

# **PARKLAND**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 8, 2023**

### **BOARD OF SUPERVISORS PUBLIC HEARING 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**

August 1, 2023

Board of Supervisors  
Parkland Community Development District

Dear Board Members:

The Board of Supervisors of the Parkland Community Development District will hold a Public Hearing and Regular Meeting on August 8, 2023 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 Unexpired Term of Seat 3; *Term Expires November 2024*
  - 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 and Designating Certain Officers of the District, and Providing for an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-12, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

**ATTENDEES:**

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

5. Consideration of Fiscal Year 2023/2024 Budget Funding Agreement
6. Continued Discussion: Evaluation Criteria for Request for Proposals for Parkland Place Phase 1 Civil Site Construction Services
7. Acceptance of Unaudited Financial Statements as of June 30, 2023
8. Approval of July 11, 2023 Regular Meeting Minutes
9. Staff Reports
  - A. District Counsel: *Kutak Rock LP*
  - B. District Engineer: *David W. Fitzpatrick P.E., P.A*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 5, 2023 at 2:00 PM (Central Time)

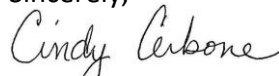
○ QUORUM CHECK

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

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 Carbone  
 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 2023-04**

**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.

**SECTION 3.** **Dan Dubose** is appointed Vice Chair.

**SECTION 4.** **Mike Patterson** is appointed Assistant Secretary.

**Kyle Nicholas** is appointed Assistant Secretary.

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

**Cindy Cerbone** is appointed Assistant Secretary.

**SECTION 5.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 6.** This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALL LEFT BLANK]

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

**PARKLAND COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4A**



**SANTA ROSA'S**  
**Press Gazette**  
 SERVING NORTH SANTA ROSA COUNTY

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  
Gail Acosta

Who on oath says that she 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  
ML2370

In the \_\_\_\_\_ Court  
 Was published in said newspaper in the issues of  
7/20/23, 7/27/23

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.

Gail Acosta  
 (Signature of Applicant)

Sworn to and subscribed before me this 27 Day of July  
 A.D. 2023

[Signature]  
 (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 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Parkland Community Development District ("District") will hold a public hearing on August 8, 2023 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 proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). 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 Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing 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 1-800-055-8774 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

# STATE NEWS News Service of Florida/Associated Press



## 94 arrested

Dozens of people were charged with boating under the influence on state waters in the three days leading up to the July 4 holiday, according to the Florida Fish and Wildlife Conservation Commission. The "Operation Dry Water" awareness campaign, conducted July 1 through July 3, resulted in 94 arrests for boating under the influence of alcohol or drugs, the commission said Tuesday. "I have no doubt that the hard work our officers and partner agencies put in over the holiday weekend saved lives," commission Division of Law Enforcement Col. Brian Smith said in a prepared statement. In Florida, it is illegal to operate a boat while having a blood-alcohol content of .08 percent or higher — the same as for driving cars or other vehicles. Most first offenses for boating under the influence are second-degree misdemeanors.

## Apple TV app - Top Movies By The Associated Press Week ending 6/25/2023

### Top Movie Purchases and Rentals (US):

1. John Wick: Chapter 4
2. Guy Ritchie's The Covenant
3. The Super Mario Bros. Movie
4. Fast X
5. Spider-Man: Into the Spider Verse
6. The Machine
7. Kandahar (2023)
8. BlackBerry
9. To Catch A Killer
10. About My Father

## US Apple app store top apps

By The Associated Press

Week ending July 9, 2023

### Top Free iPhone Apps (US):

1. Threads, an Instagram app, Instagram, Inc.
2. Temu: Shop Like a Billionaire, Temu
3. Remini - AI Photo Enhancer, Bending Spoons Apps ApS
4. MONOPOLY GO!, Scopely, Inc.
5. Max: Stream HBO, TV, & Movies, WarnerMedia Global Digital Services, LLC
6. CapCut - Video Editor, Bytedance Pte. Ltd
7. Instagram, Instagram, Inc.
8. TikTok, TikTok Ltd.
9. WhatsApp Messenger, WhatsApp Inc.
10. Google, Google LLC

### Top Paid iPhone Apps (US):

1. Minecraft, Mojang
2. Heads Up!, Warner Bros.
3. Geometry Dash, RobTop Games AB
4. Shadowrocket, Shadow Launch Technology Limited
5. Monopoly - Classic Board Game, Marmalade Game Studio
6. Goblin Tools, Bram De Buyser
7. HotSchedules, HotSchedules
8. Bloons TD 6, Ninja Kiwi
9. Five Nights at Freddy's, Clickteam, LLC
10. Plague Inc., Ndemic Creations

## Request for Proposal

### Milton Downtown Waterfront Marina, Residential & Mixed-Use Development Opportunity

The City of Milton will receive sealed proposals until 2:00 p.m. (CST) on Friday, August 25, 2023 at City Hall, 6738 Dixon Street, Milton, FL 32570 for "RFP #2023.16- Milton Downtown Waterfront Marina, Residential & Mixed-Use Development Opportunity". Full document and description may be obtained at the City of Milton's website at <https://MILTONFL.org/322/Purchasing-Bids>; from the Florida Purchase Alliance at [www.BIDNETDIRECT.com](http://www.BIDNETDIRECT.com); and from [www.DemandStar.com](http://www.DemandStar.com). For additional information, e-mail the City of Milton Purchasing Department, Diane Ebentheuer at [DEbentheuer@miltonFL.org](mailto:DEbentheuer@miltonFL.org). Please be advised that the City Council reserves the right to accept the best submission for the city, or reject all submissions.

ML2372

## REQUEST FOR BIDS

Quality Enterprises USA, Inc. is seeking quotes from Certified DBE subcontractors and suppliers for the following project:

Santa Rosa County – Ranchettes Drainage Improvements  
 Bid No. ITB-23-035  
 Due By: July 21, 2023  
 Santa Rosa County, FL

Interested firms should submit a detailed letter of interest which include: List of services provided, copy of certification, list of previously completed projects with references.  
 Information can be faxed to (239)-435-7202

ML2369



## Prices at pump jump

Motorists in Florida saw the average price of gasoline leap after demand during the Fourth of July holiday. The AAA auto club said Monday that a gallon of regular unleaded gas in Florida cost \$3.46, up from \$3.27 a week earlier. The West Palm Beach and Naples areas had the highest average prices, while the lowest prices were in the Panhandle. "Last week's jump at the pump came immediately after Independence Day, when AAA forecast a record number of Floridians would take a road trip for the holiday," AAA spokesman Mark Jenkins said in a prepared statement. "Fortunately, oil prices remain low. Unless that changes this week, the upward pressure on gas prices should ease soon." The Energy Information Administration estimated gas demand increased 3.1 percent last week while domestic gasoline stocks decreased slightly. The state's average price remains below the year's high of \$3.72 a gallon in April. While holiday demand affected prices at the pump in Florida, the national average held at \$3.54 over the past week.



## Jobless claims down

Unemployment claims in Florida remained relatively low last week, as consumer sentiment improved for a second consecutive month. The U.S. Department of Labor on Thursday released a report that estimated 5,691 first-time unemployment claims were filed in Florida last week, down from a revised count of 6,109 during the week that ended June 24. Florida has averaged 5,811 claims a week since the start of the year. Nationally, an estimated 248,000 claims were filed last week, an increase of 12,000 from the previous week. The nation has averaged 253,250 claims over the past four weeks. The new claims estimates came after the University of Florida's Bureau of Economic and Business Research projected a continued improvement in consumer sentiment. "The increase in June's confidence is largely driven by Floridians' anticipation of national economic conditions in the long run," Hector Sandoval, the bureau's economic analysis program director, said in a statement Wednesday. "Nevertheless, it is worth noting that Floridians' views on discretionary spending intentions have been trending upward and have reached their highest level since October 2021." Consumer views are shaped by an easing of inflation and the Federal Reserve Board's decision to hold interest rates steady in mid-June, according to the UF bureau. "The Fed typically combats inflation by raising rates, which results in tighter financial conditions, including higher borrowing costs," Sandoval said. "However, improved spending intentions indicate consumers are willing to increase their spending, which is a promising sign for the economy." Sandoval added that with Florida's unemployment rate holding steady at 2.6 percent since the start of the year, "further gradual improvements in consumer sentiment" are anticipated. The state is scheduled to release a June unemployment report on July 21.

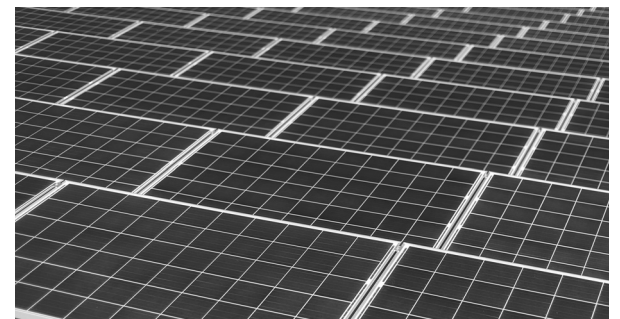


## Banned driver's licenses listed

Gov. Ron DeSantis and the Florida Department of Highway Safety and Motor Vehicles on Wednesday announced a list of types of driver's licenses from Connecticut, Delaware, Hawaii, Rhode Island and Vermont that are invalid in Florida under a new law targeting undocumented immigrants. The prohibited licenses mostly offer limited driving privileges to undocumented immigrants while not being considered valid identification. The Department of Highway Safety and Motor Vehicles said on its website that the list "unavoidably is evolving, may change due to the revision of driver license issuance requirements in other states, and will be updated periodically." The new law (SB 1718), which took effect Saturday, includes a series of changes, such as stepping up requirements on businesses to check the immigration status of workers, cracking down on people who bring undocumented immigrants into Florida and collecting data about whether hospital patients are in the country legally.

## Patronis committee tops \$130K

A political committee tied to state Chief Financial Officer Jimmy Patronis raised \$130,304 in June and had about \$1.5 million in cash on hand at the end of the month, according to a finance report filed this week. Large contributions during the month to the Treasure Florida committee included \$25,000 from Baldwin Risk Partners, a Tampa-based insurance firm, and \$25,000 from a Realtors PAC. Meanwhile, Attorney General Ashley Moody's political committee, Friends of Ashley Moody, raised \$54,500 in June and had about \$3.65 million on hand, according to a report posted on the state Division of Elections website.



## Municipal utilities to get more solar power

The Florida Municipal Power Agency said Wednesday it is moving forward with a plan to add six solar-energy "farms" that will supply power to 20 municipal utilities throughout the state. The first part of the plan will involve adding sites in Putnam and Levy counties that will generate nearly 150 megawatts of energy. The Putnam County site is expected to be finished by the end of 2023, while the Levy County site is slated for 2024, according to the agency, which is an electricity wholesaler for municipal utilities. The second part of the plan involves adding four sites in Columbia, Levy and Bradford counties in 2025 and 2026. The announcement Wednesday is part of a project that includes already-operating solar sites in Orange and Osceola counties. The agency is working with Miami-based Origis Energy on the project. Jacob Williams, general manager and CEO of the agency, said the expansion, in part, will "enable us to serve several new communities that haven't had access to solar before."

## PARKLAND Community Development District

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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

ML2370

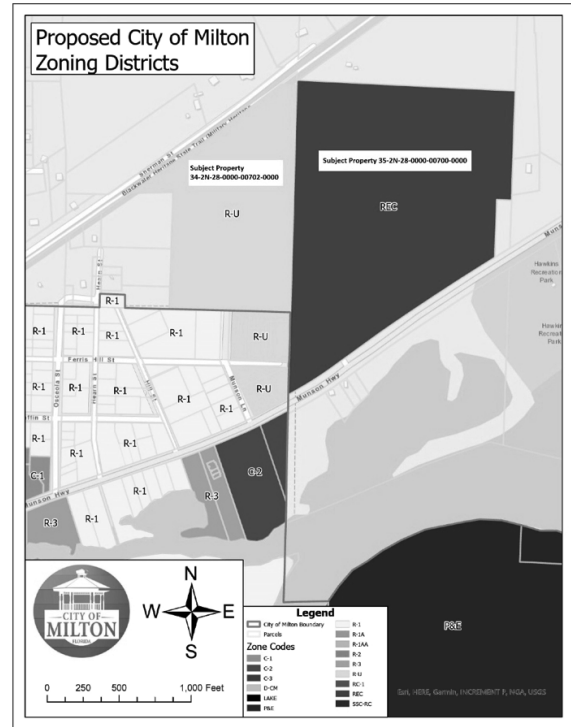
## PUBLIC NOTICE

The City of Milton proposes to annex two (2) parcels of land, according to the map below, and pursuant to one Petition to Voluntarily Annex Territory into the City of Milton and provides for zoning classifications (R-U) and (REC).

PETITION #1  
Parcel IDs # 34-2N-28-0000-00702-0000 and # 35-2N-28-0000-00700-0000

The subject properties shown on the map below lie North of Munson Highway and South/South-east of Sherman Street and the Blackwater Heritage State Trail. The two properties are adjacent to each other and are currently vacant.

A copy of Ordinance 1989-23 with full legal description by metes and bounds for the parcel can be obtained from the Office of the City Clerk.



ML2368

## Nixon's to sell Milton location after moving to Pace



Submitted photo

Nixon's, a clothing store known for providing prom apparel, is selling their building off Dogwood Drive in Milton. The store recently relocated to Pace. According to Nixon's, the 5061 Dogwood Drive location used to be a bank and has two vaults and bulletproof glass.

## PARKLAND Community Development District

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Cindy Cerbone  
District Manager

ML2370

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## NOTICE OF CHANGE OF LAND USE AND INTENT TO CONSIDER AN ORDINANCE

The Santa Rosa County Zoning Board and Board of County Commissioners will conduct public hearings to consider a change of land use and/or rezoning of land areas depicted on the maps within this advertisement. The hearings are scheduled as follows:

**Zoning Board** (to consider and make a recommendation on the proposals):  
**Thursday, August 10, 2023, at 6:00 p.m.**

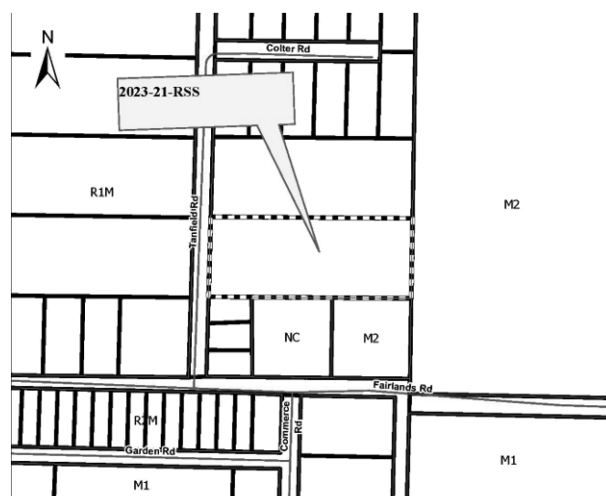
**Board of County Commissioners** (to consider adoption of the ordinance):  
**Thursday, August 24, 2023, at 5:00 p.m.**

The Zoning Board meeting and the Board of County Commissioners meeting will be held at the Santa Rosa County Administrative Center in the Board Meeting Room, 6495 Caroline Street, Milton, Florida. At the public hearings, the Zoning Board and Board of County Commissioners shall consider the ordinances entitled:

**Ordinance 1:**  
**AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA; AMENDING ORDINANCE 21-19 AS AMENDED; AMENDING THE ZONING DISTRICTS AS DEPICTED IN THE ATTACHED MAPS; APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE ATTACHED MAPS; AMENDING ORDINANCE 2021-13; AMENDING THE FUTURE LAND USE MAP OF THE SANTA ROSA COUNTY COMPREHENSIVE PLAN; CHANGING THE LAND USE CLASSIFICATIONS AS DEPICTED IN THE ATTACHED MAPS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

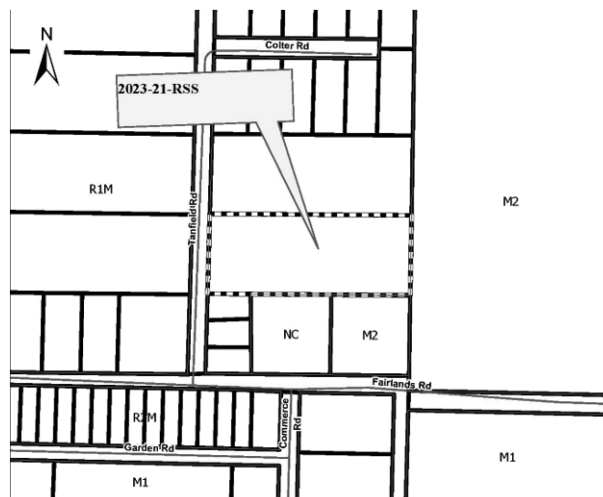
**Zoning District Amended:** from R1M (Mixed Residential Subdivision) to R3 (Mixed High Density Residential)- total approximately 3.53 (+/-) acres

**Future Land Use Amended:** from SFR (Single Family Residential) to RES (Residential)- total approximately 3.53 (+/-) acres



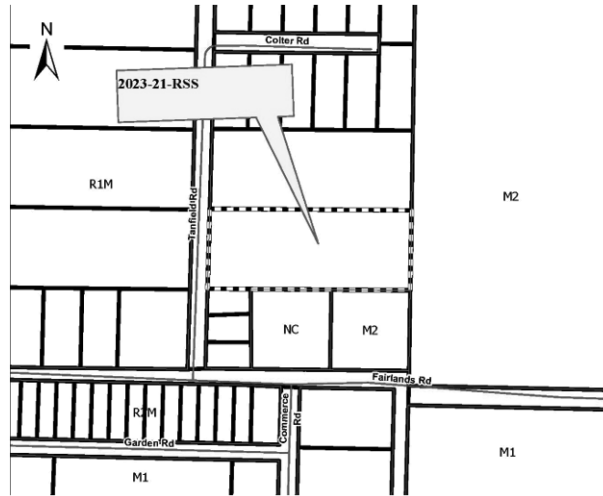
**Zoning District Amended:** from AG1 (Estate Residential Agriculture) to AG-RR (Rural Residential Agriculture) - total approximately 6.30 (+/-) acres

**Future Land Use Amended:** from AG-ER (Agriculture Estate Residential) to AG-RR (Agriculture Rural Residential) - total approximately 6.30 (+/-) acres



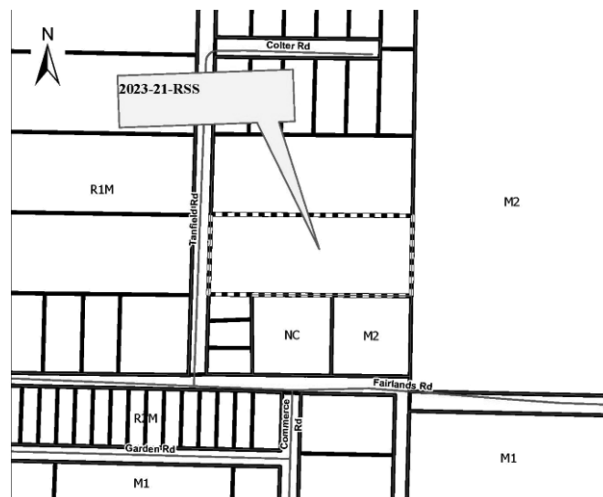
**Zoning District Amended:** from RR1 (Rural Residential Single Family) to AG-RR (Rural Residential Agriculture) - total approximately 2.86 (+/-) acres

**Future Land Use Amended:** from GPRR (Garcon Point Rural Residential) to AG-RR (Agriculture Rural Residential) - total approximately 2.86 (+/-) acres



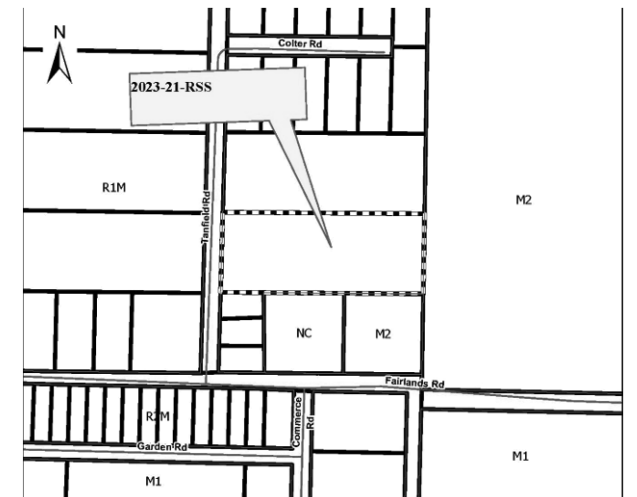
**Zoning District Amended:** from AGRR (Rural Residential Agriculture) & R2 (Medium Density Residential) to R1A (Single Family Residential) - total approximately 1.30 (+/-) acres

**Future Land Use Amended:** from AGRR (Agriculture Rural Residential) & MDR (Medium Density Residential) to SFR (Single Family Residential) - total approximately 1.30 (+/-) acres



**Zoning District Amended:** from R1A (Single Family Residential) to R2 (Medium Density Residential) - total approximately 32.00 (+/-) acres

**Future Land Use Amended:** from SFR (Single Family Residential) & CON/REC (Conservation/Recreation) to MDR (Medium Density Residential) - total approximately 32.00 (+/-) acres



The proposed ordinance and map may be inspected by the public prior to the above scheduled meetings at the Santa Rosa County Planning Department, 6051 Old Bagdad Highway, Milton, Florida. The agenda and backup documentation will be available via the Meetings & Agendas Page of the County's website at [www.santarosa.fl.gov](http://www.santarosa.fl.gov) approximately 1 week prior to each scheduled meeting. Interested parties may appear at the meetings and be heard with respect to this proposed ordinance. All interested parties should take notice that if they decide to appeal any decision made by the Santa Rosa County Board of County Commissioners with respect to any matter coming before said Board at said meeting, it is their individual responsibility to insure that a record of proceedings they are appealing exists and for such purpose they will need to insure that a verbatim record of the proceedings is made, which record shall include the testimony and the evidence upon which their appeal is to be based.

Santa Rosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to this meeting upon request. Please call Santa Rosa County Planning, Zoning and Development Division at (850) 981-7086 to make a request. For the Hearing-Impaired, 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the meeting in order to provide the requested service.

ML2375

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4B**

## RESOLUTION 2023-12

### 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, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 1<sup>st</sup> 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, 2024."
- 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 2023/2024, the sum of \$102,290 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	\$102,290
TOTAL ALL FUNDS	\$102,290

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, 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. 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 8TH DAY OF AUGUST, 2023.**

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A**

Fiscal Year 2023/2024 Budget



**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
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**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Landowner contribution	\$ 98,290	\$ 22,687	\$ 79,762	\$ 102,449	\$ 102,290
Total revenues	<u>98,290</u>	<u>22,687</u>	<u>79,762</u>	<u>102,449</u>	<u>102,290</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording <sup>4</sup>	44,000	12,000	32,000	44,000	48,000
Legal	25,000	2,172	22,828	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation <sup>1</sup>	500	-	500	500	500
Dissemination agent <sup>2</sup>	1,000	-	1,000	1,000	1,000
Trustee <sup>3</sup>	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	68	432	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	147	6,353	6,500	6,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	509	-	509	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Total expenditures	<u>98,290</u>	<u>20,456</u>	<u>77,343</u>	<u>97,799</u>	<u>102,290</u>
Net increase/(decrease) of fund balance	-	2,231	2,419	4,650	-
Fund balance - beginning (unaudited)	-	(4,650)	(2,419)	(4,650)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (2,419)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

<sup>1</sup>This expense will be realized the year after the issuance of bonds.

<sup>2</sup>This expense will be realized when bonds are issued

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

<sup>4</sup>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  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording4	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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 &amp; 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>\$102,290</u></u>

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**PARKLAND COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 BUDGET FUNDING AGREEMENT**

This Agreement (the "Agreement") is made and entered into this 8<sup>th</sup> day of August, 2023, by and between:

**Parkland Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Santa Rosa County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

**Garden Street Communities Southeast, LLC**, a Florida limited liability company and the developer of the lands in the District ("**Developer**") with a mailing address of 100 W. Garden Street, 2<sup>nd</sup> Floor, Pensacola, Florida 32502.

**Recitals**

**WHEREAS**, the District was established by an ordinance adopted by the County Commission of Santa Rosa County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for Fiscal Year 2023/2024, which year commences on October 1, 2023, and concludes on September 30, 2024 (the "FY 2024 Budget"); and

**WHEREAS**, the FY 2024 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the FY 2024 Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1.** The Developer agrees to make available to the District the monies necessary for the operation of the District, as called for in the FY 2024 Budget attached hereto as **Exhibit A**, within fifteen (15) days of written request by the District. Amendments to the FY 2024 Budget as shown on **Exhibit A** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's FY 2024 Budget or otherwise. These payments are made by Developer in lieu of operation and maintenance assessments which might otherwise be levied or imposed by the District.

**SECTION 2.** The District shall have the right to file a continuing lien (the "Lien") upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's Lien. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2024 Budget" in the public records of Santa Rosa County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the FY 2024 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may foreclose the Lien against the Property in any manner authorized by law. The District may partially release any filed Lien for portions of the Property subject to a plat if and when the Developers have demonstrated, in the District's

sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developers sell any of the Property described in **Exhibit B** after the execution of this Agreement, the Developers' rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developers.

**SECTION 3.** In the event Developer fails to make payments as and when due to the District pursuant to this Agreement, the District shall have the following remedies: The District hereby finds that the activities, operations and services set out in **Exhibit A** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. Developer agrees that the activities, operations and services set forth in **Exhibit A** provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in **Exhibit A**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Santa Rosa County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge or object to such assessments if imposed, as well as the means of collection thereof.

**SECTION 4.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 5.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 6.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld. In the event that Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to the lands within the District, including the Property, Developer will expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then unfunded portion of the adopted FY 2024 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year and provide the District evidence of assignment of this Agreement to the purchaser. Upon confirmation of the deposit of said funds into escrow, and evidence of such assignment to, and assumption by the purchaser, the Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated with respect to Developer's obligations. The parties hereto recognize that Developer is responsible for expenditures of the District in the FY 2024 Budget and that expenditures approved by the Board may exceed the



amount adopted in the FY 2024 Budget. Developer shall notify the District in writing thirty (30) days prior to an anticipated sale or disposition of all or substantially all of the Property.

**SECTION 7.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any person or entity not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns subject to the terms of Paragraph 6 above.

**SECTION 8.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Santa Rosa County, Florida.

**SECTION 9.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 10.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**SECTION 11.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**ATTEST:**

**PARKLAND COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**GARDEN STREET COMMUNITIES  
SOUTHEAST, LLC**  
a Florida limited liability company

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023/2024 Budget  
**Exhibit B:** Description of the Property

**Exhibit A**

Fiscal Year 2023/2024 Budget

## Exhibit B

### Description of the Property

#### **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.

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2023**

**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 6,000	\$ -	\$ -	\$ 6,000
Undeposited funds	2,899	-	-	2,899
Total assets	<u>\$ 8,899</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,899</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 2,899	\$ -	\$ -	\$ 2,899
Due to Landowner	-	16,417	809	17,226
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>8,899</u>	<u>16,417</u>	<u>809</u>	<u>26,125</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances:				
Restricted				
Debt service	-	(16,417)	-	(16,417)
Capital projects	-	-	(809)	(809)
Unassigned	-	-	-	-
Total fund balances	<u>-</u>	<u>(16,417)</u>	<u>(809)</u>	<u>(17,226)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,899</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,899</u>

**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 6,609	\$ 35,996	\$ 98,290	37%
Total revenues	<u>6,609</u>	<u>35,996</u>	<u>98,290</u>	37%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording <sup>4</sup>	2,000	18,000	44,000	41%
Legal	841	6,887	25,000	28%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation <sup>1</sup>	-	-	500	0%
Dissemination agent <sup>2</sup>	-	-	1,000	0%
Trustee <sup>3</sup>	-	-	5,500	0%
Telephone	16	150	200	75%
Postage	-	68	500	14%
Printing & binding	42	375	500	75%
Legal advertising	-	148	6,500	2%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges (Office Supplies)	-	508	500	102%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>2,899</u>	<u>31,346</u>	<u>98,290</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	3,710	4,650	-	
Fund balances - beginning	(3,710)	(4,650)	-	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

<sup>1</sup>This expense will be realized the year after the issuance of bonds.

<sup>2</sup>This expense will be realized when bonds are issued.

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

<sup>4</sup>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  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Cost of issuance	-	10,490
Total debt service	<u>-</u>	<u>10,490</u>
 Excess/(deficiency) of revenues over/(under) expenditures	-	(10,490)
 Fund balances - beginning	(16,417)	(5,927)
Fund balances - ending	<u>\$ (16,417)</u>	<u>\$ (16,417)</u>

**PARKLAND  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(809)	(809)
Fund balances - ending	<u><u>\$ (809)</u></u>	<u><u>\$ (809)</u></u>

# **PARKLAND**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkland Community Development District held a Regular Meeting on July 11, 2023 at 4:00 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
Mike Patterson	Assistant Secretary
Kyle Nicholas	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi (via telephone)	Wrathell Hunt and Associates LLC
Kyle Magee (via telephone)	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson	Garden Street Communities Southeast, LLC
Misty Taylor (via telephone)	Bond Counsel
Sete Zare (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 4:04 p.m. Supervisors Willard, DuBose, Patterson and Nicholas were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

▪ **Acceptance of Unaudited Financial Statements as of May 31, 2023**

**This item, previously the Eighth Order of Business, was presented out of order.**

Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2023.

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**On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.**

- **Approval of June 6, 2023 Regular Meeting Minutes**  
**This item, previously the Ninth Order of Business, was presented out of order.**  
Ms. Cerbone presented the June 6, 2023 Regular Meeting Minutes.

**On MOTION by Mr. DuBose and seconded by Mr. Patterson, with all in favor, the Approval of June 6, 2023 Regular Meeting Minutes, as presented, were approved.**

Ms. Cerbone stated the next meeting will be held on August 8, 2023, wherein the Fiscal Year 2024 budget will be adopted and thus far, it is unclear what other items will be on the agenda. Referencing the hard copy of the agenda, she called attention to Agenda Item 7, regarding the CDD going out to bid or advertising a Request for Proposals (RFP) for the Phase 1 Civil Site Construction Services.

Ms. Cerbone described the RFP process, including the evaluation and ranking criteria, pre-bid meeting requirements, transmitting project manuals and limiting bid protests. She stated the RFP is a controlled process that must be kept competitive and fair.

Regarding potential dates for the RFP, Ms. Cerbone stated the goal is to run the advertisement or around August 1, 2023 with responses due by August 31, 2023 and the potential award of contract at the September meeting. The goal dates are subject to change.

Ms. Cerbone responded to questions regarding issuing addendums, bid packages, Geotech and legal fees.

**On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, authorizing District Staff to proceed and coordinate with the Chair and Developer’s Counsel in preparing the RFP notice, the project manual and set the necessary dates, was approved.**

71 **THIRD ORDER OF BUSINESS** **Consider Appointment to Fill Unexpired**  
 72 **Term of Seat 3; Term Expires November**  
 73 **2024**  
 74

- 75 **A. Administration of Oath of Office (the following will be provided in a separate package)**
- 76 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
- 77 **Employees**
- 78 **II. Membership, Obligations and Responsibilities**
- 79 **III. Financial Disclosure Forms**
- 80 **a. Form 1: Statement of Financial Interests**
- 81 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- 82 **c. Form 1F: Final Statement of Financial Interests**
- 83 **IV. Form 8B: Memorandum of Voting Conflict**

84 **B. Consideration of Resolution 2023-04, Removing & Designating Certain Officers of the**  
 85 **District and Providing for an Effective Date**

86 These items were deferred.

87

88 **FOURTH ORDER OF BUSINESS** **Presentation of Supplemental Engineer’s**  
 89 **Report**  
 90

91 Mr. Fitzpatrick presented the Supplemental Engineer’s Report dated July 11, 2023 and  
 92 reviewed the pertinent data, including the Capital Improvement Plan (CIP), land use, permitting  
 93 and construction estimates. The total estimated cost for the Phase 1 Project is \$15,634,177.

94 Asked if the Report should be approved in substantial form, Mr. Henderson replied  
 95 affirmatively.

97 **On MOTION by Mr. Patterson and seconded by Mr. Willard, with all in favor,**  
 98 **the Supplemental Engineer’s Report dated July 11, 2023, in substantial form,**  
 99 **was approved.**

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102 **FIFTH ORDER OF BUSINESS** **Presentation of Supplemental Special**  
 103 **Assessment Methodology Report**  
 104

105 Ms. Cerbone presented the Preliminary First Supplemental Special Assessment  
 106 Methodology Report dated July 11, 2023. The scope of the Methodology focuses on the Phase 1  
 107 Project. She reviewed the pertinent data, including the Development Program, CIP, financing  
 108 program, benefit allocation, Equivalent Residential Unit (ERU) weightings, assigning bond debt  
 109 assessments, the True-Up mechanism, stipulations and the Appendix Tables on Pages 13  
 110 through 15.

111

<p>112 <b>On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,</b>          113 <b>the Supplemental Special Assessment Methodology Report dated July 11,</b>          114 <b>2023, in substantial form, was approved.</b></p>
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**SIXTH ORDER OF BUSINESS**

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**Consideration of Resolution 2023-11, Authorizing the Issuance of Not to Exceed \$7,500,000 Aggregate Principal Amount of Parkland Community Development District Special Assessment Revenue Bonds (Phase 1 Project), in One or More Series (the "Series 2023A Bonds"); Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2023A Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2023A Bonds and Awarding the Series 2023A Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2023A Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent;**

145 Providing for the Application of Series  
 146 2023A Bond Proceeds; Authorizing the  
 147 Proper Officials to Do All Things Deemed  
 148 Necessary in Connection with the Issuance,  
 149 Sale and Delivery of the Series 2023A  
 150 Bonds; Appointing a Trustee, Bond  
 151 Registrar and Paying Agent; Providing for  
 152 the Registration of the Series 2023A Bonds  
 153 Pursuant to the DTC Book-Entry System;  
 154 Determining Certain Details with Respect  
 155 to the Series 2023A Bonds; and Providing  
 156 an Effective Date  
 157

158 Ms. Taylor presented Resolution 2023-11, commonly referred to as the Delegated  
 159 Award Resolution, which accomplishes the following:

- 160 ➤ Awards the sale of the bonds to MBS Capital Markets pursuant to the parameters set  
 161 forth.
- 162 ➤ Authorizes the Series 2023 bonds.
- 163 ➤ Approves, in substantial form, the various documents necessary to issue the bonds,  
 164 including the First Supplemental Trust Indenture, Preliminary Limited Offering Memorandum  
 165 (PLOM), a Bond Purchase Agreement and Continuing Disclosure Agreement.
- 166 ➤ Authorizes an amount not to exceed \$7.5 million for the bond issue.
- 167 ➤ Appoints US Bank as the Trustee under the Master Trust Indenture.
- 168 ➤ Authorizes changes to the Supplemental Engineer’s and Methodology Reports.

170 **On MOTION by Mr. Willard and seconded by Mr. Patterson, with all in favor,**  
 171 **Resolution 2023-11, Authorizing the Issuance of Not to Exceed \$7,500,000**  
 172 **Aggregate Principal Amount of Parkland Community Development District**  
 173 **Special Assessment Revenue Bonds (Phase 1 Project), in One or More Series**  
 174 **(the “Series 2023A Bonds”); Approving the Form of and Authorizing the**  
 175 **Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the**  
 176 **Negotiated Sale of the Series 2023A Bonds; Appointing an Underwriter;**  
 177 **Approving the Form of and Authorizing the Execution and Delivery of a Bond**  
 178 **Purchase Agreement With Respect to the Series 2023A Bonds and Awarding**  
 179 **the Series 2023A Bonds to the Underwriter Named Therein Pursuant to the**  
 180 **Parameters Set Forth in this Resolution; Approving the Form of and Authorizing**  
 181 **the Distribution of a Preliminary Limited Offering Memorandum and its Use by**



182 the Underwriter in Connection with the Offering for Sale of the Series 2023A  
183 Bonds and Approving the Execution and Delivery of a Final Limited Offering  
184 Memorandum; Authorizing the Execution and Delivery of a Continuing  
185 Disclosure Agreement and the Appointment of a Dissemination Agent;  
186 Providing for the Application of Series 2023A Bond Proceeds; Authorizing the  
187 Proper Officials to Do All Things Deemed Necessary in Connection with the  
188 Issuance, Sale and Delivery of the Series 2023A Bonds; Appointing a Trustee,  
189 Bond Registrar and Paying Agent; Providing for the Registration of the Series  
190 2023A Bonds Pursuant to the DTC Book-Entry System; Determining Certain  
191 Details with Respect to the Series 2023A Bonds; and Providing an Effective  
192 Date, with all documents in substantial form, was adopted.

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195 Ms. Taylor stated, if everything stays on schedule, the pre-closing might occur at the  
196 next meeting.

197 Ms. Zare stated Staff will be in contact with the Developer's team and will keep  
198 everyone apprised of the new timeline, if there is one. Asked if any interest rate fluctuations  
199 are anticipated within the next 60 days, Ms. Zare stated the market has been very volatile so it  
200 is difficult to predict the rates in 60 days. Staff will continue to update the numbers and provide  
201 an interest rate status report before issuing the bonds. Asked about the current not-to-exceed  
202 interest rate amount, Ms. Zare stated it is 6.74%. Ms. Zare assured that Staff will work together  
203 with the Board throughout the entire process.

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**205 SEVENTH ORDER OF BUSINESS****205 Consideration of Contract Evaluation  
206 Criteria for Request for Proposals for  
207 Parkland Place Phase 1 Civil Site  
208 Construction Services**

209

210 This item was presented following the Second Order of Business.

211

**212 EIGHT ORDER OF BUSINESS****212 Acceptance of Unaudited Financial  
213 Statements as of May 31, 2023**

214

215 This item was presented following the Second Order of Business.

216

**217 NINTH ORDER OF BUSINESS****217 Approval of June 6, 2023 Regular Meeting  
218 Minutes**

219  
220 This item was presented following the Second Order of Business.

221

222 **TENTH ORDER OF BUSINESS** **Staff Reports**

223

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

225 Mr. Magee reported the following:

- 226 ➤ An Easement Agreement with Florida Power & Light (FPL) is being negotiated.
- 227 ➤ Since the Developer will most likely convey the land to the CDD, Staff is negotiating and
- 228 requesting that the Developer put the Agreement in the CDD’s name, even though the CDD
- 229 does not presently own the land.

230 Discussion ensued regarding transferring the land, a quit-claim deed, a final plat,  
231 insurance, the HOA and pickleball courts.

232 **B. District Engineer: David W. Fitzpatrick P.E., P.A.**

233 Mr. Fitzpatrick stated he will be working on the bid packages.

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

- 235 • **NEXT MEETING Date: August 8, 2023 at 2:00 PM (Central Time)**

- 236 ○ **QUORUM CHECK**

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238 **ELEVENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

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240 There were no Board Members’ comments or requests.

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242 **TWELFTH ORDER OF BUSINESS** **Public Comments**

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244 No members of the public spoke.

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246 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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249 **On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the**  
250 **meeting adjourned at 5:10 p.m.**

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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>
October 4, 2022	Regular Meeting	2:00 PM (CT)
November 1, 2022	Regular Meeting	2:00 PM (CT)
December 6, 2022 <b>CANCELED</b>	Regular Meeting	2:00 PM (CT)
January 3, 2023 <b>CANCELED</b>	Regular Meeting	2:00 PM (CT)
February 7, 2023	Regular Meeting	2:00 PM (CT)
March 7, 2023 <b>CANCELED</b>	Regular Meeting	2:00 PM (CT)
April 4, 2023 <b>CANCELED</b>	Regular Meeting	2:00 PM (CT)
May 2, 2023 <b>CANCELED</b>	Regular Meeting	2:00 PM (CT)
June 6, 2023	Regular Meeting	2:00 PM (CT)
July 11, 2023	Regular Meeting	4:00 PM (CT)
August 1, 2023 <i>rescheduled to August 8, 2023</i>	Regular Meeting	2:00 PM (CT)
August 8, 2023	Public Hearing and Regular Meeting	2:00 PM (CT)
September 5, 2023	Regular Meeting	2:00 PM (CT)