

PARKLAND

**COMMUNITY DEVELOPMENT
DISTRICT**

April 2, 2024

BOARD OF SUPERVISORS

**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

March 26, 2024

Board of Supervisors
Parkland Community Development District

Dear Board Members:

The Board of Supervisors of the Parkland Community Development District will hold a Regular Meeting on April 2, 2024 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. Consideration of Financing Items
 - A. Resolution 2024-03, Ratifying, Confirming and Approving the Sale of the District's Series 2023a Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2023a Bonds; Determining Such Actions as Being In Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
 - B. Disclosure of Public Financing
4. Discussion: Fiscal Year 2025 Proposed Budget
5. Consideration of Resolution 2024-04, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
6. Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Ratification of Garden Street Communities Southeast, LLC Temporary Construction & Access Easement Agreement
8. Consideration of Resolution 2024-06, Granting the Chairman and/or Vice Chairman the Authority to Approve Certain Change Orders in Construction Contracts; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

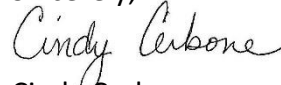
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- 9. Consideration of Chavers Construction, Inc. Change Order No. 1 [Parkland Place Project – Phase 1]
- 10. Acceptance of Unaudited Financial Statements as of February 29, 2024
- 11. Approval of December 14, 2023 Regular Meeting Minutes
- 12. Staff Reports
 - A. District Counsel: *Kutak Rock LP*
 - Required Ethics Training/Disclosure Filing
 - Sample Form 1 2023/Filing Instructions
 - B. District Engineer: *David W Fitzpatrick P.E., P.A.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 7, 2024 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	BRIAN MCGEE	<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

- 13. Board Members’ Comments/Requests
- 14. Public Comments
- 15. 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: 867 327 4756

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE SALE OF THE DISTRICT'S SERIES 2023A BONDS; RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE DISTRICT'S SERIES 2023A BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, Florida Statutes, including its \$3,550,000 Parkland Community Development District Special Assessment Revenue Bonds, Series 2023A-1 (Phase 1 Project) and \$3,795,000 Parkland Community Development District Special Assessment Revenue Bonds, Series 2023A-2 (Phase 1 Project) (the "Series 2023A Bonds"); and

WHEREAS, the District has closed on the sale of the Series 2023A Bonds; and

WHEREAS, as prerequisites to the issuance of the Series 2023A Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries and District Staff, including the District Manager, District Financial Advisor, District Engineer, Bond Counsel and District Counsel, were required to execute and deliver various documents (the "Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2023A Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2023A Bonds are in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2023A Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2023A Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2023A Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of April, 2024.

ATTEST:

**PARKLAND COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

3B

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

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

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Parkland Community Development District

Chad Willard
Chair

Kyle T. Nicholas
Assistant Secretary

Dan (Michael) Dubose
Vice Chair

Brian McGee
Assistant Secretary

Mike Patterson
Assistant Secretary

Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours or on the District's website.

¹ This list reflects the composition of the Board of Supervisors as of January 1, 2024. For a current list of Board Members, please contact the District Manager's office.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Parkland Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2022-12 enacted by the Board of County Commissioners of Santa Rosa County, effective as of August 2, 2022. The District encompasses approximately 319.21 acres located entirely within the boundaries of Santa Rosa County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a

citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Santa Rosa County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The public infrastructure necessary to support the District's development program includes, but is not limited to roadways, creek crossing, water utilities, sewer utilities, stormwater improvements, recreation amenities, hardscape, landscape and irrigation. To plan the infrastructure improvements necessary for the District, the District adopted its *Master District Engineer's Report* dated August 9, 2022, as supplemented by the *Supplemental Engineer's Report* dated November 9, 2023, which details the improvements contemplated for the infrastructure of the District (together the "Capital Improvement Plan"). Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded by the District's sale of bonds. On November 1, 2022, the Circuit Court of the State of Florida, in and for Santa Rosa County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$38,755,000 in Special Assessment Revenue Bonds for the funding of the Capital Improvement Plan.

On December 19, 2023, the District issued its \$3,550,000 Parkland Community Development District Special Assessment Revenue Bonds, Series 2023A-1 (Phase 1 Project) (the "Series 2023A-1 Bonds") and \$3,795,000 Parkland Community Development District Special Assessment Revenue Bonds, Series 2023A-2 (Phase 1 Project) (the "Series 2023A-2 Bonds" together with the Series 2023A-1 Bonds, the "Series 2023A Bonds") for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

Roadway Improvements

The District is accessed via Berryhill Road, an east to west County owned roadway that runs along the District's south boundary line. The District's main entry will consist of a boulevard style roadway with a center landscaped median, bike lanes and sidewalks. The main entry roadway

will meander generally in a south to north direction to the District's north boundary line, and will cross the existing wetland system currently traversing east to west through the District. The main entry roadway, as well as all District roads, will consist of two travel lanes. All roadways will be constructed or acquired by the District within platted right of ways and turned over to the County for their ownership and perpetual maintenance. There are approximately 6.5 miles of roadways to be constructed by the District.

The roads will be constructed of stabilized subgrade, rock base, asphalt paving and curbing. Signage and striping will be installed in appropriate locations. Sidewalks and bike paths will traverse through the District, some of which will be along roadways and others will be through various open spaces scattered throughout the District. All roadway rights of ways outside of curbs will be landscaped with grass as a minimum. Street lighting will be constructed along the roadways with spacing to allow ample lumens to pedestrian traffic. Street lights will be constructed by and owned by Florida Power and Light (FPL).

Creek Crossing

The creek crossing will be comprised of a large culvert system with headwalls on either side. The culverted area will be filled with structural fill in order to make the crossing possible. The creek crossing will be constructed or acquired by the District and turned over to the County for their ownership and perpetual maintenance as a component of the main thoroughfare.

Water and Sewer Utilities

The District is located within the Pace Water System, Inc. (PWS) franchise area. The potable water and wastewater system serving the PWS franchise area is owned by the Pace Property Finance Authority, Inc. (PPFA), an instrumentality of the County. PPFA utilities within the District will consist of potable water and wastewater systems which will be designed and constructed in accordance with appropriate PPFA and Florida Department of Environmental Protection standards. Potable water and wastewater systems will be paid for and constructed by the District. It is anticipated the water and wastewater will be conveyed by the District to PPFA for ownership, operation and perpetual maintenance after completion of construction. The public utility improvements within the project include water mains, wastewater lines and wastewater pumping station/s to be placed along roadways and/or utility parcels within the project.

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

The wastewater facilities will include gravity collection mains flowing to a master pump station or two pump stations. The pump stations will pump through a forcemain to an existing PPFA sewer collection pipe located along West Spencer Field Road approximately 0.5 miles west of the project. Each individual lot and some amenity areas will be provided a sewer service. Approximately 6.0 miles of gravity sewer, 0.61 miles of forcemain and one to two pumping stations are proposed to be constructed within the District boundary. 0.53 miles of forcemain will be constructed outside of the District boundary.

Stormwater Management

The master stormwater management system (SMS) will consist of excavated stormwater management ponds with stabilized pond perimeter berms on the low side of the topography. Each stormwater management pond will be equipped with stormwater inflow and outflow structures as required by the governing agencies. The SMS will also be comprised of drainage pipes, various inlets and swales to compliment the drainage features designed into the roadways by curb and gutter. Stormwater runoff will be collected and transported to the stormwater management ponds to meet water quality and water quantity regulations. Stormwater will discharge via overflow structures and orifices into the wetland system traversing through the project. The stormwater management ponds for the project will be constructed by the District. The District will construct the remaining portions of the SMS for the project, including other excavations, piping, structures, conveyance ditches and swales. The District will pay for the SMS in its entirety. These portions of the project will be turned over to the County for ownership and perpetual maintenance after acceptance by the County.

Recreation Amenities, Parks and Open Spaces

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

Hardscape, Landscape and Irrigation

Entry features consisting of monument signs, decorative fencing and walls will be included in the project. The District will pay for and construct the entry features. Entry features will be owned and maintained by the District. Landscaping will be provided for District roadways, perimeter berms, common areas (including amenity areas) and main entry. Landscaping will consist of sod, trees, annual flowers, shrubs and other ground cover. Secondary irrigation lines will provide irrigation to most of the District landscaped areas. The District will fund, construct, own and maintain these items.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2023A Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current maximum annual debt service assessment levels for property within the District for the Series 2023A Bonds (the “Debt Service Assessments”). Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review at the District’s office.

The current annual Debt Service Assessments per product type for the Series 2023A-1 Bonds and Series 2023A-2 Bonds are as follows:

Series 2023A-1 Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Series 2023A-1 Bond Assessment Apportionment	Series 2023A-1 Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 50'	110	\$1,661,139.99	\$2,012,886.60	\$18,298.97	\$1,379.91
SF 70'	60	\$1,268,506.90	\$1,537,113.40	\$25,618.56	\$1,931.87
Total	170	\$2,929,646.89	\$3,550,000.00		

Series 2023A-2 Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation	Total Series 2023A-2 Bond Assessment Apportionment*	Series 2023A-2 Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
SF 50'	110	\$2,123,458.05	\$2,526,278.59	\$22,966.17	\$1,412.42
SF 70'	60	\$1,066,421.06	\$1,268,721.41	\$21,145.36	\$1,300.44
Total	170	\$3,189,879.11	\$3,795,000.00		

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

The Debt Service Assessments exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against benefitted lands in the District. O&M Assessments may increase or decrease in any given year, whereas the Debt Service Assessments are fixed and do not increase.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and to the extent that it is, will be collected by the Santa Rosa County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Parkland Community Development District, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or call (561) 571-0010.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2024, and recorded in the Official Records of Santa Rosa County, Florida.

Witness/Attest

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Address: _____

Chad Willard, Chairman,

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2024, by Chad Willard, as Chairman of the Board of Supervisors of Parkland Community Development District, for and on behalf of the District, who [] is personally known to me or [] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A

LEGAL DESCRIPTION

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

TOTAL ACREAGE: 319.21 +/-

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PARKLAND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING FOR 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 District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Santa Rosa County Ordinance No. 2022-12 creating the District (the "Ordinance") August 2, 2022; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board of Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 5th day of November, 2024 at 2:00 p.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its April 2, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

PASSED AND ADOPTED THIS 2ND DAY OF APRIL, 2024.

ATTEST:

**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Parkland Community Development District (the "District") in Santa Rosa County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024
TIME: 2:00 p.m. (Central Time)
PLACE: Adams Homes Sales Office
6148 Old Bagdad Highway
Milton, Florida 32583

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
PARKLAND COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **2:00 p.m. (Central Time)**

LOCATION: **Adams Homes Sales Office
6148 Old Bagdad Highway
Milton, Florida 32583**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**PARKLAND COMMUNITY DEVELOPMENT DISTRICT
SANTA ROSA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Parkland Community Development District to be held at 2:00 p.m. (Central Time) on November 5, 2024, at Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**PARKLAND COMMUNITY DEVELOPMENT DISTRICT
SANTA ROSA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Parkland Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-05

A RESOLUTION OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Parkland Community Development District (“District”) is a local unit of special-purpose government created by, 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 (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Santa Rosa County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of April, 2024.

Attest:

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

PARKLAND COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Adams Homes Sales Office, 6148 Old Bagdad Highway, Milton, Florida 32583</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2024	Regular Meeting	2:00 PM (Central Time)
November 5, 2024	Landowners' Meeting	2:00 PM (Central Time)
November 5, 2024	Regular Meeting	2:00 PM (Central Time)
December 3, 2024	Regular Meeting	2:00 PM (Central Time)
January 7, 2025	Regular Meeting	2:00 PM (Central Time)
February 4, 2025	Regular Meeting	2:00 PM (Central Time)
March 4, 2025	Regular Meeting	2:00 PM (Central Time)
April 1, 2025	Regular Meeting	2:00 PM (Central Time)
May 6, 2025	Regular Meeting	2:00 PM (Central Time)
June 3, 2025	Regular Meeting	2:00 PM (Central Time)
July 1, 2025	Regular Meeting	2:00 PM (Central Time)
August 5, 2025	Regular Meeting	2:00 PM (Central Time)
September 2, 2025	Regular Meeting	2:00 PM (Central Time)

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

7

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Jonathan T. Johnson
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT (“Easement Agreement”) is made and entered into this 10th day of FEBRUARY, 2024, by and between **GARDEN STREET COMMUNITIES SOUTHEAST, LLC**, a Florida limited liability company with a mailing address of 100 W. Garden Street, 2nd Floor, Pensacola, Florida 32502 (“Grantor”) in favor of **PARKLAND COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District” or “Grantee”) (Grantor and Grantee are sometimes together referred to herein as “Parties”).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain parcels of real property located in Santa Rosa County, Florida, within the boundaries of the District, being more particularly described on **Exhibit A** attached hereto and by this reference incorporated herein (“Easement Area”); and

WHEREAS, Grantee has requested a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the purpose of constructing improvements constituting the Phase I Project as defined and described in the *Supplemental Engineer’s Report* dated November 9, 2023, prepared for Grantee (“Improvements”), and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **CONSTRUCTION EASEMENT.** Grantor does hereby grant, bargain, sell and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the design,

10723-151278

Upon recording, this instrument should be returned to:

Jonathan T. Johnson
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

This document has been electronically recorded in Santa Rosa County, on 2/15/24 at 4:27 P M. in OR Book 4474, Page 1583

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT (“Easement Agreement”) is made and entered into this 12th day of FEBRUARY, 2024, by and between **GARDEN STREET COMMUNITIES SOUTHEAST, LLC**, a Florida limited liability company with a mailing address of 100 W. Garden Street, 2nd Floor, Pensacola, Florida 32502 (“**Grantor**”) in favor of **PARKLAND COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**” or “**Grantee**”) (Grantor and Grantee are sometimes together referred to herein as “**Parties**”).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain parcels of real property located in Santa Rosa County, Florida, within the boundaries of the District, being more particularly described on **Exhibit A** attached hereto and by this reference incorporated herein (“**Easement Area**”); and

WHEREAS, Grantee has requested a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the purpose of constructing improvements constituting the Phase 1 Project as defined and described in the *Supplemental Engineer's Report* dated November 9, 2023, prepared for Grantee (“**Improvements**”), and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **CONSTRUCTION EASEMENT.** Grantor does hereby grant, bargain, sell and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the design,

construction and installation of the Improvements in accordance with the plans and permits for the Phase 1 Project (“**Easement**”).

3. **TERM OF EASEMENT.** Grantee shall be permitted to use the Easement until such time as construction of the Improvements is complete. It is expressly understood and agreed that the Easement and this Easement Agreement shall terminate in its entirety and be of no further effect at such time as the construction of the Improvements is complete and final approval for the Improvements has been issued by Santa Rosa County and/or the local utility provider as applicable. It is the intent of the Parties that such termination shall be self-executing and no further instrument shall be required in order to evidence the termination of the Easement and this Easement Agreement; provided, however, that Grantor shall have the right, without the joinder or consent of Grantee, to record evidence of such final Santa Rosa County and/or the local utility provider as applicable, thereby causing the termination of the Easement and this Easement Agreement, and Grantee shall cooperate with Grantor in executing a recordable termination instrument requested by Grantor. Without limiting the foregoing and notwithstanding anything set forth in this Easement Agreement to the contrary, the Easement and this Easement Agreement shall terminate automatically as to any platted lot upon conveyance of such lot by Grantor, and any title insurance examiner and insurer may rely upon such deed in insuring title to such lot without exception for the Easement or this Easement Agreement.

4. **INSURANCE.** Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida reasonably acceptable to Grantor, naming Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Prior to commencing any work within the Easement Area, Grantee shall furnish Grantor with evidence of such insurance and shall update such evidence upon any renewal thereof.

5. **OBLIGATIONS OF GRANTOR AND GRANTEE.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. Grantee agrees to leave the Easement Area in a commercially reasonable and acceptable state upon completion of all activities within the Easement Area.

6. **DEFAULT.** A default by either party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **ENFORCEMENT OF EASEMENT AGREEMENT.** In the event that either the Grantor or Grantee seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as set forth in the preamble to this Easement Agreement (or to such other place as any party may by notice to the others specify).

9. **THIRD PARTIES.** This Easement Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof.

10. **LIENS.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

11. **ASSIGNMENT.** Grantee may not and shall not assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of Grantor.

12. **CONTROLLING LAW.** This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **PUBLIC RECORDS.** Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

14. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

15. **BINDING EFFECT.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns, subject to Section 11.

16. **AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this Easement Agreement.

17. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

[signature pages follow]

IN WITNESS WHEREOF, the Parties have caused this Easement Agreement to be executed as of the day and year first written above.

WITNESSES:

GARDEN STREET COMMUNITIES
SOUTHEAST, LLC a Florida limited
liability company

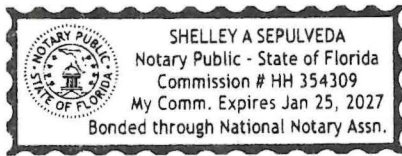
Lucas Henderson
Print Name: Lucas Henderson
100 W. Garden Str., 2nd Fl.
Pensacola, FL. 32502

[Signature]
By: William Bryan Adams
Its: MANAGER

Robert Corton
Print Name: Robert Corton
100 W. Garden St., 2nd Fl.
Pensacola, FL. 32502

STATE OF FLORIDA
COUNTY OF ESCAMBA

The foregoing instrument was acknowledged before me physical presence or online
notarization this 5 day of February, 2024 by William Bryan Adams as MANAGER of Garden
Street Communities Southeast, LLC, a Florida limited partnership, on behalf of the company.



[notary seal]

[Signature]
(Official Notary Signature)


Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[Signature page 1 of 2]

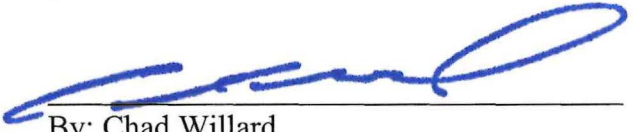
Signed, sealed and delivered
in the presence of:

WITNESSES:


**PARKLAND COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established
pursuant to Chapter 190, Florida Statutes



Print Name: DAN DeBose
Address: 6148 Old Bagdad Hwy
Milton, FL 32583



By: Chad Willard
Its: Chairperson, Board of Supervisors



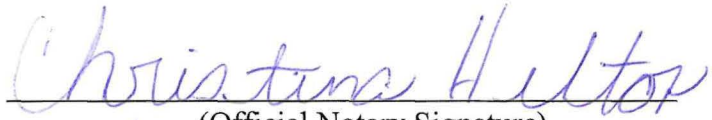
Print Name: Mike Patterson
Address: 6148 Old Bagdad Hwy
Milton, FL 32583

STATE OF FLORIDA
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me physical presence or online
notarization this 10th day of February, 2024, by Chad Willard as Chairperson of Parkland
Community Development District, a local unit of special-purpose government established
pursuant to Chapter 190, Florida Statutes.



[notary seal]



(Official Notary Signature)
Name: Christina Helton
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

LEGAL DESCRIPTION OF THE EASEMENT AREA

DESCRIPTION: (PREPARED BY MERRILL PARKER SHAW, INC.)

COMMENCE AT THE NORTHWEST CORNER 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 3577.34 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE 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 1590.50 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 WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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 WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1174.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE GO NORTH 87 DEGREES 37 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE OF 1327.74 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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, FOR A DISTANCE OF 886.13 FEET; THENCE DEPARTING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, GO NORTH 81 DEGREES 59 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 638.23 FEET; THENCE GO SOUTH 69 DEGREES 03 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 505.86 FEET; THENCE GO NORTH 68 DEGREES 17 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 300.28 FEET; THENCE GO SOUTH 43 DEGREES 27 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 329.75 FEET; THENCE GO SOUTH 59 DEGREES 22 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 507.75 FEET; THENCE GO SOUTH 78 DEGREES 37 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 585.73 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 27, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 319.21 ACRES MORE OR LESS.

E. Wayne Parker 01/23/24

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683, CORPORATE NUMBER 7174
STATE OF FLORIDA

NOT VALID WITHOUT
ORIGINAL RAISED SEAL
OF FLORIDA REGISTERED
LAND SURVEYOR



MERRILL PARKER SHAW, INC.
PROFESSIONAL SURVEYING SERVICES

4928 N. Davis Highway
Pensacola, Florida 32503

Phone: (850) 478-4923
Fax: (850) 478-4924

PARKLAND PLACE PHASE ONE
LEGAL DESCRIPTION

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRMAN AND/OR VICE CHAIRMAN THE AUTHORITY TO APPROVE CERTAIN CHANGE ORDERS IN CONSTRUCTION CONTRACTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District adopted n Master District Engineer's Report dated August 9, 2022 and a Supplemental Engineer's Report dated November 9, 2023 (together the "Engineer's Report"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed thereto (the "Improvements"); and

WHEREAS, in accordance with the above referenced authority, the District has entered into agreements for the construction of a various infrastructure and will enter into additional agreements in the future (the "Contracts"); and

WHEREAS, in order for the construction to progress according to schedule, the District desires to designate individuals to approve construction change orders pursuant to the Contracts on behalf of the District, when the District Engineer and the majority landowner agree that such change orders should be considered prior to the next regularly scheduled meeting of the District's Board of Supervisors; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to authorize the Chair and/or Vice Chair of the Board of Supervisors to approve any and all such change orders which result in either a decrease in the contract price or an increase in the contract price of no more than five percent (5 %);

WHEREAS, the authority contemplated by this Resolution shall be subject to the District Engineer agreeing that such proposed change order is consistent with the District's capital improvement plan and necessary for the development of the Improvements; and

WHEREAS, the Board of Supervisors finds that granting to the Chair and or/Vice Chair this authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Chair and/or Vice Chair of the Board of Supervisors is hereby authorized to approve any change orders that the District Engineer and the majority landowner have together designated as needing to be considered before the next regularly scheduled Board of Supervisors Meeting, provided such change result in either a decrease in the contract price or an increase in the contract price of no more than five percent (5%)(calculated from the initial contract price without regard to any interim change orders). Such authority shall be subject to the District Engineer’s review and approval.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of April, 2024.

ATTEST:

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

9

CHANGE ORDER NO. 1

Date of Issuance: _____ Effective Date: _____

Project: Parkland Place Project - Phase 1	District: Parkland Community Development District	District's Contract No.:
Contract: AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE) PARKLAND PLACE PROJECT – PHASE 1		Date of Contract: 12/22/2023
Contractor: Chavers Construction, Inc.		Architect's/Engineer's Project No.: 20-022

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: SANITARY SEWER PUMP STATION CHANGE. LARGER PUMPS, INCREASE ELECTRICAL PANEL, LARGER GENERATOR.

Attachments: **See attached Exhibit A**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:		
Original Contract Price:	Original Contract Times:	Working days	Calendar days
\$11,997,200.85	Substantial completion (days or date): 690		
	Ready for final payment (days or date): 720		
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders		
N/A	No. _____ to No. _____:		
	Substantial completion (days): N/A		
	Ready for final payment (days): N/A		
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:		
\$11,997,200.85	Substantial completion (days or date):	690	
	Ready for final payment (days or date):	720	
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:		
\$17,767.50	Substantial completion (days or date):	N/A	
	Ready for final payment (days or date):	N/A	
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:		
\$12,014,968.35	Substantial completion (days or date):	690	
	Ready for final payment (days or date):	720	

RECOMMENDED BY: DAVID W. FITZPATRICK, P.E., P.A.	ACCEPTED: PARKLAND COMMUNITY DEVELOPMENT DISTRICT	ACCEPTED: CHAVERS CONSTRUCTION INC.
By: _____	By: _____	By: _____
Title: _____	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____



Phone: 850-474-1966 Fax: 850-479-1288

Parkland Place

3/5/2024

Summary of Quantities

Item	Description	Quantity	Unit	Unit Price	Totals
Lift Station					
	Electrical Add for GenSet and Power Service	1	LS	11700	\$ 11,700.00
	Pump and Panel Increase	1	LS	3750	\$ 3,750.00
	Contractor Mark-Up (15%)	1	LS	2317.5	\$ 2,317.50
					\$ 17,767.50
				\$ 17,767.50	\$ 17,767.50

Exclusions/Notes

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2024**

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 29, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,479	\$ -	\$ -	\$ 6,479
Investments				
Reserve A1	-	269,304	-	269,304
Reserve A2	-	234,789	-	234,789
CAPI A1	-	195,297	-	195,297
CAPI A2	-	203,483	-	203,483
Construction	-	-	6,156,139	6,156,139
Cost of issuance	-	27,111	-	27,111
Due from Landowner	6,280	-	-	6,280
Total assets	<u>\$ 12,759</u>	<u>\$ 929,984</u>	<u>\$ 6,156,139</u>	<u>\$ 7,098,882</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	7,058	-	-	7,058
Contracts payable	-	-	40,056	40,056
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>13,058</u>	<u>-</u>	<u>40,056</u>	<u>53,114</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	6,280	-	-	6,280
Total deferred inflows of resources	<u>6,280</u>	<u>-</u>	<u>-</u>	<u>6,280</u>
Fund balances:				
Restricted				
Debt service	-	929,984	-	929,984
Capital projects	-	-	6,116,083	6,116,083
Unassigned	(6,579)	-	-	(6,579)
Total fund balances	<u>(6,579)</u>	<u>929,984</u>	<u>6,116,083</u>	<u>7,039,488</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 12,759</u>	<u>\$ 929,984</u>	<u>\$ 6,156,139</u>	<u>\$ 7,098,882</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 16,493	\$ 102,290	16%
Total revenues	<u>-</u>	<u>16,493</u>	<u>102,290</u>	16%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording ⁴	2,000	10,000	48,000	21%
Legal	-	2,051	25,000	8%
Engineering	-	7,415	2,000	371%
Audit	-	-	5,500	0%
Arbitrage rebate calculation ¹	-	-	500	0%
Dissemination agent ²	-	-	1,000	0%
Trustee ³	-	-	5,500	0%
Telephone	17	83	200	42%
Postage	-	132	500	26%
Printing & binding	42	208	500	42%
Legal advertising	-	436	6,500	7%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies	4	4	500	1%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>2,063</u>	<u>27,594</u>	<u>102,290</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(2,063)	(11,101)	-	
Fund balances - beginning	(4,516)	4,522	-	
Fund balances - ending	<u>\$ (6,579)</u>	<u>\$ (6,579)</u>	<u>\$ -</u>	

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
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 3,893	\$ 5,531
Total revenues	<u>3,893</u>	<u>5,531</u>
EXPENDITURES		
Cost of issuance	-	190,845
Underwriters discount	-	110,175
Total debt service	<u>-</u>	<u>301,020</u>
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,225,474
Transfers in	21,036	21,036
Total other financing sources	<u>21,036</u>	<u>1,246,510</u>
Net change in fund balances	24,929	951,021
Fund balances - beginning	905,055	(21,037)
Fund balances - ending	<u>\$ 929,984</u>	<u>\$ 929,984</u>

**PARKLAND
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 25,770	\$ 36,613
Total revenues	<u>25,770</u>	<u>36,613</u>
EXPENDITURES		
Construction Costs	<u>13,363</u>	<u>13,363</u>
Total expenditures	<u>13,363</u>	<u>13,363</u>
Excess/(deficiency) of revenues over/(under) expenditures	12,407	23,250
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,119,526
Transfer out	<u>(21,036)</u>	<u>(21,036)</u>
Total other financing sources/(uses)	<u>(21,036)</u>	<u>6,098,490</u>
Net change in fund balances	(8,629)	6,121,740
Fund balances - beginning	<u>6,124,712</u>	<u>(5,657)</u>
Fund balances - ending	<u><u>\$ 6,116,083</u></u>	<u><u>\$ 6,116,083</u></u>

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 a Regular Meeting on December 14, 2023 at 11:00 a.m. (Central Time), at Adams Homes Sales Office, 6148 Old Bagdad Hwy., Milton, Florida 32583.

Present were:

Chad Willard	Chair
Dan DuBose	Vice Chair
Kyle Nicholas	Assistant Secretary
Brian McGee	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Kyle Magee	District Counsel
David Fitzpatrick	District Engineer
Luke Henderson	Developer’s Counsel
Sara Warren	Bond Counsel
Sete Zare (via telephone)	MBS Capital Markets, LLC (MBS)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:01 a.m., Central Time. Supervisors Willard, DuBose, Nicholas and McGee were present. Supervisor Patterson was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Supplemental Engineer’s Report

Mr. Fitzpatrick stated that the estimates in the Supplemental Engineer’s Report were revised to align with the bids.

On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the Supplemental Engineer’s Report dated November 9, 2023, was approved.

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FOURTH ORDER OF BUSINESS

Presentation of Final First Supplemental Special Assessment Methodology Report

Ms. Cerbone reviewed pertinent information in the Final First Supplemental Special Assessment Methodology Report for Phase 1, which will duplicate the Series 2023A-1 and 2023A-2 bond structure.

Ms. Cerbone reviewed the criteria that would trigger a true-up mechanism and noted she also discussed this with Developer’s Counsel and the Chair, prior to the other attendees’ arriving at the meeting.

On MOTION by Mr. Willard and seconded by Mr. McGee, with all in favor, Final First Supplemental Special Assessment Methodology Report dated December 6, 2023, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2023A; Making Certain Findings and Confirming the District’s Provision of Improvements; Confirming the Engineer’s Report and Adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Series 2023A Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2023A Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023A Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Magee presented Resolution 2024-02 and read the title. This Resolution accomplishes the following:

- Section 2: Identifies the Board’s authority to adopt the Resolution.
- Section 3: Makes certain findings based on the steps taken up to this point and adopts the Final Supplemental Assessment Methodology Report.
- Section 4: Confirms the maximum assessment lien for the Series 2023A bonds.

- 83 ➤ Section 5: Allocates those assessments securing the Series 2023A bonds and states they
- 84 will be allocated in accordance with the Final First Supplemental Special Assessment
- 85 Methodology Report. The CDD will begin annual collection of the Special Assessments for the
- 86 Series 2023A bonds debt service payments. Certifies the Series 2023A Assessments for
- 87 collection and directs staff to take all actions necessary to meet the Santa Rosa County’s
- 88 deadlines for collection and reiterates the intent to utilize the uniform method in some
- 89 instances. Directs the District Manager to prepare a tax roll for collection each year and present
- 90 it to the Board to take action necessary to collect any prepaying of debt and collect special
- 91 assessments on un-platted property.
- 92 ➤ Section 6: Confirms the application of the true-up payments and states that payments
- 93 will be collected pursuant to Resolution 2023-02.
- 94 ➤ Section 7: Directs the Secretary to record the Special Assessments in the District’s
- 95 Improvement Lien Book.
- 96 ➤ Section 8: States that this Resolution is intended to supplement Resolution 2023-02 and
- 97 is meant to be construed broadly.
- 98 ➤ Section 9: Directs the CDD Secretary to record a Notice of the Series 2023A Special
- 99 Assessments in the Official Records of Santa Rosa County.
- 100 ➤ Sections 10 and 11 outline the severability clause and effective date.

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On MOTION by Mr. Willard and seconded by Mr. McGee, with all in favor, Resolution 2024-02, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2023A; Making Certain Findings and Confirming the District’s Provision of Improvements; Confirming the Engineer’s Report and Adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum Assessment Lien Securing the Series 2023A Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2023A Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2023A Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Consideration of Garden Street Communities Southeast, LLC Cost Share Agreement (Parkland Place Phase 1)

120 Mr. Magee presented the Cost Share Agreement with Garden Street Communities
 121 Southeast, LLC Garden Street related to Parkland Place Phase 1 and outlined its purpose. He
 122 requested approval in substantial form while Developer’s Counsel reviews the Agreement and
 123 because the construction contract with Chavers Construction, Inc., is still being finalized. Ms.
 124 Cerbone asked if the Chair should execute the signature page today. Mr. Magee replied
 125 affirmatively and noted that any issues will be remedied at the next meeting.

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**On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the
 Cost Share Agreement with Garden Street Communities Southeast, LLC related
 to Parkland Place Phase 1, in substantial form, and authorizing the Chair to
 execute the final form of the Agreement, was approved.**

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SEVENTH ORDER OF BUSINESS

**Consideration of Garden Street
 Communities Southeast, LLC Construction
 Funding Agreement**

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137 Mr. Magee presented the Construction Funding Agreement with Garden Street
 138 Communities Southeast, LLC. He requested approval in substantial form while the construction
 139 contract is being finalized. As in the prior agenda item, the Chair will execute the signature page
 140 today and any issues will be remedied at the next meeting.

141 Ms Cerbone will advise the Admin Department to take no further action on these two
 142 agenda items until staff hears from District Counsel.

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**On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the
 Construction Funding Agreement with Garden Street Communities Southeast,
 LLC, in substantial form and authorizing the Chair to execute the final form of
 the Agreement, was approved.**

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EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
 Statements as of October 31, 2023**

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

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NINTH ORDER OF BUSINESS

**Approval of November 7, 2023 Regular
 Meeting Minutes**

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On MOTION by Mr. Willard and seconded by Mr. DuBose, with all in favor, the November 7, 2023 Regular Meeting Minutes, as presented, were approved.

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TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Magee stated he is completing the portion of the bond deal up until the bonds close and is working with Mr. Henderson and Garden Street to finalize the Chavers Construction, Inc. contract for the Request for Proposals (RFP).

Mr. Magee stated that he will email a memorandum to the Board about satisfying the four-hour ethics training session requirement that goes into effect on January 1, 2024. The requirement must be fulfilled by the end of 2024.

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

There was no report.

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

- **NEXT MEETING DATE: January 2, 2024 at 2:00 PM (Central Time)**
 - **QUORUM CHECK**

The January 2, 2024 meeting will be cancelled. The next meeting will be on February 6, 2024, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. DuBose and seconded by Mr. Willard, with all in favor, the meeting adjourned at 11:22 a.m., Central Time.

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Secretary/Assistant Secretary

Chair/Vice Chair

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS A

Daphne Gillyard

From: Kutak Rock Development and Improvement Districts Group
<communications@kutakrock.com>
Sent: Friday, January 5, 2024 4:49 PM
To: Cindy Cerbone
Subject: Ethics Training 2024

You don't often get email from communications@kutakrock.com. [Learn why this is important](#)

KUTAKROCK

Development and Improvement Districts Practice Group

ABOUT US

SERVICES

NEWS & PUBLICATIONS

District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

Office of the Attorney General Training Resources

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group



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The choice of a lawyer is an important decision and should not be based solely upon advertisements.

107 W College Ave, Tallahassee, Florida 32301



2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

PARKLAND

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS C

PARKLAND COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2023 CANCELED	Regular Meeting	2:00 PM (Central Time)
October 23, 2023	Special Meeting	12:00 PM (Central Time)
November 7, 2023	Regular Meeting	2:00 PM (Central Time)
December 5, 2023 CANCELED	Regular Meeting	2:00 PM (Central Time)
December 14, 2023	Special Meeting	11:00 AM (Central Time)
January 2, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
February 6, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
March 5, 2024 CANCELED	Regular Meeting	2:00 PM (Central Time)
April 2, 2024	Regular Meeting	2:00 PM (Central Time)
May 7, 2024	Regular Meeting	2:00 PM (Central Time)
June 4, 2024	Regular Meeting	2:00 PM (Central Time)
July 2, 2024	Regular Meeting	2:00 PM (Central Time)
August 6, 2024	Regular Meeting	2:00 PM (Central Time)
September 3, 2024	Regular Meeting	2:00 PM (Central Time)