

**Miami-Dade County
2026 Community Development District Board Member
Candidate Qualifying Information**

QUALIFICATIONS: Qualified elector of the district [[F.S. 190.006\(3\)\(a\)\(2\)\(a\)](#)]

TYPE OF ELECTION: Nonpartisan [[F.S. 190.006\(3\)\(b\)](#)]

ELECTION AREA: District [[F.S. 190.006\(3\)\(a\)2\(a\)](#)] and [[F.S. 190.006\(3\)\(a\)\(2\)\(b\)](#)]

DISTRICTS UP FOR ELECTION: List of Community Development District seats up for election in 2026:

Management Company Governmental Management Services-SF, LLC 954-721-8681	
Community Development District	Seat(s)
Baywinds Community Development District	3 & 4
Bellagio Community Development District	1 & 2
Campo Bello Community Development District	1 & 4
Centre Lake Community Development District	3, 4 & 5
Coconut Cay Community Development District	1 & 3
Coral Keys Homes Community Development District	4 & 5
Crystal Cay Community Development District	3 & 4
Downtown Doral Community Development District	3 & 5
Downtown Doral South Community Development District	1 & 2
East Homestead Community Development District	1, 2 & 4
Enclave at Black Point Marina Community Development District	2 & 5
Hemingway Point Community Development District	3, 4 & 5
Homestead 50 Community Development District	1, 2 & 5
Interlaken Community Development District	2, 3 & 4
Islands at Doral III Community Development District	1, 2 & 3
Islands at Doral Townhomes Community Development District	2 & 3
Kingman Gate Community Development District	1 & 4
Lakes by the Bay South Community Development District	3, 4 & 5
Landings at Miami Community Development District	1 & 3
Majorca Isles Community Development District	3, 4 & 5
North Dade Community Development District	4 & 5
Palm Glades Community Development District	2 & 5
Pine Isle Community Development District	4 & 5
San Simeon Community Development District	3 & 5
Quail Roost Community Development District	1 & 3
Silver Palms West Community Development District	2 & 5
South Dade Venture Community Development District	2 & 3
South Kendall Community Development District	1, 2 & 4
Villa Portofino West Community Development District	3, 4 & 5
Vizcaya in Kendall Community Development District	2, 4 & 5
Westview North Community Development District	3 & 4

**Miami-Dade County
2026 Community Development District Board Member
Candidate Qualifying Information**

Management Company INFRAMARK 954-603-0033	
Community Development District	Seat(s)
Bonterra	3, 4 & 5
Spicewood Community Development District	1, 3 & 4

Management Company PFM Group Consulting, LLC 407-723-5900	
Community Development District	Seat(s)
Palace at Coral Gables Community Development District	1, 2 & 5

Management Company Special District Services, Inc. 305-777-0761 / 786-347-2711	
Community Development District	Seat(s)
AH at Turnpike South Community Development District	2 & 4
Black Creek Community Development District	1 & 2
Bluewaters Community Development District	1, 2 & 5
Caribe Palm Community Development District	1, 2 & 5
Century Gardens at Tamiami Community Development District	1 & 2
Century Gardens Community Development District	1 & 2
Century Gardens Village Community Development District	3, 4 & 5
Century Parc Community Development District	3, 4 & 5
Coco Palms Community Development District	3, 4 & 5
Coronado Community Development District	1, 2 & 5
Crestview II Community Development District	1, 3 & 4
Cutler Cay Community Development District	1, 2 & 5
Fontainebleau Lakes Community Development District	3 & 4
Grand Bay at Doral Community Development District	1 & 2
Islands at Doral (NE) Community Development District	1, 2 & 5
Islands at Doral (SW) Community Development District	1 & 2
Kendall Breeze Community Development District	3 & 4
Kendall Breeze West Community Development District	1 & 2
Keys Cove Community Development District	1, 2 & 5
Keys Cove II Community Development District	3, 4 & 5
Keys Edge Community Development District	1 & 2
Lake Frances Community Development District	3, 4 & 5
Pentathlon Community Development District	3 & 4
Riverside Park Community Development District	1 & 2

**Miami-Dade County
2026 Community Development District Board Member
Candidate Qualifying Information**

Management Company (cont.) Special District Services, Inc. 305-777-0761 / 786-347-2711	
Community Development District	Seat(s)
Sausalito Bay Community Development District	1 & 2
Silver Palms Community Development District	2, 4 & 5
Summerville Community Development District	2 & 5
Trails at Monterey Community Development District	3 & 4
Tree Island Estates Community Development District	1 & 2
Two Lakes Community Development District	1, 2 & 5
Valencia Acres Community Development District	1 & 2
Venetian Isles Community Development District	3 & 4
Venetian Parc Community Development District	1, 2 & 5

Management Company Wrathell, Hunt & Associates, LLC 561-571-0010	
Community Development District	Seat(s)
Aventura Isles Community Development District	1 & 2
Landmark at Doral Community Development District	2 & 3
Miami World Center Community Development District	2 & 5
Midtown Miami Community Development District	1, 2 & 3
Stonegate Community Development District	2, 3 & 4

TERM: Four (4) years [\[F.S. 190.006\(3\)\(a\)2\(b\)\]](#)
The Community Development District Board Members shall commence their term on the second Tuesday following their election (November 3, 2026). [\[F.S. 190.006\(3\)\(b\)\]](#)

SALARY: \$4,800 maximum annual compensation [\[F.S. 190.006\(8\)\]](#)

ELECTION DATE: November 3, 2026 – General [\[F.S. 190.006\(3\)\(a\)2c\]](#) and [\[F.S. 190.006\(3\)\(a\)2\(b\)\]](#)

QUALIFYING DATES: Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026 [\[F.S. 99.061\(3\)\]](#)

A qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior (Monday, May 25, 2026) to the beginning of the qualifying period to be processed and filed during the qualifying period. [\[F.S. 99.061\(8\)\]](#) *(Please note that our office will be closed on May 25, 2026 in observance of Memorial Day).*

**Miami-Dade County
2026 Community Development District Board Member
Candidate Qualifying Information**

QUALIFYING REQUIREMENTS:

The following items must be submitted to the Miami-Dade Office of the Supervisor of Elections located at 2700 NW 87th Avenue, Miami, FL 33172.

Qualifying Method – Qualifying Fee

1. Acknowledgement for Candidates with the Option to Open a Campaign Account ([MD-ED 27](#))*
2. Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates ([Form DS-DE 9](#))*
3. Statement of Candidate ([Form DS-DE 84](#))*
4. Access to Handbook and The Election Laws of the State of Florida ([Form MD-ED 2](#))*
5. Campaign Treasurer's Report - Miami-Dade County Electronic Filing Requirement ([Form MD-ED 10](#))*
6. [Declaration and First Amendment Waiver](#) (optional)
7. [Declaration for Candidates Not Automatically Covered](#) (optional)
8. Candidate Oath - Nonpartisan Office ([Form DS-DE 302NP-E](#))
9. Form 1 – Statement of Financial Interests ([CE Form 1 - 2025](#)), along with any other applicable forms. *(To be filed electronically via Electronic Financial Disclosure Management System (EFDMS) – For more information, please visit www.ethics.state.fl.us or call 850-488-7864).* You will be required to submit a hard copy to the filing officer at the time of qualifying.
10. Qualifying fee of \$25.00 [[F.S. 99.061\(3\)](#)] is to be made payable to “Miami-Dade County Supervisor of Elections.” The qualifying fee may be paid by Personal Check, Money Order or Cashier's Check.
11. If you currently hold an elected or appointed position, please consult with your attorney to determine whether you are required to resign from the office you presently hold to run for this office.

** Candidates must submit these forms to the Miami-Dade Office of the Supervisor Elections at the time they announce their candidacy. If candidates do not open a campaign account or collect contributions, forms DS-DE 9, DS-DE 84, and MD-ED 10 are not required.*

Miami-Dade County 2026 Community Development District Board Member Candidate Qualifying Information

Qualifying Method – Petitions

1. Acknowledgement for Candidates with the Option to Open a Campaign Account ([MD-ED 27](#))*
2. Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates ([Form DS-DE 9](#))*
3. Statement of Candidate ([Form DS-DE 84](#))*
4. Access to Handbook and The Election Laws of the State of Florida ([Form MD-ED 2](#))*
5. Campaign Treasurer’s Report - Miami-Dade County Electronic Filing Requirement ([Form MD-ED 10](#))*
6. [Declaration and First Amendment Waiver](#) (optional)
7. [Declaration for Candidates Not Automatically Covered](#) (optional)
8. Candidate Oath - Nonpartisan Office ([Form DS-DE 302NP-E](#))
9. Form 1 – Statement of Financial Interests ([CE Form 1 - 2025](#)), along with any other applicable forms. *(To be filed electronically via Electronic Financial Disclosure Management System (EFDMS) – For more information, please visit www.ethics.state.fl.us or call 850-488-7864).* You will be required to submit a hard copy to the filing officer at the time of qualifying.
10. Candidate Petition ([Form DS-DE 104](#))
11. If you currently hold an elected or appointed position, please consult with your attorney to determine whether you are required to resign from the office you presently hold to run for this office.

** Candidates must submit these forms to the Miami-Dade Office of the Supervisor Elections at the time they announce their candidacy. If candidates do not open a campaign account or collect contributions, forms DS-DE 9, DS-DE 84, and MD-ED 10 are not required.*

Who can Sign Petitions? [\[F.S. 99.095\]](#)

Any registered elector in the geographical area of candidacy may sign a petition.

Twenty-five (25) valid petition signatures of registered electors of the district are required.

Deadline for Submitting Petitions: [\[F.S. 99.095\]](#)

Candidates must submit petitions for verification to the Miami-Dade Office of the Supervisor of Elections no later than noon on the 28th day preceding the first day of the qualifying period (Monday, May 11, 2026). All petitions submitted must contain the voter’s original signature.

Petition Verification: [\[F.S. 99.097\]](#)

There is a charge of 10 cents per name for verification of signatures, which must be paid to the “Miami-Dade County Supervisor of Elections” upon submission of petitions. The candidate may file an “[Affidavit of Undue Burden](#)” with the Miami-Dade Office of the Supervisor of Elections to waive the cost of verification. [\[F.S. 99.097\(4\)\]](#)

If any person is paid to solicit signatures on a petition, an undue burden oath may not subsequently be filed in lieu of paying the fee to have signatures verified for that petition. If an undue burden oath has been filed and payment is subsequently made to any person to solicit signatures on a petition, the undue burden oath is no longer valid and a fee for all signatures previously submitted to the supervisor of elections and any that are submitted thereafter shall be paid by the candidate who submitted the undue burden oath. [\[F.S. 99.097\(6\)\]](#)

The Supervisor of Elections must certify the number of valid signatures no later than the 7th day before the first day of the qualifying period (Monday, June 1, 2026) and submit such certification to the Division of Elections. [\[F.S. 99.095\(3\)\]](#)

If the candidate is unable to collect the required number of signatures, he/she may still qualify by paying the qualifying fee.

Miami-Dade County 2026 Community Development District Board Member Candidate Qualifying Information

Qualifying Method – Write-In Candidate

1. Acknowledgement for Candidates with the Option to Open a Campaign Account ([Form MD-ED 27](#))*
2. Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates ([Form DS-DE 9](#))*
3. Statement of Candidate ([Form DS-DE 84](#))*
4. Access to Handbook and the Election Laws of the State of Florida ([Form MD-ED 2](#))*
5. Campaign Treasurer's Report - Miami-Dade County Electronic Filing Requirement ([Form MD-ED 10](#))*
6. [Declaration and First Amendment Waiver](#) (optional)
7. [Declaration for Candidates Not Automatically Covered](#) (optional)
8. Candidate Oath - Nonpartisan Office ([Form DS-DE 302NP-E](#))
9. Form 1 – Statement of Financial Interests ([CE Form 1 - 2025](#)), along with any other applicable forms. *(To be filed electronically via Electronic Financial Disclosure Management System (EFDMS) – For more information, please visit www.ethics.state.fl.us or call 850-488-7864).* You will be required to submit a hard copy to the filing officer at the time of qualifying.
10. No qualifying fee required; a blank space will be provided on the general election ballot for names of write-in candidates.
11. If you currently hold an elected or appointed position, please consult with your attorney to determine whether you are required to resign from the office you presently hold to run for this office. [[F.S. 99.012](#)]

** Candidates must submit these forms to the Miami-Dade Office of the Supervisor Elections at the time they announce their candidacy. If candidates are not collecting contributions and will not be opening a campaign account, forms DS-DE 9, DS-DE 84, and MD-ED 10 will not be required.*

**Miami-Dade County
2026 Community Development District Board Member
Candidate Qualifying Information**

IMPORTANT INFORMATION

Launch of Electronic Filing – Statement of Financial Interests (Form 1)

Recent changes to the financial disclosure laws provide that beginning January 1, 2023, the Statement of Financial Interests (Form 1) is available only by utilizing the Florida Commission on Ethics' electronic filing system.

Anyone wishing to file a Form 1 for qualifying purposes MUST register in the system to access the disclosure form. A valid email is required to register. Within the system, candidates will find helpful videos.

Candidates are required to submit a hard copy of the Form 1 to the filing officer at the time of qualifying.

Candidates are urged to allow ample time to register, create a profile, username/password, and complete the disclosure. Waiting until the last day of qualifying may not provide sufficient time to access the system, accurately complete the disclosure, print and file it with the qualifying officer.

If you have questions about e-filing in 2026, you may read the Florida Commission on Ethics' [Tips for e-filing](#). For more information, please visit the [Florida Commission on Ethics](#) or call 850-488-7864.

Miami-Dade County 2026 Community Development District Candidate Forms and Additional Resources

The following list is a compilation of forms to be used by Community Development District candidates who qualify with the Miami-Dade Office of the Supervisor of Elections and their campaign treasurer(s). A direct hyperlink has been provided for each form.

Opening of Account	
DS-DE 9	Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates
DS-DE 84	Statement of Candidate
MD-ED 2	Access to Handbooks and the Election Law Book
MD-ED 10	Campaign Treasurer's Report – Miami-Dade County Electronic Filing Requirement
MD-ED 27	Acknowledgement for Candidates with the Option to Open a Campaign Account
Declaration and First Amendment Waiver	Declaration and First Amendment Waiver – Optional
Declaration for Candidates Not Automatically Covered	Declaration for Candidates Not Automatically Covered by the Mandatory Provisions – Optional
Qualifying	
DS-DE 104	Candidate Petition
DS-DE 19A	Affidavit of Undue Burden – if unable to pay for the verification of signatures
DS-DE 302NP-E	Candidate Oath – Nonpartisan Office
CE Form 1 (2025)	Form 1 – Statement of Financial Interests – 2025; along with any other forms, if applicable. <i>(To be filed electronically via the Electronic Financial Disclosure Management System (EFDMS) – Hard copy required for qualifying).</i>
Campaign Reporting (included in online Campaign Reporting Software) <i>(if opening a campaign account)</i>	
DS-DE 12	Campaign Treasurer's Report Summary – Electronic Reporting only
DS-DE 13	Campaign Treasurer's Report – Itemized Contributions – Electronic Reporting only
DS-DE 14	Campaign Treasurer's Report – Itemized Expenditures – Electronic Reporting only
DS-DE 14A	Campaign Treasurer's Report – Itemized Distributions
DS-DE 94	Campaign Treasurer's Report – Fund Transfers – Electronic Reporting only
DS-DE 87	Waiver of Report – Electronic Reporting only
DS-DE 86	Request for Return of Contributions
DS-DE 2	Contributions Returned
Termination Reports <i>(if a campaign account was open)</i>	
DS-DE 73	Campaign Loans Report
DS-DE 73A	Campaign Loans Report Itemized
Elected Officials – Opening an Office Account <i>(if a campaign account was open)</i>	
DS-DE 48	Office Account Report
DS-DE 48A	Office Account Disbursement or Deposit Information

In addition, the following resources are available online:

- [Calendar of Reporting Dates](#)
- [The Florida Election Code](#)
- [Laws of the State of Florida, Community Development Districts, F.S. 190](#)
- [Ethical Campaign Practices Ordinance, Miami-Dade County Code, Sec. 2-11.1.1](#)
- [Candidate and Campaign Treasurer Handbook](#)
- [Candidate Petition Handbook](#)
- [Elected Officials Information](#)