

# MADEIRA COMMUNITY DEVELOPMENT DISTRICT

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**Board of Supervisors  
Madeira Community  
Development District**

February 27, 2024  
**Rev. March 4, 2024**

## **REVISED FINAL AGENDA**

Dear Board Members:

The **special** meeting of the Board of Supervisors of Madeira Community Development District will be held on **March 5, 2024, at 10:00 a.m.** at the St. Augustine - St. Johns County Airport Authority 4730 Casa Cola Way St. Augustine, FL 32095.

### **BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held October 24, 2023.....Tab 1
  - B. Ratification of the Operations & Maintenance Expenditures for September, October, November, December 2023 & January 2024.....Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager.....Tab 3
    - 1.) Charles Aquatics Service Report, Dated February 5, 2024
  - D. Landscape Manager.....Tab 4
    - 1.) Landscape Manager Report
    - 2.) Consideration of Yellowstone Landscape Enhancement Proposal(s) – *(Under Separate Cover)*
    - 3.) Discussion Regarding Mulch & Pinestraw
- 5. BUSINESS ITEMS (PART A)**
  - A. Ratification of Jax Utilities Management Pavement Repair Proposal.....Tab 5
  - B. Ratification of Invoice for Tesoro Park Lighting Repairs.....Tab 6
  - C. Consideration of Smith Electrical Tower Landscape Lighting Proposal.....Tab 7
  - D. Ratification of Fiscal Year 2021-2022 Financial Audit.....Tab 8
  - E. Consideration of Resolution 2024-01; Conducting the General Election.....Tab 9

- F. Consideration of Proposal for Workers Compensation Insurance Policy.....Tab 10
  - G. Consideration of Pressure Washing Proposal.....Tab 11
  - H. Ratification of FPL Streetlight Agreement for Phase 2A.....Tab 12
  - I. Consideration of Resolution 2024-02; Redesignating Assistant Secretary.....Tab 13
  - J. Discussion Regarding Exit Gate
  - K. Consideration of Resolution 2024-03; Requesting Special Powers *(Under Separate Cover)*
6. **SUPERVISOR REQUESTS & AUDIENCE COMMENTS**
7. **BUSINESS ITEMS (PART B) – Closed Session**
- A. Discussion Regarding LPR Cameras – *(Under Separate Cover)*
    - 1.) Flock Security Proposal
    - 2.) Insight Proposal
    - 3.) Motorola Proposal
  - B. Consideration of Envera Renewal Proposal – *(Under Separate Cover)*

8. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

*\*Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.071(3) of the Florida Statutes.*

Sincerely,

*Lesley Gallagher*

District Manager

## **RESOLUTION 2024-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MADEIRA COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO SUBMIT A REQUEST TO THE CITY OF ST. AUGUSTINE, FLORIDA, FOR CONSENT TO EXERCISE SPECIAL POWERS RELATED TO SECURITY SERVICES; MAKING FINDINGS IN SUPPORT THEREOF; AND PROVIDING AN EFFECTIVE DATE**

#### Recitals

**WHEREAS**, the Madeira Community Development District (“District”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“Uniform Act”), by Rule 42CCC-1, Florida Administrative Code; and

**WHEREAS**, the District is located within the jurisdiction of the City of St. Augustine, Florida (the “County”); and

**WHEREAS**, the District and all land uses and services planned within the District are not inconsistent with applicable elements or portions of the effective City of St. Augustine Comprehensive Plan; and

**WHEREAS**, all of the County’s applicable land use, zoning and permitting requirements govern the development of land within the District, including all activities of the District in the provision of its services and facilities; and

**WHEREAS**, on March 5, 2024 the District held a duly noticed meeting of the Board of Supervisors (hereinafter “Board”); and

**WHEREAS**, the District is authorized to exercise general powers pursuant to section 190.011, Florida Statutes; and

**WHEREAS**, the District recognizes and affirms that all services and facilities provided by the District must be in accordance with all applicable County ordinances; and

**WHEREAS**, the District has identified the need for security services within the boundaries of the District that it wishes to provide; and

**WHEREAS**, in order to provide security services, the District is required to obtain the consent of the local general-purpose government prior to the exercise of powers related to the provision of security services as provided in sections 190.012(2)(d), Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to submit a request to the City of St. Augustine, Florida, for consent to plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate and maintain security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the district may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of services within the District boundaries.

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

**Section 1.** The representations, findings and determinations contained above are recognized as true and accurate, and are expressly incorporated into this Resolution.

**Section 2.** The District respectfully requests that the City of St. Augustine, Florida, grant the District the consent required to exercise the authority provided in section 190.012(2)(d), Florida Statutes, as amended, which presently states: “to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parks and facilities for: “security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems and patrol cars; except that the [D]istrict may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of services within the [D]istrict boundaries.”

**Section 3.** The Board hereby directs the Chairman and District staff to proceed in an expeditious manner to transmit this Resolution requesting consent to exercise the special powers authorized in sections 190.012(2)(d) Florida Statutes, as amended, to the City of St. Augustine, Florida. The Board further authorizes the Chairman and District staff to take all actions necessary to obtain the authority requested.

**Section 4.** Effective Date. This resolution shall become effective immediately upon its adoption.

**DULY ADOPTED** by the Board of Supervisors of the Madeira Community Development District on this 5th day of March, 2024.

ATTEST:

**MADEIRA COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors