



**KEYS EDGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 23, 2025  
3:00 P.M.**

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

[www.keysedgecdd.org](http://www.keysedgecdd.org)  
786.347.2700 ext. 2027 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
Conference Room  
1200 NW 4<sup>th</sup> Street  
Homestead, Florida 33030  
**REGULAR BOARD MEETING**  
April 23, 2025  
3:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation (Miriam Lopez, Seat 5, Eff. 2/14/25)
- E. Consider Appointment to Vacant Seat
- F. Administer Oath of Office and Review New Board Member Responsibilities and Duties
- G. Election of Officers
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. October 23, 2024 Regular Board Meeting.....Page 2
- K. Old Business
  - 1. Staff Report, as Required
- L. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2024 Proposed Budget.....Page 4
  - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 11
- M. Administrative & Operational Matters
  - 1. Discussion Regarding Qualified Elector (Registered Voter) Certification
  - 2. Reminder: 2025 Form 1 – Statement of Financial Interests (Due by July 1, 2025)
- N. Board Member & Staff Closing Comments
- O. Adjourn



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

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

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

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
141487	599468	Print Legal Ad-IPL01978640 - IPL0197864		\$778.84	2	52 L

**Attention:** Laura J. Archer

Keys Edge Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
c/o Special District Services, Inc.

**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**  
**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the "Board")  
of the **Keys Edge Community Development District** (the "District") will  
hold Regular Meetings in the Conference Room located at 1200 NW 4th Street,  
Homestead, Florida 33030 at 3:00 p.m. on the following dates:

**October 23, 2024**  
**November 20, 2024**  
**January 22, 2025**  
**February 26, 2025**  
**March 26, 2025**  
**April 23, 2025**  
**May 28, 2025**  
**June 25, 2025**  
**July 23, 2025**  
**August 27, 2025**  
**September 24, 2025**

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

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

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

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

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

### KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

[www.keysedgeccdd.org](http://www.keysedgeccdd.org)  
IPL0197864  
Oct 10 2024

### PUBLISHED DAILY MIAMI-DADE-FLORIDA

### STATE OF FLORIDA COUNTY OF MIAMI-DADE

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

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

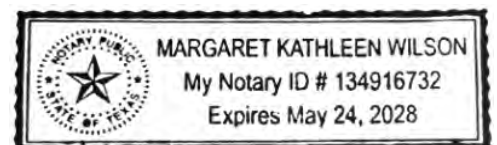
Affiant further says that the said Miami Herald is a  
newspaper published at Miami, in the said Miami-Dade  
County, Florida and that the said newspaper has  
heretofore been continuously published in said Dade  
County, Florida each day and has been entered a second  
class mail matter at the post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

*Mary Castro*

Sworn to and subscribed before me this 10th day of  
October in the year of 2024

*Margaret K. Wilson*

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



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

**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 23, 2024**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the October 23, 2024, Regular Board Meeting of Keys Edge Community Development District (the “District”) to order at 3:00 p.m. in the Conference Room located at 1200 NW 4<sup>th</sup> Street, Homestead, Florida 33030.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairman Ronald Fields, Vice Chairwoman Alicia Ale, and Supervisors Jose Iglesias, and Yadira Cabus constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, 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. September 25, 2024, Regular Board Meeting**

Ms. Nguyen presented the minutes of the September 25, 2024, Regular Board Meeting and asked if there were any changes and/or corrections.

There being no changes, a **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed approving the minutes of the September 25, 2024, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Bond Issuance**

It was discussed that the District would be moving forward with the bond issuance for Parcel C (Aurora) and Parcel G (Alba). It is projected that the closing will occur by the end of November. Mr.

Fields stated that he and staff had been diligently working on gathering all of the required diligence documents. More information on this will be provided at a future meeting.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2024-13 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Ms. Nguyen presented Resolution No. 2024-13, entitled:

#### **RESOLUTION NO. 2024-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS  
EDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND  
ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET  
("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA  
STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document. Ms. Nguyen stated that approximately \$31,000 of the amount in the Legal Advertising budget line pertains to the issuance of bonds, as such, this will be included in the Cost of Issuance of the Series 2024 Bonds. She indicated that there was an operating fund balance of approximately \$90 at the end of the fiscal year.

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed to adopt Resolution No. 2024-13, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Staff Report, as Required**

There was no staff report at this time.

## **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

It was discussed that unless an emergency were to arise, the Board would not need to meet again until 2025.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed adjourning the Regular Board Meeting at approximately 3:18 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2025-01**

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

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

**WHEREAS**, the Proposed Budget including the Non-Ad Valorem Assessments for the Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

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

**Section 2.** A Public Hearing is hereby scheduled for June 25, 2025 at 3:00 p.m. in the Conference Room located at 1200 NW 4<sup>th</sup> Street, Homestead, Florida 33030, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 23<sup>rd</sup> day of April, 2025.

**ATTEST:**

**KEYS EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Keys Edge Community Development District

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

# **CONTENTS**

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



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

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	77,022
Maintenance Assessments	115,899
Developer Contribution	109,810
Debt Assessments	593,494
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 896,465</b>
<b>EXPENDITURES</b>	
<b>Maintenance Expenditures</b>	
Engineering	20,000
Street/Roadway Maintenance/Signage	3,000
Common Area Maintenance (Alba & Aurora)	24,000
Entry Feature Maintenance	12,000
Landscaping	12,000
Lawn Maintenance	15,000
Storm Drainage/Class V Permit	3,500
Maintenance Contingency	19,445
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 108,945</b>
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	26,856
Legal	18,000
Assessment Roll	10,000
Audit Fees	4,400
Arbitrage Rebate Fee	650
Insurance	8,000
Legal Advertisements	25,000
Miscellaneous	1,500
Postage	1,500
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Dissemination Services	2,500
Website Management	2,000
Administrative Contingency	75,619
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 182,450</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 291,395</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 605,070</b>
Bond Payments	(557,885)
<b>BALANCE</b>	<b>\$ 47,185</b>
County Appraiser & Tax Collector Fee	(15,728)
Discounts For Early Payments	(31,457)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Notes

Assessments For Non Platted Lots Will Be Direct Billed To Developer.  
Per Developer Funding Agreement, Developer Responsible For Any Funding Shortages.

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

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	0	77,027	77,022	For Platted Lots - Expenditures Less Interest /.94
Maintenance Assessments	0	115,899	115,899	For Platted Lots - Expenditures /.94
Developer Contribution	79,429	109,925	109,810	For Expenditures Funded By Developer
Debt Assessments	0	0	593,494	Bond Payments/.94
Interest Income	719	120	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 80,148</b>	<b>\$ 302,971</b>	<b>\$ 896,465</b>	
<b>EXPENDITURES</b>				
<b>Maintenance Expenditures</b>				
Engineering	17,260	5,000	20,000	\$15,000 Increase From 2024/2025 Budget
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2024/2025 Budget
Common Area Maintenance (Alba & Aurora)	0	24,000	24,000	No Change From 2024/2025 Budget
Entry Feature Maintenance	0	12,000	12,000	No Change From 2024/2025 Budget
Landscaping	0	0	12,000	Landscaping
Lawn Maintenance	0	0	15,000	Lawn Maintenance
Storm Drainage/Class V Permit	0	0	3,500	Storm Drainage/Class V Permit
Maintenance Contingency	0	64,945	19,445	Maintenance Contingency
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 17,260</b>	<b>\$ 108,945</b>	<b>\$ 108,945</b>	
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	Typically Non-Applicable First Few Years
Management	26,100	26,100	26,856	CPI Adjustment
Legal	13,310	20,000	18,000	Legal Fees
Assessment Roll	4,000	10,000	10,000	No Change From 2024/2025 Budget
Audit Fees	3,100	4,200	4,400	Fee Will Be Higher Due To Bond Issuance
Arbitrage Rebate Fee	0	0	650	Will Commence In First Year After Bond Issue
Insurance	6,758	8,000	8,000	Insurance Estimate
Legal Advertisements	34,797	35,000	25,000	\$10,000 Decrease From 2024/2025 Budget
Miscellaneous	995	1,500	1,500	No Change From 2024/2025 Budget
Postage	1,746	1,500	1,500	No Change From 2024/2025 Budget
Office Supplies	1,580	750	750	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Dues Paid To Department Of Economic Opportunity
Trustee Fees	0	4,500	4,500	Will Commence In First Year After Bond Issue
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In First Year After Bond Issue
Dissemination Services	0	0	2,500	Required By Bond Underwriter
Website Management	2,000	2,000	2,000	Website Management
Administrative Contingency	0	67,725	75,619	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 94,561</b>	<b>\$ 182,450</b>	<b>\$ 182,450</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 111,821</b>	<b>\$ 291,395</b>	<b>\$ 291,395</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ (31,673)</b>	<b>\$ 11,576</b>	<b>\$ 605,070</b>	
Bond Payments	0	0	(557,885)	2026 P & I Payments
<b>BALANCE</b>	<b>\$ (31,673)</b>	<b>\$ 11,576</b>	<b>\$ 47,185</b>	
County Appraiser & Tax Collector Fee	0	(3,859)	(15,728)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(7,717)	(31,457)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (31,673)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Notes**

Assessments For Non Platted Lots Will Be Direct Billed To Developer.  
Per Developer Funding Agreement, Developer Responsible For Any Funding Shortages.

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	ANNUAL BUDGET	ANNUAL BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For FY 2025/2026
NAV Tax Collection	0	0	557,885	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 558,885</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	125,000	Principal Payment Due In 2026
Interest Payments	0	0	430,759	Interest Payments Due In 2026
Bond Redemption	0	-	3,126	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 558,885</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Noter: Capitalized Interest Set-up Through November 2025.**

**Series 2018 Bond Refunding Information**

Original Par Amount =	\$8,370,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.375% - 5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2024		
Maturity Date =	May 2055		
Par Amount As Of 1/1/25 =	\$8,370,000		

# KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative For Townhomes	\$ 276.08	\$ 276.08
Maintenance For Townhomes	\$ 415.41	\$ 415.41
<u>Debt For Townhomes</u>	<u>\$ -</u>	<u>\$ 2,127.22</u>
<b>Total For Townhomes</b>	<b>\$ 691.49</b>	<b>\$ 2,818.71</b>
Administrative For Single Family	\$ 276.08	\$ 276.08
Maintenance For Single Family	\$ 415.41	\$ 415.41
<u>Debt For Single Family</u>	<u>\$ -</u>	<u>\$ 2,127.22</u>
<b>Total For Single Family</b>	<b>\$ 691.49</b>	<b>\$ 2,818.71</b>

\* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Covenant = 691.49

650.00/.94 = 691.49

Community Information

Platted Lots (Assessment Area One)

Townhomes: 137 Alba Units

Single Family: 142 Aurora Units

Total: 279 Units

789 Lots

Planned For District

510 Unplatted Lots

## **RESOLUTION 2025-02**

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

**WHEREAS**, Section 189.014, Florida Statutes requires that the Keys Edge Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks to designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

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

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF APRIL, 2025.**

**KEYS EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors