Income	480	1,150	1,124
<b>TOTAL REVENUES</b>	<b>\$ 10,327,314</b>	<b>\$ 18,375,588</b>	<b>\$ 4,264,667</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	2,000	2,000
Payroll Taxes - Employer	400	234	234
Engineering	5,000	1,000	0
Management Fee	44,748	44,748	44,748
Legal	70,000	104,948	104,948
Audit Fees	7,100	6,600	6,600
Arbitrage Rebate Fee	1,300	1,300	1,300
Insurance - Liability	62,000	57,543	57,543
Insurance - Garages	425,000	469,802	169,802
Legal Advertising	2,750	1,750	1,723
Bank Service Charges	500	500	340
Miscellaneous	2,500	1,000	422
Postage	250	75	50
Office Supplies	1,500	1,750	1,646
Dues & Subscriptions	175	175	175
Trustee Fees	9,500	6,602	6,602
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	2,000	2,000	2,000
Roadway & Sidewalk Maintenance	308,661	282,924	282,924
Capital Outlay	0	2,487,500	2,487,500
Excess Revenue Payment to Palladium	204,000	2,500,000	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 1,153,384</b>	<b>\$ 5,973,451</b>	<b>\$ 3,171,557</b>
<b>MAINTENANCE EXPENDITURES</b>			
Palladium CDD Property			
Parking Expense	2,125,000	3,187,500	0
Administrative	425,000	637,500	0
Payroll	1,483,500	2,225,250	0
Professional Fees	120,000	180,000	0
Sweeping and Cleaning	425,000	637,500	0
Utilities	400,000	600,000	0
Insurance	440,000	660,000	0
Landscaping & Irrigation	547,900	821,850	0
Contracted Services	80,000	120,000	0
Repairs & Maintenance	175,000	262,500	0
Security	1,250,000	1,875,000	0
Marketing	1,375,000	2,062,500	0
Management Fee	200,000	200,000	0
Plaza CDD Property	0		0
Plaza Entertainment	100,000	150,000	0
Signage	27,530	41,295	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 9,173,930</b>	<b>\$ 13,660,895</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,327,314</b>	<b>\$ 19,634,346</b>	<b>\$ 3,171,557</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (1,258,758)</b>	<b>\$ 1,093,110</b>

Fund Balance As Of 9/30/2024
FY 2024/2025 Activity
Fund Balance As Of 9/30/2025

\$1,906,180
(\$1,258,758)
\$647,422

**Note**

Maintenance (Non-Management) Line Items Are Allocated At 150 Percent Of Fiscal Year 2024/2025 Budget.

**AMENDED FINAL BUDGET**  
**CITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2012**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25</b>	<b>AMENDED FINAL BUDGET 10/1/24 - 9/30/25</b>	<b>YEAR TO DATE ACTUAL 10/1/24 - 9/29/25</b>
<b>REVENUES</b>			
Interest Income	500	<b>245,600</b>	245,527
Tax Incremental Revenues	5,360,279	<b>5,735,491</b>	5,735,491
Tax Coverage Revenues	0	<b>3,435,677</b>	3,435,677
Developer Contributions	0	<b>0</b>	0
Total Revenues	<b>\$ 5,360,779</b>	<b>\$ 9,416,768</b>	\$ 9,416,695
<b>EXPENDITURES</b>			
Principal Payments (2012)	3,905,000	<b>3,905,000</b>	3,905,000
Interest Payments (2012)	302,875	<b>400,500</b>	400,500
Bond Redemption	0	<b>0</b>	0
Excess Coverage Revenues Fund Payment	0	<b>3,461,263</b>	3,461,263
Excess Revenue Fund Payment	1,152,904	<b>1,776,043</b>	1,776,043
Total Expenditures	<b>\$ 5,360,779</b>	<b>\$ 9,542,806</b>	\$ 9,542,806
Excess/ (Shortfall)	<b>\$ -</b>	<b>\$ (126,038)</b>	\$ (126,111)

FUND BALANCE AS OF 9/30/24	\$4,487,044
FY 2024/2025 ACTIVITY	(\$126,038)
FUND BALANCE AS OF 9/30/25	\$4,361,006

**Notes**

Reserve Fund Balance = \$4,207,875\*. Revenue Fund Balance = \$153,131\*.  
Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$102,625.  
\* Approximate Amounts

**Series 2012 Refunding Bonds Information**

Original Par Amount =	\$39,890,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	April 2012	Annual Interest Payments Due:
Maturity Date =	May 2026	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$4,105,000	

**AMENDED FINAL BUDGET**  
**CITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2018**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
<b>REVENUES</b>			
Interest Income	0	0	0
Tax Incremental Revenues	0	0	0
Tax Coverage Revenues	0	0	0
Developer Contributions	0	0	0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXPENDITURES</b>			
Principal Payments (2018)	0	0	0
Interest Payments (2018)	0	0	0
Bond Redemption	0	0	0
Excess Coverage Revenues Fund Payment	0	0	0
Excess Revenue Fund Payment	0	0	0
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

FUND BALANCE AS OF 9/30/24	\$0
FY 2024/2025 ACTIVITY	\$0
FUND BALANCE AS OF 9/30/25	\$0

Notes

Reserve Fund Balance = \$1  
Fiscal Year 2018/2019 Capital Projects Fund Proceeds = \$41,954,466  
Fiscal Year 2018/2019 Capital Outlays = \$19,381,594  
Fiscal Year 2019/2020 Capital Outlays = \$16,473,676  
Fiscal Year 2020/2021 Capital Outlays = \$3,106,925  
Fiscal Year 2021/2022 Capital Outlays = \$406,633  
Fiscal Years 2022/2023 - 2024/2025 Capital Outlays = \$1,240,210  
\* Approximate Amount

**Series 2018 Bond Principal & Interest Payments Will Commence In 2026**

**Series 2018 Bond Information**

Original Par Amount =	\$41,954,466	Annual Principal Payments Due:
Interest Rate =	3.65% - 4.5%	May 1st
Issue Date =	November 2018	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st

Par Amount As Of 9/30/25 = \$41,954,466

Note: Total Series 2018 Bond (Including Compounded Interest) = \$56,420,000.

## **RESOLUTION NO. 2025-05**

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

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

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

**WHEREAS**, the District adopted Resolution 2024-04 on October 2, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CITYPLACE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

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

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

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

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

**PASSED AND ADOPTED** this 27<sup>th</sup> day of October, 2025.

**ATTEST:**

**CITYPLACE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

## **Exhibit A**

### **Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

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

**Performance Measures:**

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

### **Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

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

**Performance Measures:**

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

### **Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

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

**Performance Measures:**

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

**CONSIDER LETTER OF APPROVAL FOR CITY  
OF VERIZON WORK IN CDD RIGHT OF WAY**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**