



**CITYPLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
SPECIAL BOARD MEETING  
DECEMBER 9, 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**  
Offices of Lewis, Longman & Walker, P.A.  
360 S. Rosemary Avenue, Suite 1100  
West Palm Beach, Florida 33401  
**SPECIAL BOARD MEETING**  
December 9, 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. October 27, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Commercial Uses in the Plaza
- H. New Business
  - 1. Consider Approval of B Deck Expansion Easement.....Page 5
  - 2. Consider Changes to CDD Banking.....Page 6
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date  
2025-12-01

Subcategory  
Miscellaneous Notices

CITYPLACE COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL BOARD  
MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the CityPlace Community Development District (the District) will hold a Special Board Meeting (the Meeting) at 4:00 p.m. on December 9, 2025, in a Conference Room of the Offices of Lewis, Longman & Walker, P.A. located at 360 S. Rosemary Avenue, Suite 1100, West Palm Beach, Florida 33401.

The purpose of the Meeting is to take any action on matters which may properly come before the Board. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law relating to community development districts.

A copy of the Agenda for the Meeting may be obtained from the Districts website ([www.cityplacecdd.org](http://www.cityplacecdd.org)) or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

One or more Supervisors may participate by telephone; therefore, at the Meeting location there will be a speaker telephone present so that interested persons can attend the Meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

If any person decides to appeal any decision made with respect to any matter considered at this Meeting, 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 this Meeting should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the meeting.

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

CityPlace Community  
Development District  
[www.cityplacecdd.org](http://www.cityplacecdd.org)

No.11868132 Dec. 1, 2025

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 27, 2025

**A. CALL TO ORDER**

District Manager Michael McElligott called the October 27, 2025, Regular Board Meeting of the CityPlace Community Development District to order at 4:00 p.m. 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 October 17, 2025, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Supervisors Stephen Travers, Mark Pratt, Ken Tuma, and Dennis Grady constituted a quorum, and it was in order to proceed with the meeting. Supervisor Wendy Link also joined via phone.

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

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

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

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

**F. APPROVAL OF MINUTES**

**1. July 21, 2025, Regular Board Meeting & Public Hearing**

Mr. McElligott presented the minutes of the July 21, 2025, Regular Board Meeting and Public Hearing and without comment, Mr. Travers **moved**, and seconded by Mr. Grady, that the minutes of the July 21, 2025, Regular Board Meeting and Public Hearing be approved, as presented. That **motion** carried **5 to 0**.

**G. OLD BUSINESS**

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

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

CITYPLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
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**2. Update Regarding Commercial Use in the Plaza**

Mr. Capko stated that there are no new updates since last meeting.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-04 – Adopting a Fiscal year 2024/2025 Amended Budget**

Mr. McElligott introduced Resolution No. 2025-04, entitled:

**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.**

Mr. McElligott presented the 2024/2025 Amended Budget. After some questions and a brief discussion, Mr. Travers **moved** approval of Resolution No. 2025-04 as presented, Mr. Grady seconded, and the **motion** carried **5-0**.

**2. Consider Resolution No. 2025-05 – Adopting Goals and Objectives Annual Report**

Mr. McElligott introduced Resolution No. 2025-05, entitled:

**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.**

Mr. McElligott presented the annual Goals and Objectives report, noting that the Board accomplished all of its Goals and Objectives. After a brief discussion, Mr. Tuma **moved** approval of Resolution No. 2025-05 as presented, Mr. Grady seconded, and the **motion** carried **5-0**.

**3. Consider Letter of Approval for City of Verizon Work in CDD Right of Way**

Verizon and the City have already been in contact with the developer on the item being installed and its location. Because of the location, the City is requesting a letter from the CDD Board as well. The letter is still in draft form. After a brief discussion, Mr. Tuma **moved**, and Mr. Grady seconded, to approve the

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letter and authorize the to sign subject to final approval from the CDD attorney and the developer. The **motion** carried **5-0**.

**4. Consider Changes to CDD Banking**

There was a brief discussion regarding changing the CDD banking relationship to maximize interest and minimize fees. Mr. McElligott suggested a few possible alternatives to the existing banking account. After a brief discussion the Board requested that Mr. McElligott bring back some current numbers for comparison for the Board to consider at its next meeting.

**I. ADMINISTRATIVE MATTERS**

Mr. McElligott reminded the Board of the required ethics training by the end of the year.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**OK. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 4:21 p.m. on a **motion** from Mr. Grady, seconded by Mr. Travers, and the **motion** carried **5 to 0**.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**CONSIDER APPROVAL OF  
B DECK EXPANSION EASEMENT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

City Place account prospects

	South State	Seacoast	Regions
Minimum Balance	0	\$2,500.00	0
interest rate	2.50% as of 11/30/25	balance \$50K- \$349,999 Fed Funds - 1.5% currently 2.5%; balance greater than \$350,000 is Fed Funds-.75% currently 3.25% (as of 11/30/25)	0.01%
Fees	\$0	\$0 unless balance goes below \$2,500	currently between \$30 -\$50 per month