

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

January 9, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Peace Crossing 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

January 2, 2025

Board of Supervisors
Peace Crossing Community Development District

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

NOTE: Meeting Location

Dear Board Members:

The Board of Supervisors of the Peace Crossing Community Development District will hold a Regular Meeting on January 9, 2025 at 11:00 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-03, Amending Resolution 2024-21 and Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date
4. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of November 30, 2024
 - B. Approval of December 5, 2024 Regular Meeting Minutes
 - C. Ratification of Lake Wales Property Holdings, LLC, Special Warranty Deed (ROW Donation – Thompson Nursery Road)
5. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Stantec Consulting Services, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: February 6, 2025 at 11:00 AM

○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 2	KEVIN MAYS	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 3	JUSTIN ONORATO	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 4	KEVIN KRAMER	☐ IN-PERSON	☐ PHONE	☐ NO
SEAT 5	MICHAEL OSBORN	☐ IN-PERSON	☐ PHONE	☐ NO

6. Board Members' Comments/Requests
7. Public Comments
8. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2025-03

A RESOLUTION OF THE PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AMENDING RESOLUTION 2024-21 AND AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT’S BOARD OF SUPERVISORS (“BOARD”); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District previously adopted Resolution 2024-21, establishing a policy governing the disbursement of funds without prior approval by the Board; and

WHEREAS, the Board now desires to amend Resolution 2024-21 in order to provide for the authority of the District’s Vice Chairman and increase the threshold for non-continuing expenses; and

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

SECTION 1. Except as otherwise provided herein, all of the provisions of Resolution 2024-21 continue in full force and effect.

SECTION 2. Section 1.B. of Resolution 2024-21 is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

A. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding ~~\$10,000~~
\$25,000 with approval of the District Manager; and

2. Non-Continuing Expenses Not Exceeding ~~\$25,000~~
\$50,000 with approval of the District Manager and Chairman or Vice Chairman of the Board of Supervisors, if

in the judgment of the District Manager and Chairman or Vice Chairman such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

SECTION 3. Section 2 of Resolution 2024-21 is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) as set forth herein:

Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting. Any expenditures under this Section 2 must be within the District's current fiscal year budget.

SECTION 4. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. This Resolution shall take effect upon its passage and adoption by the Board.

Introduced, considered favorably, and adopted this 9th day of January, 2025.

ATTEST:

**PEACE CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

CONSENT AGENDA

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 1,717	\$ -	\$ -	\$ 1,717
Investments				
Reserve	-	1,683,660	-	1,683,660
Construction	-	-	21,339,428	21,339,428
Cost of issuance	-	5,925	-	5,925
Due from Landowner	14,995	-	-	14,995
Due from other governments	347	-	-	347
Total assets	<u>\$ 17,059</u>	<u>\$1,689,585</u>	<u>\$21,339,428</u>	<u>\$23,046,072</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 10,805	\$ -	\$ -	\$ 10,805
Contracts payable	-	-	1,407	1,407
Due to Landowner	-	30,413	13,976	44,389
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>16,805</u>	<u>30,413</u>	<u>15,383</u>	<u>62,601</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	12,060	-	-	12,060
Total deferred inflows of resources	<u>12,060</u>	<u>-</u>	<u>-</u>	<u>12,060</u>
Fund balances:				
Restricted for:				
Debt service	-	1,659,172	-	1,659,172
Capital projects	-	-	21,324,045	21,324,045
Unassigned	(11,806)	-	-	(11,806)
Total fund balances	<u>(11,806)</u>	<u>1,659,172</u>	<u>21,324,045</u>	<u>22,971,411</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,059</u>	<u>\$1,689,585</u>	<u>\$21,339,428</u>	<u>\$23,046,072</u>

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 5,250	\$ 86,290	6%
Total revenues	-	5,250	86,290	6%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	6,000	48,000	13%
Legal	691	691	25,000	3%
Engineering	-	-	2,000	0%
Dissemination agent*	83	83	1,000	8%
Telephone	16	33	200	17%
Postage	190	190	500	38%
Printing & binding	42	83	500	17%
Legal advertising	1,628	1,628	1,750	93%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	79	159	750	21%
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total expenditures	8,409	15,972	86,290	19%
Excess/(deficiency) of revenues over/(under) expenditures	(8,409)	(10,722)	-	
Fund balances - beginning	(3,397)	(1,084)	-	
Fund balances - ending	<u>\$ (11,806)</u>	<u>\$ (11,806)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Debt service		
Cost of issuance	241,088	241,088
Underwriter's discount	474,900	474,900
Total expenditures	<u>715,988</u>	<u>715,988</u>
Excess/(deficiency) of revenues over/(under) expenditures	(715,988)	(715,988)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	2,405,573	2,405,573
Total other financing sources	<u>2,405,573</u>	<u>2,405,573</u>
Net change in fund balances	1,689,585	1,689,585
Fund balances - beginning	(30,413)	(30,413)
Fund balances - ending	<u><u>\$ 1,659,172</u></u>	<u><u>\$ 1,659,172</u></u>

**PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>21,339,427</u>	<u>21,339,427</u>
Total other financing sources/(uses)	<u>21,339,427</u>	<u>21,339,427</u>
Net change in fund balances	21,339,427	21,339,427
Fund balances - beginning	<u>(15,382)</u>	<u>(15,382)</u>
Fund balances - ending	<u><u>\$ 21,324,045</u></u>	<u><u>\$ 21,324,045</u></u>

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Peace Crossing Community Development District held a Regular Meeting on December 5, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present were:

Noah Breakstone	Chair
Justin Onorato	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Travis Fledderman (via telephone)	District Engineer
Dave D'Ambrosio (via telephone)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:37 a.m.

Supervisors Kramer, Onorato and Breakstone were present. Supervisors Osborn and Mays were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing and Maintenance of
Improvements**

Mr. Eckert stated the Disclosure of Public Financing and Maintenance of Improvements must be presented and approved every time bonds are issued. It is then recorded in the District's record to notify individuals that the District issued bonds and that assessments have

been levied against the property to secure the bonds. He recommended Board approval of the Disclosure document.

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements, was approved.

FOURTH ORDER OF BUSINESS

Review of Responses to RFQ for Construction Engineering & Inspection Services for Lake Wales Spine Road Project

Mr. Torres recalled that this item was deferred at the last meeting because the Stantec proposal was not available. He distributed the Request for Qualifications (RFQ) Scoring Criteria Ranking sheet.

A. Respondents

I. WSB

II. GAI Consultants

III. Stantec Consulting Services

B. Ranking/Evaluation

The Board considered the proposals and completed the scoring/ranking sheet.

Mr. Torres tabulated the scores as follows:

#1	WSB	93
#2	GAI Consultants	90
#3	Stantec Consulting Services	78

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, ranking WSB as the #1 ranked respondent, GAI Consultants as the #2 ranked respondent and Stantec Consulting Services as the #3 ranked respondent; authorizing Staff to negotiate and finalize a contract with WSB and to, if an agreement cannot be reached, negotiate with GAI, followed by Stantec, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Interlocal Infrastructure Agreement for Thompson Nursery Road**

Mr. Eckert presented the Interlocal Infrastructure Agreement for Thompson Nursery Road and stated that the Agreement provides a reimbursement mechanism for the CDD from the County for construction costs.

Mr. Kramer stated the Agreement stipulates that the CDD will be reimbursed monthly, in cash, upon submitting invoices to the County. The County will cover 91% of the cost of the project while the CDD is responsible for 9%. The terms have been solidified with the County, reviewed by District Counsel and forwarded to Developer's Counsel for review, although it need not be executed by the Developer.

Mr. Eckert recommended Board approval in substantial form.

On MOTION by Mr. Breakstone and seconded by Mr. Onorato, with all in favor, the Interlocal Infrastructure Agreement for Thompson Nursery Road, in substantial form, and authorizing the Chair and Vice Chair to execute, once finalized, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-02.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Resolution 2024-21, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date

Referencing Page 267 of the PDF, Mr. Eckert stated the current Resolution provides that non-continuing expenditures not exceeding \$10,000 can be made with approval of the District Manager, and up to \$25,000 with the approval of the District Manager and the Chair. However, if the Board wishes to make the Resolution consistent with District Counsel's other Districts, the amounts should be increased to \$25,000 and \$50,000, respectively, making sure that it is within the budget and authorizing the Vice Chair to execute.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2024-21, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date, as amended, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Phillips & Jordan, Inc., Lake Wales Spring Road - Change Order Request #001

Mr. Fledderman presented the Phillips & Jordan, Inc., Lake Wales Spring Road, Change Order Request #001, in the amount of \$606,338.03, which is a deduct. The Board must also approve a second Change Order, which is a deduct for direct purchase materials related to the Tenth Order of Business.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Phillips & Jordan, Inc., Lake Wales Spring Road - Change Order Request #001, in the amount of \$606,338.03, was approved.

Mr. Eckert asked for approval of a deductive change order for the purchase of materials, in the amount of \$2 million, and authorizing the Chair or Vice Chair to execute.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the deduct Change Order, in the amount of \$2 million, for materials purchase from Core and Main and from Rinker, and authorizing the Chair or Vice Chair to execute, was approved.

Per Mr. Eckert, Mr. Fledderman will prepare both Change Orders.

NINTH ORDER OF BUSINESS

Consideration of Stantec Consulting Services, Inc., Work Authorization Number 1

Mr. Torres presented Stantec Consulting Services, Inc., Work Authorization Number 1. He stated this item was previously executed by the Vice Chair and asked for a motion to ratify.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Stantec Consulting Services, Inc., Work Authorization Number 1, was ratified.

TENTH ORDER OF BUSINESS

Consideration of Purchase Requisition Request Forms

Mr. Fledderman presented the following:

- 185 A. Core & Main [Lake Wales Spine Road, Civil Site Work \$1,904,507.87]
186 B. Rinker [Lake Wales Spine Road \$54,331.30]
187

188 On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor,
189 the Core & Main Purchase Request for Lake Wales Spine Road Civil Site Work,
190 in the amount of \$1,904,507.87 and the Rinker Purchase Request for Lake
191 Wales Spine Road, in the amount of \$54,331.30, were approved.

192
193
194 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of October 31, 2024

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196
197 On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the
198 Unaudited Financial Statements as of October 31, 2024, were accepted.
199

200
201 **TWELFTH ORDER OF BUSINESS**

Approval of Minutes

- 202
203 A. November 7, 2024 Special Public Meeting
204 B. November 7, 2024 Regular Meeting

205 On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the
206 November 7, 2024 Special Public Meeting and November 7, 2024 Regular
207 Meeting Minutes, both as presented, were approved.
208

209
210 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

- 211
212 A. District Counsel: Kutak Rock LLP
213 B. District Engineer: Stantec Consulting Services, Inc.

214 There were no further reports from District Counsel or the District Engineer.

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

- 216 • NEXT MEETING DATE: January 9, 2025 at 11:00 AM

- 217 ○ QUORUM CHECK
218

219 **FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

220
221 There were no Board Members' comments or requests.

222

223 **FIFTEENTH ORDER OF BUSINESS****Public Comments**

224

225 No members of the public spoke.

226

227 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

228

229 **On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor,**
230 **the meeting adjourned at 12:20 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

237

238

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242 _____
Secretary/Assistant Secretary

Chair/Vice Chair

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

PREPARED BY AND RETURN TO:

Michael C. Eckert, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED¹

THIS **SPECIAL WARRANTY DEED** is executed as of this _____ day of _____ 2024, by **LAKE WALES PROPERTY HOLDINGS, LLC**, a Delaware limited liability company, whose address is 9 Old Kings Highway South, 4th Floor, Darien, Connecticut 06820 (hereinafter called the “Grantor”), in favor of **PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter called the “Grantee”).

[Wherever used herein, the terms “Grantor” and “Grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of One and No/100 (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk County, Florida, further described in **Exhibit A** attached hereto and incorporated herein by this reference (the “Property”). Subject to restrictions, covenants, conditions and easements, of record set forth in **Exhibit “B”** attached hereto and incorporated herein by this reference (the “Permitted Exceptions”); however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

¹ **Note to Recorder:** This instrument evidences a conveyance of an interest in unencumbered real estate for no consideration other than “\$1 and other valuable consideration”. Therefore, only minimum documentary stamp taxes are due hereunder, pursuant to Rule 12B-4.014(2)(b), Florida Administrative Code.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

“GRANTOR”

WITNESSES:

LAKE WALES PROPERTY HOLDINGS, LLC, a Delaware limited liability company

Witness Signature

Printed name:_____

Address: _____

By: _____

Its: _____

Witness Signature

Printed name:_____

Address: _____

Witness Signature

Printed name:_____

Address: _____

By: _____

Its: _____

Witness Signature

Printed name:_____

Address: _____

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2024, by _____ as _____ of Lake Wales Property Holdings, LLC, a Delaware limited liability company, for and on behalf of said entity. She/He ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2024, by _____ as _____ of Lake Wales Property Holdings, LLC, a Delaware limited liability company, for and on behalf of said entity. She/He ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

Exhibit A
Legal Description

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST, AND RUN THENCE S00°33'42"E, ALONG THE WEST BOUNDARY OF SAID SECTION 17, A DISTANCE OF 40.06 FEET TO A POINT OF INTERSECTION WITH THE CURVED SOUTH RIGHT-OF-WAY OF THOMPSON NURSERY ROAD AS DEPICTED ON STATE ROAD PROJECT No. 4-5052 RIGHT-OF-WAY MAP AND RECORDED IN OFFICIAL RECORD BOOK 1490, PAGE 141, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY BY THE FOLLOWING FOUR (4) COURSES: 1) 981.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°54'25", SAID CURVE HAVING A RADIUS OF 2824.79 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°50'26"E, 976.52 FEET TO A POINT OF TANGENCY, 2) S70°53'13"E, 3118.94 FEET TO A POINT OF CURVATURE, 3) 980.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°20'18", SAID CURVE HAVING A RADIUS OF 2904.79 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°33'22"E, 975.77 FEET TO A POINT OF TANGENCY, 4) N89°46'28"E, 459.82 FEET, MORE OR LESS TO THE EAST BOUNDARY LINE OF THOSE LANDS CONVEYED BY OFFICIAL RECORD BOOK 12038, PAGE 1250, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY, S00°41'10"E, ALONG SAID EAST BOUNDARY, 25.00 FEET TO A POINT ON A LINE BEING 25.00 FEET SOUTH OF, AND PARALLEL WITH THE AFOREMENTIONED SOUTH RIGHT-OF-WAY OF THOMPSON NURSERY ROAD; THENCE S89°46'28"W, ALONG SAID PARALLEL LINE, 460.02 FEET, MORE OR LESS TO A POINT OF CURVATURE; THENCE 912.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°50'50", SAID CURVE HAVING A RADIUS OF 2929.79 FEET AND BEING SUBTENDED BY A CHORD BEARING N81°18'07"W, 908.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE 64.67 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 73°02'25", SAID CURVE HAVING A RADIUS OF 50.73 FEET AND BEING SUBTENDED BY A CHORD BEARING S71°06'06"W, 60.38 FEET; THENCE N70°53'06"W, 139.25 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 51.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 74°48'23", SAID CURVE HAVING A RADIUS OF 39.74 FEET AND BEING SUBTENDED BY A CHORD BEARING N33°41'43"W, 48.27 FEET; THENCE N70°53'05"W, 206.59 FEET; THENCE N19°06'55"E, 12.00 FEET TO A POINT ON A LINE BEING 20.00 FEET SOUTH OF, AND PARALLEL WITH THE AFOREMENTIONED SOUTH RIGHT-OF-WAY OF THOMPSON NURSERY ROAD; THENCE N70°53'13"W, ALONG SAID PARALLEL LINE, 2763.31 FEET TO A POINT OF CURVATURE; THENCE 974.58 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°54'31", SAID CURVE HAVING A RADIUS OF 2804.79 FEET AND BEING SUBTENDED BY A CHORD BEARING N80°50'29"W, 969.69 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED WEST BOUNDARY LINE OF SECTION 17; THENCE N00°33'42"W, ALONG SAID WEST BOUNDARY LINE 20.00 FEET TO THE POINT OF BEGINNING.

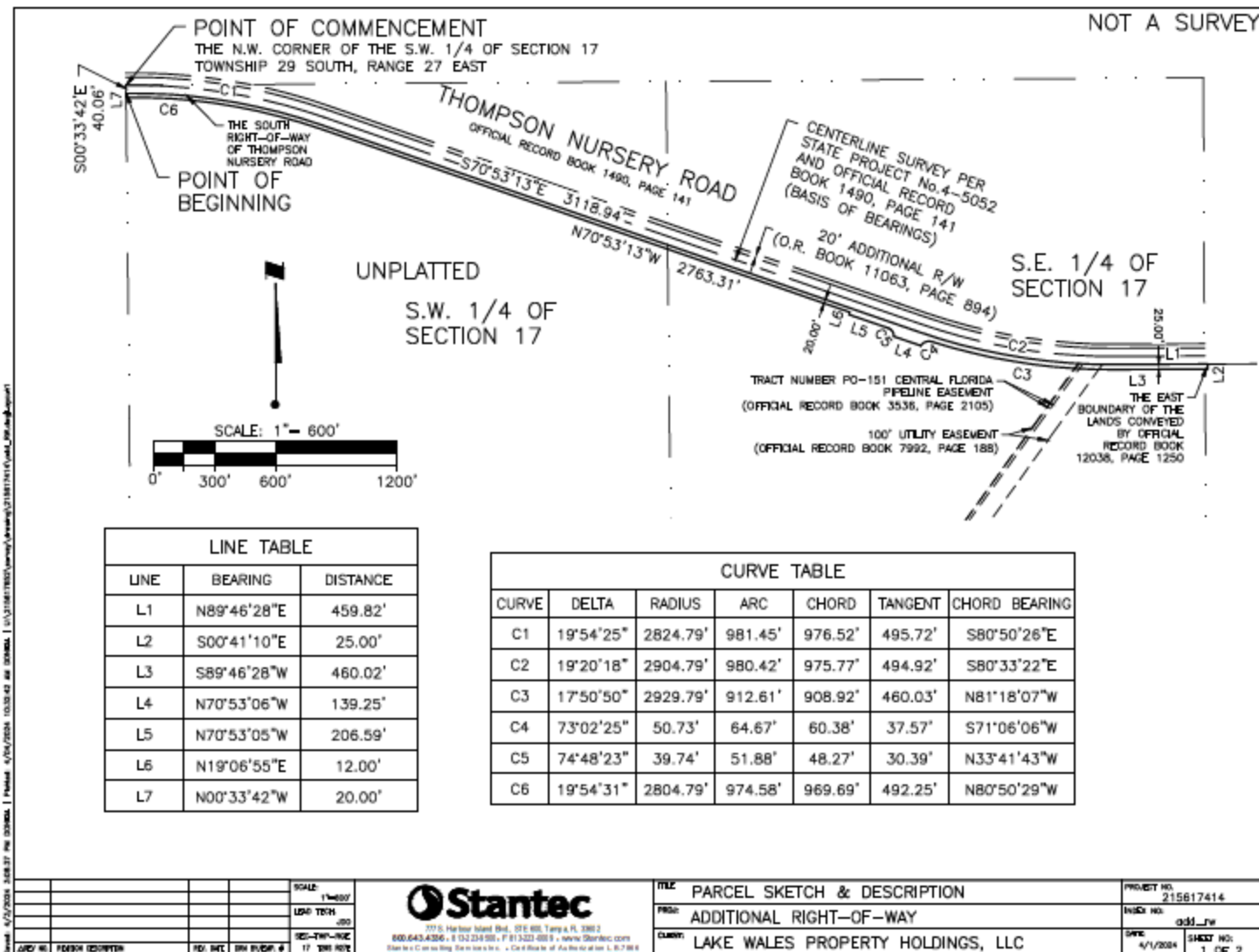


EXHIBIT B

Permitted Exceptions

1. Rights-of-way, Easements and other matters for Peace Creek Drainage Canal and Simmons Ditch Drainage Canal. Maintenance of said canals are believed to be under the control of Southwest Florida Water Management District.
2. Annexation Agreement recorded September 26, 1995, in Book 3583, Page 342.
4. Easement reserved in favor of Florida Power Corporation d/b/a Progress Energy Florida, Inc. set forth in Partial Release of Easement and Amendment and Restatement of Easement recorded October 12, 2009, in Book 7992, Page 188.
5. Notice of Establishment of the Peace Crossing Community Development District recorded in Official Records Book 12879, Page 1165.
6. Ordinance 2023-29 recorded in Official Records Book 12896, Page 719.
7. Recorded Notice of Environmental Resource Permit as set forth by instrument recorded in Official Records Book 12954, page 540.
8. Agreement Regarding the True Up and Payment of Special Assessments for Special Assessment Revenue Bonds Series 2024, as set forth by instrument recorded in Official Records Book 13334, page 743.
9. Declaration of Consent to Jurisdiction of Peace Crossing Community Development District and To Imposition of 2024 Special Assessments ("Declaration") as set forth by instrument recorded in Official Records Book 13334, page 756.
10. Collateral Assignment and Assumption of Development Rights (Series 2024 Bonds - Assessment Area One) as set forth by instrument recorded in Official Records Book 13334, page 763.
11. Temporary Construction Easement as set forth by instrument recorded in Official Records Book 13334, page 781.
12. Pipeline Right-of-Way Easement in favor of Central Florida Pipeline Corporation recorded June 2, 1995, in Book 3536, Page 2105.

All of the Public Records of Polk County, Florida.

PEACE CROSSING

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Ramada by Wyndham Davenport Orlando South</i> <i>43824 Highway 27, Davenport, Florida 33837-6808</i> <i>¹Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 CANCELED	Regular Meeting	11:00 AM
November 7, 2024	Regular Meeting	11:00 AM
December 5, 2024	Regular Meeting	11:00 AM
January 9, 2025 ^{*1}	Regular Meeting	11:00 AM
February 6, 2025 ¹	Regular Meeting	11:00 AM
March 6, 2025	Regular Meeting	11:00 AM
April 3, 2025	Regular Meeting	11:00 AM
May 1, 2025	Regular Meeting	11:00 AM
June 5, 2025	Regular Meeting	11:00 AM
July 3, 2025	Regular Meeting	11:00 AM
August 7, 2025	Regular Meeting	11:00 AM
September 4, 2025	Regular Meeting	11:00 AM

Exception

**January meeting date is one (1) week later to accommodate New Year's Day.*