

Governors Park South Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://governorsparksouthcdd.net/>

March 5, 2026

Board of Supervisors
Governors Park South Community Development District

Dear Board Members:

The Board of Supervisors of the Governors Park South Community Development District will hold a Regular Meeting on March 12, 2026 at 12:15 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of First Amendment to Capital Improvement Plan (*to add contribution for First Coast Expressway Ramps*)
4. Presentation of Amended and Restated Master Special Assessment Methodology Report (*to add contribution for First Coast Expressway Ramps*)
5. Consideration of Resolution 2026-05, Providing for the Amendment of the Capital Improvement Plan to Add an Additional Project; Declaring Special Assessments; Indicating the Location, Nature, and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed By the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed By the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution
6. Consideration of Resolution 2026-06, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment on Certain Property Within the District Generally Described as the Governors Park South Community Development District in Accordance with Chapters 170 And 190, Florida Statutes
7. Presentation of Second Supplemental Engineer's Report to the Capital Improvement Plan

ATTENDEES:

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

Note: Meeting Time

8. Presentation of Second Supplemental Special Assessment Methodology Report [Assessment Area Two]
9. Presentation of Third Supplemental Special Assessment Methodology Report [Master Infrastructure Bond Area]
10. Consideration of Resolution 2026-07, [Delegation]
11. Consideration of Conflict Waiver with Governors Park North CDD and Bellamy Property Holdings LLC
12. Consideration of First Coast Expressway Ramps Agreements
 - A. Agreement Regarding the Financing, Construction and Conveyance of Certain Improvements
 - B. Agreement Regarding Right of Way Conveyance to DOT
 - C. Construction Funding Agreement
13. Ratification Items
 - A. Cedar Creek Conservation, LLC Cedar Creek Mitigation Bank Sale and Reservation Agreement
 - B. Weyerhaeuser NR Company Reservation and Sales Agreement
 - C. Nochaway Mitigation Preserve, LLC Mitigation Credit Purchase Agreement
 - D. Special Warranty Deeds
 - I. Phase 1 Bypass Road
 - II. Green Cove Springs Bypass Road
14. Acceptance of Unaudited Financial Statements as of January 31, 2026
15. Approval of Minutes
 - A. December 10, 2025 Construction Evaluation Committee Meeting
 - B. December 11, 2025 Regular Meeting
16. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 9, 2026 at 12:15 PM

- QUORUM CHECK

SEAT 1	JOSHUA BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SHIRA FERTEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	AHARON BENYOWITZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

17. Board Members' Comments/Requests

18. Public Comments

19. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

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