

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 21, 2019**

**PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
WEDNESDAY, AUGUST 21, 2019**

**4:00 p.m.**

The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

|                                      |                        |                     |
|--------------------------------------|------------------------|---------------------|
| <b>District Board of Supervisors</b> | Chair                  | Doris Cockerell     |
|                                      | Vice Chair             | Darren Booth        |
|                                      | Supervisor             | Andrea Jackson      |
|                                      | Supervisor             | Cathy Kinser-Powell |
|                                      | Supervisor             | Erica Lavina        |
| <b>District Manager</b>              | Meritus                | Gene Roberts        |
| <b>District Attorney</b>             | Straley Robin Vericker | John Vericker       |
| <b>District Engineer</b>             | Johnson Engineering    | Phil Chang          |

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **4:00 p.m.** The **Business Items** section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Board of Supervisors  
**Park Place Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of the Park Place Community Development District will be held on **August 21, 2019 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget .....Tab 01
  - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-04; Levying O&M Assessments .....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer.....Tab 03
    - i. Sidewalk Repair Quotes - Highland Park
    - ii. Park Place Ownership Map Clarification
    - iii. Pond 15 Remediation Proposal
- 8. BUSINESS ITEMS**
  - A. Discussion on Parking Restrictions
  - B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule.....Tab 04
  - C. Discussion on Landscaping Enhancements .....Tab 05
  - D. General Matter or the District
- 9. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes June 19, 2019 ..... Tab 06
  - B. Consideration of Operations and Maintenance Expenditures (Admin) June 2019 ..... Tab 07
  - C. Consideration of Operations and Maintenance Expenditures (HP) June 2019 ..... Tab 08
  - D. Consideration of Operations and Maintenance Expenditures (M/W) June 2019..... Tab 09
  - E. Consideration of Operations and Maintenance Expenditures (Admin) July 2019..... Tab 10
  - F. Consideration of Operations and Maintenance Expenditures (HP) July 2019..... Tab 11
  - G. Consideration of Operations and Maintenance Expenditures (M/W) July 2019 ..... Tab 12
  - H. Review of Financials Statements Month Ending July 31, 2019 ..... Tab 13
- 10. MANAGEMENT REPORTS**
  - A. District Manager .....Tab 14
    - i. Action Item List
    - ii. Cypress Creek Aquatics
    - iii. Speed Data
    - iv. Community Inspection Reports
    - v. Millennium Landscape Report

**11. SUPERVISOR REQUESTS**

**12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Gene Roberts  
District Manager