MINUTES OF MEETING
PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Peace Crossing Community Development District held Public Hearings and a Regular Meeting on November 29, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 1:00 p.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present at the meeting were:

Kevin Mays	Vice Chair
Michael Osborn	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates LLC
Mike Eckert	District Counsel
Kate John	Kutak Rock, LLP
Robert Engel (via telephone)	District Engineer
Travis Fledderman (via telephone)	Stantec

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:09 p.m.

Mr. Wrathell stated that the required Landowners' Election was held just prior to this meeting and recapped the results, as follows:

Seat 1	Noah Breakstone	1,100 votes	4-year Term
Seat 2	Kevin Mays	1,100 votes	4-year Term
Seat 3	Justin Onorato	570 votes	2-year Term
Seat 4	Kevin Kramer	570 votes	2-year Term
Seat 5	Michael Osborn	570 votes	2-year Term

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Michael Osborn, Mr. Kevin Kramer and Mr. Kevin Mays.

Supervisors-Elect Breakstone and Onorato were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Elected Board of Supervisors (the following will be provided in a separate package)**

The Oath of Office was administered during the First Order of Business.

Mr. Wrathell provided the following and noted that the Board Members are already familiar with the information:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

II. Form 1X: Amendment to Form 1, Statement of Financial Interests

III. Form 1F: Final Statement of Financial Interests

D. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-29, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-29. The Landowners' Election results were reported recapped at the beginning of the meeting.

On MOTION by Mr. Kramer and seconded by Mr. Mays with all in favor, Resolution 2024-29, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-30, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-30.

Mr. Mays nominated the following slate:

Chair	Noah Breakstone
Vice Chair	Kevin Mays
Assistant Secretary	Michael Osborn
Assistant Secretary	Justin Onorato
Assistant Secretary	Kevin Kramer
Assistant Secretary	Ernesto Torres

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

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-30, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2024-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Peace Crossing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2024-31 and read the title.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2024-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Peace Crossing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

On MOTION by Mays and seconded by Mr. Kramer, with all in favor, authorizing the Chair and Vice Chair to execute the Property Appraiser and Tax Collector Agreements, was approved.

SEVENTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Master Engineer's Report (for informational purposes)

Mr. Fledderman presented the Engineer's Report dated October 10, 2023, which summarizes all the Capital Improvement Projects (CIP) that are subject to CDD funding. There are 2,838 units included in the report, the total Master Infrastructure cost is $102,085,000 and the total Neighborhood Infrastructure cost is $184,481,000.

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

Mr. Wrathell presented the Master Special Assessment Methodology Report dated October 13, 2023 and reviewed the Appendix Tables on Pages 13 through 15.

Mr. Eckert stated two references as to the value of land and appreciation of land were deleted from the Report, as they were unnecessary, since the October meeting.

E. Consideration of Resolution 2024-32, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment And The Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies And Other Exempt Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.

No members of the public spoke.

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

Ms. John posed the following questions:

Ms. John: Could you confirm again, for the public hearing, for the record, that the meetings were properly-noticed in the newspaper.

Mr. Wrathell: Yes, they were.

Ms. John: And you also stated that the notices were mailed to the Landowners within 30 days of the hearing.

Mr. Wrathell: Yes.

Ms. John: The Landowners are present at today's meeting, so can the Landowners, for the record, confirm that they received mailed notices within 30 days in advance of the meeting.

Mr. Mays: Confirmed.

Ms. John: Were names and addresses obtained from the official County of Record as required per Chapter 170?

Mr. Wrathell: Yes.

Ms. John: Have plans and specifications been on file and available for public inspection?

Mr. Wrathell: Yes.

Ms. John briefly explained the assessment process, and posed the following questions:

Ms. John: Would you mind, very briefly again for the record, walk through the basics of the Engineer's Report for the public hearing?

Mr. Fledderman: Yes. So, the basis of the Engineer's Report was to summarize the CIP or improvements proposed by the CDD that would be required to make the project function. It was for the entire, approximate 1,864-acre project area. The Report summarized the existing conditions of the project, as well as the zoning approvals, which is Planned Development, Mixed-Use zoning. The Report describes the master infrastructure and neighborhood infrastructure, which I talked about earlier.

Mr. Engel: The costs that were generated are reasonable costs for the market and the bond and the project can be built as it is proposed.

Ms. John: Were there any modifications to the Report since it was last presented to the Board?

Mr. Fledderman: Yes, there were updates. We updated Table 1, Master Infrastructure Costs, relating to the amenity centers; we increased that up to $15 million after coordination with the project team. Other than that, we cleaned up and removed a few notes that were made and off to the side. The Report is currently in its final form.

Ms. John: Based on your experience, are the cost estimates in your Engineer's Report, as supplemented, reasonable and proper?

Mr. Fledderman: Yes.

Ms. John: Do you have any reason to believe the project cannot be carried out by the District?

Mr. Fledderman: No.

Ms. John: Mr. Wrathell, a few questions regarding the Methodology Report. Could you confirm that the developed and developable property receives the benefit of the improvements and there is no benefit to the undeveloped land?

Mr. Wrathell: Correct.

Ms. John: And there is special infrastructure, transportation improvements, stormwater management facilities, recreation improvements and neighborhood improvements included in the CIP? Correct?

Mr. Wrathell: Correct.

Ms. John: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's Improvement Plan?

Mr. Wrathell: Yes, they do.

Ms. John: In your professional opinion, are the special assessments reasonably-apportioned among the lands subject to the special assessments?

Mr. Wrathell: Yes.

Ms. John: In your professional opinion, is it reasonable, proper and just to assess the costs of the project against the lands in the District, in accordance with your Methodology, which results in the special assessments set forth on the assessment roll?

Mr. Wrathell: Yes.

Ms. John: Is it your opinion that the special benefits the lands will receive, as set forth in the final assessment roll, will be equal to or in excess of the special assessments thereon when allocated, as set forth in the Methodology?

Mr. Wrathell: Yes.

Ms. John: Is it your opinion that it is in the best interest of the District that the special assessments be paid and collected in accordance with the Methodology and the District's assessment resolutions?

Mr. Wrathell: Yes.

Ms. John: There are no members of the public present. Are there are any other questions from the Landowners?

Mr. Mays: No.

Ms. John: Were there any letters received by the District Manager?

Mr. Wrathell: No.

Ms. John presented Resolution 2024-32, read the title and reviewed each section.

- **Having heard the testimony of staff and reviewed the Engineer's Report and Assessment Methodology, the Board met as an equalization board to consider any adjustments to the proposed assessments and assessment methodology.**

Mr. Wrathell asked if the Board wished to make any adjustments to the assessments as proposed in the Master Methodology.

The Board did not wish to make any adjustments.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Resolution 2024-32, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment And The Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies And Other Exempt Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

A. Affidavits of Publication

B. Consideration of Resolution 2024-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2024-33, and briefly reviewed the Rules of Procedure.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2024-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred to the next meeting.

TENTH ORDER OF BUSINESS **Approval of October 17, 2023 Organizational Meeting Minutes**

Mr. Wrathell presented the October 17, 2023 Organizational Meeting Minutes.

The following changes were made:

Line 25: Delete "(via telephone)" after "Breakstone"

After Line 71: Insert "Assistant Secretary" and "Justin Onorato"

Lines 183 and 184: Insert "." after "adopted" and delete ", and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved."

Line 303: Change "Same dates as Edgewater East CDD meetings." to "November 2, 2023, December 7, 2023, January 4, 2024, February 1, 2024, March 5, 2024, April 4, 2024, May 2, 2024, June 6, 2024, July 4, 2024, August 1, 2024, September 5, 2024"

Line 326: Delete "The first Report was due June 30, 2022 but, as there is no interim reporting requirement," and change "the" to "The"

Line 327: Delete "once again"

Line 377: Change "Kramer" to "Eckert" and insert "for the Developer" after "Counsel"

Line 512: Change "Kramer" to "Eckert"

Line 513: Insert "if available" after "agenda"

Line 662: Insert "and approval of Supervisor Kramer" after "Counsel"

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the October 17, 2023 Organizational Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated the bond validation hearing is scheduled for January 26, 2024. Staff provided the date to the financing team and will make sure the hearing is advertised and will prepare a Joint Stipulation Agreement. The bonds will likely be able to be issued in early-March.

B. District Engineer (Interim): Stantec

There was nothing further to report.

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

- **UPCOMING MEETINGS**
  - **December 7, 2023 at 11:00 AM**
  - **January 4, 2024 at 11:00 AM [Adoption of Fiscal Year 2024 Budget]**
    - **QUORUM CHECK**

The December 7, 2023 meeting was cancelled.

The next meeting will be on January 4, 2024.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Mr. Mays stated the Developer will likely want to get the bond offering out in the first quarter and the next step is the Supplemental Engineer's Report for Phase 1. The District Engineer should expect to hear from the Developer in the next week or so to get started with putting a budget together for Phase 1 and the various aspects that must come together before the bond offering.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Osborne and seconded by Mr. Mays, with all in favor, the meeting adjourned at 1:46 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair