



**KEYS EDGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 25, 2025
3:00 P.M.**

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

www.keysedgecdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn & Suites – Homestead
1st Floor Conference Room (Reef I Board Room)
2855 NE 9th Street
Homestead, Florida 33033
REGULAR BOARD MEETING & PUBLIC HEARING
June 25, 2025
3:00 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. May 28, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
 - 1. Staff Report, as Required
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 13
- J. Administrative & Operational Matters
 - 1. Reminder: 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)
- K. Board Member & Staff Closing Comments
- L. Adjourn



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
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 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 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
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

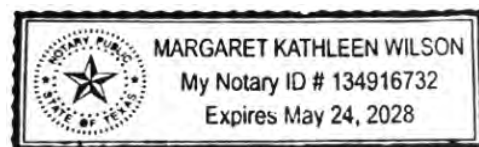
Affiant further says that the said Miami Herald is a
newspaper published at Miami, in the said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Dade
County, Florida each day and has been entered a second
class mail matter at the post office in 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
MAY 28, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the May 28, 2025, 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 4th 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. CONSIDER APPOINTMENT TO VACANT SEAT

Ms. Nguyen reminded the Board of Supervisors (the “Board”) that there is a vacancy in Seat 5 which term expires in November 2028. Ms. Nguyen asked if there were any appointments from the Board members to fill the vacancy.

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed appointing Ilianys Calero to Seat 5; and such term of office will expire in November 2028.

E. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Calero. In addition, Ms. Nguyen and Ms. Wald will review the duties and responsibilities as a Board member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2024 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment), and the Code of Ethics for Public Officials following the Regular Board Meeting.

F. ELECTION OF OFFICERS

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

- Chairman – Ronald Fields
- Vice Chairwoman – Alicia Ale
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jose Iglesias, Yadira Cabus, Iliany Calero, Armando Silva and Gloria Perez

A **motion** was made by Mr. Fields, seconded by Ms. Ale and passed unanimously electing the District's Officers, as listed above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. April 23, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the April 23, 2025, 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 April 23, 2025, Regular Board Meeting, as presented.

J. OLD BUSINESS

There was no old business to discuss at this time.

K. NEW BUSINESS

1. Staff Report, as Required

There was no staff report at this time.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Qualified Elector (Registered Agent) Certification

Ms. Nguyen advised, as of April 29, 2025, the District had 223 qualified electors. She further explained that because the District had not yet met the 250 qualified elector requirement, members of the Board shall continue to be elected by the landowners.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

The Board was reminded that the next District meeting was scheduled for June 25, 2025, at 3:00 p.m. in the Hampton Inn & Suites, 1st Floor Conference Room (Reef I Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033.

N. 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 3:08 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Classified

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classifieds.miamiherald.com

Legals

Legals & Public Notices

NOTICE OF PROPOSED EXCHANGE OF REAL PROPERTY BY MIAMI-DADE COUNTY, FLORIDA

Notice is given that it is anticipated that the Miami-Dade County Board of County Commissioners (the "Board") will hear and consider an agenda item setting forth the proposed conveyance of the surplus County-owned property consisting of approximately 187,079 square feet, located at 7401 N.W. 74 Street, Medley, Florida 33106 (Folio Number: 22-3011-002-0700) (the "County Parcel") to Unincorporated Medley, LLC ("Unincorporated"), in exchange for the conveyance by Unincorporated to the County of the real property located at 29500 Old Dixie Highway, Homestead, Florida, consisting of approximately 228,350 square feet and including the three (3) contiguous parcels, with the following Folio Numbers: 30-7905-006-0010, 30-7905-000-0221, and 30-7905-000-0291 (the "Replacement Parcel").

The exchange of the County Parcel for the Replacement Parcel is proposed pursuant to Florida Statutes section 125.27, via an Exchange Agreement between the County and Unincorporated, and the proposed material terms and conditions of the Exchange Agreement include the following:

Unincorporated will convey by Warranty deed to Miami-Dade County the Replacement Parcel valued at \$6,250,000 pursuant to an appraisal, and will design, permit and construct a new animal shelter facility on the Replacement Parcel, consisting of approximately 25,648 net square feet (the "Project"), for the purpose of relocating the existing Animal Services Department operations in the Town of Medley. The Project budget is \$14,250,000 and will be funded by Unincorporated with a capital contribution of no less than \$11,000,000 to deliver the Project, and the County with a capital contribution of \$3,000,000 to deliver the Project. The County will also relocate and improve a trailer, utilized by the Animal Services Department, at the South Dade Government Center, and the County will contribute up to \$200,000 for the trailer relocation and improvement work. In exchange for the conveyance of the Replacement Parcel and delivery of the Project to the County, the County will convey to Unincorporated, by County deed, the County Parcel valued at \$18,000,000 pursuant to an appraisal for the purpose of developing residential (multifamily) housing, which may include ground-floor retail, and which will include a minimum of 100 apartment units income-restricted to residents earning an amount equal to or less than 120% of Miami-Dade County Area Median Income, for a period of twenty (20) years.

The Board is anticipated to hear and consider the agenda item containing the proposed Exchange Agreement at the scheduled Board meeting, which will be held on Thursday, June 26, 2025, at 9:30 am, or at the next following Board of County Commissioners meeting.

Should you desire to voice your support, objection, and/or concern regarding the proposed Exchange Agreement, please be advised that you should attend the Miami-Dade Board of County Commissioners meeting, which will be held on Thursday, June 26, 2025, at 9:30 am, at St. Philip R. Clark Center, located at 111 NW 1st Street, Miami, Florida 33128, FL0241049, Jun 12, 2025.

LEGAL NOTICE
The Administrator for the Estate of Lourdes Gonzalez Perez, born 1928, Havana, Cuba, daughter of Procopio Gonzalez and Josefa Perez, sister of Josefa Gonzalez (1930) and Roberto Gonzalez Perez (1929) seeks to locate any heirs or relatives of Lourdes Gonzalez Perez.

Please contact Stephen J. Cochi, Esq., at 201-866-3057 or email us at sgcochi@comcast.net with any information you may have indicating that you or your family are related to Lourdes Gonzalez Perez.
FL0236566
Jun 12-13-15-17 2025

SO MANY THINGS AND TOO LITTLE TIME?

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NOTICE OF ACTION IN REM AND ARREST OF VESSEL

IN THE UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO: 1:25-cv-22322-OMA

"IN ADULTRY"

HC INVESTORS II, LLC, d/b/a Hurricane Cove Marina & Boatyard, a Florida Limited Liability Company,

vs.

M/Y Best Day Ever - a 2000 453' Sea Ray bearing Official No. 1164485 and HW: SE984947001 its engines, tools, equipment, gear, accessories, etc., in rem,

Defendant,

NOTICE OF ACTION IN REM AND ARREST OF VESSEL

In accordance with Supplemental Rule C(4) for Certain Admiralty and Maritime Action of the Federal Rules of Civil Procedure, and Local Admiralty Rule C(4), notice is hereby given of the arrest of M/Y Best Day Ever - a 2000 453' Sea Ray bearing Official No. 1164485 and HW: SE984947001, its engines, tools, equipment, gear, accessories, etc., in rem, in accordance with a Warrant of Arrest (DE-7) issued on May 27, 2025. The Vessel was arrested on June 4, 2025,

Pursuant to Supplemental Rule C(6), and Local Admiralty Rule C(6), any person having a claim against the vessel and/or property shall file a claim with the Court not later than fourteen (14) days after process has been effected, and shall file an answer within twenty-one (21) days from the date of filing their claim.

DATED at Coral Gables, Florida, this 5th day of June, 2025.

By: *Dr. Gino & Bullo*,
Gino & Bullo, Esq.,
FL Bar No. 98492
gino@bulo.com
FAMILIARI, BUTTO & HIGGINBOTTOM PLLC
2532 Galliano Street 2nd Floor
Coral Gables, FL 33134
Phone: (305) 729-7082
FL0240968
Jun 12 2025

Notice of Public Hearing and Regular Board Meeting of the

Grand Bay at Doral Community Development District

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 25, 2025, at 8:00 a.m., or as soon thereafter as can be heard, in the Grand Central Clubhouse located at 10251 NW 88th Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2025/2026 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board.

A copy of the Proposed Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 168th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at the meeting should contact the District Manager at (786) 313-3601 or toll free at 1-877-737-4522 at least seven (7) days prior to the date of the scheduled meetings. Any person desiring to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Grand Bay at Doral Community Development District
www.grandbayatdoralcdd.org
FL0236230
Jun 5, 12 2025

NEED HELP STAFFING?

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NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Keys Edge Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on June 25, 2025, at 8:00 p.m., or as soon thereafter as may be heard, in the Hampton Inn & Suites 1st Floor Conference Room (Red Board Room) located at 2555 NE 9th Street, Homestead, Florida 33055. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Regular Board Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the budget and/or the agenda for the Meeting may be obtained from the District's website (www.keysedgecdd.org), at the offices of the District Manager, 8785 SW 168th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing mygen@keysedgecdd.org. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or two Supervisors will 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.

Any person requiring special accommodations in order to access or participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that such person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

www.keysedgecdd.org
FL0236275
Jun 5, 12 2025

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

www.keysedgecdd.org
FL0236275
Jun 5, 12 2025

NOTICE OF ACTION IN REM AND ARREST OF VESSEL

IN THE UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA

CASE NO: 1:25-cv-22322-OMA

"IN ADULTRY"

HC INVESTORS II, LLC, d/b/a Hurricane Cove Marina & Boatyard, a Florida Limited Liability Company,

vs.

M/Y Best Day Ever - a 2000 453' Sea Ray bearing Official No. 1164485 and HW: SE984947001 its engines, tools, equipment, gear, accessories, etc., in rem,

Defendant,

NOTICE OF ACTION IN REM AND ARREST OF VESSEL

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Pursuant to Supplemental Rule C(6), and Local Admiralty Rule C(6), any person having a claim against the vessel and/or property shall file a claim with the Court not later than fourteen (14) days after process has been effected, and shall file an answer within twenty-one (21) days from the date of filing their claim.

DATED at Coral Gables, Florida, this 5th day of June, 2025.

By: *Dr. Gino & Bullo*,
Gino & Bullo, Esq.,
FL Bar No. 98492
gino@bulo.com
FAMILIARI, BUTTO & HIGGINBOTTOM PLLC
2532 Galliano Street 2nd Floor
Coral Gables, FL 33134
Phone: (305) 729-7082
FL0240968
Jun 12 2025

Fictitious Names

NOTICE OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that RAUL G. PEREZ, LLC will pursue business in Florida under the fictitious name SOLE REALTY and already registered the name mentioned above with the Florida Department of State, Division of Corporations with a mailing address 806 South Douglas Road, Ste. 700, Coral Gables, Florida 33134, FL0240461.

NOTICE IS HEREBY GIVEN that RAUL G. PEREZ, LLC will pursue business in Florida under the fictitious name SOLE REALTY and already registered the name mentioned above with the Florida Department of State, Division of Corporations with a mailing address 806 South Douglas Road, Ste. 700, Coral Gables, Florida 33134, FL0240461.

Animals

Dogs

Mini-Cockapoo
Great family dogs, perfect size, vet checked, visits welcome. Fort Myers. Available 1,000 506-335-7951

Auctions/Garage Sales

Garage Sales

GARAGE SALE
FINEST SAT. June 14th, 9 AM - 1 PM
8640 SW 72nd Court
Antiques, Furniture, Crystal, Glassware, and much more.

Merchandise

Want to Buy

Courteous Palm Beach Buyer seeks quality art. Old Masters to Modern, Photos, Paintings, Jewels, Fine Watches, Silver, Chinese etc. 561-801-0222

FREON WANTED:

Certified buyer looking for R12, R22, and more Call Peter at 312-400-4275

Real Estate

Commercial

WAREHOUSE-RENT

AIRPORT - NW 68 ST
Warehouse & office
complex Lease 1200, 1800,
2500, 3300, 4200, 5000,
6000, 6600, 8500 sq ft up
FREE RENT TILL May 31, 2025
Rental Off - 8400 NW 66 St.
305-591-1647

TOO MUCH STUFF?

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For Sale

Wow 7.2 +/- Acres of Creekfront Paradise!
Carter's Lake, Ellijay, Georgia
Over 480 +/- Feet on cold Building Mountain Creek!
Perfect Location! Near Downtown Ellijay & Steps to Carter's Lake! Amazing Fort Mountain Range View "Cohutta Mountain View"! Near Multiple boat ramps, Parks and Hiking Trails, what a Paradise! Close to everything! All this with beautiful Private Gate, Woods, paved Roads, Easy built or Perfect For RV/Camping! Dream spot! Call for Info. Phone: 706-461-1466
Must Go Price: \$40,000!

Open Houses

7980 SW 108 St, 33156 Miami
Beautiful Remodeled Kilian Home on large corner lot!
Home For Sale! See our website at: www.980sw108.com, 4/3 with Bonus and 2 car garage. Like new, everything has been redone, Plumbing, electrical, AC/ats. Nothing original. Open House 6/8-2025, 1:00 PM - 4:00 PM. See website for updates.
305-784-7071
305-951-5553 1,999,000

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Announcements

Announcements

Attn: Brokers, Hedge Funds & Crypto Traders
The Quant Box, one of world's best AI software Wall Street trading platform is for sale (with all cancer, need to sell). Covers 46 major markets - Futures, Crypto, Equities, Debt, Commodities, FX, etc. EASY EASY to use. Runs on a laptop! 2024 66-day public theoretical trading demo at Xzomtradingbox.com yielded +150% over 90+ trades, 350+ posts, with detailed P&L tracking, FV: "The QBT" best Bitcoin live in Bitcoin theoretical trading instructions! +152% vs. 122.9% in 2024.
The QB has a 26.6% theoretical 8-year return (without margin) across 46 markets - one of the best TOP SECRET platforms out there. Minimum bid: \$5 million. Details at thequantbox.com. Include 7-year performance info, purchase agreement, & developer's history of publications (developer is one of Wall Street's top forecasters-his book "Democrat" is believed to be one of the very few publications which correctly forecasted the Covid-crash, rising interest rates, commodity inflation and was published Oct. 1, 2019). Meet one of Wall Street's top developers-look for the guy with the white Quant Box hat! Winning bid announced Jun 14.
Due diligence/demo meetings from 10am-12pm, June 12 @ AC Hotel Rooftop Bar Naples, FL. June 13 @ West Palm is being held Lobby Bar, June 14 Miami Beach Hyatt Lobby Bar.
Robert Kelly
rkellync@gmail.com
1-917-565-0036

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For Sale

Wow 7.2 +/- Acres of Creekfront Paradise!
Carter's Lake, Ellijay, Georgia
Over 480 +/- Feet on cold Building Mountain Creek!
Perfect Location! Near Downtown Ellijay & Steps to Carter's Lake! Amazing Fort Mountain Range View "Cohutta Mountain View"! Near Multiple boat ramps, Parks and Hiking Trails, what a Paradise! Close to everything! All this with beautiful Private Gate, Woods, paved Roads, Easy built or Perfect For RV/Camping! Dream spot! Call for Info. Phone: 706-461-1466
Must Go Price: \$40,000!

Open Houses

7980 SW 108 St, 33156 Miami
Beautiful Remodeled Kilian Home on large corner lot!
Home For Sale! See our website at: www.980sw108.com, 4/3 with Bonus and 2 car garage. Like new, everything has been redone, Plumbing, electrical, AC/ats. Nothing original. Open House 6/8-2025, 1:00 PM - 4:00 PM. See website for updates.
305-784-7071
305-951-5553 1,999,000

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RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS
EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING
AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET
PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the “Board”) of the Keys Edge Community Development District (the “District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2025/2026, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

WHEREAS, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2025/2026 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

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

Section 1. The Operating Fund Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is accepted, approved and adopted by the Board.

Section 2. The Secretary and/or 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 25th day of June, 2025.

ATTEST:

**KEYS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Keys Edge Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	77,022
Maintenance Assessments	115,899
Developer Contribution	109,810
Debt Assessments	593,494
Interest Income	240
TOTAL REVENUES	\$ 896,465
EXPENDITURES	
Maintenance Expenditures	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 108,945
Administrative Expenditures	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 182,450
TOTAL EXPENDITURES	\$ 291,395
REVENUES LESS EXPENDITURES	\$ 605,070
Bond Payments	(557,885)
BALANCE	\$ 47,185
County Appraiser & Tax Collector Fee	(15,728)
Discounts For Early Payments	(31,457)
EXCESS/ (SHORTFALL)	\$ -

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

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 80,148	\$ 302,971	\$ 896,465	
EXPENDITURES				
Maintenance Expenditures				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 17,260	\$ 108,945	\$ 108,945	
Administrative Expenditures				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 94,561	\$ 182,450	\$ 182,450	
TOTAL EXPENDITURES	\$ 111,821	\$ 291,395	\$ 291,395	
REVENUES LESS EXPENDITURES	\$ (31,673)	\$ 11,576	\$ 605,070	
Bond Payments	0	0	(557,885)	2026 P & I Payments
BALANCE	\$ (31,673)	\$ 11,576	\$ 47,185	
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
EXCESS/ (SHORTFALL)	\$ (31,673)	\$ -	\$ -	

Notes

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

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	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
Total Revenues	\$ -	\$ -	\$ 558,885	
EXPENDITURES				
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
Total Expenditures	\$ -	\$ -	\$ 558,885	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Noter: Capitalized Interest Set-up Through November 2025.

Series 2024 Bond 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 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>
Total For Single Family	\$ 691.49	\$ 2,818.71

* Assessments Include the Following:

4% Discount for Early Payments	O&M Covenant = 691.49
1% County Tax Collector Fee	650.00/.94 = 691.49
1% County Property Appraiser Fee	

<u>Community Information</u>	
Platted Lots (Assessment Area One)	789 Lots
Single Family: 137 Alba Units	Planned For District
<u>Single Family: 142 Aurora Units</u>	510 Unplatted Lots
Total: 279 Units	

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Keys Edge Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 25th day of June, 2025.

ATTEST:

**KEYS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 22, 2025
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026
May 27, 2026
June 24, 2026
July 22, 2026
August 26, 2026
September 23, 2026**

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 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 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.keysedgeccd.org

PUBLISH: MIAMI HERALD 10/9/25