

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

November 1, 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

October 25, 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 November 1, 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. Acceptance of Resignation of Supervisor Tori (Victoria) Tharpe, Seat 3, *(Term Expires November 2026)*
4. Consider Appointment to Fill Unexpired Term of Seat 3
 - A. Administration of Oath of Office *(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. 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
 - IV. Form 8B: Memorandum of Voting Conflict
 - B. Consideration of Resolution 2023-04, Removing & Designating Certain Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Affidavit of Publication

ATTENDEES:

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

- B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning August 2, 2022, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
- 6. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
- 7. Consideration of Resolution 2023-07 Resetting the Amending Resolution 2022-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date
- 8. Consider Authorization of Request for Qualifications (RFQ) for Engineering Services
- 9. Acceptance of Unaudited Financial Statements as of September 30, 2022
- 10. Approval of October 4, 2022, Public Hearings and Regular Minutes
- 11. Staff Reports
 - A. District Counsel: *Kutak Rock LP*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*

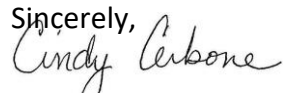
NEXT MEETING DATE: December 6, 2022 at 2:00 PM (Central Time)

○ QUORUM CHECK

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

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. 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

3

October 24
 , 2022

Parkland Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Parkland Community Development District
Board of Supervisors Irrevocable Resignation

Dear Mr. Wrathell:

I hereby resign as a member of the Board of Supervisors of the Parkland Community Development District, which resignation is irrevocable and effective immediately.

Sincerely,


Tori Tharpe

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

4A

**PARKLAND COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PARKLAND COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of physical presence or online notarization on this ___ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Parkland Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida
Print Name: _____
Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT REMOVING AND 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 remove and designate certain Officers of the District.

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

SECTION 1. Tori Tharpe is removed as Assistant Secretary.

SECTION 2. Chad Willard is appointed Chair.

Dan Dubose is appointed Vice Chair.

Craig Wrathell is appointed Secretary.

Mike Patterson is appointed Assistant Secretary.

Kyle Nicholas is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

SECTION 3. 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 Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of November, 2022.

ATTEST:

**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

ML1702

In the _____ Court

Was published in said newspaper in the issues of

10/06/22, 10/13/22

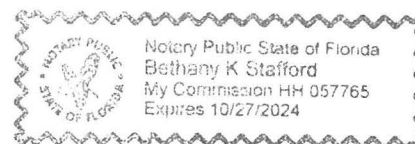
Affiant further says that the said Santa Rosa's Press Gazette is a newspaper published at Milton in said Santa Rosa County, Florida, and that the said newspaper has heretofore been continuously published in said Santa Rosa County, Florida, each week and has been entered as second class mail matter at 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 13th Day of October
A.D. 2022

B. Staff
(Signature of Notary Public - State of Florida)



Personally know or produced identification _____

Type of Identification produced: _____

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET AND FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SU- PERVISORS' MEETING.

The Board of Supervisors ("Board") of the Parkland Community Development District ("District") will hold public hearings on November 1, 2022 at 2:00 p.m., Central Time, at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning August 2, 2022 through September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year beginning October 1, 2022 through September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budgets may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's 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 Manager's Office.

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.

Cindy Cerbone
District Manager

ML1702

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING AUGUST 2, 2022, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Parkland Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Parkland Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$46,181 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$46,181</u>
TOTAL ALL FUNDS	\$46,181

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. Signature above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2022.

ATTEST:

**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit "A"

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Proposed Budget FY 2022
REVENUES	
Landowner contribution	\$ 46,181
Total revenues	46,181
EXPENDITURES	
Professional & administrative	
Management/accounting/recording ⁴	4,000
Legal	25,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation ¹	-
Dissemination agent ²	-
Trustee ³	-
Telephone	33
Postage	500
Printing & binding	83
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	500
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	46,181
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴This 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
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording4	\$ 4,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	-
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	-
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	-
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	-
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	33
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	83
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	<u><u>\$ 46,181</u></u>

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

6A

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
ML1702

In the _____ Court
Was published in said newspaper in the issues of
10/06/22, 10/13/22

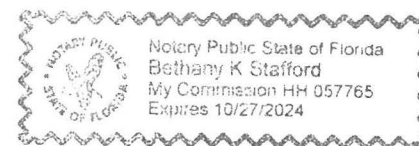
Affiant further says that the said Santa Rosa's Press Gazette is a newspaper published at Milton in said Santa Rosa County, Florida, and that the said newspaper has heretofore been continuously published in said Santa Rosa County, Florida, each week and has been entered as second class mail matter at 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 13th Day of October
A.D. 2022

B. Staff
(Signature of Notary Public - State of Florida)



Personally know or produced identification _____

Type of Identification produced: _____

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET AND FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Parkland Community Development District ("District") will hold public hearings on November 1, 2022 at 2:00 p.m., Central Time, at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583 for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning August 2, 2022 through September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year beginning October 1, 2022 through September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budgets may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's 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 Manager's Office.

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.

Cindy Cerbone
District Manager

ML1702

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2023-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Parkland Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Parkland Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$98,290 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$98,290</u>
TOTAL ALL FUNDS	\$98,290

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. Signature above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2022.

ATTEST:

**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit "A"

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Proposed Budget FY 2023
REVENUES	
Landowner contribution	\$ 98,290
Total revenues	98,290
EXPENDITURES	
Professional & administrative	
Management/accounting/recording ⁴	44,000
Legal	25,000
Engineering	2,000
Audit	5,500
Arbitrage rebate calculation ¹	500
Dissemination agent ²	1,000
Trustee ³	5,500
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	500
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	98,290
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴This 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
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording4	\$ 44,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 98,290</u></u>

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-13 TO RE-SET THE DATE, TIME AND PLACE OF THE PUBLIC HEARING REGARDING THE ADOPTION OF RULES OF PROCEDURE; RATIFYING PUBLICATION OF NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5) and (10), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, the Board previously adopted Resolution 2020-13 and set a public hearing regarding the District’s adoption of Rules of Procedure for October 4, 2022, at 2:00 p.m., Central Time, at the Adams Homes Sales Office 6148 Old Bagdad Hwy, Milton, Florida 32583; and

WHEREAS, due to the need for additional time to advertise the notices for the public hearing as required by Chapter 120, *Florida Statutes*, the Board has determined that it is in the best interest of the District to re-schedule the public hearing regarding the Rules of Procedure and hereby ratifies the District Manager’s publication of notice of the same in accordance with Florida law.

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

SECTION 1. Resolution 2022-13 is hereby amended to change the date of the public hearing on the District’s intent to adopt Rules of Procedure to **February 7, 2022, at 2:00 p.m., Central Time**, at the Adams Homes Sales Office 6148 Old Bagdad Hwy, Milton, Florida 32583.

SECTION 2. The prior publication of notice of the hearing in accordance with Section 120.54, *Florida Statutes* is hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PASSED AND ADOPTED this 1st day of November, 2022.

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

8

**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

UNAUDITED FINANCIAL STATEMENTS

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2022**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	<u>General Fund</u>	<u>Total Governmental Funds</u>
ASSETS		
Due from Landowner	\$ 10,116	\$ 10,116
Total assets	<u>\$ 10,116</u>	<u>\$ 10,116</u>
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 4,116	\$ 4,116
Landowner advance	6,000	6,000
Total liabilities	<u>10,116</u>	<u>10,116</u>
 DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	4,116	4,116
Total deferred inflows of resources	<u>4,116</u>	<u>4,116</u>
 Fund balances:		
Unassigned	<u>(4,116)</u>	<u>(4,116)</u>
Total fund balances	<u>(4,116)</u>	<u>(4,116)</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 10,116</u>	 <u>\$ 10,116</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 46,181	0%
Total revenues	<u>-</u>	<u>-</u>	<u>46,181</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording*	2,000	4,000	4,000	100%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Telephone	16	33	33	100%
Postage	-	-	500	0%
Printing & binding	42	83	83	100%
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>4,116</u>	<u>46,181</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	(2,058)	(4,116)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (2,058)</u>	<u>\$ (4,116)</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

DRAFT

**MINUTES OF MEETING
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Parkland Community Development District held 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.

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 (via telephone)	District Counsel
Luke Henderson	Garden Street Communities Southeast, LLC
Kyle Nicholas	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Vacant Seat 2; Term Expires November 2026

Mr. Willard nominated Mr. Kyle Nicholas to fill Seat 2.

No other nominations were made.

On MOTION by Mr. Willard and seconded by Mr. Patterson with all in favor, the appointment of Mr. Kyle Nicholas to fill Seat 2, was approved.

40 **A. Administration of Oath of Office to Initial Board of Supervisors (*the following will be***
41 ***provided in a separate package*)**

42 Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the
43 Oath of Office to Mr. Kyle Nicholas. Ms. Cerbone stated that she previously reviewed the
44 following items prior to the meeting:

45 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
46 **Employees**

47 **II. Membership, Obligations and Responsibilities**

48 **III. Chapter 190, Florida Statutes**

49 **IV. Financial Disclosure Forms**

50 **a. Form 1: Statement of Financial Interests**

51 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

52 **c. Form 1F: Final Statement of Financial Interests**

53 **V. Form 8B: Memorandum of Voting Conflict**

54 **B. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and**
55 **Providing for an Effective Date**

56 Ms. Cerbone presented Resolution 2023-01. Mr. Willard nominated the existing slate of
57 officers, with the addition of Mr. Nicholas as an Assistant Secretary, as follows:

58	Chair	Chad Willard
59	Vice Chair	Dan Dubose
60	Secretary	Craig Wrathell
61	Assistant Secretary	Tori Tharpe
62	Assistant Secretary	Mike Patterson
63	Assistant Secretary	Kyle Nicholas
64	Assistant Secretary	Cindy Cerbone

65 No other nominations were made. Prior appointments by the Board for Treasurer and
66 Assistant Treasurer remain unaffected by this Resolution.

67

68 **On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor,**
69 **Resolution 2023-01, Designating Certain Officers of the District, as nominated,**
70 **and Providing for an Effective Date, was adopted.**

71

72 **FOURTH ORDER OF BUSINESS**

Consideration Authorization of Request for Qualifications (RFQ) for Engineering Services:

73
74
75
76 This item was deferred.

77
78 **FIFTH ORDER OF BUSINESS**

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

- 79
- 80
- 81
- 82
- 83
- 84 • *Hear testimony from the affected property owners as to the propriety and advisability*
- 85 *of making the improvements and funding them with special assessments on the*
- 86 *property.*
- 87 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*
- 88 *all complaints as to the special assessments on a basis of justice and right.*

89 These items occurred below.

- 90 **A. Affidavit/Proof of Publication**
- 91 **B. Mailed Notice to Property Owner(s)**
- 92 **C. Engineer’s Report (for informational purposes)**

93 These items were included for informational purposes.

- 94 **D. Master Special Assessment Methodology Report (for informational purposes)**

95 Ms. Cerbone stated that, other than the minor update changing “Parkland
96 development” to “Parkland Place development”, the Methodology remained the same as when
97 presented at the last meeting. The Engineer’s Report was unchanged, as well.

98 Mr. Johnson stated that the Engineer’s Report lays out all the improvements that are
99 planned.

100 Mr. Johnson posed and Ms. Cerbone responded to the following questions:

101 Mr. Johnson: I want to confirm from your company’s perspective with the Assessment
102 Report that the Report fairly and reasonable allocates the proposed benefit among the
103 benefitting properties and that, from your firm’s perspective, the burden of the assessments is
104 less than the total benefit provided by the improvements that are planned and described in the
105 Engineer’s Report.

106 Ms. Cerbone: Yes, from my firm’s perspective it does.

107

108 **On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor, the**
 109 **Public Hearing was opened.**

110

111

- 112 • *Hear testimony from the affected property owners as to the propriety and advisability*
 113 *of making the improvements and funding them with special assessments on the*
 114 *property.*

115 No affected property owners spoke.

116

117 **On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**
 118 **the Public Hearing was closed.**

119

120

- 121 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*
 122 *all complaints as to the special assessments on a basis of justice and right.*

123 The Board, sitting as the Equalizing Board made no changes to the assessment levels.

- 124 **E. Consideration of Resolution 2023-02, Authorizing District Projects for Construction**
 125 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
 126 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**
 127 **Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special**
 128 **Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida**
 129 **Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;**
 130 **Making Provisions for Transfers of Real Property to Homeowners Associations,**
 131 **Property Owners Association and/or Governmental Entities; Providing for the**
 132 **Recording of an Assessment Notice; Providing for Severability, Conflicts and an**
 133 **Effective Date**

134 Ms. Cerbone presented Resolution 2023-02 and read the title.

135 Mr. Earlywine reported the following:

- 136 ➤ A representative of the sole Landowner on the property that will be impacted is present.
- 137 ➤ If adopted, this Resolution will put in place a lien but there are currently no payments
 138 due under the lien and if bonds are never issued, no payments will be required.

139 ➤ This Resolution preserves the CDD’s rights and ability to collect the payments, once the
140 bonds are issued.

141 ➤ Putting the lien in place now allows the CDD to put the propriety and completeness of
142 this process before the court at the bond validation hearing and attach findings such that the
143 project has value not only to the CDD, the Landowner and, ultimately, to the purchasers of the
144 bonds anticipated.

145 ➤ The bonds will be paid in no more than 30 annual installments.
146

147 **On MOTION by Mr. Willard and seconded by Ms. Tharpe, with all in favor,**
148 **Consideration of Resolution 2023-02, Authorizing District Projects for**
149 **Construction and/or Acquisition of Infrastructure Improvements; Equalizing,**
150 **Approving, Confirming, and Levying Special Assessments on Property Specially**
151 **Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment**
152 **and the Collection of Such Special Assessments by the Methods Provided for by**
153 **Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention**
154 **to Issue Special Assessment Bonds; Making Provisions for Transfers of Real**
155 **Property to Homeowners Associations, Property Owners Association and/or**
156 **Governmental Entities; Providing for the Recording of an Assessment Notice;**
157 **Providing for Severability, Conflicts and an Effective Date, was adopted.**

158
159
160 **SIXTH ORDER OF BUSINESS**

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

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175 **A. Affidavit/Proof of Publication**

176 The proof of publication was included for informational purposes.

177 **B. Consideration of Resolution 2023-03, Expressing its Intent to Utilize the Uniform**
178 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**

179 May Be Levied by the Parkland Community Development District in Accordance with
180 Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an
181 Effective Date

182

183 **On MOTION by Mr. Patterson and seconded by Mr. Dubose, with all in favor,**
184 **the Public Hearing was opened.**

185

186

187 No members of the public spoke.

188

189 **On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor,**
190 **the Public Hearing was closed.**

191

192

193 Ms. Cerbone presented Resolution 2023-03 and read the title.

194

195 **On MOTION by Mr. Willard and seconded by Mr. Dubose, with all in favor,**
196 **Consideration of Resolution 2023-03, Expressing its Intent to Utilize the**
197 **Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem**
198 **Assessments Which May Be Levied by the Parkland Community Development**
199 **District in Accordance with Section 197.3632, Florida Statutes; Providing a**
200 **Severability Clause; and Providing an Effective Date, was adopted.**

201

202

203 **SEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
204 **Statements as of August 31, 2022**

205

206 Ms. Cerbone presented the Unaudited Financial Statements as of August 31, 2022.

207

208 **On MOTION by Mr. Patterson and seconded by Ms. Tharpe, with all in favor,**
209 **the Unaudited Financial Statements as of August 31, 2022, were accepted.**

210

211

212 **EIGHTH ORDER OF BUSINESS** **Approval of Minutes**

213

214 Ms. Cerbone presented the following:

215 **A. August 25, 2022 Landowners' Meeting**

216 The following changes were made:

217 Page 1, Attendees: Insert

- 218 Chad Willard Chair
- 219 Dan Dubose Vice Chair
- 220 Tori Tharpe Assistant Secretary
- 221 Mike Patterson Assistant Secretary

222 **B. August 25, 2022 Organizational Meeting**

223

224 On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor,
 225 the August 25, 2022 Landowners’ Meeting, as amended, and the August 25,
 226 2022 Organizational Meeting Minutes, as presented, were approved.

227

228

229 **NINTH ORDER OF BUSINESS** **Staff Reports**

230

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

232 Mr. Earlywine stated that the bond validation hearing is scheduled for October 31, 2022.

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

234 There was no report.

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

- 236 • **NEXT MEETING Date: November 1, 2022 at 2:001 pm. (Central Time) [Adoption**
- 237 **of Fiscal Year 2022 and Fiscal Year 2023 Budgets]**

- 238 ○ **QUORUM CHECK**

239 The next meeting will be held on November 1, 2022.

240

241 **TENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

242

243 There were no Board Members’ comments or requests.

244

245 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

246

247 No members of the public spoke.

248

249 **TWELFTH ORDER OF BUSINESS** **Adjournment**

250

251

252 On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,
 253 the meeting adjourned at 2:22 p.m.

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259

Secretary/Assistant Secretary

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

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