



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque
District Manager
GMS-SF

PALM GLADES COMMUNITY DEVELOPMENT
DISTRICT
2024-2025 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Palm Glades Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the second Tuesday of the month at 6:30 PM at the Silver Palms by Lennar/Clubhouse Silver Palms 23770 SW 115 Avenue, Miami, FL 33032.

Meeting.Dates;

October 8, 2024 – Cancelled

November 12, 2024 – Held

December 10, 2024 – Held

January 14, 2025 – Held

February 11, 2025 – Held

March 11, 2025 – Held

April 8, 2025 – Held

May 13, 2025 – Held

June 10, 2025 – Held

July 8, 2025 – Held

August 12, 2025 – Held

September 9, 2025 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

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GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2025)

The Palm Glades CDD 2025 Annual Maintenance Report, prepared by Ford Engineers, assessed the current condition and maintenance needs of infrastructure owned by the District, such as lakes, drainage systems, roadways, landscaping, and the clubhouse. Overall, the report finds that all major infrastructure components are in good repair and well-maintained. Minor maintenance concerns included some trash and debris in a lake, and silt or sod obstructing a few drainage structures, with recommendations for clearing these areas.

Regular maintenance such as lake bank mowing, debris removal, and drainage cleaning was recommended to continue on established schedules. The report noted that there is no reason to increase the current budgeted amounts for maintenance or amenities. The fiscal year 2026 budget is allocated at approximately \$1.7 million for field expenditures

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(landscape, irrigation, repairs, etc.) and \$973,000 for amenities (pool, janitorial, maintenance, etc.), with assessment rates remaining unchanged from the previous year. The infrastructure, amenities, and common areas continue to meet maintenance and operational standards as required by the District’s governing documents.

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

Overall Determination

The Palm Galdes Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Signed by: 
Chair/Vice Chair: _____
Print Name: Mauricio Pelaez
Palm Glades Community Development District

Date: 2025-10-28

DocuSigned by: 
District Manager: _____
Print Name: Juliana Duque
Palm Glades Community Development District

Date: 2025-10-29

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District Manager
GMS-SF

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District Manager - Assistant Secretary

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Chairman

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