

# **PARKLAND**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 4, 2022**

### **BOARD OF SUPERVISORS PUBLIC HEARINGS AND REGULAR MEETING AGENDA**

**PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

**Parkland Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

September 27, 2022

Board of Supervisors  
Parkland Community Development District

Dear Board Members:

The Board of Supervisors of the Parkland Community Development District will hold Public Hearings and a Regular Meeting on October 4, 2022 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Vacant Seat 2; *Term Expires November 2026*
  - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
    - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - II. Membership, Obligations and Responsibilities
    - III. Chapter 190, Florida Statutes
    - IV. Financial Disclosure Forms
      - a. Form 1: Statement of Financial Interests
      - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - c. Form 1F: Final Statement of Financial Interests
    - V. Form 8B: Memorandum of Voting Conflict
  - B. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
4. Consider Authorization of Request for Qualifications (RFQ) for Engineering Services

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

5. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
  - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
  - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
  - A. Affidavit/Proof of Publication
  - B. Mailed Notice to Property Owner(s)
  - C. Engineer's Report *(for informational purposes)*
  - D. Master Special Assessment Methodology Report *(for informational purposes)*
  - E. Consideration of Resolution 2023-02, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date
  
6. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
  - A. Affidavit/Proof of Publication
  - B. Consideration of Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Parkland Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

- 7. Acceptance of Unaudited Financial Statements as of August 31, 2022
- 8. Approval of Minutes
  - A. August 25, 2022 Landowners’ Meeting
  - B. August 25, 2022 Organizational Meeting
- 9. Staff Reports
  - A. District Counsel: *Kutak Rock LP*
  - B. District Engineer (Interim): *David W. Fitzpatrick P.E., P.A.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

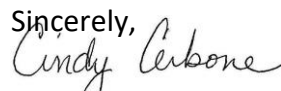
NEXT MEETING DATE: November 1, 2022 at 2:00 p.m., (Central Time)  
 [Adoption of Fiscal Year 2022 and Fiscal Year 2023 Budgets]

○ QUORUM CHECK

<b>SEAT 1</b>	Chad Willard	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>SEAT 2</b>		<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>SEAT 3</b>	Tori Tharpe	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>SEAT 4</b>	Dan Dubose	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>SEAT 5</b>	Mike Patterson	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>

- 10. Board Members’ Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,  
  
 Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 801 901 3513**

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Parkland Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** **Craig Wrathell** is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4th day of October, 2022.

ATTEST:

**PARKLAND COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

*RFQ for Engineering Services*

The Parkland Community Development District (the "District"), located in Santa Rosa County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management, water and sewer utilities, street lighting, hardscape, landscape and irrigation, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Santa Rosa County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("CCNA"). All Applicants interested must submit one (1) hardcopy and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on \_\_\_\_\_, 2022 to the attention of Cindy Cerbone, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

**Publish on: \_\_\_\_\_ (must be published at least 14 days prior to submittal deadline)**

**PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER PROPOSALS  
COMPETITIVE SELECTION CRITERIA**

**1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

**3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

**5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5A**

# Santa Rosa's Press Gazette

Published Weekly  
7502 Harvest Village Court, Suite M  
Navarre, Florida 32566  
Santa Rosa County  
850-939-8040

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

Before the undersigned authority personally appeared  
Brian Wilken

Who on oath says that he works for the Santa Rosa's Press Gazette, a weekly newspaper published at Milton in Santa Rosa County, Florida; that the attached copy of advertisement, being a  
ML1622

In the \_\_\_\_\_ Court  
Was published in said newspaper in the issues of  
9/8/22, 9/15/22

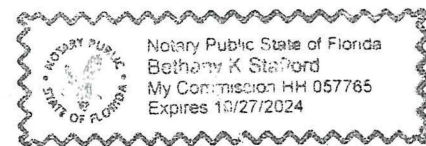
Affiant further says that the said Santa Rosa's Press Gazette is a newspaper published at Milton in said Santa Rosa County, Florida, and that the said newspaper has heretofore been continuously published in said Santa Rosa County, Florida, each week and has been entered as second class mail matter at the post office in Milton, in Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

I (SWEAR) (AFFIRM) that the above information is true and correct to the best of my knowledge.

Brian Wilken  
(Signature of Applicant)

Sworn to and subscribed before me this 14th Day of September  
A.D. 2022

[Signature]  
(Signature of Notary Public - State of Florida)



Personally know  or produced identification \_\_\_\_\_

Type of Identification produced: \_\_\_\_\_

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors ("Board") of the Parkland Community Development District ("District") will hold public hearings on October 4, 2022 at 2:00 P.M., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy, Milton, Florida 32583, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The District is located entirely within unincorporated Santa Rosa County, Florida. The lands to be improved are generally located on Berryhill Road approximately 0.5 miles east of West Spencer Field Road and are geographically depicted below and in the Master District Engineer's Report, dated August 9, 2022 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The infrastructure improvements are currently expected to include, but are not limited to, earthwork, roadways and entry features, creek crossing, stormwater management, water and sewer utilities, amenities, landscape and irrigation improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$29,178,300. The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated August 16, 2022 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold. The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$38,755,000 in debt, exclusive of fees

Product Type	Total Number of Units	Total Cost Allocation	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit*
SF 50'	448	\$15,692,531.09	\$20,843,025.21	\$46,524.61	\$3,749.25
SF 70'	275	\$13,485,768.91	\$17,911,974.79	\$65,134.45	\$5,248.96
<b>Total</b>	<b>723</b>	<b>\$29,178,300.00</b>	<b>\$38,755,000.00</b>		

\* Does not include county collection costs or early collection discount allowance.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Santa Rosa County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Also, October 4, 2022 at 2:00 P.M., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy, Milton, Florida 32583, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the meeting or

the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office. PARKLAND COMMUNITY DEVELOPMENT DISTRICT RESOLUTION 2022-26 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING

FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION. WHEREAS, the Board of Supervisors (the "Board") of the Parkland Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated August 9, 2022, attached hereto as Exhibit A and incorporated herein by reference; and WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter

170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Assessments; and WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated August 16, 2022, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and WHEREAS, the District

hereby determines that the Assessments to be levied will not exceed the benefit to the property improved. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$29,178,300.00 (the "Estimated Cost").
4. The Assessments will defray approximately \$38,755,000.00 which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which

the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

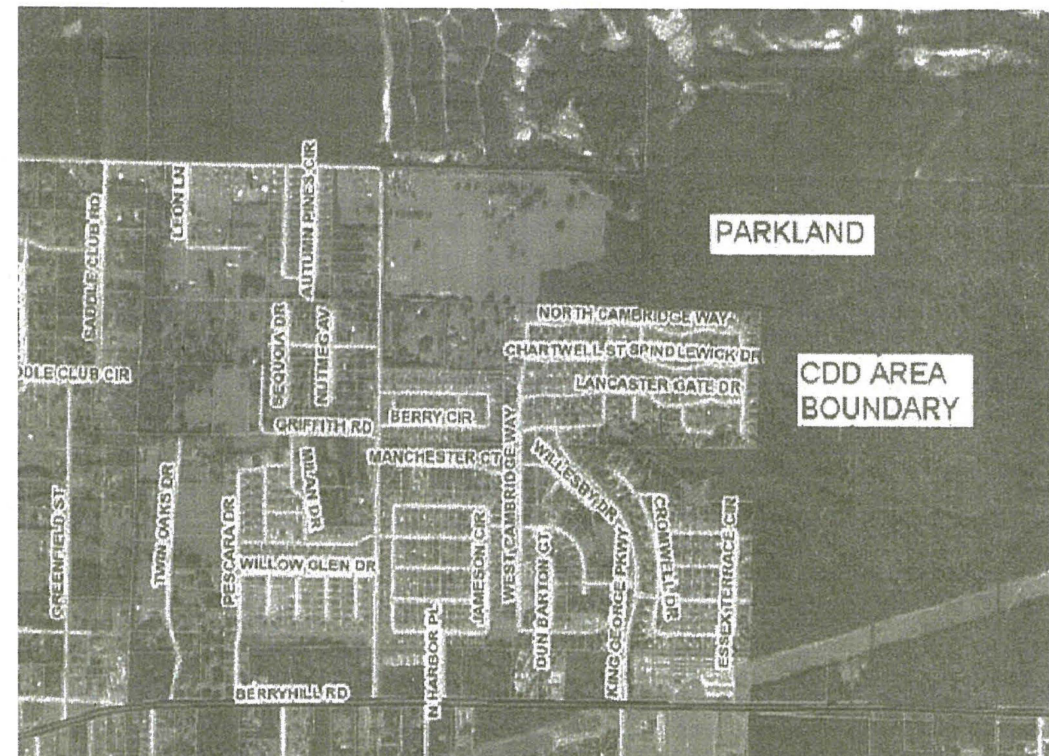
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting

the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B heretofore, which shows the lots and lands assessed, the amount of benefit to and the assessment paid each lot or parcel of land and the number of annual installments into which the assessment may be divided, such assessment roll is hereby adopted and approved as the District's primary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (one a week for two (2) consecutive weeks) in a newspaper of general circulation within Santa Rosa County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 25th day of August, 2022.

ATTEST:  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT  
/s/ Cindy Cerbone  
/s/ Chad Willard  
Secretary/Assistant Secretary  
Chair/Vice Chair, Board of Supervisors  
Exhibit A: Engineer's Report, dated August 9, 2022



# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5B**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

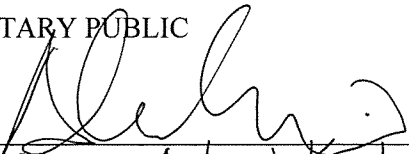
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Parkland Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Parkland Community Development District.
4. I do hereby certify that on September 2, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Parkland Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

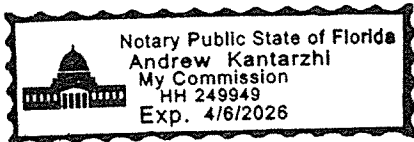
**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Han Liu

**SWORN TO (OR AFFIRMED) AND SUBSCRIBED** before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of September, 2022, by Han Liu, for Wrathell, Hunt and Associates, LLC, who is [] personally known to me or [] has provided \_\_\_\_\_ as identification, and who did \_\_\_ / did not  take an oath.

NOTARY PUBLIC

  
\_\_\_\_\_  
Print Name: Andrew Kantarzhi  
Notary Public, State of Florida  
Commission No.: HH 249949  
My Commission Expires: 09/06/2026



**EXHIBIT A:** Mailed Notice



# EXHIBIT A

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postmark  
Here

Postage	\$
<b>Total Pos</b>	\$

<b>Garden Street Communities Southeast LLC</b>	
<b>3000 Gulf Breeze Pkwy</b>	
<b>Gulf Breeze, FL 32563</b>	
Sent To	
Street an	
City, Stat	

**Parkland**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

September 2, 2022

**Via First Class U.S. Mail**

Garden Street Communities Southeast LLC  
3000 Gulf Breeze Pkwy  
Gulf Breeze, FL 32563

**RE:   *Parkland Community Development District (“District”)***  
***Notice of Hearings on Debt Special Assessments***  
***Parcel ID No. 27-2N-29-0000-00200-0000***

Dear Property Owner:

You are receiving this notice because the Santa Rosa County Property Appraiser’s records indicate that you are a property owner within the District. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

**NOTICE OF PUBLIC HEARINGS**

---

DATE:	October 4, 2022
TIME:	2:00 p.m.
LOCATION:	Adams Homes Sales Office 6148 Old Bagdad Hwy Milton, Florida 32583

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) and adoption of an assessment roll to secure proposed bonds on benefited lands within the District (“**Lands**”), and to provide for the levy, collection and enforcement of the Debt Assessments. The purpose of any such Debt Assessments is to secure the proposed bonds to be issued by the District to finance certain public infrastructure improvements (“**Project**”), generally consisting of roadways, creek crossing, stormwater management, utilities (water, sewer), off-site improvements including turn lanes and water & sewer, amenities including clubhouse and pool area, pavilion, outlying hardscape/ landscape/ irrigation and other infrastructure, benefitting the Lands within the District. The Project is described in more detail in the *Master District Engineer’s Report*, dated August 9, 2022 (“**Engineer’s Report**”). The Debt Assessments are proposed to be levied as an assessment lien and allocated to the benefitted lands as set forth in the *Master Special Assessment Methodology Report*, dated August 16, 2022 (“**Assessment Report**”). At the conclusion of the public hearings,

the Board will, by resolution, levy and impose assessments as finally approved by the Board. A meeting of the District will also be held where the Board may consider any other business that may properly come before it. Please refer to **Exhibit A** enclosed herein for additional information related to the public hearings and meeting.

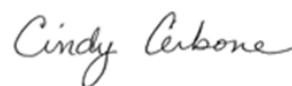
The District is located entirely within unincorporated Santa Rosa County, Florida. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410. Also, a copy of the agendas and other documents referenced herein may be obtained from the District’s Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that 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.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is written in black ink on a white background.

Cindy Cerbone  
District Manager

**EXHIBIT A**  
**Summary of Proposed Debt Assessments**

1. **Proposed Debt Assessments and Total Revenue.** The total revenues the District will collect by the Debt Assessments is **\$38,755,000**. The proposed Debt Assessments and Total Revenue are as follows:

<b>Product Type</b>	<b>Total Number of Units</b>	<b>Total Cost Allocation*</b>	<b>Total Bond Assessment Apportionment</b>	<b>Bond Assessment Apportionment per Unit</b>	<b>Annual Debt Service Payment per Unit**</b>
SF 50'	448	\$15,692,531.09	\$20,843,025.21	\$46,524.61	\$3,749.25
SF 70'	275	\$13,485,768.91	\$17,911,974.79	\$65,134.45	\$5,248.95
<b>Total</b>	<b>723</b>	<b>\$29,178,300.00</b>	<b>\$38,755,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Does not include county collection costs or early collection discount allowance.

2. **Unit of Measurement.** As described in the Assessment Report, the Debt Assessments will be initially allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit (“ERU”) basis at the time that such property is platted or subject to a site plan or sold.
3. **Schedule of Debt Assessments:** For each bond issuance, the Debt Assessments principal is expected to be collected over a period of no more than 30 years subsequent to the issuance of debt to finance the improvements.
4. **Collection.** The Debt Assessments constitute a lien against benefitted property located within the District just as do each year’s property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

MASTER DISTRICT ENGINEERS REPORT  
FOR  
PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT

Prepared for:

BOARD OF SUPERVISORS  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

David W. Fitzpatrick, P.E., P.A.  
10250 N. Palafox Street  
Pensacola, FL 32534

Project No.: 20-022

August 9, 2022

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## **1. INTRODUCTION**

### **1.1 Description of Parkland Place Subdivision**

The Parkland Community Development District (the “District”) was established for the purpose of financing, acquiring, constructing, maintaining, or operating a portion of the public infrastructure necessary for the development of lands within and without the boundaries of the District. The District is comprised of an approximately 319.21 acre tract of land located on Berryhill Road approximately 0.5 miles east of West Spencer Field Road in Santa Rosa County, Florida (the “County”) and is planned to be developed into a master planned residential community to be known as Parkland Place (the “Development”). The boundaries of the District and the Development are coterminous.

The Development will offer a maximum of 800 residential dwelling units. The Development may include single-family detached dwellings, a clubhouse, dog park, pool facilities, trails and various other open space amenities for recreation. The Development will include stormwater management systems, utility infrastructure, irrigation facilities, landscaped roadways and open spaces. The Development will include a main thoroughfare that will traverse the parcel from south to north. This thoroughfare will cross a creek therefore requiring environmental permitting and special design of the crossing. That special design will include as a minimum a large culvert system to be filled to support the roadway. The Development will be developed in phases in response to market demands.

In support of the development plan for the Development, the District intends to finance, construct and/or acquire public infrastructure improvements including but not limited to roads, potable water, wastewater and irrigation utilities, earthwork for stormwater management, stormwater management facilities, wetland mitigation, and soft costs for the project. Public improvements contemplated in the project are a system of improvements that benefit all lands within the District.

### **1.2 Purpose and Scope of the Report**

The purpose of this report is to provide a description of the public infrastructure improvements to serve the District and provide an opinion of probable cost for the proposed infrastructure elements.



## **2. DISTRICT BOUNDARIES AND PROPERTIES SERVED**

### **2.1 District Boundaries**

Exhibit 2 delineates the boundaries of the District. Exhibit 3 shows the District on an aerial overlay. The District is surrounded by residentially used parcels, public rights of ways and undeveloped lands. The residentially used parcels are to the west, the public right of way, Berryhill Road, is to the south and the undeveloped lands are to our north and east.

### **2.2 Description of Properties Served**

The District is in Section 27, Township 2 North and Range 29 West. Santa Rosa County, Florida.

The land comprising the District is wooded and undeveloped for the most part. There is an existing wetland system traversing through the project parcel to be preserved for the most part with the exception of a single proposed right of way crossing. Project topography is such that lower elevations are near and about the wetlands system and elevations increase leading away from the wetland system.

Florida Power and Light has a transmission line easement traversing the parcel from east to west. This easement area will be utilized as open recreation space.

### **2.3 Existing Infrastructure**

Presently there are no existing utilities to be used by the Development within the project area. Planned utility extensions are described later in this report.

### **3. PROPOSED INFRASTRUCTURE**

3.1 Infrastructure projects: The infrastructure projects may be constructed in phases as required to service the phased construction of the Development. The timing of the phases of the project will be dependent upon economic and real estate market conditions.

#### 3.2 Infrastructure Elements

3.2.1 Earthwork for stormwater management

3.2.2 Stormwater management facilities

3.2.3 Utilities

3.2.4 Roadway and entry features

3.2.5 Creek crossing

3.2.6 Landscaping and secondary irrigation

3.2.7 Amenities

3.2.8 Soft Costs

#### 3.2.1 Earthwork for stormwater management

Stormwater management ponds within the District will be excavated. Excavated material will be used for pond berms and various filling operations throughout the project. The cost for excavating and dewatering pond areas, subsequent pond construction and planting of pond banks and berms with sod and other vegetation are included in the project and are anticipated to be financed by the District. Other items to be included in the project and paid by the District are land clearing of project areas, loading, hauling, and grading, sub-grading and fine grading of project related areas. The District will not fund any costs related to the mass grading of private lots.

Ponds will be excavated in accordance with the size and depth requirements of the governing agencies. Those agencies being the County and the Northwest Florida Water Management District. All excavated material will remain on site for use on project needs.

#### 3.2.2 Stormwater Management Facilities

The master stormwater management system (SMS) will consist of excavated

stormwater management ponds with stabilized pond perimeter berms on the low side of the topography. Each stormwater management pond will be equipped with stormwater inflow and outflow structures as required by the governing agencies. The SMS will also be comprised of drainage pipes, various inlets and swales to compliment the drainage features designed into the roadways by curb and gutter. Stormwater runoff will be collected and transported to the stormwater management ponds to meet water quality and water quantity regulations. Stormwater will discharge via overflow structures and orifices into the wetland system traversing through the project.

The stormwater management ponds for the project will be constructed by the District. The District will construct the remaining portions of the SMS for the project, including other excavations, piping, structures, conveyance ditches and swales. The District will pay for the SMS in its entirety. These portions of the project will be turned over to the County for ownership and perpetual maintenance after acceptance by the County.

### 3.2.3 Utilities

The District is located within the Pace Water System, Inc. (PWS) franchise area. . The potable water and wastewater system serving the PWS franchise area is owned by the Pace Property Finance Authority, Inc. (PPFA), an instrumentality of the County.

PPFA utilities within the District will consist of potable water and wastewater systems which will be designed and constructed in accordance with appropriate PPFA and Florida Department of Environmental Protection standards. Potable water and wastewater systems will be paid for and constructed by the District. It is anticipated the water and wastewater will be conveyed by the District to PPFA for ownership, operation and perpetual maintenance after completion of construction. The public utility improvements within the project include water mains, wastewater lines and wastewater pumping station/s to be placed along roadways and/or utility parcels within the project.

Potable water facilities will include distribution mains with required valving, fire hydrants, fittings and water services to individual lots and amenity areas within the project. Connection to the PPFA water system will be made to the existing PPFA system located along West Spencer Field Road approximately 0.5 miles west of the project. Approximately 6.5 miles of water mains are proposed within the District boundary and 0.5 miles of main to be constructed outside the District boundary.

The wastewater facilities will include gravity collection mains flowing to a master pump station or two pump stations. The pump station/s will pump through a forcemain to an existing PPFA sewer collection pipe located along West Spencer Field Road approximately 0.5 miles west of the project. Each individual lot and some amenity areas will be provided a sewer service. Approximately 6.0 miles of gravity sewer, 0.61 miles of forcemain and one to two pumping stations are

proposed to be constructed within the District boundary. 0.53 miles of forcemain will be constructed outside of the District boundary.

The District is located within the franchise area of Florida Power and Light. Telephone and cable services are available from various providers. These utilities provide electrical power, telephone service, and television cable to the District.

In summary, all utilities will be available to the property within the District during the development of the infrastructure.

#### 3.2.4 Roadways and Entry Features

The District is accessed via Berryhill Road. Berryhill Road is an east to west traveling County owned roadway that runs along the District's south boundary line. The District's main entry will consist of a boulevard style roadway with a center landscaped median, bike lanes and sidewalks. The main entry roadway will meander generally in a south to north direction to the District's north boundary line. The main entry roadway will cross the existing wetland system currently traversing east to west through the District. The main entry roadway as well as all District roads will consist of 2 travel lanes. All roadways will be paid for and constructed by the District to be within platted right of ways and turned over to the County for their ownership and perpetual maintenance. There are approximately 6.5 miles of roadways to be constructed by the District.

Roads will be constructed of stabilized subgrade, rock base, asphalt paving and curbing. Signage and striping will be installed in appropriate locations. Sidewalks and bike paths will traverse through the District some of which will be along roadways and others will be through various open spaces scattered throughout the District. All roadway rights of ways outside of curbs will be landscaped with grass as a minimum.

Street lighting will be constructed along the roadways with spacing to allow ample lumens to pedestrian traffic. Street lights will be constructed by and owned by Florida Power and Light (FPL). The District will construct and pay for all electrical conduit within District boundaries.

Entry features consisting of monument signs, decorative fencing and walls will be included in the project. The District will pay for and construct the entry features. Entry features will be owned and maintained by the District.

#### 3.2.5 Creek Crossing

The creek crossing will be comprised of a large culvert system with headwalls on either side. The culverted area will be filled with structural fill to accommodate our typical roadway as described in section 3.2.4. in order to make the crossing possible. Separate permits will be obtained for the creek crossing from State

agencies. The creek crossing will be paid for and constructed by the District. It will be turned over to the County for their ownership and perpetual maintenance as a component of the main thoroughfare.

### 3.2.6 Landscaping and Secondary Irrigation.

Landscaping will be provided for District roadways, perimeter berms, common areas (including amenity areas) and main entry. Landscaping will consist of sod, trees, annual flowers, shrubs and other ground cover. Secondary irrigation lines will provide irrigation to most of the District landscaped areas. The District will fund, construct, own and maintain these items.

### 3.2.7 Amenity areas

Proposed amenity facilities for the District include a pool and clubhouse area, dog park, oversized sidewalks, various other walk paths and nature trails with sitting areas throughout District, open spaces and wetland preservation areas and kiddy playground area. The District will fund, construct, own and maintain these items.

### 3.2.8 Soft Costs

Soft costs are added to include the planning, land surveying, engineering, environmental permitting, landscape architecture, and other consulting services necessary for the design permitting and services during construction for the District infrastructure. The costs do not include the legal, administrative, financing, operation, or maintenance services necessary to finance, construct and operate the District infrastructure.

#### **4. OPINION OF PROBABLE CONSTRUCTION COSTS AND BENEFIT**

Table 1 presents a summary of the totals for the District's proposed public infrastructure improvements, including the individual components of District infrastructure comprising the project included earthwork, wastewater collection, water supply, drainage, irrigation supply, landscaping and irrigation mains, roadway and entry features, amenities and soft costs.

Soft cost include the cost for bonds, permitting fees, engineering, permitting, landscape architecture, other consultants, administrative and management services necessary for the design, permitting and services during construction for the District infrastructure.

The costs contain a contingency of 10%. The costs do not include legal, administrative, financing, operation, or maintenance services necessary to finance, construct and operate the District infrastructure.

It is my professional opinion that these costs are reasonable for the work to be performed and the public improvements comprising the project benefit the District lands within the District. I believe that the District's planned project to be financed with bonds can be constructed within the budget set forth in this Engineer's Report. The District's Assessment Methodology Report will apportion the cost based upon the special benefit received by the residential units that comprise the District.

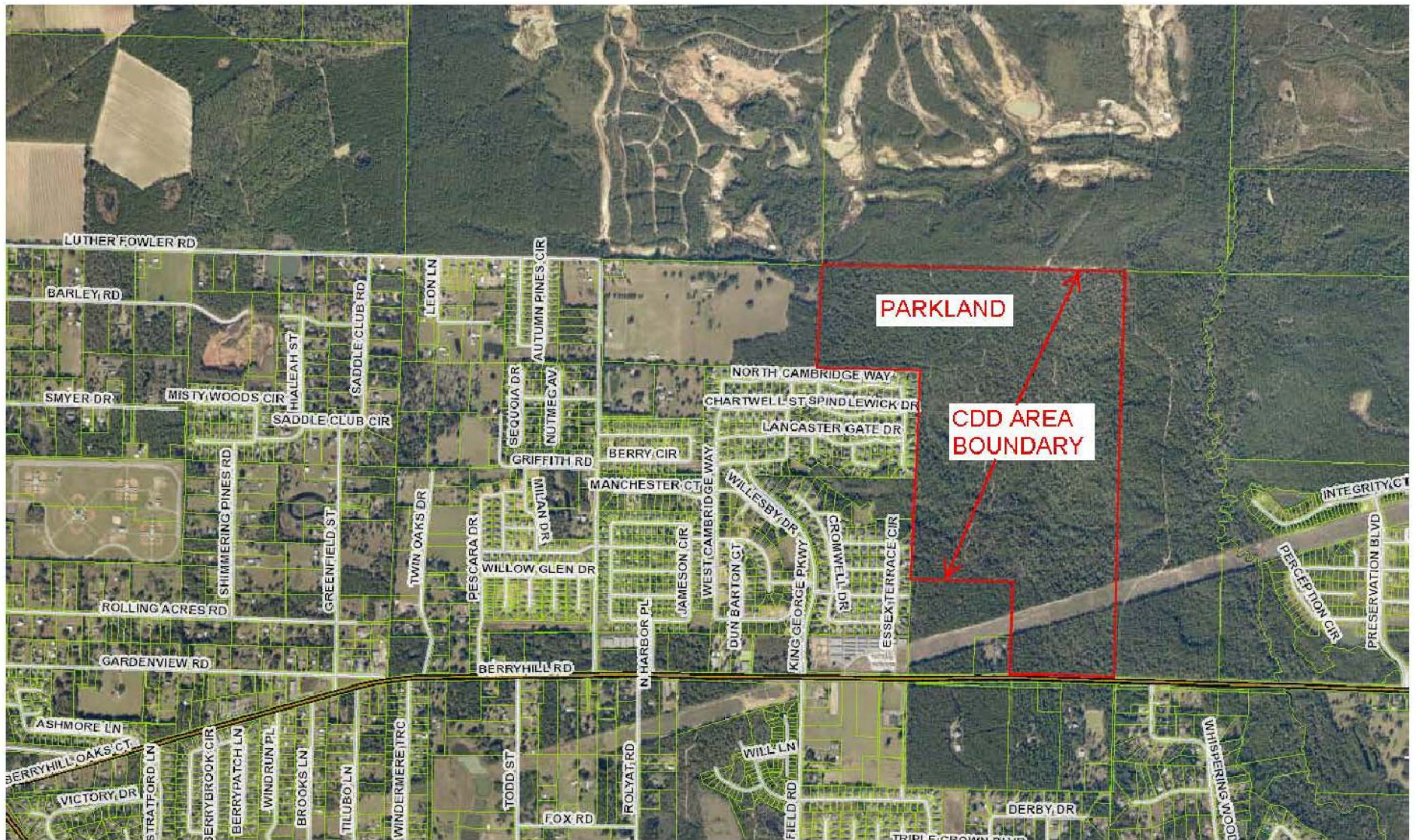
## 5. PERMITS

The following permits are required prior to start of infrastructure construction:

- Santa Rosa County-  
Approval to establish the Parkland Place Community Development District.  
  
Approval by their engineering and planning department of preliminary plats and construction plans to issue the project infrastructure development order.  
  
Approval to rezone the District parcel. In hand, case #2020-R-027  
  
Approval to change the Future Land Use Designation. In hand, case # 2020-F-027.
- State of Florida- Approval to change the Future Land Use Designation. In hand, case # 2020-F-027
- Northwest Florida Water Management District- stormwater and wetland crossing permit
- FDEP- Wetland crossing permit  
  
Wastewater and Water permits  
  
NPDES permit
- Pace Property Finance Authority, Inc.- Wastewater and Water approval

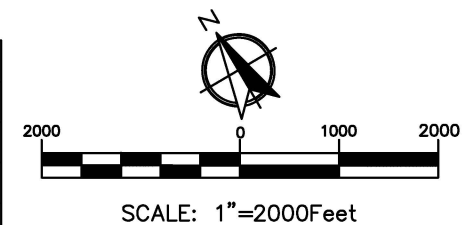
As the District Engineer I hereby certify that to the best of my knowledge all permits and approvals necessary to complete the project have either been obtained or in my expert opinion will be obtained and that there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

As the District Engineer it is my opinion that the Opinion of Estimated Construction Cost presented herein is reasonable and adequate for the District's purposes to acquire and/ or construct the proposed infrastructure systems. Further, that the proposed infrastructure systems will provide benefit to all lands within the District and these benefits will exceed in value the costs set forth herein. All the proposed District infrastructure systems identified in this report are consistent with and authorized pursuant to Chapter 190.012, Florida Statutes.

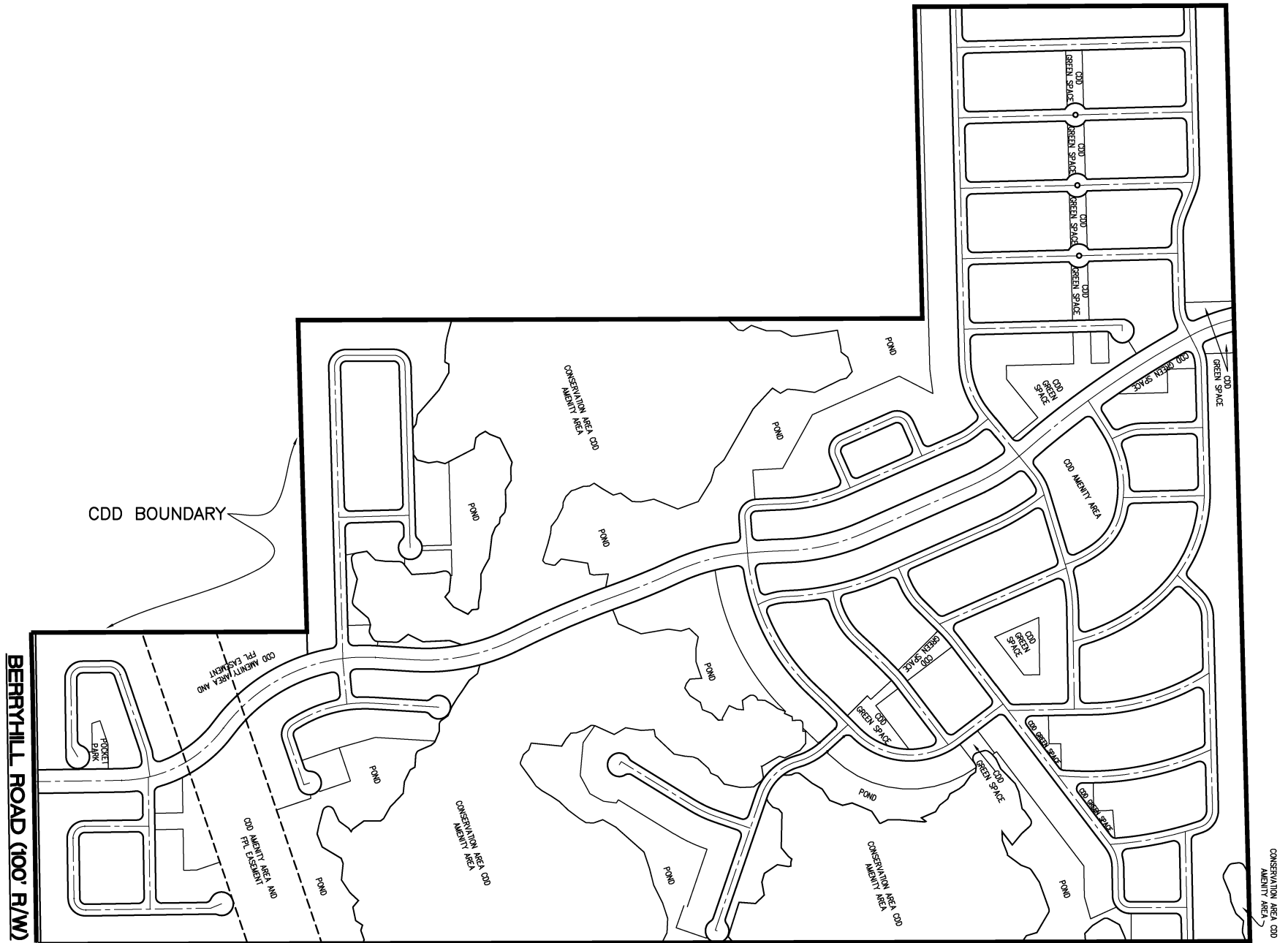


**DAVID W. FITZPATRICK, P.E., P.A.**  
**BOARD OF PROFESSIONAL ENGINEERS**  
 CERTIFICATE # 00008423  
 10250 NORTH PALAFOX STREET  
 PENSACOLA, FL 32534  
 PH: (850)476-8677 FAX: (850)476-7708

PROJECT NAME: PARKLAND CDD	
LOCATION MAP	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 1	PAGE-11

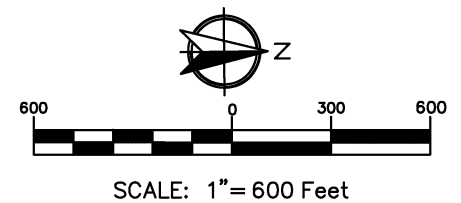


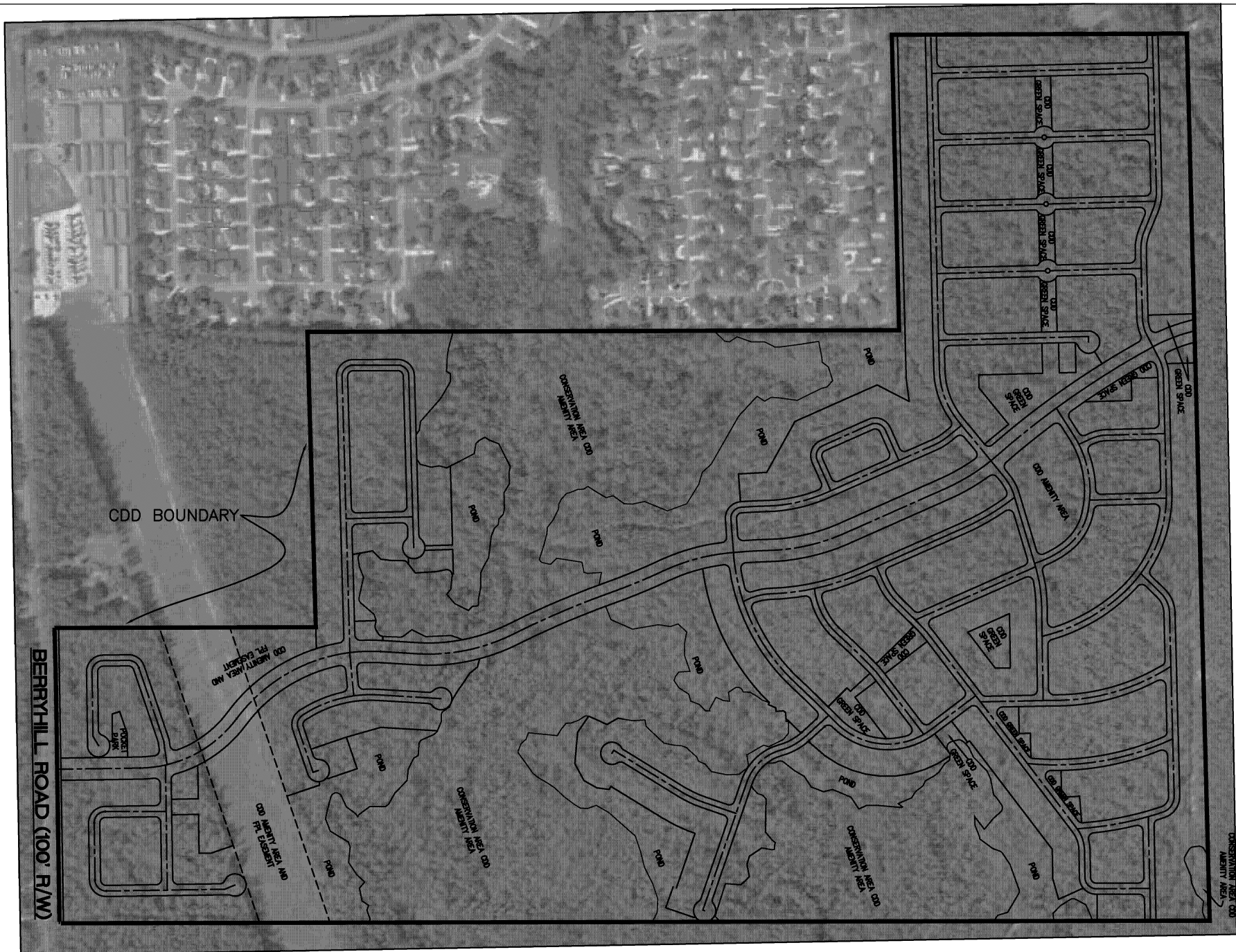




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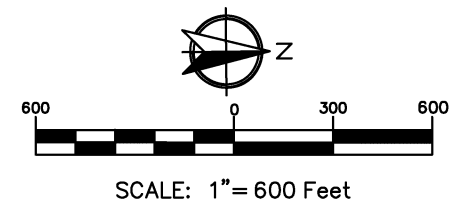
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DISTRICT BOUNDARY AND PROPERTY SERVED	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 2	PAGE-12

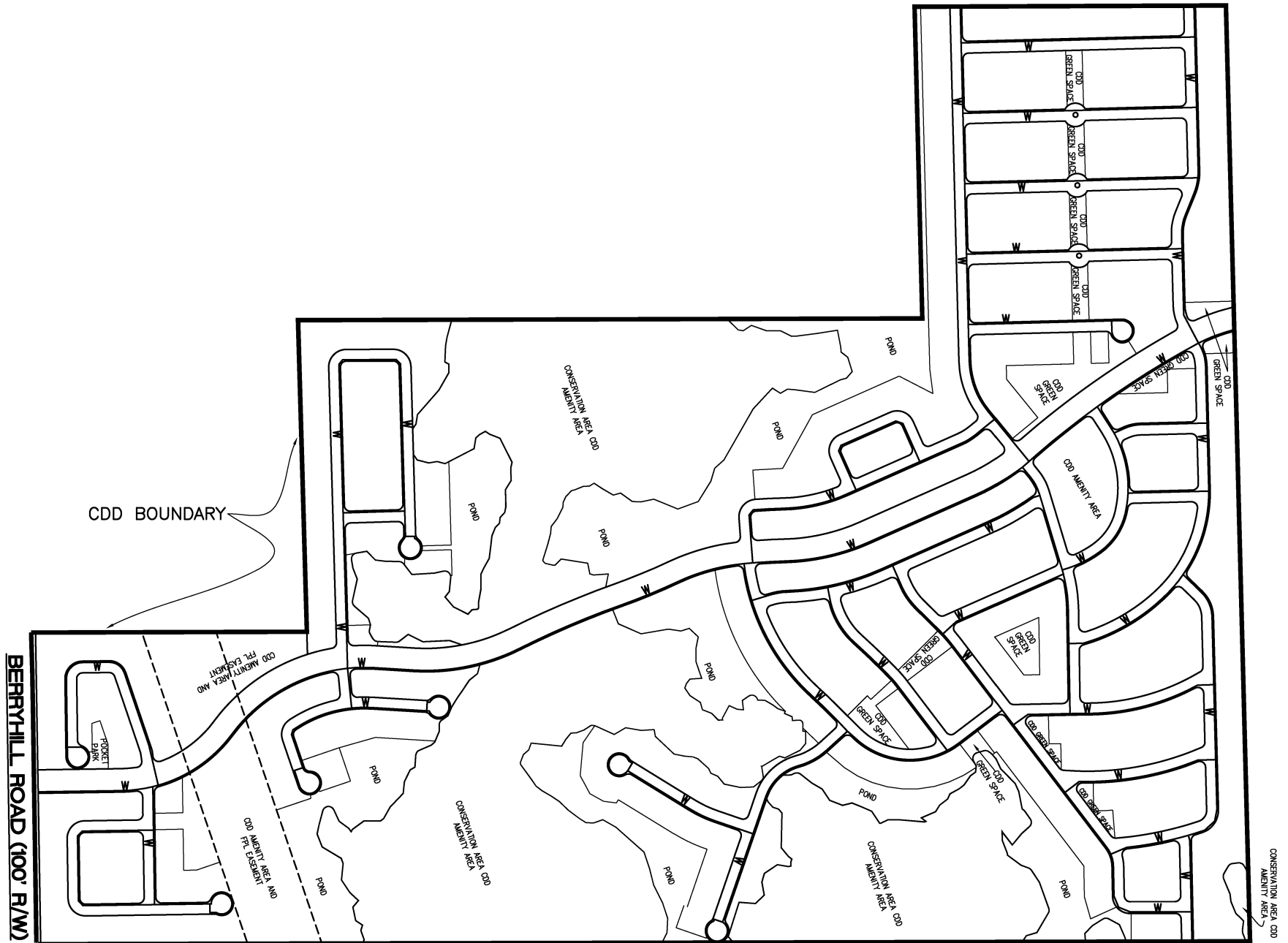




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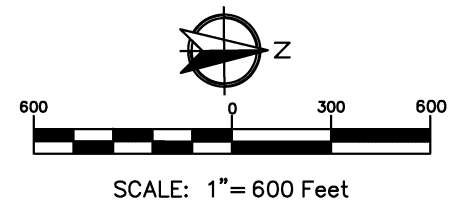
PROJECT NAME: PARKLAND CDD	
DISTRICT BOUNDARY ON AERIAL PHOTO	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 3	PAGE-13

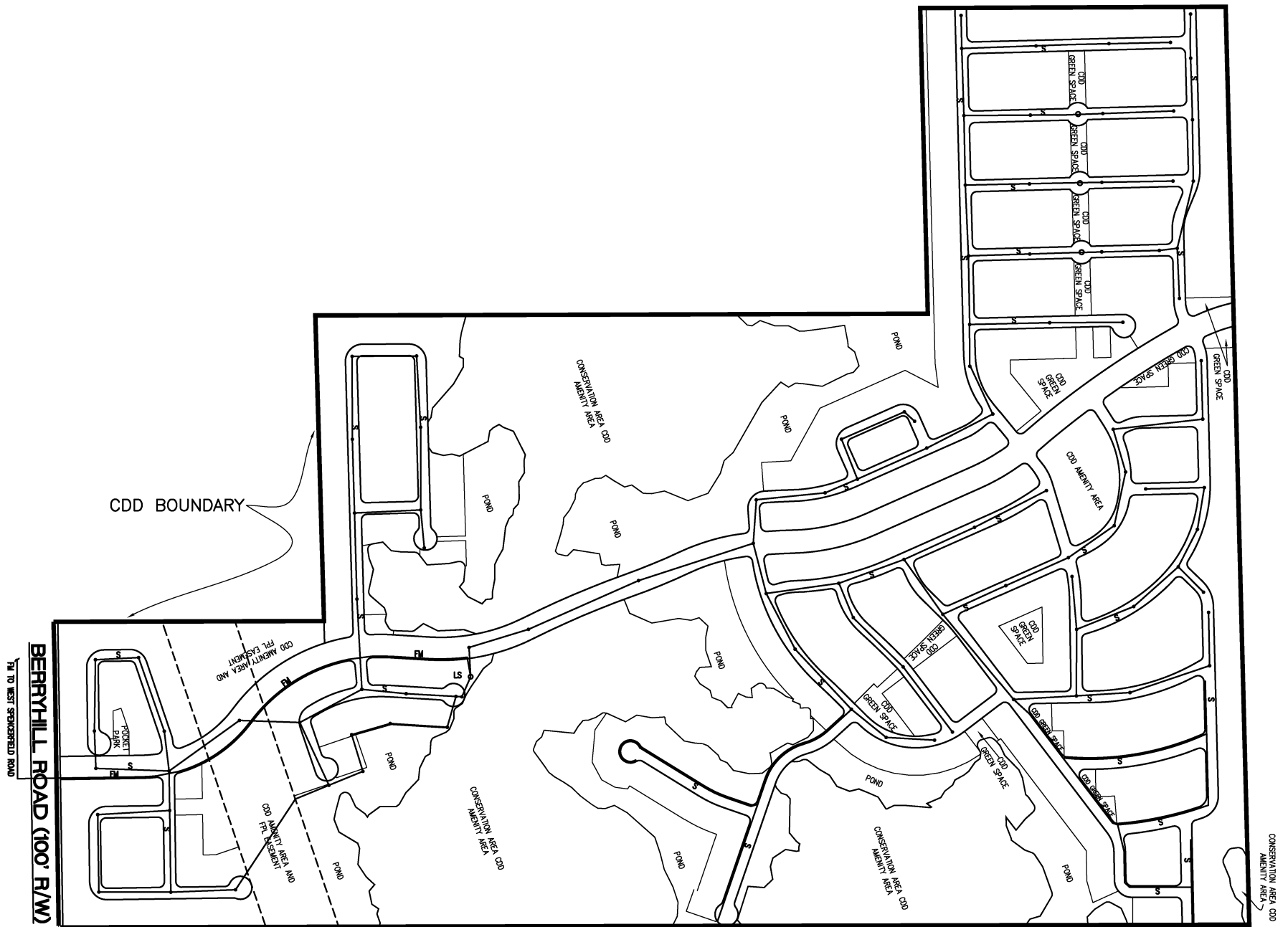




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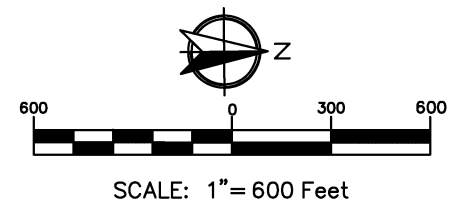
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DISTRICT PROPOSED POTABLE WATER PLAN	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 4	PAGE-14

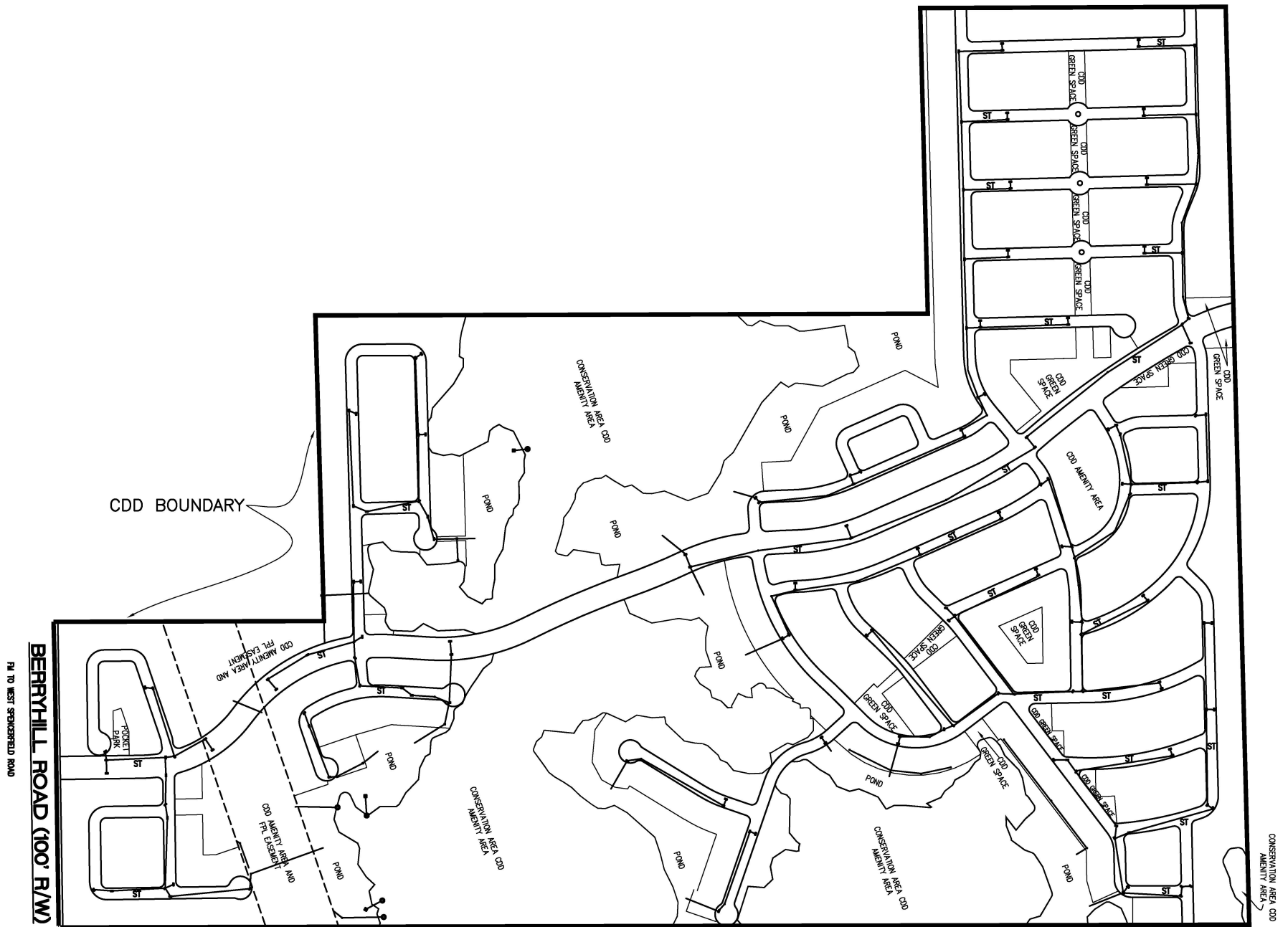




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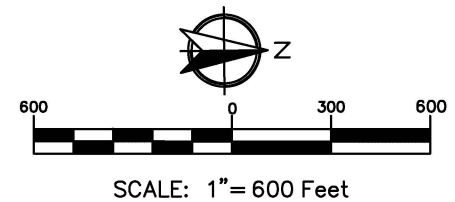
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DISTRICT PROPOSED SANITARY SEWER PLAN	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 5	PAGE-15





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 PH: (850)476-8677 FAX: (850)476-7708

PROJECT NAME: PARKLAND CDD	
DISTRICT PROPOSED STORMWATER PLAN	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 6	PAGE-16



**TABLE 1**

**PARKLAND CDD**

ENGINEERS ESTIMATE OF PROBABLE COSTS OF CONSTRUCTION FOR DISTRICT IMPROVEMENTS

BOND VALIDATION REPORT

DWF FILE 20-022

4-Aug-22

<b>ITEM #</b>	<b>WORK CATEGORY</b>	<b>COST</b>
1	ROADWAYS (COUNTY OWNED)	\$7,454,000.00
2	CREEK CROSSING (COUNTY OWNED)	\$1,000,000.00
3	STORMWATER MANAGEMENT (COUNTY OWNED)	\$4,700,000.00
4	UTILITIES WATER AND SEWER (PACE PROPERTY FINANCE AUTHORITY OWNED)	\$4,949,000.00
5	OFFSITE IMPROVEMENTS TO INCLUDE	
A	TURN LANES (COUNTY OWNED)	\$200,000.00
B	WATER AND SEWER (PACE PROPERTY FINANCE AUTHORITY OWNED)	\$750,000.00
6	AMENITIES (CDD OWNED)	
A	CLUBHOUSE AND POOL AREA, SOUTH END (BUDGET)	\$4,000,000.00
B	PAVILION, NORTH END (BUDGET)	\$950,000.00
7	OUTLYING HARDSCAPE/ LANDSCAPE/ IRRIGATION (CDD OWNED)	\$750,000.00
8	CONTINGENCY	\$2,475,300.00
9	PROFESSIONAL SERVICES	\$1,950,000.00
	<b>TOTAL</b>	<b>\$29,178,300.00</b>

**TABLE 2**

**PARKLAND CDD**

SUMMARY OF IMPROVEMENTS WITH OWNERSHIP

BOND VALIDATION REPORT

DWF FILE 20-022

4-Aug-22

<b>ITEM #</b>	<b>PRODUCT TYPE</b>	<b>COUNT</b>
1	50'+/- SINGLE FAMILY RESIDENTIAL LOTS	448
2	70'+/- SINGLE FAMILY RESIDENTIAL LOTS	275
	<b>TOTAL</b>	<b>723</b>

TABLE 3

**PARKLAND CDD**

SUMMARY OF IMPROVEMENTS WITH OWNERSHIP  
BOND VALIDATION REPORT  
DWF FILE 20-022  
4-Aug-22

<b>ITEM #</b>	<b>IMPROVEMENT</b>	<b>OWNERSHIP</b>
1	ROADWAYS	COUNTY
2	CREEK CROSSING	COUNTY
3	STORMWATER MANAGEMENT	COUNTY
4	UTILITIES WATER AND SEWER	PPFA
5	CLUBHOUSE AND POOL AREA	CDD
6	PAVILION, NORTH END	CDD
7	OUTLYING HARDSCAPE/ LANDSCAPE/ IRRIGATION	CDD
8	ELECTRICAL	FPL
9	OTHER UTILITIES	OTHER UTILITIES



# PARKLAND COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology Report

August 16, 2022



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 723-571-0010

Fax: 723-571-0013

Website: [www.whhassociates.com](http://www.whhassociates.com)

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Parkland Community Development District (the "District"), located in unincorporated Santa Rosa County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District.

### **1.2 Scope of the Report**

This Report presents the projections for financing the District's public infrastructure improvements (the "Project") described in the Master District Engineer's Report for the Parkland Community Development District prepared by David W. Fitzpatrick, P.E., P.A. (the "District Engineer") dated August 9, 2022 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Project.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits for properties outside its borders and to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Project enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Project. However, these benefits are only incidental since the Project is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Project and do not depend upon the Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Project will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Project. Even though the exact value of the benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Organization of the Report**

*Section Two* describes the development program as proposed by the Developer, as defined below.

*Section Three* provides a summary of the Project as determined by the District Engineer.

*Section Four* discusses the financing program for the District.

*Section Five* introduces the special assessment methodology for the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District will serve the Parkland Place development (the "Development" or "Parkland"), a master planned residential development located in unincorporated Santa Rosa County, Florida. The land within the District consists of approximately 319.21 +/- acres and is generally located north of Berryhill Road, east of Luther Fowler Road, south of Willard Norris Road, and west of Anderson Lane.

#### **2.2 The Development Program**

The development of Parkland is anticipated to be conducted by Garden Street Communities Southeast, LLC (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 723 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Parkland. The development of

Parkland is planned to be conducted in one or more phases over a multi-year period.

### **3.0 The Project**

#### **3.1 Overview**

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

#### **3.2 The Project**

The Project needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The Project will consist of roadways, creek crossing, stormwater management, utilities (water, sewer), off-site improvements including turn lanes and water & sewer, amenities including clubhouse and pool area, pavilion, and outlying hardscape/ landscape/ irrigation. At the time of this writing, the total cost of the Project, including professional services and contingency, is estimated to total approximately \$29,178,300.

Even though the installation of the improvements that comprise the Project may occur in one or multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the Project will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Project.

### **4.0 Financing Program**

#### **4.1 Overview**

As noted above, the District is embarking on a program of public infrastructure improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Project as described in *Section 3.2*, the District would have to issue approximately \$38,755,000 in par amount of special assessment bonds (the "Bonds").

**Please note that the purpose of this Report is to allocate the benefit of the Project to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.**

#### **4.2 Types of Bonds Proposed**

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$38,755,000 to finance approximately \$29,178,300 in Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$38,755,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

**Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary provided that the principal amount of Bonds that have been validated will not increase.**

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the Project will be secured by assessing properties within the District that derive special and peculiar benefits from the Project. All properties that receive special benefits from the Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Project.

### **5.2 Benefit Allocation**

The most current development plan envisions the development of 723 residential units, although unit numbers and land use types may change throughout the development period.

The infrastructure improvements that comprise the Project will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. Notwithstanding the foregoing, the District reserves the right to create distinct assessment areas securing a series of Bonds issued to finance a portion of the Project.

By allowing for the land in the District to be developable, both the improvements that comprise the Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Project have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District

would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied for, the improvement or debt allocated to that parcel.

The benefit associated with the Project of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of the infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use. For instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Project. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Project (the "Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.



### **5.3 Assigning Debt**

The Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Assessments will be levied on approximately 319.21 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$38,755,000 will be preliminarily levied on approximately 319.21 +/- gross acres at a rate of \$121,409.10 per acre.

As the land is platted, or other means of identifying lots can be determined, the Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessments transferred at sale.

### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Project make the land in the District developable and saleable and when implemented jointly as

parts of the Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2 initially* across all property within the District according to reasonable estimates of the special and peculiar benefits derived from the Project by different unit types.

### **5.6 True-Up Mechanism**

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessments on a per ERU basis never exceed the initially allocated Assessments as contemplated in the adopted assessment methodology. The Assessments per ERU preliminarily equal \$46,524.61 (\$38,755,000 in Assessments divided by 833 ERUs) and may change based on the final bond sizing or as a result of a change in unit types. If such changes occur, the methodology is applied to the land based on the number of and unit type within each and every parcel as signified by the number of ERUs.

As the land is platted, the Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Assessments to the platted parcel of land, the Assessments per ERU for land that remains unplatted within the District remains equal to \$46,524.61, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessments to the platted land, the Assessments per ERU for land that remains unplatted within the District equals less than \$46,524.61 (either as a result of a larger number of units, different units or both), then the per ERU Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Assessments to the platted land, the Assessments per ERU for land that remains unplatted within the District equals more than \$46,524.61<sup>1</sup> (either as a result of a smaller number of units, different units or both), then the difference in Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of Assessments per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Assessments per ERU and \$46,524.61 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Assessments per ERU for land that remains unplatted remains equal to \$46,524.61. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessments transferred at sale.

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<sup>1</sup> For example, if the first platting includes 428 SF 50' lots, and 275 SF 70' lots, which equates to a total allocation of \$37,824,507.80 in Assessments, then the remaining unplatted land would be required to absorb 20 SF 50' lots or \$930,492.20 in Assessments. If the remaining unplatted land would only be able to absorb 10 SF 50' lots or \$465,246.10 in Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$465,246.10 in Assessments plus applicable accrued interest to the extent described in this Section.

## **5.7 Assessment Roll**

Assessments in the amount of \$38,755,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, the Assessments shall be paid in thirty (30) annual principal installments.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

### Parkland Community Development District

#### Development Plan

Product Type	Total Number of Units
SF 50'	448
SF 70'	275
<b>Total</b>	<b>723</b>

Table 2

### Parkland Community Development District

#### Project Costs

Improvement	Total Costs
Roadways	\$7,454,000
Creek Crossing	\$1,000,000
Stormwater Management	\$4,700,000
Utilities (Water, Sewer)	\$4,949,000
<i>Off-site Improvements to include:</i>	
A: Turn lanes	\$200,000
B: Water and Sewer	\$750,000
<i>Amenities:</i>	
A: Clubhouse and Pool Area (South End)	\$4,000,000
B: Pavilion (North End)	\$950,000
Outlying Hardscape/ Landscape/ Irrigation	\$750,000
Contingency	\$2,475,300
Professional Services	\$1,950,000
<b>Total</b>	<b>\$29,178,300</b>

Table 3

# Parkland

## Community Development District

### Preliminary Sources and Uses of Funds

**Sources**

Bond Proceeds:	
Par Amount	\$38,755,000.00
<b>Total Sources</b>	<b>\$38,755,000.00</b>

**Uses**

Project Fund Deposits:	
Project Fund	\$29,178,300.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$3,123,126.07
Capitalized Interest Fund	\$5,425,700.00
Delivery Date Expenses:	
Costs of Issuance	\$1,025,100.00
Rounding	\$2,773.93
<b>Total Uses</b>	<b>\$38,755,000.00</b>

Table 4

# Parkland

## Community Development District

### Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
SF 50'	448	1.00	448.00
SF 70'	275	1.40	385.00
<b>Total</b>	<b>723</b>		<b>833.00</b>

Table 5

# Parkland

## Community Development District

### Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 50'	448	\$15,692,531.09	\$20,843,025.21	\$46,524.61	\$3,749.25
SF 70'	275	\$13,485,768.91	\$17,911,974.79	\$65,134.45	\$5,248.95
<b>Total</b>	<b>723</b>	<b>\$29,178,300.00</b>	<b>\$38,755,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Does not include county collection costs or early collection discount allowance.

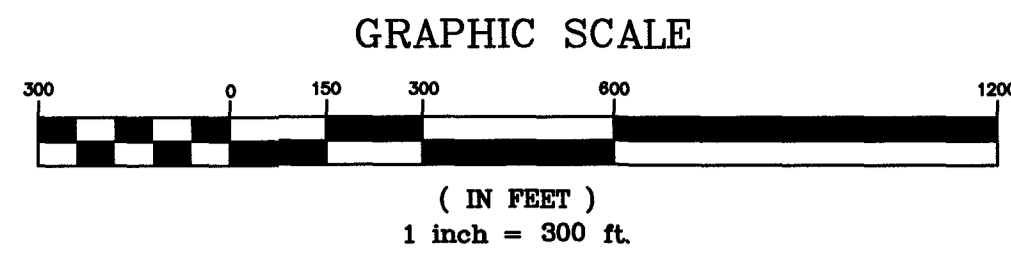
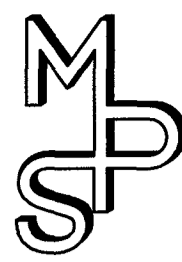
## **Exhibit “A”**

Bond Assessment in the amount of \$38,755,000 is proposed to be levied over the area as described in the following page(s) designating the boundary of the District:



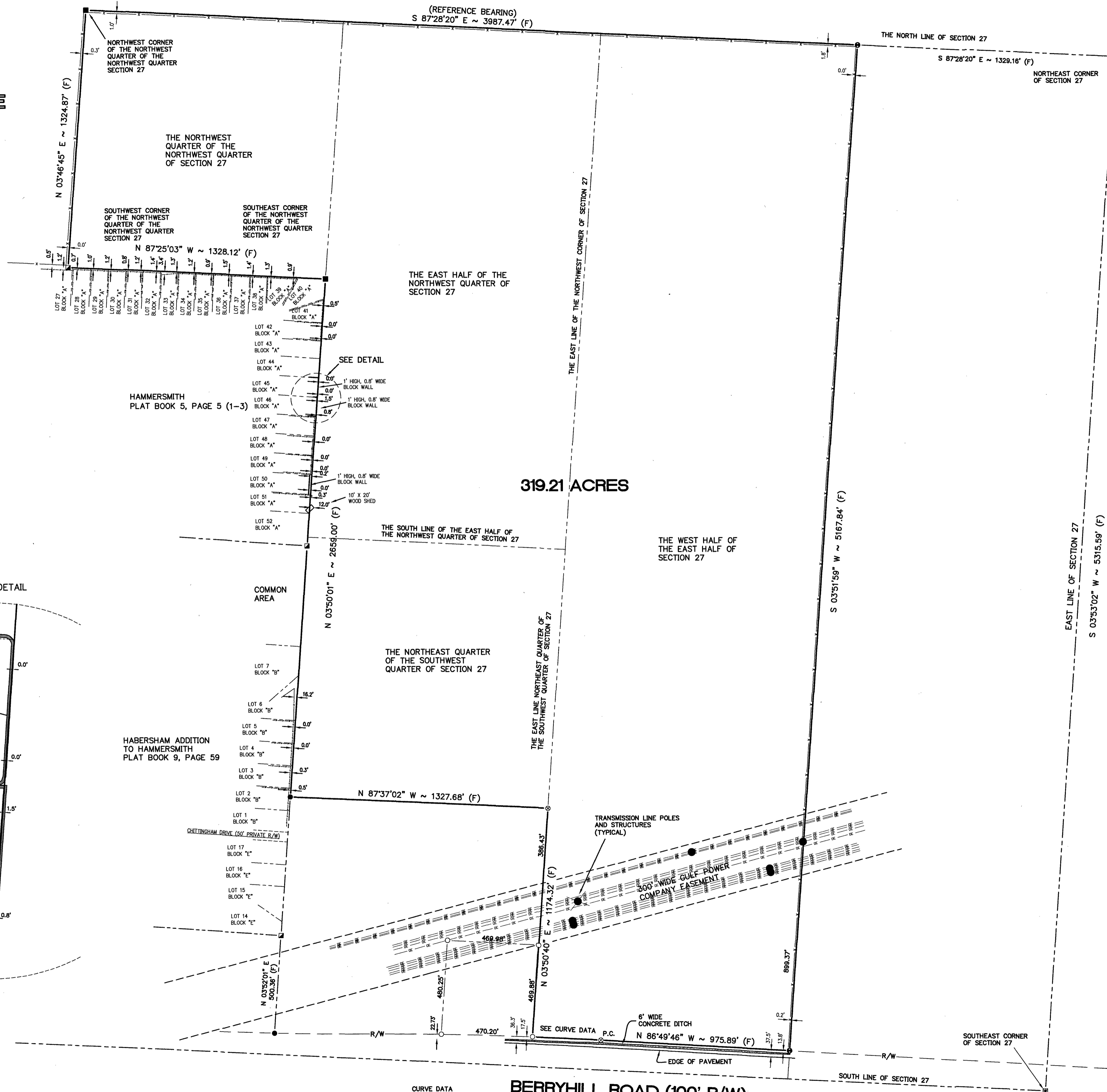
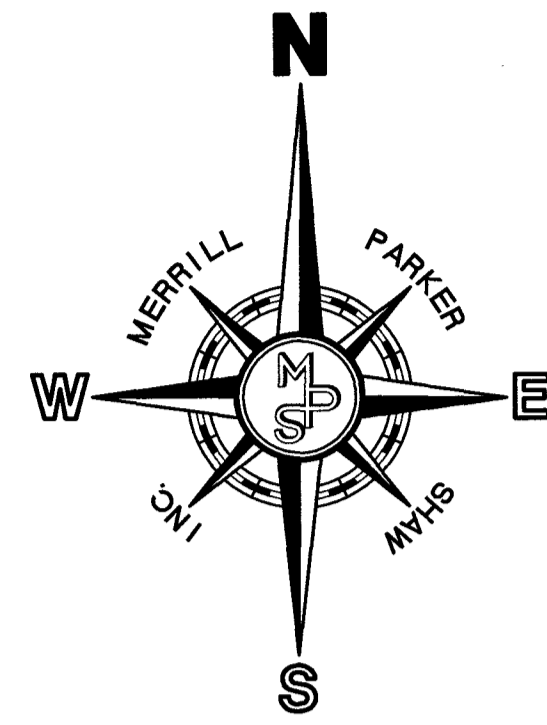
## LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 3987.47 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27; THENCE DEPARTING SAID NORTH LINE OF SECTION 27, GO SOUTH 03 DEGREES 51 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27, FOR A DISTANCE OF 5167.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD (100' RIGHT-OF-WAY); THENCE GO NORTH 86 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 975.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19148.57 FEET; THENCE GO ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 351.57 FEET (DELTA=01 DEGREES 03 MINUTES 07 SECONDS, CHORD BEARING=NORTH 87 DEGREES 21 MINUTES 19 SECONDS WEST, CHORD DISTANCE =351.57 FEET) TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE DEPARTING THE AFORESAID NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD, GO NORTH 03 DEGREES 50 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1174.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 37 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1327.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2659.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 25 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1328.12 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE GO NORTH 03 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1324.87 FEET TO THE POINT OF BEGINNING.



# BOUNDARY SURVEY

## A PORTION OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA.



### DESCRIPTION: (AS FURNISHED)

West 1/2 of the East 1/2, Northeast 1/4 of Southwest 1/4, East 1/2 of the Northwest 1/4, and Northwest 1/4 of the Northwest 1/4, Section 27, Township 2 North, Range 29 West, Santa Rosa County, Florida, containing 320 acres less approximately 3.05 acres for public road right of way and subject to the 200' wide Gulf Power Company transmission line right of way which contains approximately 6.2 acres.

Tax Parcel ID#: 272N29000002000000

### SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S 87°28'20" E ALONG THE NORTH LINE OF THE SUBJECT PARCEL AND BEING ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011), USING THE TRIMBLE VRSNOW G.P.S. NETWORK.
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY; THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

### LEGEND:

- ~ 3" x 3" LIGHTERWOOD STAKE (FOUND)
- ~ 3" PLAIN IRON PIPE (FOUND)
- ~ 4" x 4" PLAIN CONCRETE MONUMENT (FOUND)
- ~ 4" x 4" CONCRETE MONUMENT, NUMBER 5170 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- ~ 1" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- ~ 4' HIGH WOOD BOARD FENCE
- ~ 6' HIGH WOOD BOARD FENCE
- ~ 4' HIGH WIRE FENCE

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 63-17.050, CHAPTER 63-17.051 AND 63-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

**MERRILL PARKER SHAW, INC.**  
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503

*E. Wayne Parker* 5/27/21  
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174  
STATE OF FLORIDA

REVISIONS:

APPR.

DATE

NO.

NOT VALID WITHOUT THE ORIGINAL AND THE ORIGINAL SURVEYOR AND MAPPER



**MERRILL PARKER SHAW, INC.**  
4928 N. DAVIS HWY.  
PENSACOLA, FL 32503  
FLORIDA CORPORATION NUMBER 7174  
PH: 850 475-4828  
FAX: 850 475-4824



**BOUNDARY SURVEY**  
A PORTION OF SECTION 27,  
TOWNSHIP-2-NORTH, RANGE-29-WEST,  
SANTA ROSA COUNTY, FLORIDA.

PREPARED FOR: GARDEN STREET COMMUNITIES, LLC  
REQUESTED BY: GARY HOLT

JOB NO. SHEET  
21-12537-1 **1** OF **1**

DATE: X5/27/21  
EWP  
WPJ  
SCALE: 1" = 300'  
FIELD DATE: 5/14/21  
FIELD BOOK: 463, PAGE 69-60, 65

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5C**

MASTER DISTRICT ENGINEERS REPORT  
FOR  
PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT

Prepared for:

BOARD OF SUPERVISORS  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

David W. Fitzpatrick, P.E., P.A.  
10250 N. Palafox Street  
Pensacola, FL 32534

Project No.: 20-022

August 9, 2022

Digitally  
signed by  
David W  
Fitzpatrick,  
P.E.  
Date:  
2022.08.09  
16:34:07  
-05'00'



This seal has been  
electronically signed and  
verified by  
David W. Fitzpatrick, P.E.  
on the date  
2022.08.09.  
Printed copies of this  
document are not  
considered signed and  
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has been verified on the  
original copies.

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## **1. INTRODUCTION**

### **1.1 Description of Parkland Place Subdivision**

The Parkland Community Development District (the “District”) was established for the purpose of financing, acquiring, constructing, maintaining, or operating a portion of the public infrastructure necessary for the development of lands within and without the boundaries of the District. The District is comprised of an approximately 319.21 acre tract of land located on Berryhill Road approximately 0.5 miles east of West Spencer Field Road in Santa Rosa County, Florida (the “County”) and is planned to be developed into a master planned residential community to be known as Parkland Place (the “Development”). The boundaries of the District and the Development are coterminous.

The Development will offer a maximum of 800 residential dwelling units. The Development may include single-family detached dwellings, a clubhouse, dog park, pool facilities, trails and various other open space amenities for recreation. The Development will include stormwater management systems, utility infrastructure, irrigation facilities, landscaped roadways and open spaces. The Development will include a main thoroughfare that will traverse the parcel from south to north. This thoroughfare will cross a creek therefore requiring environmental permitting and special design of the crossing. That special design will include as a minimum a large culvert system to be filled to support the roadway. The Development will be developed in phases in response to market demands.

In support of the development plan for the Development, the District intends to finance, construct and/or acquire public infrastructure improvements including but not limited to roads, potable water, wastewater and irrigation utilities, earthwork for stormwater management, stormwater management facilities, wetland mitigation, and soft costs for the project. Public improvements contemplated in the project are a system of improvements that benefit all lands within the District.

### **1.2 Purpose and Scope of the Report**

The purpose of this report is to provide a description of the public infrastructure improvements to serve the District and provide an opinion of probable cost for the proposed infrastructure elements.

## **2. DISTRICT BOUNDARIES AND PROPERTIES SERVED**

### **2.1 District Boundaries**

Exhibit 2 delineates the boundaries of the District. Exhibit 3 shows the District on an aerial overlay. The District is surrounded by residentially used parcels, public rights of ways and undeveloped lands. The residentially used parcels are to the west, the public right of way, Berryhill Road, is to the south and the undeveloped lands are to our north and east.

### **2.2 Description of Properties Served**

The District is in Section 27, Township 2 North and Range 29 West. Santa Rosa County, Florida.

The land comprising the District is wooded and undeveloped for the most part. There is an existing wetland system traversing through the project parcel to be preserved for the most part with the exception of a single proposed right of way crossing. Project topography is such that lower elevations are near and about the wetlands system and elevations increase leading away from the wetland system.

Florida Power and Light has a transmission line easement traversing the parcel from east to west. This easement area will be utilized as open recreation space.

### **2.3 Existing Infrastructure**

Presently there are no existing utilities to be used by the Development within the project area. Planned utility extensions are described later in this report.

### 3. PROPOSED INFRASTRUCTURE

3.1 Infrastructure projects: The infrastructure projects may be constructed in phases as required to service the phased construction of the Development. The timing of the phases of the project will be dependent upon economic and real estate market conditions.

#### 3.2 Infrastructure Elements

3.2.1 Earthwork for stormwater management

3.2.2 Stormwater management facilities

3.2.3 Utilities

3.2.4 Roadway and entry features

3.2.5 Creek crossing

3.2.6 Landscaping and secondary irrigation

3.2.7 Amenities

3.2.8 Soft Costs

#### 3.2.1 Earthwork for stormwater management

Stormwater management ponds within the District will be excavated. Excavated material will be used for pond berms and various filling operations throughout the project. The cost for excavating and dewatering pond areas, subsequent pond construction and planting of pond banks and berms with sod and other vegetation are included in the project and are anticipated to be financed by the District. Other items to be included in the project and paid by the District are land clearing of project areas, loading, hauling, and grading, sub-grading and fine grading of project related areas. The District will not fund any costs related to the mass grading of private lots.

Ponds will be excavated in accordance with the size and depth requirements of the governing agencies. Those agencies being the County and the Northwest Florida Water Management District. All excavated material will remain on site for use on project needs.

#### 3.2.2 Stormwater Management Facilities

The master stormwater management system (SMS) will consist of excavated



stormwater management ponds with stabilized pond perimeter berms on the low side of the topography. Each stormwater management pond will be equipped with stormwater inflow and outflow structures as required by the governing agencies. The SMS will also be comprised of drainage pipes, various inlets and swales to compliment the drainage features designed into the roadways by curb and gutter. Stormwater runoff will be collected and transported to the stormwater management ponds to meet water quality and water quantity regulations. Stormwater will discharge via overflow structures and orifices into the wetland system traversing through the project.

The stormwater management ponds for the project will be constructed by the District. The District will construct the remaining portions of the SMS for the project, including other excavations, piping, structures, conveyance ditches and swales. The District will pay for the SMS in its entirety. These portions of the project will be turned over to the County for ownership and perpetual maintenance after acceptance by the County.

### 3.2.3 Utilities

The District is located within the Pace Water System, Inc. (PWS) franchise area. . The potable water and wastewater system serving the PWS franchise area is owned by the Pace Property Finance Authority, Inc. (PPFA), an instrumentality of the County.

PPFA utilities within the District will consist of potable water and wastewater systems which will be designed and constructed in accordance with appropriate PPFA and Florida Department of Environmental Protection standards. Potable water and wastewater systems will be paid for and constructed by the District. It is anticipated the water and wastewater will be conveyed by the District to PPFA for ownership, operation and perpetual maintenance after completion of construction. The public utility improvements within the project include water mains, wastewater lines and wastewater pumping station/s to be placed along roadways and/or utility parcels within the project.

Potable water facilities will include distribution mains with required valving, fire hydrants, fittings and water services to individual lots and amenity areas within the project. Connection to the PPFA water system will be made to the existing PPFA system located along West Spenser Field Road approximately 0.5 miles west of the project. Approximately 6.5 miles of water mains are proposed within the District boundary and 0.5 miles of main to be constructed outside the District boundary.

The wastewater facilities will include gravity collection mains flowing to a master pump station or two pump stations. The pump station/s will pump through a forcemain to an existing PPFA sewer collection pipe located along West Spenser Field Road approximately 0.5 miles west of the project. Each individual lot and some amenity areas will be provided a sewer service. Approximately 6.0 miles of gravity sewer, 0.61 miles of forcemain and one to two pumping stations are

proposed to be constructed within the District boundary. 0.53 miles of forcemain will be constructed outside of the District boundary.

The District is located within the franchise area of Florida Power and Light. Telephone and cable services are available from various providers. These utilities provide electrical power, telephone service, and television cable to the District.

In summary, all utilities will be available to the property within the District during the development of the infrastructure.

#### 3.2.4 Roadways and Entry Features

The District is accessed via Berryhill Road. Berryhill Road is an east to west traveling County owned roadway that runs along the District's south boundary line. The District's main entry will consist of a boulevard style roadway with a center landscaped median, bike lanes and sidewalks. The main entry roadway will meander generally in a south to north direction to the District's north boundary line. The main entry roadway will cross the existing wetland system currently traversing east to west through the District. The main entry roadway as well as all District roads will consist of 2 travel lanes. All roadways will be paid for and constructed by the District to be within platted right of ways and turned over to the County for their ownership and perpetual maintenance. There are approximately 6.5 miles of roadways to be constructed by the District.

Roads will be constructed of stabilized subgrade, rock base, asphalt paving and curbing. Signage and striping will be installed in appropriate locations. Sidewalks and bike paths will traverse through the District some of which will be along roadways and others will be through various open spaces scattered throughout the District. All roadway rights of ways outside of curbs will be landscaped with grass as a minimum.

Street lighting will be constructed along the roadways with spacing to allow ample lumens to pedestrian traffic. Street lights will be constructed by and owned by Florida Power and Light (FPL). The District will construct and pay for all electrical conduit within District boundaries.

Entry features consisting of monument signs, decorative fencing and walls will be included in the project. The District will pay for and construct the entry features. Entry features will be owned and maintained by the District.

#### 3.2.5 Creek Crossing

The creek crossing will be comprised of a large culvert system with headwalls on either side. The culverted area will be filled with structural fill to accommodate our typical roadway as described in section 3.2.4. in order to make the crossing possible. Separate permits will be obtained for the creek crossing from State

agencies. The creek crossing will be paid for and constructed by the District. It will be turned over to the County for their ownership and perpetual maintenance as a component of the main thoroughfare.

### 3.2.6 Landscaping and Secondary Irrigation.

Landscaping will be provided for District roadways, perimeter berms, common areas (including amenity areas) and main entry. Landscaping will consist of sod, trees, annual flowers, shrubs and other ground cover. Secondary irrigation lines will provide irrigation to most of the District landscaped areas. The District will fund, construct, own and maintain these items.

### 3.2.7 Amenity areas

Proposed amenity facilities for the District include a pool and clubhouse area, dog park, oversized sidewalks, various other walk paths and nature trails with sitting areas throughout District, open spaces and wetland preservation areas and kiddy playground area. The District will fund, construct, own and maintain these items.

### 3.2.8 Soft Costs

Soft costs are added to include the planning, land surveying, engineering, environmental permitting, landscape architecture, and other consulting services necessary for the design permitting and services during construction for the District infrastructure. The costs do not include the legal, administrative, financing, operation, or maintenance services necessary to finance, construct and operate the District infrastructure.

#### **4. OPINION OF PROBABLE CONSTRUCTION COSTS AND BENEFIT**

Table 1 presents a summary of the totals for the District's proposed public infrastructure improvements, including the individual components of District infrastructure comprising the project included earthwork, wastewater collection, water supply, drainage, irrigation supply, landscaping and irrigation mains, roadway and entry features, amenities and soft costs.

Soft cost include the cost for bonds, permitting fees, engineering, permitting, landscape architecture, other consultants, administrative and management services necessary for the design, permitting and services during construction for the District infrastructure.

The costs contain a contingency of 10%. The costs do not include legal, administrative, financing, operation, or maintenance services necessary to finance, construct and operate the District infrastructure.

It is my professional opinion that these costs are reasonable for the work to be performed and the public improvements comprising the project benefit the District lands within the District. I believe that the District's planned project to be financed with bonds can be constructed within the budget set forth in this Engineer's Report. The District's Assessment Methodology Report will apportion the cost based upon the special benefit received by the residential units that comprise the District.

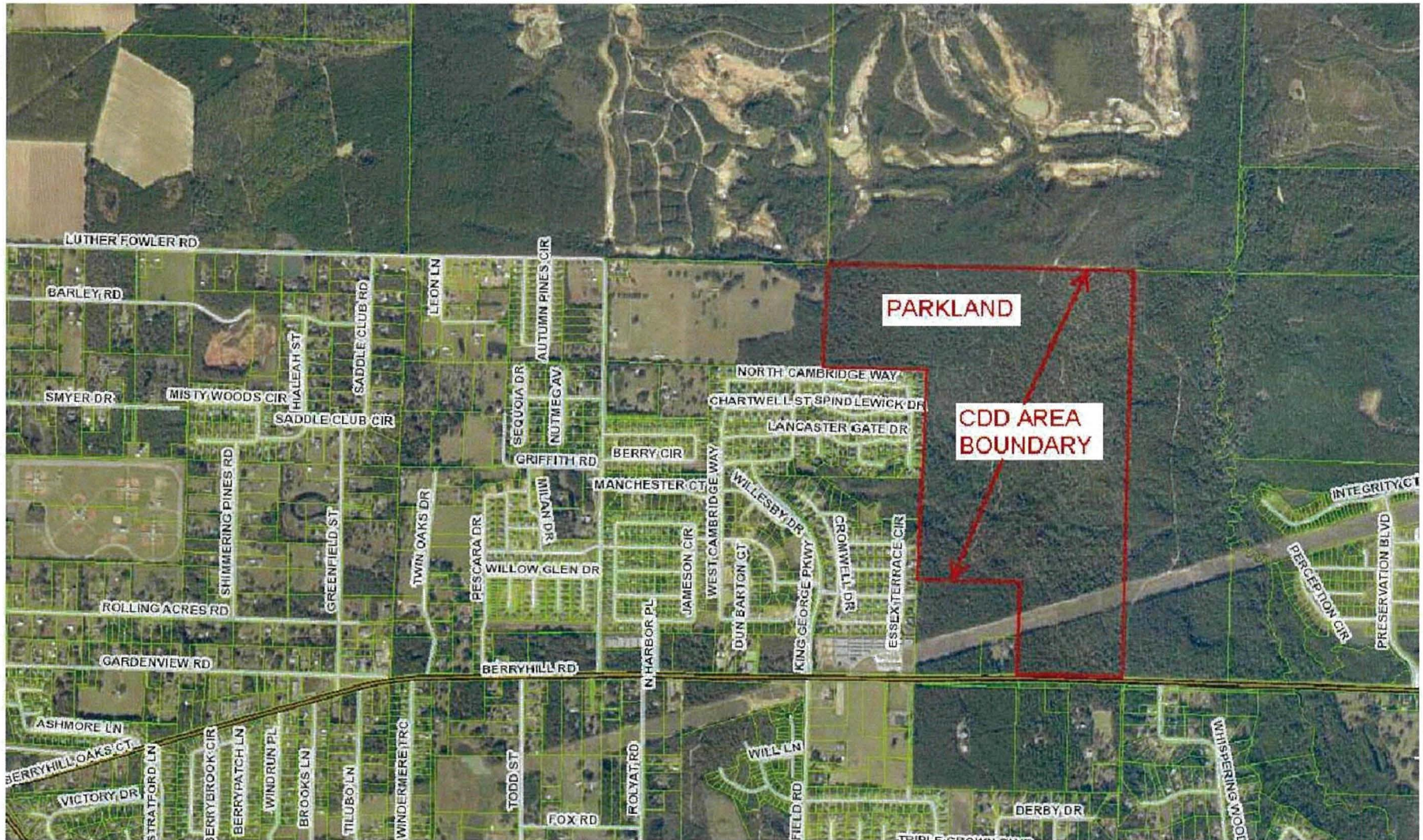
## 5. PERMITS

The following permits are required prior to start of infrastructure construction:

- Santa Rosa County-  
Approval to establish the Parkland Place Community Development District.  
  
Approval by their engineering and planning department of preliminary plats and construction plans to issue the project infrastructure development order.  
  
Approval to rezone the District parcel. In hand, case #2020-R-027  
  
Approval to change the Future Land Use Designation. In hand, case # 2020-F-027.
- State of Florida- Approval to change the Future Land Use Designation. In hand, case # 2020-F-027
- Northwest Florida Water Management District- stormwater and wetland crossing permit
- FDEP- Wetland crossing permit  
  
Wastewater and Water permits  
  
NPDES permit
- Pace Property Finance Authority, Inc.- Wastewater and Water approval

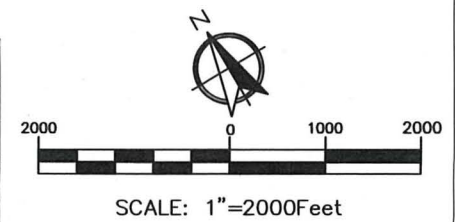
As the District Engineer I hereby certify that to the best of my knowledge all permits and approvals necessary to complete the project have either been obtained or in my expert opinion will be obtained and that there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

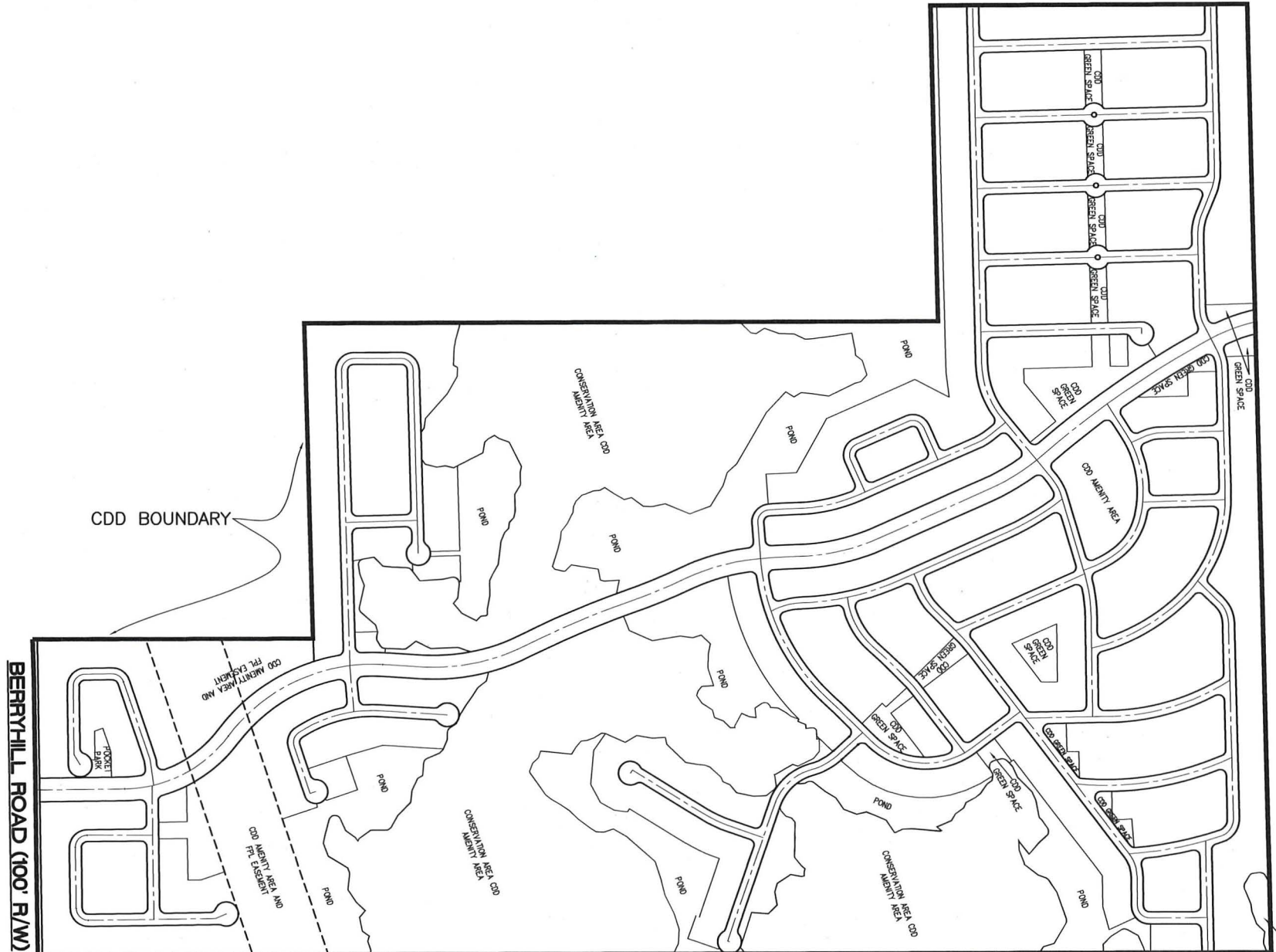
As the District Engineer it is my opinion that the Opinion of Estimated Construction Cost presented herein is reasonable and adequate for the District's purposes to acquire and/ or construct the proposed infrastructure systems. Further, that the proposed infrastructure systems will provide benefit to all lands within the District and these benefits will exceed in value the costs set forth herein. All the proposed District infrastructure systems identified in this report are consistent with and authorized pursuant to Chapter 190.012, Florida Statutes.



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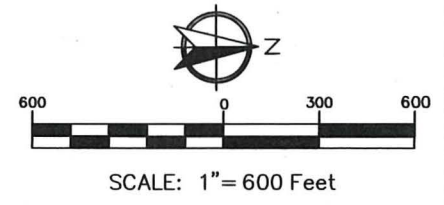
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LOCATION MAP	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 1	PAGE-11





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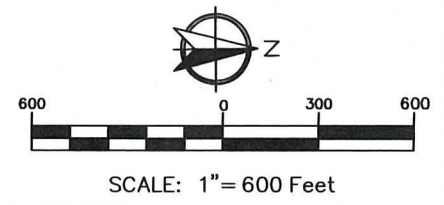
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DISTRICT BOUNDARY AND PROPERTY SERVED	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 2	PAGE-12



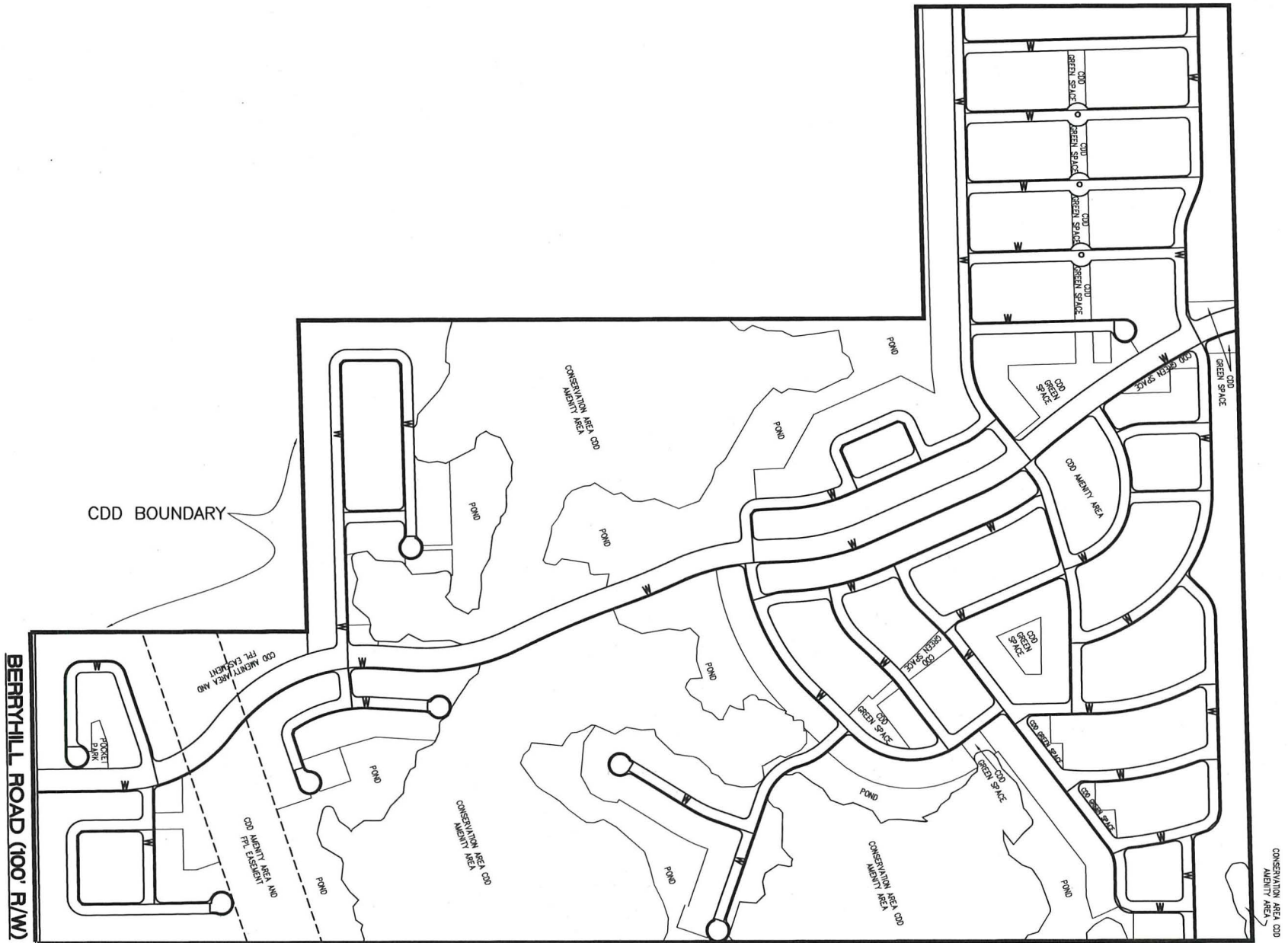


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PROJECT NAME: PARKLAND CDD	
DISTRICT BOUNDARY ON AERIAL PHOTO	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 3	PAGE-13

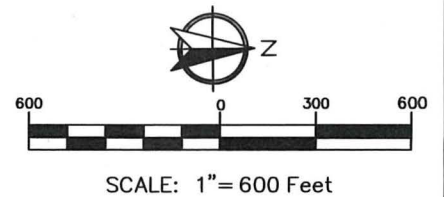




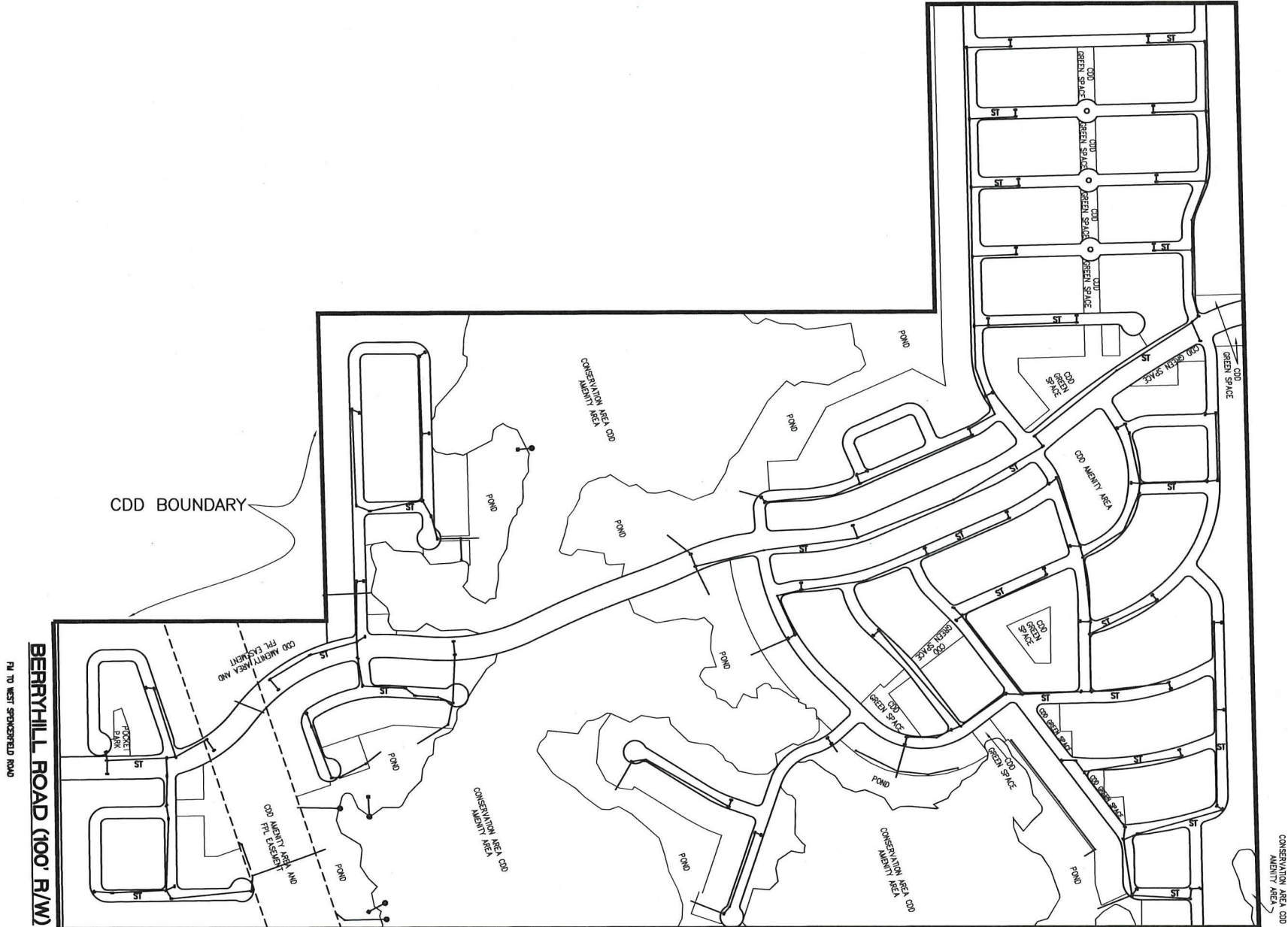


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 PH: (850)476-8677 FAX: (850)476-7708

PROJECT NAME: PARKLAND CDD	
DISTRICT PROPOSED POTABLE WATER PLAN	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 4	PAGE-14

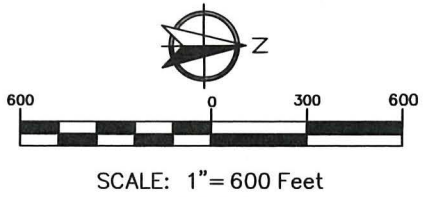






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PROJECT NAME: PARKLAND CDD	
DISTRICT PROPOSED STORMWATER PLAN	
PROJECT NO.: 20-022	
DRAWN BY: ADB	DATE: 7-26-2022
SHEET: CDD EXHIBIT 6	PAGE-16



**TABLE 1**

**PARKLAND CDD**

ENGINEERS ESTIMATE OF PROBABLE COSTS OF CONSTRUCTION FOR DISTRICT IMPROVEMENTS  
 BOND VALIDATION REPORT  
 DWF FILE 20-022  
 4-Aug-22

<b>ITEM #</b>	<b>WORK CATEGORY</b>	<b>COST</b>
1	ROADWAYS (COUNTY OWNED)	\$7,454,000.00
2	CREEK CROSSING (COUNTY OWNED)	\$1,000,000.00
3	STORMWATER MANAGEMENT (COUNTY OWNED)	\$4,700,000.00
4	UTILITIES WATER AND SEWER (PACE PROPERTY FINANCE AUTHORITY OWNED)	\$4,949,000.00
5	OFFSITE IMPROVEMENTS TO INCLUDE	
A	TURN LANES (COUNTY OWNED)	\$200,000.00
B	WATER AND SEWER (PACE PROPERTY FINANCE AUTHORITY OWNED)	\$750,000.00
6	AMENITIES (CDD OWNED)	
A	CLUBHOUSE AND POOL AREA, SOUTH END (BUDGET)	\$4,000,000.00
B	PAVILION, NORTH END (BUDGET)	\$950,000.00
7	OUTLYING HARDSCAPE/ LANDSCAPE/ IRRIGATION (CDD OWNED)	\$750,000.00
8	CONTINGENCY	\$2,475,300.00
9	PROFESSIONAL SERVICES	\$1,950,000.00
	<b>TOTAL</b>	<b>\$29,178,300.00</b>

**TABLE 2**

**PARKLAND CDD**

SUMMARY OF IMPROVEMENTS WITH OWNERSHIP

BOND VALIDATION REPORT

DWF FILE 20-022

4-Aug-22

<b>ITEM #</b>	<b>PRODUCT TYPE</b>	<b>COUNT</b>
1	50'+/- SINGLE FAMILY RESIDENTIAL LOTS	448
2	70'+/- SINGLE FAMILY RESIDENTIAL LOTS	275
	<b>TOTAL</b>	<b>723</b>

TABLE 3

**PARKLAND CDD**

SUMMARY OF IMPROVEMENTS WITH OWNERSHIP  
BOND VALIDATION REPORT  
DWF FILE 20-022  
4-Aug-22

ITEM #	IMPROVEMENT	OWNERSHIP
1	ROADWAYS	COUNTY
2	CREEK CROSSING	COUNTY
3	STORMWATER MANAGEMENT	COUNTY
4	UTILITIES WATER AND SEWER	PPFA
5	CLUBHOUSE AND POOL AREA	CDD
6	PAVILION, NORTH END	CDD
7	OUTLYING HARDSCAPE/ LANDSCAPE/ IRRIGATION	CDD
8	ELECTRICAL	FPL
9	OTHER UTILITIES	OTHER UTILITIES

**PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

**5D**

# PARKLAND COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology Report

August 16, 2022



Provided by:

**Wrathell, Hunt and Associates, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Parkland Community Development District (the "District"), located in unincorporated Santa Rosa County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District.

### **1.2 Scope of the Report**

This Report presents the projections for financing the District's public infrastructure improvements (the "Project") described in the Master District Engineer's Report for the Parkland Community Development District prepared by David W. Fitzpatrick, P.E., P.A. (the "District Engineer") dated August 9, 2022 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Project.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits for properties outside its borders and to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Project enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Project. However, these benefits are only incidental since the Project is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Project and do not depend upon the Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Project will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Project. Even though the exact value of the benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Organization of the Report**

*Section Two* describes the development program as proposed by the Developer, as defined below.

*Section Three* provides a summary of the Project as determined by the District Engineer.

*Section Four* discusses the financing program for the District.

*Section Five* introduces the special assessment methodology for the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District will serve the Parkland Place development (the "Development" or "Parkland"), a master planned residential development located in unincorporated Santa Rosa County, Florida. The land within the District consists of approximately 319.21 +/- acres and is generally located north of Berryhill Road, east of Luther Fowler Road, south of Willard Norris Road, and west of Anderson Lane.

#### **2.2 The Development Program**

The development of Parkland is anticipated to be conducted by Garden Street Communities Southeast, LLC (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 723 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Parkland. The development of

Parkland is planned to be conducted in one or more phases over a multi-year period.

### **3.0 The Project**

#### **3.1 Overview**

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

#### **3.2 The Project**

The Project needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The Project will consist of roadways, creek crossing, stormwater management, utilities (water, sewer), off-site improvements including turn lanes and water & sewer, amenities including clubhouse and pool area, pavilion, and outlying hardscape/ landscape/ irrigation. At the time of this writing, the total cost of the Project, including professional services and contingency, is estimated to total approximately \$29,178,300.

Even though the installation of the improvements that comprise the Project may occur in one or multiple stages coinciding with phases of development within the District, the infrastructure improvements that comprise the Project will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Project.

### **4.0 Financing Program**

#### **4.1 Overview**

As noted above, the District is embarking on a program of public infrastructure improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Project as described in *Section 3.2*, the District would have to issue approximately \$38,755,000 in par amount of special assessment bonds (the "Bonds").

**Please note that the purpose of this Report is to allocate the benefit of the Project to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.**

#### **4.2 Types of Bonds Proposed**

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$38,755,000 to finance approximately \$29,178,300 in Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$38,755,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

**Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary provided that the principal amount of Bonds that have been validated will not increase.**

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the Project will be secured by assessing properties within the District that derive special and peculiar benefits from the Project. All properties that receive special benefits from the Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Project.

### **5.2 Benefit Allocation**

The most current development plan envisions the development of 723 residential units, although unit numbers and land use types may change throughout the development period.

The infrastructure improvements that comprise the Project will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. Notwithstanding the foregoing, the District reserves the right to create distinct assessment areas securing a series of Bonds issued to finance a portion of the Project.

By allowing for the land in the District to be developable, both the improvements that comprise the Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Project have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District

would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied for, the improvement or debt allocated to that parcel.

The benefit associated with the Project of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of the infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use. For instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Project. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Project (the "Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

### **5.3 Assigning Debt**

The Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Assessments will be levied on approximately 319.21 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$38,755,000 will be preliminarily levied on approximately 319.21 +/- gross acres at a rate of \$121,409.10 per acre.

As the land is platted, or other means of identifying lots can be determined, the Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Assessments levied on unplatted gross acres within the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessments transferred at sale.

### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Project make the land in the District developable and saleable and when implemented jointly as



parts of the Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2 initially* across all property within the District according to reasonable estimates of the special and peculiar benefits derived from the Project by different unit types.

### **5.6 True-Up Mechanism**

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessments on a per ERU basis never exceed the initially allocated Assessments as contemplated in the adopted assessment methodology. The Assessments per ERU preliminarily equal \$46,524.61 (\$38,755,000 in Assessments divided by 833 ERUs) and may change based on the final bond sizing or as a result of a change in unit types. If such changes occur, the methodology is applied to the land based on the number of and unit type within each and every parcel as signified by the number of ERUs.

As the land is platted, the Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Assessments to the platted parcel of land, the Assessments per ERU for land that remains unplatted within the District remains equal to \$46,524.61, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessments to the platted land, the Assessments per ERU for land that remains unplatted within the District equals less than \$46,524.61 (either as a result of a larger number of units, different units or both), then the per ERU Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Assessments to the platted land, the Assessments per ERU for land that remains unplatted within the District equals more than \$46,524.61<sup>1</sup> (either as a result of a smaller number of units, different units or both), then the difference in Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of Assessments per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Assessments per ERU and \$46,524.61 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Assessments per ERU for land that remains unplatted remains equal to \$46,524.61. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessments transferred at sale.

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<sup>1</sup> For example, if the first platting includes 428 SF 50' lots, and 275 SF 70' lots, which equates to a total allocation of \$37,824,507.80 in Assessments, then the remaining unplatted land would be required to absorb 20 SF 50' lots or \$930,492.20 in Assessments. If the remaining unplatted land would only be able to absorb 10 SF 50' lots or \$465,246.10 in Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$465,246.10 in Assessments plus applicable accrued interest to the extent described in this Section.

## **5.7 Assessment Roll**

Assessments in the amount of \$38,755,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, the Assessments shall be paid in thirty (30) annual principal installments.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

### Parkland Community Development District

#### Development Plan

Product Type	Total Number of Units
SF 50'	448
SF 70'	275
<b>Total</b>	<b>723</b>

Table 2

### Parkland Community Development District

#### Project Costs

Improvement	Total Costs
Roadways	\$7,454,000
Creek Crossing	\$1,000,000
Stormwater Management	\$4,700,000
Utilities (Water, Sewer)	\$4,949,000
<i>Off-site Improvements to include:</i>	
A: Turn lanes	\$200,000
B: Water and Sewer	\$750,000
<i>Amenities:</i>	
A: Clubhouse and Pool Area (South End)	\$4,000,000
B: Pavilion (North End)	\$950,000
Outlying Hardscape/ Landscape/ Irrigation	\$750,000
Contingency	\$2,475,300
Professional Services	\$1,950,000
<b>Total</b>	<b>\$29,178,300</b>

Table 3

# Parkland

## Community Development District

### Preliminary Sources and Uses of Funds

**Sources**

Bond Proceeds:	
Par Amount	\$38,755,000.00
<b>Total Sources</b>	<b>\$38,755,000.00</b>

**Uses**

Project Fund Deposits:	
Project Fund	\$29,178,300.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$3,123,126.07
Capitalized Interest Fund	\$5,425,700.00
Delivery Date Expenses:	
Costs of Issuance	\$1,025,100.00
Rounding	\$2,773.93
<b>Total Uses</b>	<b>\$38,755,000.00</b>

Table 4

# Parkland

## Community Development District

### Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
SF 50'	448	1.00	448.00
SF 70'	275	1.40	385.00
<b>Total</b>	<b>723</b>		<b>833.00</b>

Table 5

# Parkland

## Community Development District

### Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 50'	448	\$15,692,531.09	\$20,843,025.21	\$46,524.61	\$3,749.25
SF 70'	275	\$13,485,768.91	\$17,911,974.79	\$65,134.45	\$5,248.95
<b>Total</b>	<b>723</b>	<b>\$29,178,300.00</b>	<b>\$38,755,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Does not include county collection costs or early collection discount allowance.

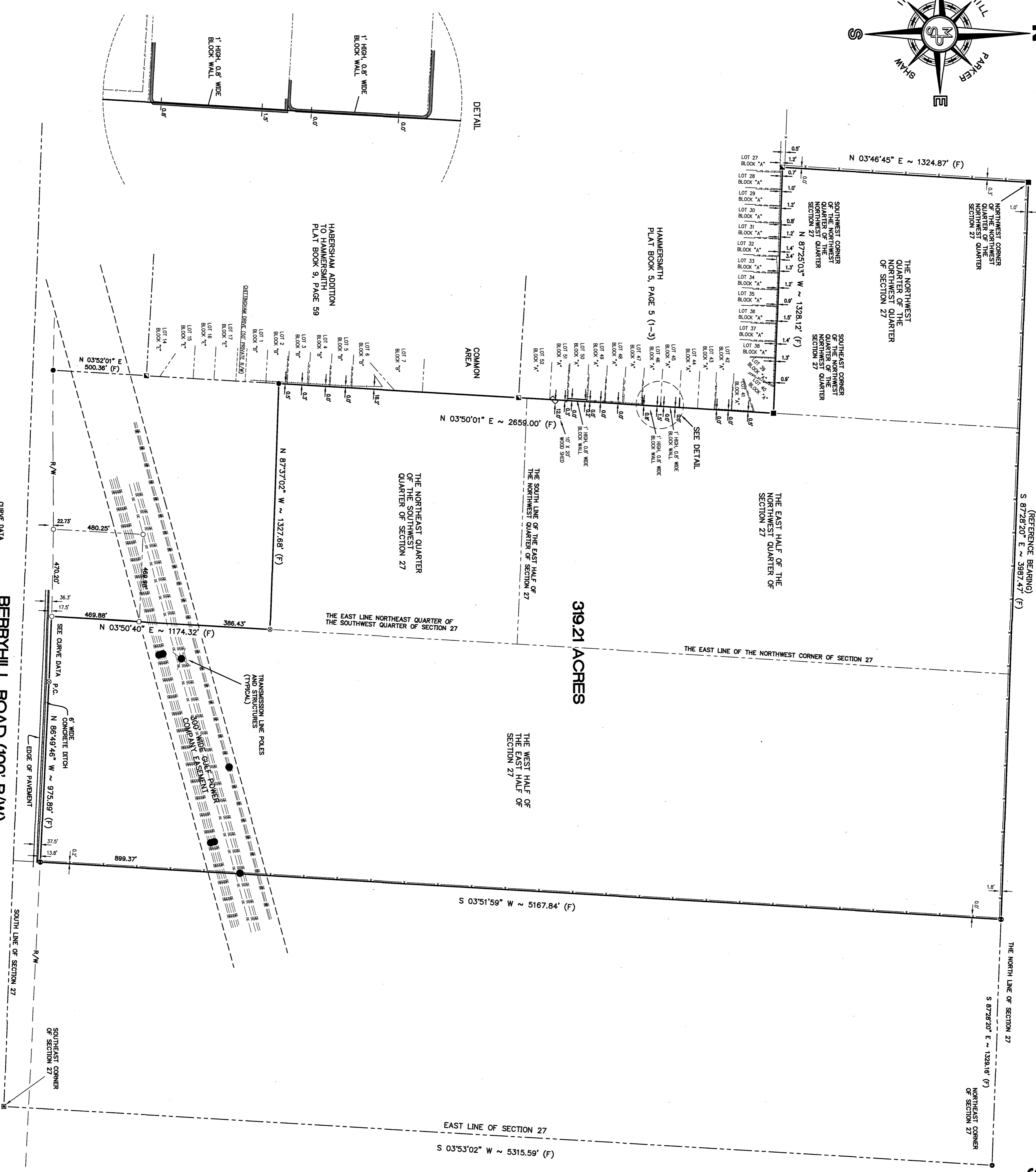
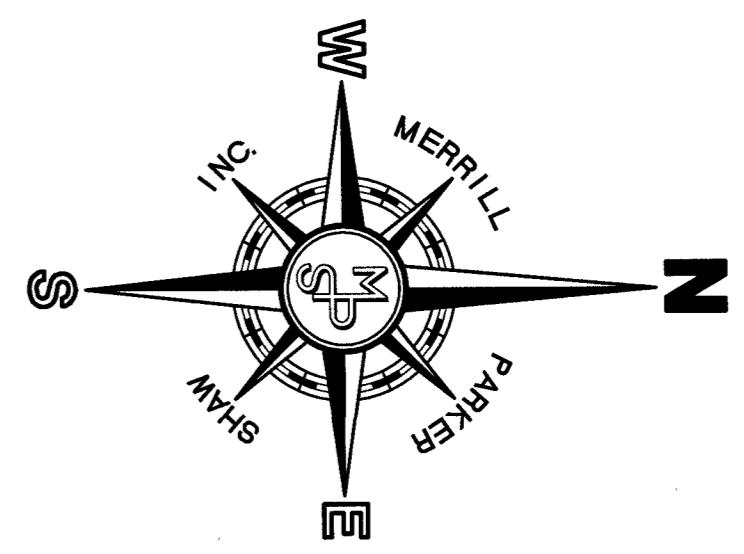
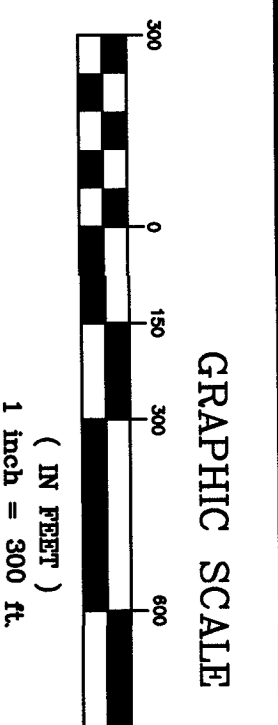
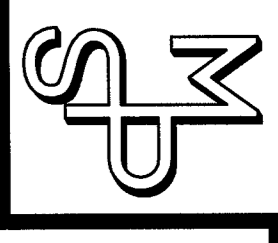
## **Exhibit “A”**

Bond Assessment in the amount of \$38,755,000 is proposed to be levied over the area as described in the following page(s) designating the boundary of the District:

## LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 3987.47 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27; THENCE DEPARTING SAID NORTH LINE OF SECTION 27, GO SOUTH 03 DEGREES 51 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27, FOR A DISTANCE OF 5167.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD (100' RIGHT-OF-WAY); THENCE GO NORTH 86 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 975.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19148.57 FEET; THENCE GO ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 351.57 FEET (DELTA=01 DEGREES 03 MINUTES 07 SECONDS, CHORD BEARING=NORTH 87 DEGREES 21 MINUTES 19 SECONDS WEST, CHORD DISTANCE =351.57 FEET) TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE DEPARTING THE AFORESAID NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD, GO NORTH 03 DEGREES 50 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1174.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 37 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1327.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2659.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 25 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1328.12 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE GO NORTH 03 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1324.87 FEET TO THE POINT OF BEGINNING.





# BOUNDARY SURVEY

A PORTION OF SECTION 27,  
TOWNSHIP-2-NORTH, RANGE-29-WEST,  
SANTA ROSA COUNTY, FLORIDA.

### DESCRIPTION: (AS FURNISHED)

West 1/2 of the East 1/2, Northeast 1/4 of Southwest 1/4, East 1/2 of the Northwest 1/4, and Northwest 1/4 of the Northwest 1/4, Section 27, Township 2 North, Range 29 West, Santa Rosa County, Florida, containing 320 acres less approximately 3.05 acres for public road right of way and subject to the 200' wide Gulf Power Company transmission line right of way which contains approximately 6.2 acres.

Tax Parcel ID#: 272N29000002000000

### SURVEYOR'S NOTES:

- 1) THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S 87°28'20" E ALONG THE NORTH LINE OF THE SUBJECT PARCEL AND PROJECTION, RELATIVE TO NAD 83 (2011), USING THE TRIMBLE VISION GPS NETWORK.
- 2) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESERVATION COMMENTS, ENCROACHMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4) ONLY THE ABOVE-GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AND MEASURED. UNRECORDED ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE FOUNDATIONS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7) THE MEASUREMENTS MADE IN THE FIELD, INDICATED "TRUSTY" (T), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF MERRILL PARKER SHAW, INC. OR ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

### LEGEND:

- Lightwood Stake (Ground)
- 3" x 3" x 3" PLAN IRON PIPE (GROUND)
- 4" x 4" x 4" PLAN CONCRETE MONUMENT (GROUND)
- 1/2" CAPPED IRON ROD, NUMBER 714 (GROUND)
- 1/2" CAPPED IRON ROD, NUMBER 714 (SET)
- 3" x 3" x 3" PLAN IRON PIPE, UNNUMBERED (GROUND)
- 1/2" PLAN IRON PIPE, UNNUMBERED (GROUND)
- FIELD MEASUREMENT/INFORMATION
- 4" HIGH WOOD BOARD FENCE
- 6" HIGH WOOD BOARD FENCE
- 4" HIGH WIRE FENCE

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 61-17.050, CHAPTER 61-17.051 AND 61-17.052, PURSUANT TO SECTION 472027, FLORIDA STATUTES.

**MERRILL PARKER SHAW, INC.**  
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503  
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 3693 CORPORATE NUMBER 7174  
STATE OF FLORIDA  
5/27/21

NO.	DATE	APPR.	REVISIONS:

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**MERRILL PARKER SHAW, INC.**  
4828 N. DAVIS HWY. PENSACOLA, FL. 32508  
FLORIDA CORPORATION NUMBER 7174  
PH: (850) 478-4823  
FAX: (850) 478-4824

SCALE: 1" = 300' DRAWN: WPJ CHECKED: EWP DATE: X5/27/21  
FIELD DATE: 5/14/21 FIELD BOOK: 463, PAGE 59-60, 65

**BOUNDARY SURVEY**  
A PORTION OF SECTION 27,  
TOWNSHIP-2-NORTH, RANGE-29-WEST,  
SANTA ROSA COUNTY, FLORIDA.

PREPARED FOR: GARDEN STREET COMMUNITIES, LLC  
REQUESTED BY: GARY HOLT

JOB NO. 21-12537-1 SHEET 1 OF 1

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

**5 E**

**RESOLUTION 2023-02**

**A RESOLUTION OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Parkland Community Development District (the "District") previously indicated its intention to construct or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District Board of Supervisors (the "Board") noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain roadways and entry features, creek crossing, stormwater management, water and sewer utilities, amenities, hardscape, landscape and irrigation, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2022-26 and is shown in the *Master District Engineer's Report* dated August 9, 2022 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2022-26, the Board determined to provide the Project and to defray the costs thereof by levying Special Assessments on benefitted property and expressed an intention to issue Bonds, notes, or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2022-26 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2022-26 said Resolution 2022-26 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2022-26, a preliminary assessment roll was adopted and

filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-27 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On October 4, 2022, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report*, dated August 16, 2022 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That certain Project for construction of infrastructure improvements initially described in Resolution 2022-26, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions

of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

#### **SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust

indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Santa Rosa County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

#### **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted or subject to site plan approval, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted or subject to site plan approval, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres, amounts of debt allocated to each acre, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the landowner intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or ERUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the



timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES.** Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Santa Rosa County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 4<sup>th</sup> DAY OF OCTOBER, 2022.

PARKLAND COMMUNITY DEVELOPMENT  
DISTRICT

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Master District Engineer's Report*, dated August 9, 2022

**Exhibit B:** *Master Special Assessment Methodology Report*, dated August 16, 2022

**Exhibit A**

**Engineer's Report**

**Exhibit B**

**Master Assessment Methodology**

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6A**

# LEGALS cont.

## LEGALS

to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:  
 Certificate Number: 2002226  
 Year of Issuance: 2020  
 Description of Property: A PORT OF SEC 36 T2N R28W DES AS N2 OF THE FOLLOWING DESCRIBED PROPERTY: COM SE COR SEC TH N 00°36'15" E 539.32 FT TH N 89°45'08" W 50 FT TO W R/W OF AIRPORT BLVD & POB TH CONT 417.42 FT TH N 00°36'15" E 417.42 FT TH S 89°45'08" E 417.42 FT TO SAID W R/W TH S 00°36'15" W ALONG R/W 417.42 FT TO POB AS DES IN OR 1885 PG 10 Parcel ID: 36-2N-28-0000-01194-0000  
 Name in which Assessed: BEULAH A JOINER, LONNIE A JOINER  
 All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.santarosa.realtaxdeed.com on 10/03/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1591

File #: 2022170  
 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TILGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TILGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:  
 Certificate Number: 2000868  
 Year of Issuance: 2020  
 Description of Property: WEBB TRACT W 210 FT OF N 110 FT OF LOT 23 S2 OF LOT 22 AS DES IN OSA OR 4172 PG 1399  
 Parcel ID: 10-1N-28-5690-0000-0220  
 Name in which Assessed: MACK MITCHELL, PAZ MITCHELL  
 All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.santarosa.realtaxdeed.com on 10/03/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1592

File #: 2022171  
 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TILGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TILGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s)

## LEGALS

in which it is assessed is as follows:  
 Certificate Number: 2002075  
 Year of Issuance: 2020  
 Description of Property: A PORT OF SEC 33 T2N R28W DES AS A LIFE EST IN BEG 43 FT S & 11 3 FT W OF NE COR OF SEC TH S 158.75 FT TH W 95.75 FT TH N 158.75 FT TH E TO POB AS DES IN OR 1949 PG 1154 LESS ANY PORTION CONTAINED IN OR 2211 PG 544 (#39.1) BOUN DARY AGREEMENT  
 Parcel ID: 33-2N-28-0000-03800-0000  
 Name in which Assessed: ROBERT REEVES  
 All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.santarosa.realtaxdeed.com on 10/03/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1593

IN THE CIRCUIT COURT FOR SANTA ROSA COUNTY, FLORIDA PROBATE DIVISION IN RE: THE ESTATE OF WILLIE MURIEL LOWELL, CASE NO.: 2022-CP-000246  
 Deceased. NOTICE TO CREDITORS The administration of the Estate of Willie Muriel Lowell, deceased, whose date of death was January 28, 2021, is pending in the Circuit Court of Santa Rosa County, Florida, Probate Division, the address of which is Santa Rosa County Courthouse, 6865 Caroline Street, Milton, FL 32570. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is September 1, 2022. Donna Boxberger, Personal Representative WILLIAM G. KILPATRICK, JR. Florida Bar No. 0413909 The Will Lawyer, P.A.

## LEGALS

3999 Commons Drive W, Unit G Destin, FL 32541 (850) 650-7299; (850) 650-1499 (fax) Primary E-mail: bill@thewilllawyer.com Secondary E-mail: pattii@thewilllawyer.com ATTORNEY FOR PERSONAL REPRESENTATIVE ML1598

Notice of Self Storage Sale Please take notice SpareBox Storage - Hammersmith located at 4240 Berryhill Rd., Pace FL 32571 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/21/2022 at 12:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Deborah Carroll units #CA0053 & #CC0047; Zachary Zito unit #G149; Misty Irwin unit #0375. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. ML1603

Notice of Self Storage Sale Please take notice ClearHome Self Storage - Soundside located at 4121 Gulf Breeze Pkwy, Gulf Breeze, FL 32563 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 9/21/2022 at 12:00PM. Unless stated otherwise, the description of the contents are household goods and furnishings. Juliet Omelian unit #A19; Christopher Ficklin unit #A6; Kenny Cauley units #B28 & #F15; Vicki McCrea unit #F17. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. ML1604

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR SANTA ROSA COUNTY, CIVIL DIVISION SELF-HELP VENTURES FUND, Plaintiff, vs. CASE NO.: 21-CA-000958 ESTATE OF JEFFERY L. LAMONTE; UNKNOWN HEIRS OF JEFFERY L. LAMONTE; ANGELA D. LAMONTE; SANTA ROSA COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants. / NOTICE OF FORECLOSURE SALE NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on August 19, 2022, in Case No. 21-CA-000958 of the Circuit Court of the First Judicial Circuit, in and for Santa Rosa County, Florida, wherein Self-Help Ventures Fund,

## LEGALS

is Plaintiff, and Estate of Jeffery L. Lamonte, Unknown Heirs of Jeffery L. Lamonte; Angela D. Lamonte and Santa Rosa County, Florida, are Defendants, the Office of Donald C. Spencer, Santa Rosa County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.santarosa.realtaxdeed.com, on the 22nd day of September, 2022, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 4 AND THE NORTH 1/2 OF LOT 5, BLOCK FIFTY-THREE (53), SECTION 23, TOWNSHIP 1 NORTH, RANGE 29 WEST, ACCORDING TO THE MAP OF FLORIDATOWN MADE BY L.E. THORNTON, MARCH, 1911 AND RECORDED IN DEED BOOK A-8, PAGE 76 OF THE PUBLIC RECORDS OF SAID COUNTY. ALSO TO INCLUDE 10 FOOT VACATED ALLEYWAY ADJOINING SAID LOTS. Street Address: 4281 Willow Street, Pace, FL 32571-2276. together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. CONTACT: COURT ADMINISTRATION, ADA LIAISON SANTA ROSA COUNTY 6865 CAROLINE STREET MILTON, FL 32570 PHONE (850) 623-3159 FAX (850) 983-0602 ADA.SANTAROSA@FLCOURTS1.GOV AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS FEWER THAN SEVEN DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. Dated this 25th day of August, 2022. Sokolof Remtulla, PLLC By: /s/ Benjamin D. Ladouceur, Esq., Benjamin D. Ladouceur, Esq., Bar No: 73863 SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff ML1608 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL MCDONALD A/K/A CAROL R. MANNING A/K/A CAROL E. RYLEE ET AL., DEFENDANTS. IN THE CIRCUIT COURT

## LEGALS

OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR SANTA ROSA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22000319CAMXAX NOTICE OF ACTION TO: Unknown Spouse of Carol Mcdonald A/K/A Carol R. Manning A/K/A Carol E. Rylee Last Known Address: 4780 Keyser Lane, Pace FL 32571

5678 Windsong Dr, Milton, FL 32570 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SANTA ROSA, STATE OF FLORIDA: COMMENCING AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 29, WEST, SANTA ROSA COUNTY, FLORIDA. PROCEED NORTH ALONG THE WEST LINE OF SECTION 12 FOR A DISTANCE OF 1793.48 FEET, THENCE S 89 DEGREES 40 MINUTES E 229.5 FEET, THENCE N 0 DEGREES 15 MINUTES E 500.0 FEET TO THE POINT OF BEGINNING, THENCE N 89 DEGREES 40 MINUTES W 200 FEET, THENCE N 0 DEGREES 15 MINUTES E 100 FEET TO CONCRETE MONUMENT MARKING THE SOUTH LINE OF A 40 FOOT R/W ROAD, THENCE S 89 DEGREES 40 MINUTES E 200.0 FEET ALONG SAID R/W LINE; THENCE S 0 DEGREES 15 MINUTES W 100.0 FEET TO THE POINT OF BEGINNING. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before a date at least thirty (30) days after the first publication of this Notice in the (Please publish in the Santa Rosa Press Gazette and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, ADA Liaison Santa Rosa County 6865 Caroline Street Milton, FL 32570 Phone (850) 623-3159 Fax (850) 983-0602 ADA.SantaRosa@flcourts1.gov at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court this 22nd day of 2022. DONALD C. SPENCER As Clerk of the Circuit Court By: /s/ Terri Warren As Deputy Clerk ML1610

## LEGALS

Fictitious Name Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BIM Design Group, at 6073 Winchester Cir, in the County of Santa Rosa, Florida, 32570, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Milton, Florida, this 8th day of September 2022. Tony O'Brien, owner, or Corporation full name. ML1614

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR SANTA ROSA COUNTY, FLORIDA CASE NO.: 22000378CAMXAX PENNYMAC LOAN SERVICES, LLC Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF RODNEY ALAN NUTTER; SARAH NUTTER, A MINOR CHILD BY AND THROUGH HER NATURAL GUARDIAN, JUDY NUTTER A/K/A WEN ZHU NUTTER; HERITAGE ESTATES OWNER'S ASSOCIATION, INC; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s). / NOTICE OF ACTION To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF RODNEY ALAN NUTTER Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, BLOCK A, HERITAGE ESTATES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 12, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA a/k/a 4423 OAK ORCHARD CIR, PACE, FL 32571-0000 SANTA ROSA has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the SANTA ROSA PRESS GAZETTE, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, "if you are a person with a disability who needs any accommodation in order to participate in

## LEGALS

this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, ADA Liaison Santa Rosa County 6865 Caroline Street Milton, FL 32570 Phone (850) 623-3159 Fax (850) 982-0602 ADA.SantaRosa@flcourts1.gov at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court this 24th day of August, 2022. Donald C. Spencer As Clerk of the Court By: /s/ Tammy Brown As Deputy Clerk ML1615

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 144 feet on a 135-foot water tower at the approx. vicinity of 5224 Golson Street, Milton, Santa Rosa County, FL, 32570. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Ben Petersen, b.petersen@trileaf.com, 1051 Winderely Pl, Maitland, FL 32751, 407-660-7840 ext. 866. ML1616

Fictitious Name Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE CAMELLIA AT GULF BREEZE, at 101 MCABEE COURT, in the County of Santa Rosa, in the city of GULF BREEZE, Florida, 32561, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at GULF BREEZE, Florida, this 8th day of September 2022. SOUTH SEAS ALF CARE, L.L.C., owner, or Corporation full name. ML1617

IN THE CIRCUIT COURT OF THE 1ST JUDICIAL CIRCUIT, IN AND FOR SANTA ROSA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22000522CAMXAX METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. ROBERT PAUL JENNINGS, et al., Defendants. NOTICE OF ACTION TO: UNKNOWN SPOUSE OF ROBERT PAUL JENNINGS Last Known Address: 4883 TEALWOOD DR, PACE, FL 32571 Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 36'00" WEST ALONG THE WEST LINE

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR SANTA ROSA COUNTY, FLORIDA PEN AIR FEDERAL CREDIT UNION, Plaintiff, vs. WILLIAM R. DRUMMOND, JR., A/K/A WILLIAM R. DRUMMOND, SHANNAN M. DRUMMOND AND UNKNOWN TENANTS, Defendants. / CASE NO. 2022 CA 295 NOTICE OF ACTION TO: William R. Drummond, JR. a/k/a William R. Drummond

## LEGALS

THEREOF 5.15 FEET; THENCE SOUTH 88 DEGREES 19'00" EAST 200.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALEFF ROAD (50 FOOT RIGHT OF WAY); THENCE SOUTH 01 DEGREES 36'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 65.52 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTY LANE (50 FOOT RIGHT OF WAY); THENCE SOUTH 88 DEGREES 19'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 800.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 19'00" EAST A DISTANCE OF 107.14 FEET; THENCE SOUTH 01 DEGREES 41'00" WEST A DISTANCE OF 153.15 FEET; THENCE NORTH 88 DEGREES 19'00" WEST A DISTANCE OF 153.15 FEET TO THE POINT OF BEGINNING. BEING LOT 8, BLOCK 1, OF AN UNRECORDED SUBDIVISION KNOWN AS HIGHLAND WOODS SUBDIVISION. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before 10/15/2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE PRESS GAZETTE IN MILTON) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, ADA Liaison Santa Rosa County 6865 Caroline Street Milton, FL 32570 Phone (850) 623-3159 Fax (850) 983-0602 ADA.SantaRosa@flcourts1.gov at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 30th day of August, 2022. DONALD C. SPENCER As Clerk of the Court By: /s/ Beverly Dowler As Deputy Clerk ML1618

PARKLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Parkland Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on October 4, 2022 at 2:00 P.M., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy, Milton, Florida 32583. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District. The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of,

## LEGALS

4422 Essex Terrace Circle Pace, FL 32571 Unknown Tenants 4422 Essex Terrace Circle Pace, FL 32571 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Santa Rosa County, Florida: LOT 2, BLOCK C OF HABERSHAM ADDITION TO HAMMERSMITH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 58, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on James E. Sorenson, D. Tyler Van Leuven, J. Blair Boyd, Stephen Orsillo, Zaydee Portomene, and P. Koren Hardy, the Plaintiff's attorneys, whose address is Post Office Box 3637, Tallahassee, Florida 32315-3637, within 30 days after the first publication date and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. Dated this 24th day of August, 2022. Donald C. Spencer, Clerk As Clerk of the Court By: /s/ Tammy Brown As Deputy Clerk ML1619

Notice of public sale. Starr's Auto Repair, Inc. gives notice of foreclosure of lien and intent to sell these vehicles on 09/20/2022, 8:30 am at 8183 Navarre Parkway, Navarre, FL 32566, pursuant to subsection 713.78 and/or other Florida Statutes. Starr's Auto Repair, Inc. reserves the right to accept or reject any and/or all bids. 1G1ZE5E12BF352397 2011 Chevrolet 1FTCR14U1TPA04432 1996 Ford 3ABFY589P9T585707 2009 Chrysler ML1620

# LEGALS cont.

**LEGALS**

among other things, roadway improvements, stormwater management, water and sewer utilities, street lighting, hardscape, landscape and irrigation, and any other lawful improvements or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

**LEGALS**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the 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. **Cindy Cerbone**  
District Manager  
ML1621

ForeSite Development, LLC is proposing to install a monopole telecommunications tower to be located off of Nichols Lake Road, Milton, Santa Rosa County, Florida at latitude 30° 35' 39.3" north and longitude 86° 56' 4.9" west. The height of the tower will be 59.4 meters above ground level (79 meters above mean sea level). The tower is anticipated to have FAA Style E (L-864/L-865-/L-810) lighting. Specific information regarding the project is available by calling Chad Stinnett during normal business hours at (205) 629-3868. Any interested party may submit environmental related comments within 30 days of this publication with Environmental, Inc. at 968 Cogswell Avenue, Pell City, AL 35125 for

**LEGALS**

comments on the impact of the proposed action on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places under National Historic Preservation Act Section 106. Interested persons may review the application for this project at [www.fcc.gov/asr/applications](http://www.fcc.gov/asr/applications) by entering Antenna Structure Registration (Form 854) file no. A1221764. Interested persons may raise environmental concerns about the project under the National Environmental Policy Act rules of the Federal Communications Commission, 47 CFR § 1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. Requests for Environmental Review must be filed within 30 days of the date that notice of the project is published on the FCC's website and may only raise environmental concerns. The FCC strongly encourages interested parties to file Requests for Environmental Review online at [www.fcc.gov/asr/environmentalrequest](http://www.fcc.gov/asr/environmentalrequest), but they may be filed with a paper copy by mailing the Request to FCC Requests for

**LEGALS**

Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. A copy of the Request should also be provided to Environmental, Inc. at 968 Cogswell Avenue, Pell City, Alabama 35125. ML1623

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR SANTA ROSA COUNTY, FLORIDA CIVIL DIVISION U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2006-6F, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6F Case #: 2018-CA-000538 Plaintiff, -vs.- Stephen L. Jernigan a/k/a Stephen Jernigan; Fay W. Jernigan; Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, N.A.; Guy Brother's Roofing, Inc. d/b/a Guy Brothers Roofing Co. Inc.; The Moors Homeowners' Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as

**LEGALS**

Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-000538 of the Circuit Court of the 1st Judicial Circuit in and for Santa Rosa County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2006-6F, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6F, Plaintiff and Stephen L. Jernigan a/k/a Stephen Jernigan are defendant(s), I, Clerk of Court, Donald C. Spencer, will sell to the highest and best bidder for cash AT [www.santarosa.realforeclose.com](http://www.santarosa.realforeclose.com) AT 11:00 A.M. CENTRAL STANDARD TIME on September 28, 2022, the following described property as set forth in said Final Judgment, to-wit: LOT 5, BLOCK A, THE MOORS, A SUBDIVISION IN A PORTION OF

**LEGALS**

SECTIONS 41 AND 42, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA. ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK F, PAGE 22, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, ADA Liaison Santa Rosa County 6865 Caroline Street Milton, FL 32570 Phone (850) 623-3159 Fax (850) 982-0602 ADA.SantaRosa@fcourts1.gov at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. ML1624

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For sale knee scooter \$40. Call (850) 686-7644

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**MISCELLANEOUS**

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**MISCELLANEOUS**

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CV CODE: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

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SRPG09082022

MAIL TO: SANTA ROSA'S PRESS GAZETTE  
7502 HARVEST VILLAGE CT. | NAVARRE, FL 32566

# LEGALS cont.

LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS	LEGALS															
<p>Dated this 24th day of August, 2022. Donald C. Spencer, Clerk As Clerk of the Court By: /s/ Tammy Brown As Deputy Clerk MLI1619</p>	<p>Fictitious Name Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Smart BIM Design, at 6073 Winchester Cir, in the County of Santa Rosa, in the city of Milton, Florida, 32570, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Milton, Florida, this 15th day of September 2022. Tony M O'Brien, owner, or Corporation full name. MLI1625</p>	<p>iron rod, number 7174, at the Southeasterly corner of said Parcel described in Official Records Book 3124, at Page 737, for the Point of Beginning; thence go North 36 degrees 37 minutes 34 seconds East along the Southeasterly line of said Parcel for a distance of 3768.90 feet to a half inch capped iron rod, number 7174, said point hereinafter referred to as Point "A"; thence continue North 36 degrees 37 minutes 34 seconds East along said Southeasterly line for a distance of 37 feet more or less to the centerline of Pond Creek; thence meander Southeasterly along said centerline of Pond Creek for a distance of 1000 feet more or less; thence go South 36 degrees 37 minutes 16 seconds West for a distance of 188 feet more or less to a half inch capped iron rod, number 7174, said point lying South 62 degrees 08 minutes 46 seconds East for a distance of 937.97 feet from the aforesaid Point "A"; thence continue South 36 degrees 37 minutes 16 seconds West for a distance of 2857.80 feet to a half inch capped iron rod, number 7174; thence go South 09 degrees 24 minutes 11 seconds East for a distance of 605.08 feet to a half inch capped iron rod, number 7174, said point being on the aforesaid Northerly right of way line of State Road No. 191, (100 foot right of way); thence go North 84 degrees 47 minutes 13 seconds West along said Northerly right of way line for a distance of 718.55 feet to a point of tangency; then continue Northwesterly along said Northerly right of way line being a curve to the right and having a radius of 1860.08 feet, for an arc of 798.95 feet (delta = 24 degrees 36 minutes 35 seconds, chord bearing = North 72 degrees 28 minutes 55 seconds West, chord distance = 792.82 feet) to the Point of Beginning. The above described Parcel is situated in Section 15, Township 2 North, Range 29 West, Santa Rosa County, Florida. Less and except that portion thereof conveyed in Official Records Book 3813, Page 1045, of the public Records of Santa Rosa County, Florida. All bidders must have a Driver's License with them and must register with clerk at location of sale prior to start time of sale. I shall offer this property for sale at the east front door of the Santa Rosa Criminal Justice Facility, 5755 East Milton Rd, Milton, Florida, Santa Rosa County, Florida, at the hour of 10:00 a.m. on October 18, 2022, or as soon thereafter as possible. I will offer for sale all of the said defendant's James R. Gonzalez, right, title, and interest in the aforesaid real property, at public auction and will sell the same, subject to all taxes, prior liens, encumbrances and judgements, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Dated at Milton, Santa Rosa County, Florida this 22nd day of September 2022. Bob Johnson Sheriff of Santa Rosa County, Florida By: /s/ Virginia Roberson Virginia Roberson, Deputy Sheriff in accordance with the American with Disabilities Act, persons needing a special accommodation to participate</p>	<p>in this proceeding shall contact the Civil Unit not later than seven days prior to the proceeding at: (850) 983-1281 Dates of Publication: Thursday, September 15, 2022 Thursday, September 22, 2022 Thursday, September 29, 2022 Thursday, October 6, 2022 MLI1627</p>	<p>Fictitious Name Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Bawingza, LLC, at 5547 Paddle Wheel Drive, in the County of Santa Rosa, in the city of Milton, Florida, 32583, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Milton, Florida, this 15th day of September 2022. Sak Sam, owner, or Corporation full name. MLI1630</p>	<p>Notice of public sale. Starr's Auto Repair, Inc. gives notice of foreclosure of lien and intent to sell this vehicle on 10/03/2022, 8:30 am at 8183 Navarre Parkway, Navarre, FL 32566, pursuant to subsection 713.78 and/or other Florida Statutes. Starr's Auto Repair, Inc. reserves the right to accept or reject any and/or all bids. 5TDBA22C54S012141 2004 Toyota MLI1633</p>	<p>File #: 2022173 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2000745 Year of Issuance: 2020 Description of Property: A PORT OF BLK 72 TOWN OF MILTON DES AS TOWN OF MILTON ALL OF LOT 2 &amp; N 45 FT OF LOT 3 BLK 72 LYING E OF GOVERNMENT R/R W/ ALSO N 95 FT OF LOT 7 &amp; S 10 FT OF LOT 8 BLK 72 LESS BEGIN AT NW COR OF LOT 7 TH ELY ALONG N LINE OF SAID LOT 29 FT TH SWLY 74.8 FT TO P T ON W LINE BEING DIST OF 69 FT S OF NW COR TH N TO NW COR &amp; POB AS DES IN OR 1032 PG 243 Parcel ID: 03-1N-28-2530-07200-0070 Name in which Assessed: DAVID H SCHAFFER, SHARLENE SCHAFFER All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1634</p>	<p>File #: 2022176 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2002248 Year of Issuance: 2020 Description of Property: A PORT OF SEC 12 T1N R29W DES AS *NEW DESC FOR 2018 ROLL* COM ON E LN OF SECTION 12 TOWNSHIP 1 NORTH RANGE 29 WEST AT THE N R/W OF U S HWY 90 THN N87°13'38"W ON N R/W 92.53 FT TO POB &amp; CONT ON R/W 77.97 FT THN N2°55'21"E 202.44 FT THN S89°46'15"E 7 FT THN N2°54'25"E 122.20 FT THN N87°48'33"W 160.02 FT TO E R/W OF SUNSET DR THN N2°54'25"E ON R/W 200.04 FT THN S87°48'32"E 160.01 FT THN S87°48'32"E 163.96 FT TO E SEC LN THN S2°57'30"W ON SEC LN 30 FT THN N87°48'32"W 90.46 FT THN S3°11'57"W 495.75 FT TO POB AS DES IN OR 3738 PG 639 (ADDED TO OUT OF #9 FOR 2018) Parcel ID: 12-1N-29-0000-01000-0000 Name in which Assessed: BINH PHAN All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1635</p>	<p>of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2002622 Year of Issuance: 2020 Description of Property: A PORT OF SEC 12 T1N R29W DES AS *NEW DESC FOR 2018 ROLL* COM ON E LN OF SECTION 12 TOWNSHIP 1 NORTH RANGE 29 WEST AT THE N R/W OF U S HWY 90 THN N87°13'38"W ON N R/W 92.53 FT TO POB &amp; CONT ON R/W 77.97 FT THN N2°55'21"E 202.44 FT THN S89°46'15"E 7 FT THN N2°54'25"E 122.20 FT THN N87°48'33"W 160.02 FT TO E R/W OF SUNSET DR THN N2°54'25"E ON R/W 200.04 FT THN S87°48'32"E 160.01 FT THN S87°48'32"E 163.96 FT TO E SEC LN THN S2°57'30"W ON SEC LN 30 FT THN N87°48'32"W 90.46 FT THN S3°11'57"W 495.75 FT TO POB AS DES IN OR 3738 PG 639 (ADDED TO OUT OF #9 FOR 2018) Parcel ID: 12-1N-29-0000-01000-0000 Name in which Assessed: BINH PHAN All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1635</p>	<p>File #: 2022175 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2002638 Year of Issuance: 2020 Description of Property: A PORT OF SEC 13 T1N R29W DES AS BEG SE COR OF S2 OF NW4 OF SW4 TH W 904 FT TH N 20 FT TO POB TH W 416 FT TH N 224 FT TH E 208 FT TH N 192 FT TH E 208 FT TH S 416 FT TO POB AS DES IN OR 1453 PG 1101 Parcel ID: 13-1N-29-0000-05111-0000 Name in which Assessed: COMMUNITY CHAPEL CHURCH OF GOD All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1636</p>	<p>File #: 2022176 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2002248 Year of Issuance: 2020 Description of Property: A PORT OF SEC 13 T2N R28W DES AS COM N R/W LI OF WINDHAM RD &amp; S W COR OF CAMILLE GARDENS UNREC SUB TH N 88° E 180 FT TH N 332.14 FT TH N 89° E 145.02 FT TO POB TH CONT N 8 9° E 107.99 FT TH N 139.85 FT TH S 89° W 108 FT TH S 139.87 FT TO POB AS DES IN OR 1394 PG 1466 Parcel ID: 31-2N-28-0000-02060-0000 Name in which Assessed: BRUCE E HUTCHINSON, TAMMI C HUTCHINSON All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1638</p>	<p>CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2001044 Year of Issuance: 2020 Description of Property: LYNWOOD PARK LOTS 1 &amp; 2 BLK 3 AS DES IN OR 2495 PG 1590 &amp; OR 3043 PG 981 Parcel ID: 16-1N-28-2320-00300-0010 Name in which Assessed: PAUL QUALLS HOME RENTALS LLC All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1637</p>	<p>File #: 2022178 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2002044 Year of Issuance: 2020 Description of Property: A PORT OF SEC 31 T2N R28W DES AS COM N R/W LI OF WINDHAM RD &amp; S W COR OF CAMILLE GARDENS UNREC SUB TH N 88° E 180 FT TH N 332.14 FT TH N 89° E 145.02 FT TO POB TH CONT N 8 9° E 107.99 FT TH N 139.85 FT TH S 89° W 108 FT TH S 139.87 FT TO POB AS DES IN OR 1394 PG 1466 Parcel ID: 31-2N-28-0000-02060-0000 Name in which Assessed: BRUCE E HUTCHINSON, TAMMI C HUTCHINSON All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1638</p>	<p>File #: 2022181 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2002248 Year of Issuance: 2020 Description of Property: A PORT OF SEC 03 T2S R27W DES AS LOT 4 UNREC LEGEND WOODS ESTS FUR DES AS: COM NE CORN LOT 16 BLK 110 1ST CORR &amp; AMEND HBS (PB "C" PG 166) SAID PT BEING PT OF 1/5 OF W LN OF E2 OF SW4 &amp; S R/W LN OF SR-399 THN N47° 41'27"E 18.49 TO CURV OF SAID S R/W LN THN NELY ON CURV CON- CAVED TO SE (R=1383.59 FT CB=N 70°08'32"E) 1084.35 FT THN S87° 24'21"E ALNG S R/W LN SR-399 509.12 FT TO E R/W LN OF CRIT- TENDEN DR THN S0°16'57"W 601.16 FT TO S R/W LN OF VALARIE LN THN S88°24'59"E 602.91 FT TO POB THN CONT 100 FT THN S01° 35'01"W 118.07 FT TH N89°02' 06"W 100.01 FT TH N01°35'01"E 119.15 FT TO S R/W LN OF VALARIE RD &amp; POB AS DES IN OR 3093 PG 1643 LESS ALL MINERAL RGTS</p>	<p>14 AS DES IN OR 3486 PG 532 Parcel ID: 36-2N-28-3218-00000-0140 Name in which Assessed: JENNIFER LYNN DOUGLAS TEMPLETON, JOHN SHANE TEMPLETON All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1641</p>	<p>File #: 2022182 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 1704628 Year of Issuance: 2017 Description of Property: GOLDEN ACRES UNIT 1 LOT 1 BLK B AS DES IN OR 3507 PG 1775 Parcel ID: 18-1S-28-1395-00800-0010 Name in which Assessed: ANTHONY ALLEN RAMSAY All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1642</p>	<p>File #: 2022183 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT IL IL IRA INVESTMENTS, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 2003097 Year of Issuance: 2020 Description of Property: A PORT OF SEC 31 T5N R29W DES AS BEG AT SE CORN NE4 OF SW4 THN N ON E LN 200 FT THN W 469.3 FT +/- TO E R/W OF SRD #89 THN SWLY ON R/W TO S LN OF NE4 OF SW4 THN E 580 FT TO POB AS DES IN OR 1793 PG 720 &amp; IN OR 3530 PG 1515 LESS OR 1238 PG 129 FOR RD R/W Parcel ID: 31-5N-29-0000-02500-0000 Name in which Assessed: JAMES W MURPHY All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1643</p>	<p>Parcel ID: 03-2S-27-0000-00476-0000 Name in which Assessed: DIANA MARTINEZ All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1641</p>	<p>File #: 2022184 NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN THAT CHESTER ALWYN BEYER, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows: Certificate Number: 1704628 Year of Issuance: 2017 Description of Property: GOLDEN ACRES UNIT 1 LOT 1 BLK B AS DES IN OR 3507 PG 1775 Parcel ID: 18-1S-28-1395-00800-0010 Name in which Assessed: ANTHONY ALLEN RAMSAY All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www. santarosa.realtaxdeed.com on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. MLI1642</p>	<p>Notice of Public Sale: Ken's Paint &amp; Body, gives Notice of Foreclosure of Lien and intent to sell this vehicle(s) on 10/10/2022, 10:00am at 4074 Avalon Blvd, Milton, FL 32583, pursuant to subsection 713.78 of the Florida Statutes. Ken's Paint &amp; Body reserves the right to accept or reject any and/all bids. 1996 HOND 4DR 2HGE-16675TH535269 MLI1645</p>	<p>Fictitious Name Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Vantage University Counseling, at 1380 Calcutta Drive, in the County of Santa Rosa, in the city of Gulf Breeze, Florida, 32563, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Gulf Breeze, Florida, this 15th day of September 2022. Brianna Palmer, owner, or Corporation full name. MLI1646</p>	<p>NOTICE OF SALE Old Milltown Storage 6250 Stewart Street, Milton, FL 32570 (850) 626-0092 Personal property consisting of furniture, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates &amp; times indicated below to satisfy Owners Lien for rent &amp; fees due in accordance with Florida Statutes: Florida Lien Law, Chapter 83, Sections 83.803, 83.805, 83.8055, 83.806, 83.808, 83.809. All items or spaces may not be available for sale. Debit or credit cards ONLY for all purchases &amp; tax resale certificates required, if applicable. OWNER RETAINS THE RIGHT TO BID. 1004 Cunningham, Tequila Auction will be held at www.lockerfox.com and will end on or after 10:45 AM EST on 10/3/2022. MLI1647</p>	<p>Request for Proposal-Wastewater Treatment Plant Project Manager The City of Milton will receive sealed proposals until 2:00 p.m. (CST) on Monday, October 17, 2022 at City Hall, 6738 Dixon Street, Milton, FL 32570 for "RFP #2022.12- Wastewater Treatment Plant Project Manager". Full document and description may be obtained at the City of Milton's website at https://MILTONFL.org/322/Purchasing; from Vendor Registry at www.VENDORREGISTRY.com; from the Florida Purchase Alliance at www.BIDNETDIRECT.com; and from www.DemandStar.com. For additional information, e-mail the City of Milton Purchasing Department, Diane Ebenheuer at DEbenheuer@miltonFL.org. Please be advised that the City Council reserves the right to accept the best submission for the city, or reject all submissions. MLI1648</p>	<p>LEGAL NOTICE Notice to Bidders Traffic Signal at CR 191 Willard Norris Rd and Pine Blossom Rd Notice is hereby given that the Santa Rosa County Board of County Commissioners will receive sealed bids from licensed contractors for</p>



# LEGALS

Additional legal notices may be accessed on [srpressgazette.com](http://srpressgazette.com) and the statewide legal notice website.

### LEGALS

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR SANTA ROSA COUNTY, FLORIDA

IN THE INTEREST OF: J.D.M., Jr. (DOB: 11/07/2007) J.D.-Z.M. (DOB: 05/10/2011) Minor Children Case No.: 2020 DP 086

NOTICE OF ACTION (TERMINATION OF PARENTAL RIGHTS) TO: Jonathan Moore, Sr., father Address Unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: J.D.M., Jr. (DOB: 11/07/2007) and J.D.-Z.M. (DOB: 05/10/2011). A copy of the Petition is on file with the Clerk of the Court. You are hereby commanded to appear on October 11, 2022 at 9:00 a.m., before the Honorable David Oberliesen, Juvenile Division, at the Santa Rosa County Courthouse, 6865 Caroline Street in Milton, Florida for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, ADA Liaison; Santa Rosa County; 6865 Caroline Street, Milton, FL 32570; Phone (850) 623-3159; Fax (850) 982-0602; ADA.SantaRosa@flcourts1.gov, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 17th day of August 2022. DONALD C. SPENCER, as Clerk of Court By: /s/ Maria Gill As Deputy Clerk ML1584

### PARKLAND COMMUNITY DEVELOPMENT

### LEGALS

DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Parkland Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on October 4, 2022 at 2:00 P.M., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy, Milton, Florida 32583.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater management, water and sewer utilities, street lighting, hardscape, landscape and irrigation, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you

### LEGALS

are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the 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.

Cindy Carbone District Manager ML1621

File #: 2022173 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2000745 Year of Issuance: 2020 Description of Property: A PORT OF BLK 72 TOWN OF MILTON DES AS TOWN OF MILTON ALL OF LOT 2 & N 45 FT OF LOT 3 BLK 72 LYING E OF GOVERNMENT R/R R/W ALSO N 95 FT OF LOT 7 & S 10 FT OF LOT 8 BLK 72 LESS BEGIN AT NW COR OF LOT 7 TH ELY ALONG N LINE OF SAID LOT 29 FT TH SWLY 74.8 FT TO P T ON W LINE BEING DIST OF 69 FT S OF NW COR TH N TO NW COR & POB AS DES IN OR 1032 PG 243 Parcel ID: 03-1N-28-2530-07200-0070 Name in which Assessed: DAVID H SCHAFER, SHARLENE SCHAFER All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1634

File #: 2022174 NOTICE OF APPLICATION FOR TAX DEED

### LEGALS

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2002622 Year of Issuance: 2020 Description of Property: A PORT OF SEC 12 T1N R29W DES AS \*NEW DESC FOR 2018 ROLL\* COM ON E LN OF SECTION 12 TOWNSHIP 1 NORTH RANGE 29 WEST AT THE N R/W OF U S HWY 90 THN N87°13'38"W ON N R/W 92.53 FT TO POB & CONT ON R/W 77.97 FT THN N2°55'21"E 202.44 FT THN S89°46'15"E 7 FT THN N2°54'15"E 122.20 FT THN N87°48'33"W 160.02 FT TO E R/W OF SUNSET DR THN N2°54'25"E ON R/W 200. 04 FT THN S87°48'32"E 160.01 FT THNS87°48'32"E 163.96 FT TO E SEC LN THN S2°57'30"W ON SEC LN 30 FT THN N87°48'32"W 90.46 FT THN S3°11'57"W 495.75 FT TO POB AS DES IN OR 3738 PG 639 (ADDED TO OUT OF #9 FOR 2018) Parcel ID: 12-1N-29-0000-01000-0000 Name in which Assessed: BINH PHAN All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1635

File #: 2022175 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2002638 Year of Issuance: 2020 Description of Property:

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A PORT OF SEC 13 T1N R29W DES AS BEG SE COR OF S2 OF NW4 OF SW4 TH W 904 FT TH N 20 FT TO POB TH W 416 FT TH N 224 FT TH E 208 FT TH N 192 FT TH E 208 FT TH S 416 FT TO POB AS DES IN OR 1453 PG 1101 Parcel ID: 13-1N-29-0000-05111-0000 Name in which Assessed: COMMUNITY CHAPEL CHURCH OF GOD All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1636

File #: 2022176 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2001044 Year of Issuance: 2020 Description of Property: LYNWOOD PARK LOTS 1 & 2 BLK 3 AS DES IN OR 2495 PG 1590 & OR 3043 PG 981 Parcel ID: 16-1N-28-2320-00300-0010 Name in which Assessed: PAUL QUALLS HOME RENTALS LLC All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1637

File #: 2022178 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder

### LEGALS

of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2002044 Year of Issuance: 2020 Description of Property: A PORT OF SEC 31 T2N R28W DES AS COM N R/W LI OF WINDHAM RD & S W COR OF CAMILLE GARDENS UNREC SUB TH N 88° E 180 FT TH N 332.14 FT TH N 89° E 145.02 FT TO POB TH CONT N 8 9° E 107.99 FT TH N 139.85 FT TH S 89° W 108 FT TH S 139.87 FT TO POB AS DES IN OR 1394 PG 1466 Parcel ID: 31-2N-28-0000-02060-0000 Name in which Assessed: BRUCE E HUTCHINSON, TAMMI C HUTCHINSON All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1638

File #: 2022181 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2002248 Year of Issuance: 2020 Description of Property: POINCIANA EAST LOT 14 AS DES IN OR 3486 PG 532 Parcel ID: 36-2N-28-3218-00000-0140 Name in which Assessed: JENNIFER LYNN DOUGLAS TEMPLETON, JOHN SHANE TEMPLETON All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be

### LEGALS

sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1639

File #: 2022182 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2003149 Year of Issuance: 2020 Description of Property: KENTS COURT LOTS 9 & 10 BLK A AS DES IN OR 1515 PG 382 & IN OR 2585 PG 1486 Parcel ID: 41-5N-29-2080-00A00-0090 Name in which Assessed: MICHAEL PATTERSON All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1640

File #: 2022183 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT IL IL IRA INVESTMENTS, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 2003892 Year of Issuance: 2020 Description of Property: A PORT OF SEC 03 T2S R27W DES AS LOT 49 UNREC LEGEND WOODS ESTS FUR DES AS: COM NE CORN LOT 16 BLK 110 1ST CORR & AMEND HBS (PB "C" PG 166) SAID PT BEING PT OF 1/S OF W LN OF E2 OF SW4 & S R/W LN OF SR-399 THN N47° 41' 27"E 18.49 TO CURV OF SAID S R/W LN THN NELY ON CURV CON- CAVED TO SE (R=1383.59 FT CB=N 70°08'32"E) 1084.35 FT THN S87° 24' 21"E ALNG S R/W LN SR-399 509.12 FT TO E R/W LN OF CRIT- TENDEN DR THN S0°16'57"W

### LEGALS

601. 16 FT TO S R/W LN OF VALARIE LN THN S88°24'59"E 602.91 FT TO POB THN CONT 100 FT THN S01° 35'01"W 118.07 FT TH N89°02' 06"W 100.01 FT TH N01°35'01"E 119.15 FT TO S R/W LN OF VALARIE RD & POB AS DES IN OR 3093 PG 1643 LESS ALL MINERAL RGTS Parcel ID: 03-2S-27-0000-00476-0000 Name in which Assessed: DIANA MARTINEZ All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1641

File #: 2022184 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT CHESTER ALWYN BEYER, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s) in which it is assessed is as follows:

Certificate Number: 1704628 Year of Issuance: 2017 Description of Property: GOLDEN ACRES UNIT I LOT 1 BLK B AS DES IN OR 3507 PG 1775 Parcel ID: 18-1S-28-1395-00800-0010 Name in which Assessed: ANTHONY ALLEN RAMSAY All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1642

File #: 2022180 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT TLGFY, LLC CAPITAL ONE, N.A. AS COLLATERAL ASSIGNEE OF TLGFY, LLC, holder of the following Tax Sale Certificate has filed said Tax Certificate for the Tax Deed to be issued thereon. The Certificate Number and year of Issuance, the Description of the property, and Name(s)

### LEGALS

in which it is assessed is as follows:

Certificate Number: 2003097 Year of Issuance: 2020 Description of Property: A PORT OF SEC 31 T5N R29W DES AS BEG AT SE CORN NE4 OF SW4 THN N ON E LN 200 FT THN W 469.3 FT +/- TO E R/W OF SRD #89 THN SWLY ON R/W TO S LN OF NE4 OF SW4 THN E 580 FT TO POB AS DES IN OR 1793 PG 720 & IN OR 3530 PG 1515 LESS OR 1238 PG 129 FOR RD R/W Parcel ID: 31-5N-29-0000-02500-0000 Name in which Assessed: JAMES W MURPHY All of the above property is located in Santa Rosa County, In the state of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at [www.santarosa.realtaxdeed.com](http://www.santarosa.realtaxdeed.com) on 10/24/2022 at 12:00 noon CT, by Donald C. Spencer, Santa Rosa County Clerk of the Courts. ML1643

NOTICE OF SALE

Old Milltown Storage 6250 Stewart Street, Milton, FL 32570 (850) 626-0092

Personal property consisting of furniture, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Florida Lien Law, Chapter 83, Sections 83.803, 83.805, 83.806, 83.808, 83.809. All items or spaces may not be available for sale. Debit or credit cards ONLY for all purchases & tax resale certificates required, if applicable. OWNER RETAINS THE RIGHT TO BID.

1004 Cunningham, Tequila Auction will be held at [www.lockerfox.com](http://www.lockerfox.com) and will end on or after 10:45 AM EST on 10/3/2022. ML1647

IN THE CIRCUIT COURT FOR LAKE COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF PATRICA ANN McNEILL File No. 2022-CP-Division Deceased. NOTICE TO CREDITORS

The administration of the estate of PATRICA ANN McNEILL, deceased, whose date of death was February 16, 2022, 2018, is pending in the Circuit Court for ESCAMBIA County, Florida, Probate Division, the address of which is 190 W. Government Street, Pensacola, Florida

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## SCRAMBLERS

solution

1. Parole 2. Garner  
3. Doable; 4. Orator

Today's Word

# ADORABLE

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**RESOLUTION 2023-03**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Parkland Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Santa Rosa County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Santa Rosa County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of October, 2022.

ATTEST:

**PARKLAND COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Legal Description

## Exhibit A

### LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 3987.47 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27; THENCE DEPARTING SAID NORTH LINE OF SECTION 27, GO SOUTH 03 DEGREES 51 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27, FOR A DISTANCE OF 5167.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD (100' RIGHT-OF-WAY); THENCE GO NORTH 86 DEGREES 49 MINUTES 46 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 975.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19148.57 FEET; THENCE GO ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 351.57 FEET (DELTA=01 DEGREES 03 MINUTES 07 SECONDS, CHORD BEARING=NORTH 87 DEGREES 21 MINUTES 19 SECONDS WEST, CHORD DISTANCE =351.57 FEET) TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE DEPARTING THE AFORESAID NORTH RIGHT-OF-WAY LINE OF BERRYHILL ROAD, GO NORTH 03 DEGREES 50 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1174.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 37 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1327.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 2659.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 25 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1328.12 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE GO NORTH 03 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, FOR A DISTANCE OF 1324.87 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 319.21 +/-

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2022**

**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2022**

	General Fund	Total Governmental Funds
<b>ASSETS</b>		
Due from Landowner	\$ 8,058	\$ 8,058
Total assets	\$ 8,058	\$ 8,058
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 2,058	\$ 2,058
Landowner advance	6,000	6,000
Total liabilities	8,058	8,058
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred receipts	2,058	2,058
Total deferred inflows of resources	2,058	2,058
 Fund balances:		
Unassigned	(2,058)	(2,058)
Total fund balances	(2,058)	(2,058)
 Total liabilities, deferred inflows of resources and fund balances	 \$ 8,058	 \$ 8,058



**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ -	\$ 46,181	0%
Total revenues	<u>-</u>	<u>-</u>	<u>46,181</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording*	2,000	2,000	4,000	50%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Telephone	16	16	33	48%
Postage	-	-	500	0%
Printing & binding	42	42	83	51%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>2,058</u>	<u>2,058</u>	<u>46,181</u>	4%
Excess/(deficiency) of revenues over/(under) expenditures	(2,058)	(2,058)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (2,058)</u>	<u>\$ (2,058)</u>	<u>\$ -</u>	

\*This fee represents the charge for a semi-dormant CDD (\$2k per month). Once bonds are issued this fee will revert back to \$4k per month.

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

# **A**

**DRAFT**

**MINUTES OF MEETING  
PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT**

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A Landowners' Meeting of the Parkland Community Development District was held on August 25, 2022 at 2:00 P.M., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

**Present at the meeting:**

Cindy Cerbone	District Manager
Bryan Adams	Landowner
Jonathan Johnson	District Counsel
Kyle Magee	Kutak Rock, LLP
Luke Henderson	Garden Street Communities Southeast, LLC
Misty Taylor	Bryant Miller Olive
George Smith	Bryant Miller Olive
Sete Zare	MBS Capital Markets, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:09 p.m.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

All in attendance agreed to Ms. Cerbone serving as Chair to conduct the Landowners' meeting. Mr. Bryan Adams is the owner of one parcel totaling 319.21 acres and is eligible to cast up to 320 votes per Seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

39 Mr. Adams nominated the following:

40 Seat 1 Chad Willard

41 Seat 2 Gary Holt

42 Seat 3 Tori Tharpe

43 Seat 4 Dan Dubose

44 Seat 5 Mike Patterson

45 No other nominations were made.

46 **B. Casting of Ballots**

47 • **Determine Number of Voting Units Represented**

48 A total of 320 voting units were represented.

49 • **Determine Number of Voting Units Assigned by Proxy**

50 No voting units were assigned by proxy.

51 Mr. Adams cast the following votes:

52 Seat 1 Chad Willard 320 votes

53 Seat 2 Gary Holt 320 votes

54 Seat 3 Tori Tharpe 300 votes

55 Seat 4 Dan Dubose 300 votes

56 Seat 5 Mike Patterson 300 votes

57 **C. Ballot Tabulation and Results**

58 Ms. Cerbone reported the following ballot tabulation, results and term lengths:

59 Seat 1 Chad Willard 320 votes 4-Year Term

60 Seat 2 Gary Holt 320 votes 4-Year Term

61 Seat 3 Tori Tharpe 300 votes 2-Year Term

62 Seat 4 Dan Dubose 300 votes 2-Year Term

63 Seat 5 Mike Patterson 300 votes 2-Year Term

64

65 **FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

66

67 There were no Landowners' questions or comments.

68



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Secretary/Assistant Secretary

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Chair/Vice Chair

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

# **B**

**DRAFT**

**MINUTES OF MEETING  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

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An Organizational Meeting of the Parkland Community Development District was held on August 25, 2022, immediately following the Landowners’ Meeting, scheduled to commence at 2:00 P.M., Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

**Present at the meeting were:**

Chad Willard	Chair
Dan Dubose	Vice Chair
Tori Tharpe	Assistant Secretary
Mike Patterson	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jonathan Johnson	District Counsel
Kyle Magee	Kutak Rock, LLP
David Fitzpatrick	Interim District Engineer
Misty Taylor	Bryant Miller Olive (BMO)
George Smith, Jr.	Bryant Miller Olive (BMO)
Sete Zare	MBS Capital Markets, LLC
Bryan Adams	Adams Homes
Luke Henderson	Garden Street Communities Southeast, LLC
Gary Holt	Garden Street Communities Southeast, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:18 p.m. Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Holt, Ms. Tharpe, Mr. Patterson, Mr. Willard and Mr. Dubose. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**



40 **THIRD ORDER OF BUSINESS** **Administration of Oath of Office to Initial**  
 41 **Board of Supervisors (the following will be**  
 42 **provided in a separate package)**  
 43

44 Ms. Cerbone and Mr. Johnson reviewed the guidelines for interactions among  
 45 Supervisors, emails, public records and avoiding conflicts of interest. The following items were  
 46 provided and briefly explained:

- 47 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 48 **B. Membership, Obligations and Responsibilities**
- 49 **C. Chapter 190, Florida Statutes**
- 50 **D. Financial Disclosure Forms**
  - 51 **I. Form 1: Statement of Financial Interests**
  - 52 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 53 **III. Form 1F: Final Statement of Financial Interests**
- 54 **E. Form 8B: Memorandum of Voting Conflict**

55 Discussion ensued regarding completion of the required forms.

- 56 **▪ Seat 2: Mr. Gary Holt**

57 **This item was an addition to the agenda.**

58 Regarding Mr. Holt possibly not accepting Seat 2, Mr. Johnson stated that, although  
 59 elected and the Oath of Office was administered, since no business has been conducted, it is  
 60 not necessary for Mr. Holt to officially resign; rather, he can decline to take office.

61 Mr. Holt declined to take office, leaving Seat 2 vacant.

62

63 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-01,**  
 64 **Canvassing and Certifying the Results of**  
 65 **the Landowners’ Election of Supervisors**  
 66 **Held Pursuant to Section 190.006(2),**  
 67 **Florida Statutes, and Providing for an**  
 68 **Effective Date**  
 69

70 Ms. Cerbone presented Resolution 2022-01. She recapped the results of the  
 71 Landowners’ election as follows:

72	Seat 1	Chad Willard	320 votes	4-Year Term
73	Seat 2	Gary Holt	320 votes	4-Year Term

74	Seat 3	Tori Tharpe	300 votes	2-Year Term
75	Seat 4	Dan Dubose	300 votes	2-Year Term
76	Seat 5	Mike Patterson	300 votes	2-Year Term

77 Ms. Cerbone recalled that Mr. Holt declined his Seat.

78

79 **On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor,**  
 80 **Resolution 2022-01, Canvassing and Certifying the Results of the Landowners’**  
 81 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes,**  
 82 **and Providing for an Effective Date, was adopted.**

83

84

85	<b>FIFTH ORDER OF BUSINESS</b>	<b>Consideration of Resolution 2022-02,</b>
86		<b>Designating Certain Officers of the District,</b>
87		<b>and Providing for an Effective Date</b>

88

89 Ms. Cerbone presented Resolution 2022-02. Mr. Willard nominated the following slate  
90 of officers:

91	Chair	Chad Willard
92	Vice Chair	Dan Dubose
93	Secretary	Craig Wrathell
94	Assistant Secretary	Tori Tharpe
95	Assistant Secretary	Mike Patterson
96	Assistant Secretary	Cindy Cerbone
97	Treasurer	Craig Wrathell
98	Assistant Treasurer	Jeff Pinder

99 No other nominations were made.

100

101 **On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor,**  
 102 **Resolution 2022-02, Designating Certain Officers of the District, as nominated,**  
 103 **and Providing for an Effective Date, was adopted.**

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106 **ORGANIZATIONAL MATTERS**

107	<b>SIXTH ORDER OF BUSINESS</b>	<b>Consideration of the Following</b>
108		<b>Organizational Matters:</b>

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**A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Ms. Cerbone presented Resolution 2022-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

**On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *Kutak Rock LLP***

Mr. Johnson presented Resolution 2022-04 and the Kutak Rock LLP Fee Agreement.

**On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor, Resolution 2022-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-05.

**On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor, Resolution 2022-05, Designating Jonathan Johnson as Registered Agent and Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

145 **D. Resolution 2022-06, Appointing an Interim District Engineer for the Parkland**  
146 **Community Development District, Authorizing Its Compensation and Providing an**  
147 **Effective Date**

- **Interim Engineering Services Agreement: *David W. Fitzpatrick, P.E., P.A.***

148 Ms. Cerbone presented Resolution 2022-06 and the Interim Engineering Services  
149 Agreement and accompanying Exhibits.  
150

151

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-06, Appointing an Interim District Engineer for the Parkland Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.**

156

157

158 **E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

159 Ms. Cerbone presented the RFQ for Engineering Services.

160 This item was deferred.

161 **F. Board Member Compensation: 190.006 (8), F.S.**

162 The Board Members declined the allowable compensation.

163 **G. Resolution 2022-07, Designating the Primary Administrative Office and Principal**  
164 **Headquarters of the District; Designating the Location of the Local District Records**  
165 **Office; and Providing an Effective Date**

166 Ms. Cerbone presented Resolution 2022-07.

167

**On MOTION by Mr. Dubose and seconded by Mr. Willard, with all in favor, Resolution 2022-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office; and designating Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583, as the Principal Headquarters and Local District Records Office of the District; and Providing an Effective Date, was adopted.**

174

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176 **H. Resolution 2022-08, Setting Forth the Policy of the Parkland Community Development**  
177 **District Board of Supervisors with Regard to the Support and Legal Defense of the**  
178 **Board of Supervisors, Officers and Staff; and Providing for an Effective Date**

179 • **Authorization to Obtain General Liability and Public Officers’ Insurance**

180 Ms. Cerbone presented Resolution 2022-08.

181 Mr. Johnson stated, as indicated in Section 8, Staff must be notified regarding any  
182 summons, complaint, notice or demand letter received within 14 days.

183

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-08, Setting Forth the Policy of the Parkland Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers’ Insurance, was approved.**

190

191

192 **I. Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating  
193 Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be  
194 Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for  
195 Severability and an Effective Date**

196 Ms. Cerbone presented Resolution 2022-09.

197

**On MOTION by Mr. Dubose and seconded by Ms. Tharpe, with all in favor, Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

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205 **J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison  
206 Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a  
207 Records Retention Policy; and Providing for Severability and Effective Date**

208 Ms. Cerbone presented Resolution 2022-10. The consensus was to retain all records.

209

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

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- K. Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Parkland Community Development District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-12.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Parkland Community Development District, and Providing for an Effective Date, was adopted.**

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Ms. Cerbone presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

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**On MOTION by Mr. Dubose and seconded by Mr. Willard, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M22-1034 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Strange Zone, Inc., Quotation #M22-1034 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Ms. Cerbone presented the ADA Site Compliance proposal.

**On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.**

**P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

- I. Rules of Procedure**
- II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Discussion ensued regarding dates for the Public Hearings. The consensus was to schedule meetings for October 4, 2022 at 2:00 p.m., and November 1, 2022 and to schedule meetings on the first Tuesday of the month.

Ms. Cerbone presented Resolution 2022-13.

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**On MOTION by Mr. Dubose and seconded by Mr. Willard, with all in favor, Resolution 2022-13, To Designate Date, Time and Place of October 4, 2022 at 2:00 p.m., Central Time, at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

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- Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

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Ms. Cerbone presented Resolution 2022-14.

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The following will be inserted into the Fiscal Year 2022/2023 Meeting Schedule:

299

DATES: First Tuesday of the month

300

TIME: 2:00 PM

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**On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

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- R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

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Ms. Cerbone presented Resolution 2022-15.

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**On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

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- S. Stormwater Management Needs Analysis Reporting Requirements**

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Ms. Cerbone stated new legislation requires CDDs to prepare a 20-year Stormwater

319

Management Needs Analysis Report to document the its anticipated future stormwater system.

320

The first reporting was due on June 30, 2022. While the CDD will have a stormwater



321 management system, there is no interim reporting requirement; therefore, the Report will not  
322 be due for five years. The engineering costs related to preparation of the Report will be  
323 factored into the budget in future years.

324

325 **BANKING MATTERS**

326 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking  
Matters:**

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- 329 **A. Resolution 2022-16, Designating a Public Depository for Funds of the District and**
- 330 **Providing an Effective Date**

331 Ms. Cerbone presented Resolution 2022-16.

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333 **On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor,**

334 **Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds**

335 **of the District and Providing an Effective Date, was adopted.**

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- 338 **B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local**
- 339 **Bank Account; and Providing an Effective Date**

340 Ms. Cerbone presented Resolution 2022-17. Funding requests will be sent to Ms.  
341 Tharpe.

342

343 **On MOTION by Mr. Willard and seconded by Ms. Tharpe with all in favor,**

344 **Resolution 2022-17, Directing the District Manager to Appoint Signors on the**

345 **Local Bank Account; and Providing an Effective Date, was adopted.**

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348 **BUDGETARY MATTERS**

349 **EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary  
Matters:**

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- 352 **A. Resolution 2022-18, Approving the Proposed Budgets for Fiscal Year 2021/2022 and**
- 353 **Fiscal Year 2022/2023 and Setting Public Hearings Thereon Pursuant to Florida Law**
- 354 **and Providing for an Effective Date**

355 Ms. Cerbone presented Resolution 2022-18. She reviewed the proposed Fiscal Year  
356 2022 budget, which will be a partial-year, Landowner-funded budget, with expenses funded as  
357 they are incurred. She reviewed the proposed Fiscal Year 2023 budget, which will be a full-  
358 year, Landowner-funded budget, with expenses funded as they are incurred.

359

360 **On MOTION by Ms. Tharpe and seconded by Mr. Dubose, with all in favor,**  
361 **Resolution 2022-18, Approving the Proposed Budgets for Fiscal Year 2021/2022**  
362 **and Fiscal Year 2022/2023 and Setting Public Hearings Thereon Pursuant to**  
363 **Florida Law for November 1, 2022 at 2:00 p.m., Central Time at Adams Homes**  
364 **Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 and Providing for an**  
365 **Effective Date, was adopted.**

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368 **B. Fiscal Years 2021/2022 Budget Funding Agreement**

369 Ms. Cerbone presented the Fiscal Year 2021/2022 Budget Funding Agreement. Mr.  
370 Johnson noted that an updated version of the Resolution and the Funding Agreement were not  
371 included in the agenda; therefore, he recommended approval of the Funding Agreement, in  
372 substantial form, subject to final review and comment from Developer's Counsel.

373

374 **On MOTION by Mr. Dubose and seconded by Mr. Patterson with all in favor,**  
375 **the Fiscal Years 2021/2022 Budget Funding Agreement, in substantial form,**  
376 **was approved.**

377

378

379 Funding requests would be sent to Ms. Tharpe with a copy to Mr. Adams.

380 **C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing**  
381 **Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in**  
382 **Accordance with Section 218.415(17), Florida Statutes**

383 Ms. Cerbone presented Resolution 2022-19.

384

385 **On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor,**  
386 **Resolution 2022-19, Adopting the Alternative Investment Guidelines for**  
387 **Investing Public Funds in Excess of Amounts Needed to Meet Current**  
388 **Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes,**  
389 **was adopted.**

390

391 **D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain**  
392 **Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing**  
393 **the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without**  
394 **Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and**  
395 **Providing for an Effective Date**

396 Ms. Cerbone presented Resolution 2022-20.

397

398 **On MOTION by Mr. Willard and seconded by Mr. Debose, with all in favor,**  
399 **Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of**  
400 **Certain Continuing Expenses Without Prior Approval of the Board of**  
401 **Supervisors; Authorizing the Disbursement of Funds for Payment of Certain**  
402 **Non-Continuing Expenses Without Prior Approval of the Board of Supervisors;**  
403 **Providing for a Monetary Threshold; and Providing for an Effective Date, was**  
404 **adopted.**

405

406

407 **E. Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses;**  
408 **and Providing for Severability and an Effective Date**

409 Ms. Cerbone presented Resolution 2022-21.

410

411 **On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**  
412 **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel**  
413 **Expenses; and Providing for Severability and an Effective Date, was adopted.**

414

415

416 Ms. Tharpe left the meeting at 4:18 p.m.

417 **F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to**  
418 **Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an**  
419 **Effective Date**

420 Ms. Cerbone presented Resolution 2022-22.

421

422 **On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**  
423 **Resolution 2022-22, Adopting Prompt Payment Policies and Procedures**  
424 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and**  
425 **Providing an Effective Date, was adopted.**

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**G. Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-23.

**On MOTION by Mr. Dubose and seconded by Mr. Patterson, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

Ms. Tharpe returned to the meeting at 4:21 p.m.

**H. Resolution 2022-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-24.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, Resolution 2022-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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**I. E- Verify Memorandum of Understanding for Employers**

Ms. Cerbone presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

The meeting recessed at 4:24 p.m., and reconvened at 4:41 p.m.

**BOND FINANCING RELATED MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Johnson presented the Bond Financing Team Funding Agreement. He suggested approval, in substantial form, subject to review and approval by Counsel for the Landowners and Developer.

**On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/ Investment Banker: *MBS Capital Markets, LLC.***

Ms. Zare presented the MBS Capital Markets, LLC Agreement.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and G-17 Disclosure, was approved.**

499 **II. Bond Counsel: *Bryant, Miller, Olive P.A.***

500 Ms. Taylor presented the Bryant, Miller, Olive P.A. Bond Counsel Agreement.

501

502 **On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, the**  
503 **Bryant, Miller, Olive P.A. Bond Counsel Agreement, was approved.**

504

505

506 **III. Trustee, Paying Agent and Registrar: *US Bank National Association***

507 Ms. Cerbone presented the US Bank Trust Company, N.A. Trustee, Paying Agent and  
508 Registrar Engagement Letter.

509

510 **On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, the**  
511 **US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying**  
512 **Agent and Registrar, was approved.**

513

514

515 **C. Resolution 2022-25, Designating a Date, Time, and Location of a Public Hearing**  
516 **Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection,**  
517 **and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section**  
518 **197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing;**  
519 **and Providing an Effective Date**

520 Ms. Cerbone presented Resolution 2022-25. This Resolution enables placement of the  
521 assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

522

523 **MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**  
524 **Resolution 2022-25, Designating a Date, Time, and Location of October 4, 2022**  
525 **at 2:00 p.m., Central Time at Adams Homes Sales Office, 6148 Old Bagdad**  
526 **Hwy., Milton, Florida 32583 for a Public Hearing Regarding the District’s Intent**  
527 **to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-**  
528 **Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida**  
529 **Statutes; Authorizing the Publication of the Notice of Such Hearing; and**  
530 **Providing an Effective Date, was adopted.**

531

532

533 **D. Presentation of Master District Engineers Report**

534 Mr. Ferguson presented the Master District Engineers Report dated August 9, 2022 and  
535 the Estimate of Probable Costs shown in Table 1, which totaled \$29,178,300.

536 Ms. Cerbone believed that the roads will be turned over to the County, once completed,  
537 and there is no plan for gates, as the roads will be public roads. Mr. Fitzpatrick stated that is  
538 correct.

539 Ms. Cerbone asked if bond funds will be used for construction of the amenity center,  
540 pool and pavilion. Mr. Johnson stated, while that is the plan for bond validation purposes,  
541 further discussions will occur and decisions will be made.

542 The ability to include future revisions to the Engineer's Report was discussed.

543

544 **On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor, the**  
545 **Master District Engineers Report dated August 9, 2022, in substantial form, was**  
546 **approved.**

547

548

549 **Mr. Fitzpatrick left the meeting at 4:51 p.m.**

550

551 **E. Presentation of Master Special Assessment Methodology Report**

552 Ms. Cerbone presented the Master Special Assessment Methodology Report dated  
553 August 16, 2022, which was based upon the Engineer's Report. She discussed the Development  
554 Program, Financing Program, Assessment Methodology, and special and peculiar benefits to the  
555 units, in relation to the CIP. She noted that the maximum par amount of bonds, of  
556 approximately \$38,755,000, might include more than one bond issuance.

557 Mr. Johnson noted that any necessary revisions can be made in advance of the Public  
558 Hearings. The following correction would be made:

559 Page 2, Section 2.1 and where appropriate: Change "Parkland development" to  
560 "Parkland Place development"

561

562 **On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the**  
563 **Master Special Assessment Methodology Report, in substantial form and as**  
564 **amended, was approved.**

565

566

567 F. Resolution 2022-26, Declaring Special Assessments; Indicating the Location, Nature  
 568 and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be  
 569 Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of  
 570 the Improvements to be Defrayed by the Special Assessments; Providing the Manner  
 571 in Which Such Special Assessments Shall be Made; Providing When Such Special  
 572 Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments  
 573 Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment  
 574 Roll; Providing for Publication of this Resolution

575 Ms. Cerbone presented Resolution 2022-26 and read the title.

576

577 On MOTION by Ms. Tharpe and seconded by Mr. Patterson, with all in favor,  
 578 Resolution 2022-26, Declaring Special Assessments; Indicating the Location,  
 579 Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost  
 580 is to be Defrayed by the Special Assessments; Providing the Portion of the  
 581 Estimated Cost of the Improvements to be Defrayed by the Special  
 582 Assessments; Providing the Manner in Which Such Special Assessments Shall  
 583 be Made; Providing When Such Special Assessments Shall be Paid; Designating  
 584 Lands Upon Which the Special Assessments Shall be Levied; Providing for an  
 585 Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for  
 586 Publication of this Resolution, was adopted.

587

588

589 G. Resolution 2022-27, Setting a Public Hearing for the Purpose of Hearing Public  
 590 Comment on Imposing Special Assessments on Certain Property Within the District  
 591 Generally Described as the Parkland Community Development District in Accordance  
 592 with Chapters 170, 190 and 197, Florida Statutes

593 Ms. Cerbone presented Resolution 2022-27.

594

595 On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor,  
 596 Resolution 2022-27, Setting a Public Hearing on October 4, 2022 at 2:00 p.m.,  
 597 Central Time at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton,  
 598 Florida 32583 for the Purpose of Hearing Public Comment on Imposing Special  
 599 Assessments on Certain Property Within the District Generally Described as the  
 600 Parkland Community Development District in Accordance with Chapters 170,  
 601 190 and 197, Florida Statutes, was adopted.

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**H. Resolution 2022-28, Authorizing the Issuance of not Exceeding \$38,755,000 Principal Amount of Parkland Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Taylor presented Resolution 2022-28, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$38,755,000 aggregate principal amount of bonds.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.
- Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- Approves the form of the Master Trust Indenture.
- Provides that this does not approve any specific series of bonds; a subsequent Resolution will be required.

**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, Resolution 2022-28, Authorizing the Issuance of not Exceeding \$38,755,000 Principal Amount of Parkland Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.**

**CONSTRUCTION RELATED MATTERS**

**TENTH ORDER OF BUSINESS**

**Consideration of the Following Construction Related Matter:**

- 638 • **Agreement Regarding the Acquisition of Certain Work Product, Contracts and**
- 639 **Infrastructure**

640 Mr. Johnson presented the Agreement. Approval in substantial form, subject to review

641 and comments from Landowner’s Counsel, was recommended.

642

643 **On MOTION by Ms. Tharpe and seconded by Mr. Willard, with all in favor, the**

644 **Agreement Regarding the Acquisition of Certain Work Product, Contracts and**

645 **Infrastructure, in substantial form, was approved.**

646

647

**GENERAL DISTRICT ITEMS**

649

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

651

**A. District Counsel: *Kutak Rock LLP***

653 There was no report.

**B. District Engineer (Interim): *David W. Fitzpatrick P.E., P.A***

655 There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

657 Ms. Cerbone stated the next meeting will be held on October 4, 2022.

658

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

660

661 There were no Board Members’ comments or requests.

662

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

664

665 No members of the public spoke.

666

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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670 **On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**

671 **the meeting adjourned at 5:07 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 4, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>November 1, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>December 6, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>January 3, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>February 7, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>March 7, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>April 4, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>May 2, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>June 6, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>August 1, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>
<b>September 5, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM (CT)</b>