



*DPFG Management & Consulting, LLC  
250 International Parkway, Suite 280  
Lake Mary, Florida 32746*

***THE DISTRICT -  
A COMMUNITY DEVELOPMENT DISTRICT***

***Board of Supervisors Meeting***

***Date & Time:***

***Monday***

***March 25, 2019***

***1:30 p.m.***

***Location:***

***Riverside Business Center  
501 Riverside Ave., Suite 700  
Jacksonville, FL 32202***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

***THE DISTRICT***  
***A COMMUNITY DEVELOPMENT DISTRICT***

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*c/o DPGF Management & Consulting, LLC  
250 International Parkway, Suite 280  
Lake Mary, Florida 32746*

March 12, 2019

Board of Supervisors  
**The District - A Community Development District**

**Re: March 25, 2019 Meeting Agenda**

Dear Board Members:

The regular meeting of the Board of Supervisors of The District CDD is scheduled for **Monday, March 25, 2019** at **1:30 p.m.** at The Riverside Business Center, 501 Riverside Ave., Suite 700, Jacksonville, FL 32202.

*The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration.* Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

*Patricia Comings-Thibault*

Patricia Comings -Thibault  
District Manager  
T (321) 263-0132 ext. 4205

District: **THE DISTRICT – A COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, March 25, 2019  
Time: 1:30 P.M.  
Location: Riverside Business Center  
501 Riverside Ave., Suite 700  
Jacksonville, FL 32202

Dial –in Number: 712-775-7031  
Guest Access Code: 109-516-380

### ***Board of Supervisors Meeting Agenda***

#### **I. Call to Order**

#### **II. Administrative Matters**

- A. Audience Comments on Administrative Matters - *(limited to 3 minutes per individual for administrative agenda items)*
- B. Consideration of Approval - Regular Meeting Minutes, February 25, 2019 Exhibit 1
- C. Consideration of the Unaudited February 2019 Financial Statements Exhibit 2
- D. Consideration for Adoption – Resolution **2019-22**, Amending the Annual Meeting Schedule for Fiscal Year 2018-2019 Exhibit 3
  - Discussion of May Meeting Date
- E. Consideration for Adoption – **Resolution 2019-23**, Resetting the Times for the Public Hearings to 1:30 p.m. Exhibit 4

#### **III. Business Matters – Capital Improvement & Financing Matters**

- A. Audience Comments of Business Matter - *(limited to 3 minutes per individual for business matters agenda items)*
- B. Fiscal Year 2018-2019 Budget Public Hearing Exhibit 5
  - Open the Public Hearing
  - Presentation of the FY 2018-2019 Budget
  - Public Comments
  - Close the Public Hearing
- C. Consideration of Resolution **2019-24**, Adopting the Fiscal Year 2018-2019 Budget Exhibit 6

**III. Business Matters – Capital Improvement & Financing Matters  
(continued)**

- D. Public Hearing for the Purpose Adopting Rules of Procedure
- Open the Public Hearing
  - Presentation of Rules of Procedure Exhibit 7
  - Public Comment
  - Close the Public Hearing
- E. Consideration of Resolution **2019-25**, Adopting the Rules of Procedure Exhibit 8
- F. Public Hearing Regarding the Districts Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments
- Open the Public Hearing
  - Review & Discussion Regarding the Uniform Method of Collection
  - Public Comment
  - Close the Public Hearing
- G. Consideration for Adoption – Resolution **2019-26**, Adoption of Uniform Method of Collecting Assessments as Imposed by the District Exhibit 9
- H. Consideration of Resolution **2019-27**, Approving the Joinder Agreement to the Redevelopment Agreement Exhibit 10
- Discussion of Form of Joinder to Redevelopment Agreement
- I. Consideration of Resolution **2019-28**, Approving the Completion Agreement Exhibit 11
- Discussion of Completion Agreement
- J. Consideration of Resolution **2019-29**, Approving the Acquisition Agreement Exhibit 12
- Discussion of Acquisition Agreement (and Advanced Funding Agreement)
- K. Consideration of Matters Regarding the Levy of Debt Service Special Assessments
- Presentation of Engineers Report Exhibit 13
  - Presentation of Master Assessment Methodology Report Exhibit 14
- L. Consideration for Adoption – Resolution **2019-30**, Declaring Special Assessments Exhibit 15
- M. Consideration for Adoption – Resolution **2019-31**, Authorizing the Issuance of Bonds, Approving Form of Indenture and Authorizing the Commencement of Validation Proceedings Exhibit 16

**IV. Project Related Matters**

- A. Audience Comments on Project Related Matters - *(limited to 3 minutes per individual for project related agenda items)*
- B. Consideration of Resolution **2019-32**, Authorizing Reimbursements for Advanced Project Costs Exhibit 17
- C. Consideration of Resolution **2019-33**, Approving the District Engineering Services Agreement Exhibit 18
  - Discussion of Final Contract for District Engineer and Work Authorizations
- D. Consideration of Resolution **2019-34**, Authorizing a Request for Qualifications for Construction Manager at Risk Services Exhibit 19
  - Presentation of Project Manual

**V. Staff Reports**

- A. District Manager
- B. District Attorney
- C. District Interim Engineer
- D. Construction Update

**VI. Supervisors Requests****VII. Audience Comments – New Business –** *(limited to 3 minutes per individual for non-agenda items)***VIII. Adjournment**