

CUTLER CAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON -AD VALOREM SPECIAL ASSESSMENTS

AND

NOTICE OF SPECIAL BOARD MEETING

Notice is hereby given that the Board of Supervisors (the “Board”) of the Cutler Cay Community Development District (the “District”), located within Miami-Dade County, Florida, will conduct a public hearing to levy special assessments against certain properties within the boundaries of the District. The general location of the Improvements to be constructed and financed with the special assessments are within District boundaries consisting of certain repairs and additional improvements to the existing stormwater management and drainage system. Such repairs and improvements include lake banks erosion controls, drainage repairs or capacity increase within one of the District’s residential pods and additional drainage improvements District-wide for flood control, additional drainage capacity, and stormwater quality (the “2024 Project”). The District is located in Sections 2 and 3, Township 56 South, Range 40 East, in Miami-Dade County, Florida. It is bounded by Old Cutler Road on the west, SW 185 Terrace and undeveloped land on the north, Biscayne Bay on the east, and SW 196 Street on the south. The development is located within Zip Code 33157.

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the improvements generally consist of the 2024 Project, including, but not limited to, drainage repairs, lake bank erosion restoration of the District-owned lake, and additional drainage improvements for flood control, additional drainage capacity and stormwater capacity, all as described more particularly in the reports and plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 and at the local office at 8785 S.W. 165th Avenue, Suite 200, Miami, Florida 331293 (the “District Offices”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of assessable property may be ascertained by all persons interested on file in the District Offices.

The District intends to impose special assessments on benefited lots and parcels within the District in the manner set forth in the Master Special Assessment Methodology Report, Special Assessment Bonds for 2024 Project, prepared by Special District Services, Inc., dated and accepted by the Board on May 22, 2023 and later revised and accepted by the Board on November 13, 2023, as may be further revised (the “Assessment Methodology”), which is available for inspection and copying at the District Offices. Each assessable single-family lot will be assessed in the principal amount of approximately \$3,465, which is an annual debt assessment of approximately \$308. The total amount to be levied against the benefitted and assessable lands within the District shall not exceed \$2,000,000. The above-referenced amounts are exclusive of fees and costs, collection and enforcement, discounts for early payment, and annual interest costs. The special assessment may be prepaid in whole in some instances or may be paid in not more than thirty (30) annual installments, excluding the capitalized interest period, subsequent to the issuance of the debt to finance the improvements. These annual debt assessments will be collected on the Miami-Dade

County tax roll by the Tax Collector. Alternatively, the District may choose to collect and enforce these special assessments directly or as otherwise provided by Florida law.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on March 6, 2024 at 6:00 p.m. at the location of Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157. The public hearing may be continued to a date and time certain that will be announced at the public hearing.

A Special Board Meeting will also be held on March 6, 2024, at 6:00 p.m., or as soon thereafter as may be heard, at the location of the Cutler Cay Community Clubhouse located at 7755 SW 192nd Street, Cutler Bay, Florida 33157. The purpose of the Special Board Meeting is for the Board to consider minutes of the prior Board meeting and any other business which may lawfully come before the Board. The Special Board Meeting may be continued to a date and time certain that will be announced at the Special Board Meeting.

All affected property owners have a right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice, or as the hearing may be continued. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days' notice prior to the proceeding. Please contact the District Manager at (561) 630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

Cutler Cay Community Development District

www.cutlercaycdd.org