

Governors Park South Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://governorsparksouthcdd.net/>

April 9, 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 Public Hearing and Regular Meeting on April 16, 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. 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
 - *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.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)
- C. Amended and Restated Capital Improvement Plan *(for informational purposes)*
- D. Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*
- E. Consideration of Resolution 2026-07, Authorizing Additional 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

ATTENDEES:

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

4. Consideration of Resolution 2026-08, Setting Forth the Specific Terms of the Governors Park South Community Development District's Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two); Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the Second Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Assessment Area Two Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments (Assessment Area Two); Providing for Conflicts, Severability and an Effective Date
 - A. Second Supplemental Engineer's Report to the Capital Improvement Plan
 - B. Second Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2026-09, Setting Forth the Specific Terms of the Governors Park South Community Development District's Special Assessment Revenue Bonds, Series 2026 (Master Infrastructure Bond Area); Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the Third Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Master Infrastructure Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments (Master Infrastructure Bond Area); Providing for Conflicts, Severability and an Effective Date
 - A. Second Supplemental Engineer's Report to the Capital Improvement Plan
 - B. Third Supplemental Special Assessment Methodology Report
6. Consideration of Ancillary Documents (*to be approved in substantial form*)
 - A. Acquisition Agreement
 - B. Collateral Assignment Agreement (Assessment Area Two)
 - C. Collateral Assignment Agreement (Master Infrastructure Bond Area)
 - D. Completion Agreement
 - E. Declaration of Consent (Assessment Area Two)
 - F. Declaration of Consent (Master Infrastructure Bond Area)
 - G. Notice of Special Assessments (Assessment Area Two)
 - H. Notice of Special Assessments (Master Infrastructure Bond Area)
 - I. True-Up Agreement (Assessment Area Two)

- J. True-Up Agreement (Master Infrastructure Bond Area)
 - K. Agreement Relating to Oversizing of Infrastructure and the Sale of Impact Fee Credits and Mobility Fee Credits (Phase 1B)
7. Discussion: Matters Relating to Interchange Construction
 8. Consideration of First Coast Expressway Ramps Agreement Regarding the Financing, Construction and Conveyance of Certain Improvements
 9. Acceptance of Unaudited Financial Statements as of February 28, 2026
 10. Approval of Minutes
 - A. March 12, 2026 Regular Meeting
 - B. March 26, 2026 Special Meeting
 11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Discussion: Meeting Time Change
 - UPCOMING MEETINGS
 - April 27, 2026 at 12:15 PM [Special Meeting]
 - May 14, 2026 at 12:15 PM [Regular Meeting]
 - June 11, 2026 at 12:15 PM [Presentation of FY2027 Proposed Budget]
 - 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)*
 12. Board Members' Comments/Requests
 13. Public Comments

14. 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