

Kingston One Community Development District

February 27, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 280 512 848 763 PASSCODE: fE3xi3za

[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Kingston One Community Development District

Board of Supervisors:

Nicholas Cameratta, Chairman
Anthony Cameratta, Vice Chairman
Russel Cameratta, Assistant Secretary
Cheryl Smith, Assistant Secretary
Laura Youmans, Assistant Secretary

Staff:

Brian Lamb, District Manager
Bryan Radcliff, District Manager
Greg Urbancic, District Counsel
Carl A. Barraco, District Engineer
Stephen Rudd, Accountant II
Kelly Dattler, Administrative Assistant III

Special Meeting Agenda Friday, February 27, 2026 – 2:00 p.m.

The Special Meeting of Kingston One Community Development District will be held at **the Cameratta Companies' offices located at 21101 Design Parc Lane, Suite 103 Estero, FL 33928.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 280 512 848 763

Call in (audio only): +1 (646) 838-1601

Passcode: fE3xi3za

Phone Conference ID: 705 309 656#

- 1. Call to Order/Roll Call**
- 2. Audience Comments – *Three- (3) Minute Time Limit***
- 3. Accountant Summary**
- 4. Business Items**
 - A.** Consideration of Resolution 2026-05; Rescinding Resolution 2026-04
 - B.** Consideration of Resolution 2026-06; Resolution Relating to Boundary Amendment
- 5. Supervisor Requests**
- 6. Adjournment**

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 21101 Design Parc Lane, Suite 103 Estero, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 280 512 848 763
Passcode: fE3xi3za

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION NO. 2026-04, WHICH RESOLUTION AUTHORIZED THE FILING OF A PETITION WITH THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH EXPANSION AND CONTRACTION; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 21, 2026, the Board of Supervisors (the "Board") of Kingston One Community Development District (the "District") adopted Resolution No. 2026-04 ("Resolution No. 2026-04"), which Resolution was entitled as follows:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE FILING OF A PETITION WITH THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH EXPANSION AND CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; and

WHEREAS, the Board wishes to rescind Resolution No. 2026-04 in order to restart the boundary amendment process as a result of changes to the property subject to the amendment.

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

SECTION 1. Rescinding 2026-04. The Board hereby rescinds Resolution No. 2026-04 in its entirety.

SECTION 2. Severability. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 3. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict; and

SECTION 4. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Kingston One Community Development District this 27th day of February, 2026.

**KINGSTON ONE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary / Assistant Secretary

Nicholas Cameratta, Chair

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KINGSTON ONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE FILING OF A PETITION WITH THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH EXPANSION AND CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Kingston One Community Development District (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by Ordinance No. 23-26 adopted by the Board of County Commissioners of Lee County, Florida on October 3, 2023, which ordinance became effective on October 5, 2023 ("**Ordinance No. 23-26**"); and

WHEREAS, the District is in legal existence and in good standing under the laws of the State of Florida; and

WHEREAS, CAM7-SUB, LLC, a Florida limited liability company (the "**Developer**") and its affiliates are presently developing real property within and/or adjacent to the District; and

WHEREAS, the Developer has approached the Board of Supervisors of the District (the "**Board**") and requested the District petition the Board of County Commissioners of Lee County, Florida to amend the District's boundaries to add in certain lands not currently located within the District and remove certain lands currently located within the District, all as generally depicted on **Exhibit "A"** attached hereto and made a part hereof (the "**Boundary Amendment**"). The Boundary Amendment is being made to adjust the boundary line of the District to remove a portion of future Corkscrew Road and incorporate certain other areas into the District; and

WHEREAS, the Developer has agreed to pay all costs, fees and expenses associated with the preparation, filing and pursuit of the aforesaid described petition to the Board of County Commissioners of Lee County, Florida ("**Petition**"); and

WHEREAS, the modification of the external boundaries and jurisdiction of the District through expansion and contraction will provide better service to the landowners, both existing and future, and ultimately the residents and citizens of the District; and

WHEREAS, Chapter 190, Florida Statutes, provides a mechanism by which the land area and jurisdiction of the District may be modified; and

WHEREAS, in order to seek a boundary amendment pursuant to Section 190.046, Florida Statutes, the District desires to authorize the District staff and consultants including, without limitation, legal, engineering, and managerial staff, to provide such services as are necessary through the pendency of the boundary amendment process subject to the terms herein; and

WHEREAS, subject to the terms herein, the District desires to authorize the District Manager, District Counsel and District Engineer to petition the Board of County Commissioners of Lee County,

Florida to amend its boundaries in accordance with the procedures and processes described in Section 190.046, Florida Statutes, which includes the preparation of the Petition to the Board of County Commissioners of Lee County, Florida, the holding of a local public hearing in accordance with Section 190.046(1), Florida Statutes and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained within the foregoing recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. PETITION. The District hereby authorizes the preparation and filing of a Petition acceptable to and approved by the Board, with the Board of County Commissioners of Lee County, Florida for a modification of the external boundaries and jurisdiction of the District through expansion and contraction under Section 190.046(1), Florida Statutes to amend the boundaries generally as depicted on **Exhibit “A”** attached hereto and made a part hereof. The District Manager, District Counsel and District Engineer are authorized in the filing and pursuit of such Petition. The District staff are authorized to take all steps necessary to effectuate the intent of this Resolution, including, without limitation, such work to assist the pursuit of the Petition to the Board of County Commissioners of Lee County, Florida, preparation of necessary Petition attachments, paying appropriate filing fees, coordinating the notice and the conduct of the public hearing required pursuant to Section 190.046(1), Florida Statutes. The District is authorized to enter into that certain “Boundary Amendment Funding Agreement” with the Developer, wherein the Developer agrees to pay the costs, fees and expenses relating to the boundary modification process and the Petition, including but not limited to paying the costs and expenses of District staff and consultants.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board.

{Remainder of page intentionally left blank. Signatures begin on next page.}

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Kingston One Community Development District this 27th day of February, 2026.

**KINGSTON ONE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

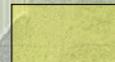
Secretary / Assistant Secretary

Nicholas Cameratta, Chair

EXHIBIT "A"

DEPICTION OF BOUNDARY AMENDMENT

LEGEND

-  CDD BOUNDARY
-  CDD ADDITION PARCEL
-  CDD CONTRACTED PARCEL

