

PARKER POINTE

**COMMUNITY DEVELOPMENT
DISTRICT**

May 17, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Parker Pointe 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

May 10, 2024

Board of Supervisors
Parker Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Parker Pointe Community Development District will hold a Regular Meeting on May 17, 2024 at 12:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor William Fife *(the following will be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2024-35, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2024-36, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2024-37, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

ATTENDEES:

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

7. Consideration of United Land Services Common Area Landscape Maintenance & Irrigation Proposal
8. Acceptance of Unaudited Financial Statements as of March 31, 2024
9. Approval of April 19, 2024 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer (Interim): *HSQ Group, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 21, 2024 at 12:00 PM

- QUORUM CHECK

SEAT 1	MICHAEL CAPUTO	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	JON SEIFEL	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	TIMOTHY SMITH	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	JUSTIN FRYE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	WILLIAM FIFE	☐	IN PERSON	☐	PHONE	☐	NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 528 064 2804

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-35

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER
POINTE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Parker Pointe Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF PARKER POINTE COMMUNITY DEVELOPMENT
DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective May 17, 2024:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of May 17, 2024:

Greg Meath Assistant Secretary

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SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2024.

ATTEST:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Parker Pointe Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 12:00 p.m.

LOCATION: Office Park at California Club
1031 Ives Dairy Road, Suite 228
Miami, Florida 33179

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** 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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2024.

ATTEST:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Budget FY 2025
REVENUES				
Landowner contribution	\$ 297,598	\$ -	\$ 303,553	\$ 222,340
Total revenues	<u>297,598</u>	<u>-</u>	<u>303,553</u>	<u>222,340</u>
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	44,000	18,333	25,667	48,000
Legal	25,000	2,022	22,978	25,000
Engineering	2,000	-	2,000	2,000
Audit*	-	-	3,500	4,300
Arbitrage rebate calculation*	-	-	-	1,000
Dissemination agent*	583	-	333	1,000
Trustee*	-	-	-	5,500
Emma software service*	-	-	-	2,500
Telephone	200	83	117	200
Postage	500	11	489	500
Printing & binding	500	208	292	500
Legal advertising	6,500	4,633	3,000	6,500
Annual special district fee	175	-	175	175
Insurance	5,500	-	5,500	5,500
Contingencies/bank charges	750	-	750	750
Website hosting & maintenance	1,680	-	1,680	705
Website ADA compliance	210	210	-	210
Total professional & administrative	<u>87,598</u>	<u>25,500</u>	<u>66,481</u>	<u>104,340</u>
Field operations				
Landscape maintenance	150,000	-	150,000	58,000
Streetlighting	60,000	-	60,000	60,000
Total field operations	<u>210,000</u>	<u>-</u>	<u>210,000</u>	<u>118,000</u>
Total expenditures	<u>297,598</u>	<u>25,500</u>	<u>276,481</u>	<u>222,340</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(25,500)	27,072	-
Fund balance - beginning (unaudited)	-	(1,572)	(27,072)	-
Fund balance - ending (projected)	-	(27,072)	-	-
Unassigned	-	(27,072)	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (27,072)</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	48,000
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Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
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General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering	2,000
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The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit	4,300
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	1,000
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To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	1,000
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The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Trustee*	5,500
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Emma software service*	2,500
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DTS Agreement for quarterly disclosure requirements

Telephone	200
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Postage	500
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Telephone and fax machine.

Printing & binding	500
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	6,500
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Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	5,500
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Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	750
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Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
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Website ADA compliance	210
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Field operations

Landscape maintenance	58,000
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Streetlighting	60,000
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As per FLP agreement plus excess budget for maintenance costs

Total expenditures	\$ 222,340
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PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-37

**A RESOLUTION OF THE PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Parker Pointe Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of May, 2024.

Attest:

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2024	Regular Meeting	12:00 PM
November 15, 2024	Regular Meeting	12:00 PM
December 20, 2024	Regular Meeting	12:00 PM
January 17, 2025	Regular Meeting	12:00 PM
February 21, 2025	Regular Meeting	12:00 PM
March 21, 2025	Regular Meeting	12:00 PM
April 18, 2025	Regular Meeting	12:00 PM
May 16, 2025	Regular Meeting	12:00 PM
June 20, 2025	Regular Meeting	12:00 PM
July 18, 2025	Regular Meeting	12:00 PM
August 15, 2025	Regular Meeting	12:00 PM
September 19, 2025	Regular Meeting	12:00 PM

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

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LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into to be effective as of the full execution of this Agreement:

Parker Pointe Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida, and having offices at c/o Wrathell, Hunt and Associates, LLC 2300 Glades Road Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

Florida ULS Operating, LLC d/b/a United Land Services, LLC, a Delaware limited liability company, whose address is 12276 San Jose Blvd, Suite 747, Jacksonville, Florida 32223 ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** ("**Work**"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT A**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District

reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT B**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates Ruben Durand, District Manager, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin upon execution of this Agreement and end September 30, 2024 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement shall annually renew with the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor the following ("**Contract Amount**"):

Type of Services:	Price:
Common Area Maintenance	\$57,144/annually

All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums

owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
 - iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
 - iv. UMBRELLA LIABILITY: With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any

modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

- h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods

of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**") for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement,

notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

23. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

24. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

25. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the

District and Contractor relating to the subject matter of this Agreement.

26. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

27. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

28. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

29. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Parker Pointe Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Florida ULS Operating, LLC d/b/a
United Land Services, LLC
12276 San Jose Blvd, Suite 747
Jacksonville, Florida 32223
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

30. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

31. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Miami-Dade County, Florida.

32. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Wrathell, Hunt and Associates LLC ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561)571-0010, OR BY EMAIL AT ROMD@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FL 33431.

33. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

34. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated

fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

**PARKER POINTE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

Date: _____

**FLORIDA ULS OPERATING, LLC D/B/A
UNITED LAND SERVICES, LLC**

By: _____

Its: _____

Date: _____

Exhibit A: Scope of Services
Exhibit B: Other Forms
Exhibit C: Maintenance Map

EXHIBIT A
SCOPE OF SERVICES



Scope of Services Summary

Annual Maintenance Outline

The following outline details our proposed scope of services and offerings to be provided by our service teams, to ensure we meet the specific needs of your project as governed by our agreement.

LANDSCAPE MAINTENANCE PROGRAM

1. Turf Grass Mowing

- a. Mowing schedule based on climate and turf type.
- b. Mowing height to be adjusted based on turf type.
- c. Cuts postponed because of weather to be made up as soon as possible.
- d. Hard edging (concrete) will be done per cut, soft edge will be done every other cut. Landscape beds containing rock will not be mechanically edged.
- a. Areas too small to mow will be completed with a string trimmer or push mower.
- b. All debris created during maintenance operations will be removed and or blown from adjacent surfaces.

2. Ornamental Detailing

- a. Detail operations will be completed in a sectional manner once monthly.
- b. Plant material will be trimmed to retain the natural shape and function of the plant using Best Management Practices and techniques.
- c. Trees will have trunks cleared of sprouts and elevated to 8' in Green areas and 12' in Paved areas.
- d. Palms under 12' will have brown fronds removed during detail rotation.
- e. Post emergent herbicide will be used in landscape beds to control unwanted weeds and vegetation.

3. Fertilization & Pest Control Services

- a. Applications will adhere to any State and Local ordinance including Blackout Periods.
- b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
- c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
- d. All applications will be used as directed by the manufacturers instructions for use and in accordance with all State and Federal regulations / guidelines.
- e. Ornamental Plants, Trees & Palms will receive a balanced fertilizer at appropriate rates, typically in spring and fall months.

Scope of Services Summary

Annual Maintenance Outline

4. Irrigation Inspections & Maintenance

- a. System will be routinely inspected for operational efficiency and condition.
- b. Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- c. Minor adjustments for efficiency will be made during inspection.
- d. Repairs for malfunctioning, broken or worn out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.

5. Seasonal Color (Annuals) Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Flower type will be selected based on climate, availability at time of install and coordination with adjacent neighborhood associations to ensure uniformity.
- c. Flower beds will be maintained to remove faded or dead plants and to ensure optimal bloom production and neat appearance.
- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
- e. Standard Annuals to be used for quarterly changeouts. Premium varieties to incur additional cost.

6. Mulch & Pine Straw Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Mulch will be installed at timeframe determined by HOA.
- c. Mulch to be Dyed Hardwood Blend, installed 1x per year upon approval.
- d. Installation method to be determined by contractor, either bagged product or bulk install with blower truck.

ADDITIONAL SERVICES AND TEAM EXPECTATIONS

1. Extra Services

- a. We will provide extra/special services based on agreement and specifications set forth by the Client

2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.
-

Exhibit B: Your Investment

Landscape Management Proposal

Contract Maintenance	Monthly	Yearly
Common Area		
Core Maintenance	\$3,419	\$41,028
Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup		
Irrigation Inspections	\$422	\$5,064
Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports		
Fertilization & Chemical Treatments	\$921	\$11,052
Includes Turf and Shrub Fertilization & Pest Control Applications		
Total for Common Area Maintenance	\$4,762	\$57,144

Landscape maintenance proposal is based upon landscape plans and is intended for budgetary purposes only.

Pricing may vary once landscape is installed and landscape as built have been provided.

Additional Items	Unit	Price
Mulch	CY	\$58
Annuals	EA	\$3.00
Palm Pruning — <i>Standard</i>	Per Palm	\$45
<i>Specialty</i>		\$110

EXHIBIT B
OTHER FORMS

DAILY WORK JOURNAL

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT

PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT

IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

REPRESENTATIVE NAME: _____

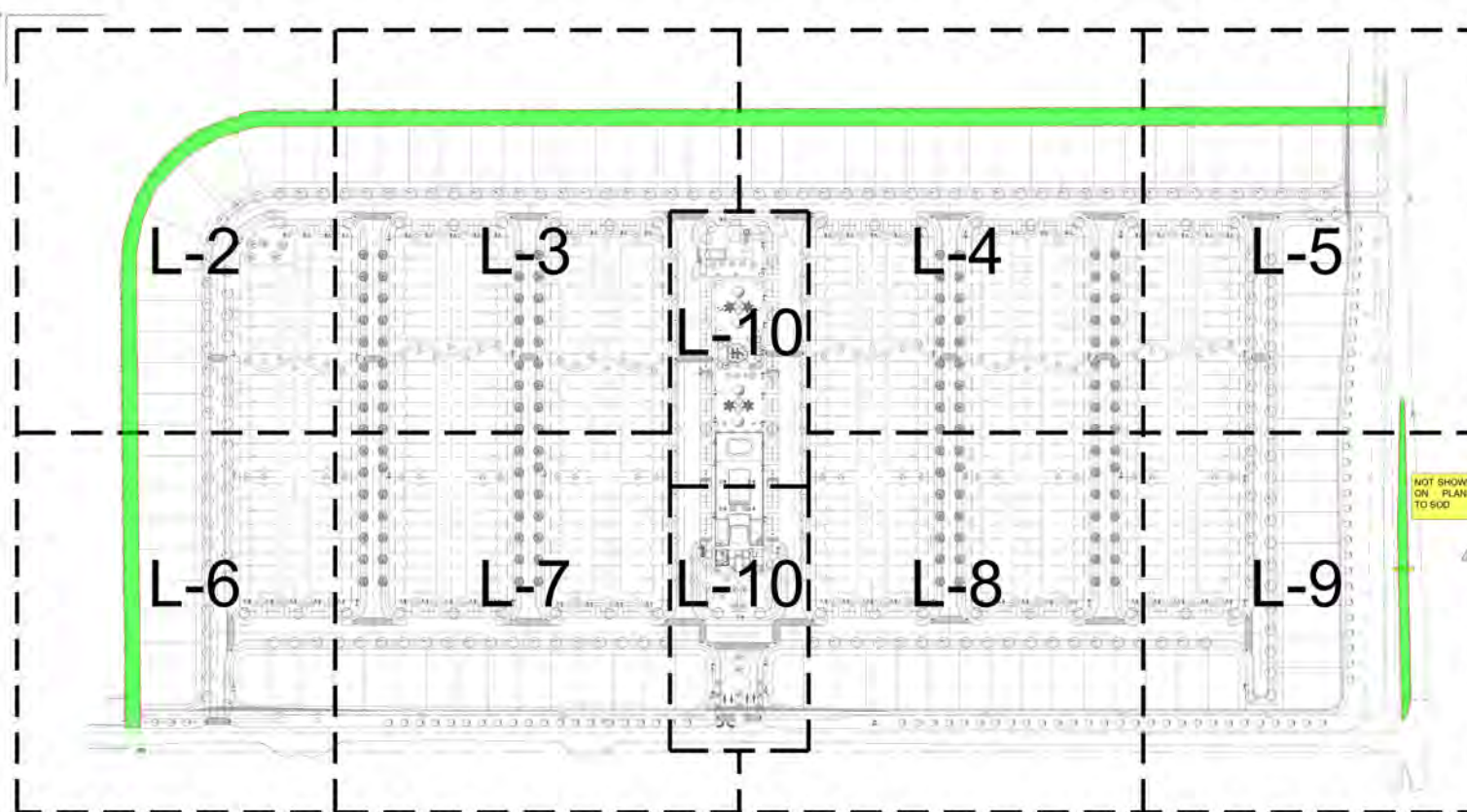
(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

EXHIBIT C

MAINTENANCE MAP



Mapping



LANDSCAPE LIST

TREES		
SYMBOL	QUAN.	PROPOSED MATERIAL
169		"Coccoloba diversifolia"
47		PIGEON PLUM
128		"Coccoloba diversifolia"
41		VERAWOOD
5		"Banksia marginata"
56		MAHOGANY
10		WHITE CREPE MYRTLE
15		"Coccoloba diversifolia"
81		SILVER BUTTWOOD
50		"Coccoloba diversifolia"
4		"Ravensara alata"
18		"Ravensara alata"
9		"Vachela montgomeryana 'double'"
30		"Vachela montgomeryana 'triple'"
SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	PROPOSED MATERIAL
AW	42	"Acacia saligna" Louisiana Red
CE	1312	"Conocarpus erectus"
CE2	142	"Conocarpus erectus"
CES	152	"Conocarpus erectus"
CG	1427	"Cordia alliodora"
CI	480	"Chrysanthemum leucum" Red Tip
CV	6	"Cordia alliodora" Red Tip
DE	208	"Duranta erecta" Gold Mound
DT	76	"Duranta erecta" Gold Mound
FM	367	"Ficus monticola" Green Island
HA	2	"Hibiscus 'Anderson's Chapel'"
JN	30	"Jasminum officinale"
MC	243	"Muhlenbergia capillaris"
PR	2	"Pennisetum purpureum"
SA	199	"Scaevola taccada"
TD	168	"Triplaris dactyloides"
LAWN	AK	"Stenotaphrum secundatum" Floratone

KEY PLAN

Scale: 1" = 200'-0"

SHEET INDEX:

- L-1 INDEX
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE PLAN
- L-5 LANDSCAPE PLAN
- L-6 LANDSCAPE PLAN
- L-7 LANDSCAPE PLAN
- L-8 LANDSCAPE PLAN
- L-9 LANDSCAPE PLAN
- L-10 LANDSCAPE PLAN
- L-11 TYPICAL 4EGB (GALEN) LANDSCAPE PLAN
- L-12 TYPICAL 4EHS (HAYDEN) LANDSCAPE PLAN
- L-13 TYPICAL 2026 (SAPOLE) LANDSCAPE PLAN
- L-14 TYPICAL 4EMS (MERRIT) LANDSCAPE PLAN
- L-15 TYPICAL 1686 (BENITO) LANDSCAPE PLAN
- L-16 TYPICAL 6-UNIT T.H. LANDSCAPE PLAN
- L-17 TYPICAL 7-UNIT T.H. LANDSCAPE PLAN
- L-18 TYPICAL 8-UNIT T.H. LANDSCAPE PLAN
- L-19 LANDSCAPE DETAILS



Revisions:	Date:	By:
1. Initial Design	11/11/2021	JM
2. Final Design	11/11/2021	JM
3. Final Design	11/11/2021	JM
4. Final Design	11/11/2021	JM
5. Final Design	11/11/2021	JM



Drawing Index
Date: 05/14/2019
Scale: See L&P
Drawn by: LDC
Sheet No.:

L-1

11/11/2021

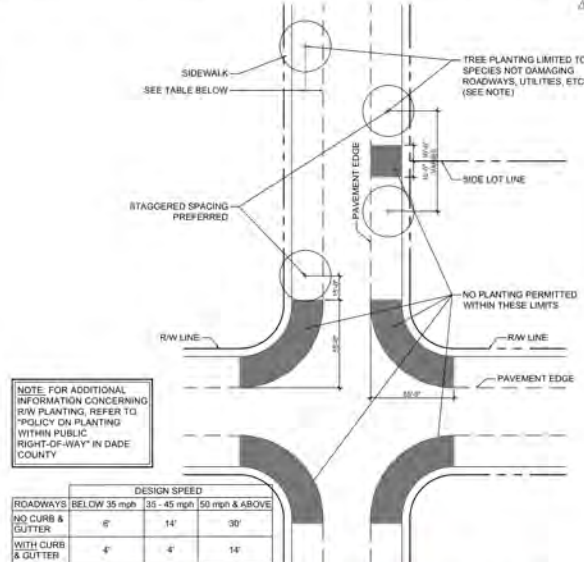
LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan		
OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 23, as indicated on site plan: Net lot area = 1,621,148 sq ft x 10% = 162,115 sq ft	162,115	161,655
B. Square Feet of parking lot open space required by Chapter 23: as indicated on site plan: No underground-level parking spaces = 361 sq ft per parking spaces =	8,610	8,610
C. Total sq ft of landscaped open space required by Chapter 26: A + B =	170,725	170,265
LAWN AREA CALCULATION		
A. 170,725 sq ft of landscaped open space required by Chapter 26	170,725	170,265
B. Maximum lawn area (sq ft) permitted = 60% x 170,725 sq ft =	102,435	102,435
TREES		
A. No. trees required per net lot area: Less existing number of trees meeting minimum requirements = 28 trees x net lot acres =	1,178	1,196
B. % Palms Allowed: No. trees required x 30% =	353	30
C. % Natives Required: No. trees provided x 30% =	353	929
D. Street trees (maximum average spacing of 35' ±): 9,736 linear feet along street =	278	278
E. Street trees located directly beneath power lines (maximum average spacing of 25' ±): 2,023 linear feet along street = 25' =	81	81
F. Total Trees Required A + B + C + D + E = 1,693 Total Trees	1,693	1,570
SHRUBS		
A. No. shrubs required x 10 = No. of shrubs allowed	15,390	19,254
B. No. shrubs allowed x 30% = No. of native shrubs required	4,617	10,707

SEE LANDSCAPE

Number of SF: 167
Landscape Provided per SF Model (10%):
TOTAL LANDSCAPE PROVIDED:

Number of SF: 167
Landscape Provided per SF Model (10%):
TOTAL LANDSCAPE PROVIDED:

Number of SF: 167
Landscape Provided per SF Model (10%):
TOTAL LANDSCAPE PROVIDED:



DESIGN SPEED	BELOW 35 mph	35 - 45 mph	50 mph & ABOVE
NO CURB & GUTTER	6'	14'	30'
WITH CURB & GUTTER	4'	4'	14'

Sod @ perimete... 13381.4 SQ FT

tback

	Swale-Turf unkn...	1007.4 SQ FT
	Lawn-St. August...	9706.2 SQ FT
	Mulch	1049.4 SQ FT
	edging @ Sidewalk...	827.8 FT
	Edging @ beds	309.9 FT
	Weedat @ bldg	530.6 FT

CANAL

MATCH LINE (SEE SHEET L-6)

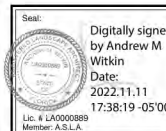
LANDSCAPE PLAN

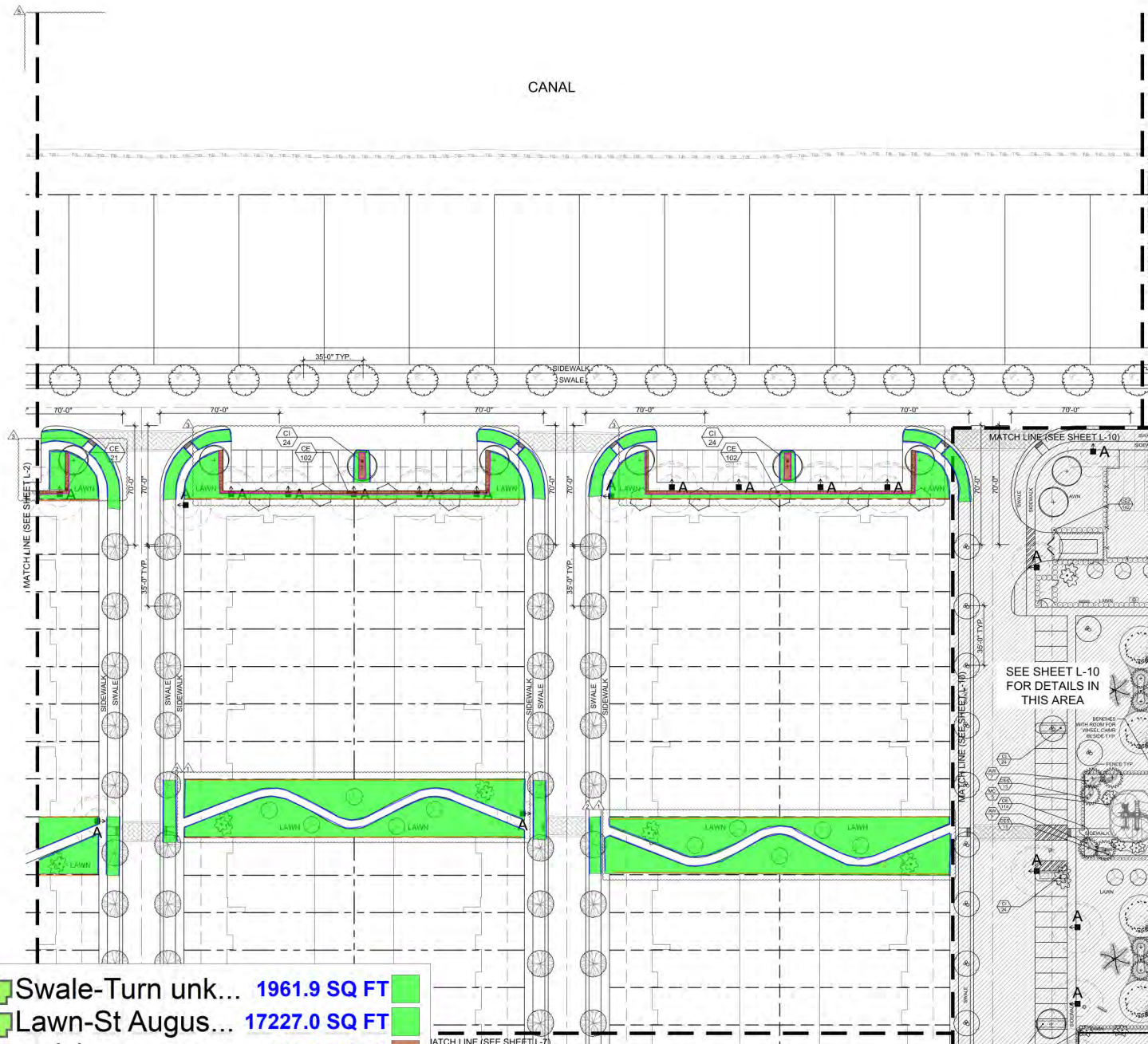
Scale: 1" = 30'-0"



LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	169	*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL. F.G.
	47	PIGEON PLUM *Calophyllum brasiliense	10' HT. X 5' SPR. 2" CAL. F.G.
	128	BRAZILIAN BEAUTYLEAF *Conocarpus erectus	10' HT. X 5' SPR. 2" CAL. F.G.
	41	GREEN BUTTWOOD *Bulnesia arborea	12' HT. X 5' SPR. 2" CAL. F.G.
	5	VERAWOOD *Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL. F.G.
	4	PURPLE TRUMPET TREE *Swietenia mahagoni	14' HT. X 6' SPR. 3.5" CAL. F.G.
	56	MAHOGANY *Bumelia semibrevis	12' HT. X 5' SPR. 2" CAL. F.G.
	10	GUMBO LIMBO *Lagerstroemia indica 'Natchez'	10' HT. X 5' SPR. 2" CAL. F.G.
	15	WHITE CREPE MYRTLE *Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
	81	PIGEON PLUM *Conocarpus erectus 'sericeus'	10' HT. X 5' SPR. 2" CAL. F.G.
	50	SILVER BUTTWOOD *Senna surattensis	10' HT. X 5' SPR. 2" CAL. F.G.
	4	GLAUCOUS CASSIA *Roystonea elata	20' O.A. HT. MIN. F.G. MATCHED HTS.
	18	ROYAL PALM *Roystonea elata	20' O.A. HT. MIN. F.G. MATCHED HTS.
	9	ROYAL PALM *Veslichia montgomeryana 'double'	16' O.A. HT. MIN. DOUBLE F.G. STAGGERED.
	30	DOUBLE MONTGOMERY PALM *Veslichia montgomeryana 'triple'	18' O.A. HT. MIN. TRIPLE F.G. STAGGERED.
		TRIPLE MONTGOMERY PALM	
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	42	Azalea wrightii Louisiana Red	4' HT. X 36" SPR. 7 GAL.
	1312	COPPERLEAF *Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	142	GREEN BUTTWOOD *Conocarpus erectus	36" HT. X 36" SPR. / 36" O.C. 7 GAL.
	152	GREEN BUTTWOOD *Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	1427	SILVER BUTTWOOD *Clerodendron glaucum	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	480	SMALL LEAF CLUSIA *Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
	6	RED TIP COCOPLUM *Cordia alliodora	3' HT. X 3' SPR. SPECIMEN 15 GAL.
	208	RED - YELLOW CROTON *Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
	76	GOLD MOUND DURANTA *Duranta erecta	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
	367	BLUEBERRY FLAX LILY *Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
	2	GREEN ISLAND FIGUS *Hibiscus 'Anderson Crepe'	6' HT. O.A. STANDARD 15 GAL.
	30	ANDERSON CREPE HIBISCUS *Jasminum nitidum	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	243	STAR JASMINE *Muhlenbergia capillaris	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
	2	*Muhlenbergia capillaris *Phorbia rostrata	6' O.A. HT. F.G. TRIPLE TRUNK
	199	PYGMY DATE PALM *Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	168	GREEN SCHEFFLERA *Tripsacum dactyloides	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		FAKAHATCHEE GRASS *Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD
		ST AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES





LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
169		*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL. F.G.
47		PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
128		*Brazillan Beautyleaf	10' HT. X 5' SPR. 2" CAL. F.G.
41		*Conocarpus erectus	10' HT. X 5' SPR. 2" CAL. F.G.
5		GREEN BUTTWOOD	12' HT. X 5' SPR. 2" CAL. F.G.
4		Bulnesia arborea	12' HT. X 5' SPR. 2" CAL. F.G.
56		VERAWOOD	12' HT. X 5' SPR. 2" CAL. F.G.
10		*Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL. F.G.
15		PURPLE TRUMPET TREE	12' HT. X 5' SPR. 2" CAL. F.G.
81		*Swietenia mahagoni	12' HT. X 5' SPR. 2" CAL. F.G.
50		MAHOGANY	12' HT. X 5' SPR. 2" CAL. F.G.
4		*Bumelia semibrevis	12' HT. X 5' SPR. 2" CAL. F.G.
10		GUMBO LIMBO	10' HT. X 5' SPR. 2" CAL. F.G.
15		Lagerstroemia indica 'Natchez'	10' HT. X 5' SPR. 2" CAL. F.G.
81		WHITE CREPE MYRTLE	10' HT. X 5' SPR. 2" CAL. F.G.
50		*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
4		PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
18		*Conocarpus erectus 'sericeus'	10' HT. X 5' SPR. 2" CAL. F.G.
9		SILVER BUTTWOOD	10' HT. X 5' SPR. 2" CAL. F.G.
30		*Senna surattensis	10' HT. X 5' SPR. 2" CAL. F.G.
4		GLAUCOUS CASSIA	20' O.A. HT. MIN. F.G. MATCHED HTS.
18		*Roystonea elata	20' O.A. HT. MIN. F.G. MATCHED HTS.
9		ROYAL PALM	16' O.A. HT. MIN. DOUBLE F.G. STAGGERED.
30		*Vellichia montgomeryana 'double'	18' O.A. HT. MIN. TRIPLE F.G. STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	42	Acalypha wilkesiana 'Louisiana Red'	4' HT. X 36" SPR. 7 GAL.
CE	1312	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CE2	142	GREEN BUTTWOOD	36" HT. X 36" SPR. / 36" O.C. 7 GAL.
CES	152	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	1427	SILVER BUTTWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	480	*Chrysanthemum 'saco Red Tip'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CV	6	RED TIP COCOPLUM	3' HT. X 3' SPR. SPECIMEN 15 GAL.
DE	208	Codiaeum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
DT	76	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	367	GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
HA	2	Dianella isamensis	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
JN	30	BLUEBERRY FLAX LILY	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
MC	243	Ficus microcarpa 'Green Island'	6' HT. O.A. STANDARD 15 GAL.
PR	2	ANDERSON CREPE HIBISCUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SA	199	Jasmine nitidum	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
TD	168	*Muhlenbergia capillaris	8' O.A. HT. F.G. TRIPLE TRUNK
LAWN	As Required	ST. AUGUSTINE GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.

* DENOTES NATIVE SPECIES

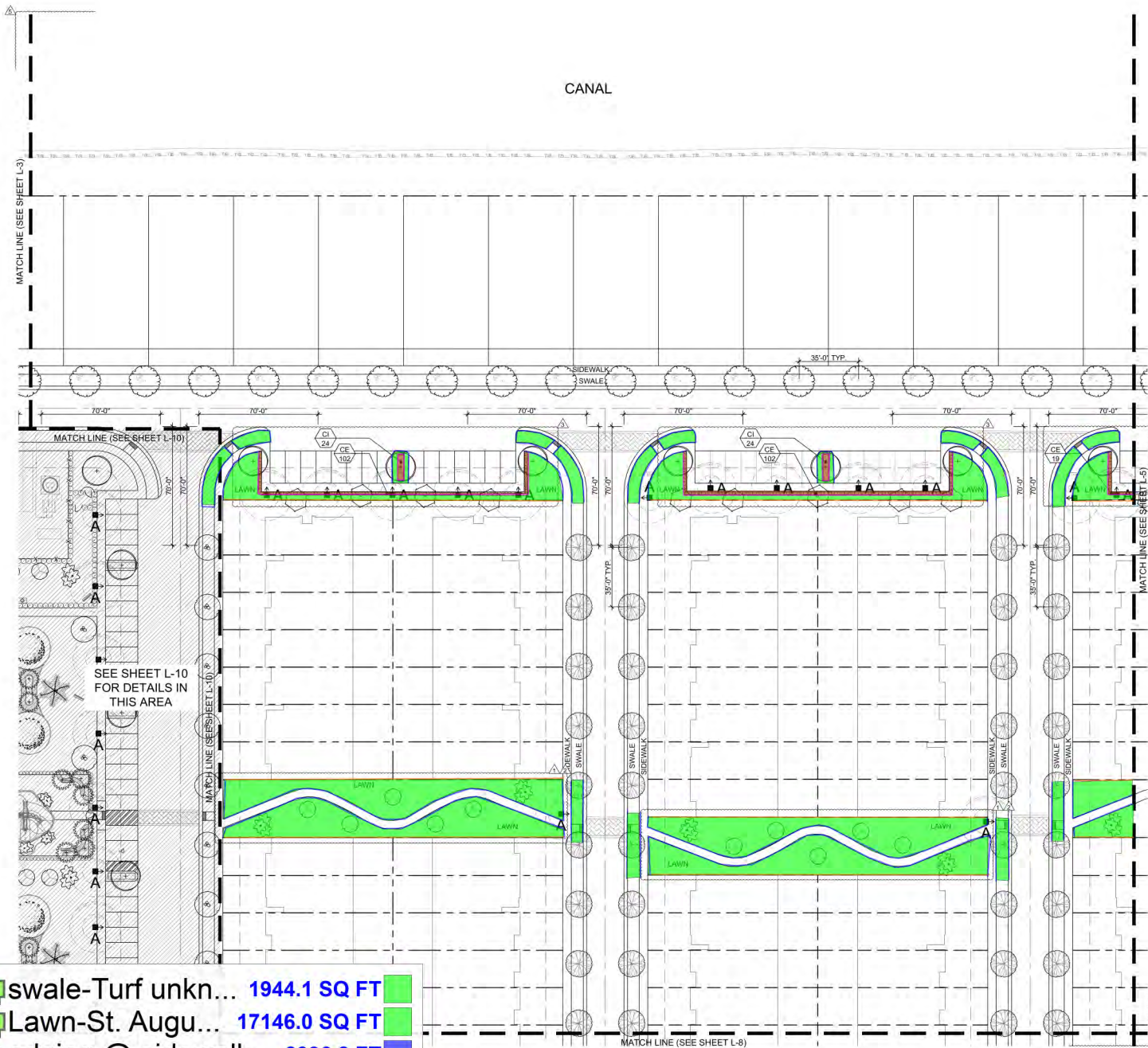


MOWRY ESTATES
HOMESTEAD, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1. Site Plan Change	01.15.2022	AM
2. Site Plan Change	01.15.2022	AM
3. Site Plan Change	01.15.2022	AM
4. Site Plan Change	01.15.2022	AM

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by Andrew M
Witkin
Date:
2022.11.11
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Drawing: Landscape Plan
Date: 05/14/2019
Scale: See Left
Drawn by: LDC
Sheet No.:
L-3
Cad Id: 2018-067



swale-Turf unkn...	1944.1 SQ FT
Lawn-St. Augu...	17146.0 SQ FT
edging @ sidewalk...	2336.2 FT
mulch	978.5 SQ FT
Edging @ beds	535.5 FT
weedeat @ bldg	1297.5 FT

LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
169		*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL. F.G.
47		PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
128		*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
41		BURSERIA ARBorea	12' HT. X 5' SPR. 2" CAL. F.G.
5		VERAWOOD	12' HT. X 5' SPR. 2" CAL. F.G.
4		Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL. F.G.
56		PURPLE TRUMPET TREE	12' HT. X 5' SPR. 2" CAL. F.G.
10		*Swietenia mahagoni	14' HT. X 6' SPR. 3.5" CAL. F.G.
15		"MADAGANY"	12' HT. X 5' SPR. 2" CAL. F.G.
81		*Bumelia semibrevis	12' HT. X 5' SPR. 2" CAL. F.G.
50		GUMBO LIMBO	10' HT. X 5' SPR. 2" CAL. F.G.
4		Lagerstroemia indica 'Natchez'	10' HT. X 5' SPR. 2" CAL. F.G.
18		WHITE CREPE MYRTLE	10' HT. X 5' SPR. 2" CAL. F.G.
9		*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
30		PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
		*Conocarpus erectus 'sericeus'	10' HT. X 5' SPR. 2" CAL. F.G.
		SILVER BUTTWOOD	10' HT. X 5' SPR. 2" CAL. F.G.
		Senna surattensis	10' HT. X 5' SPR. 2" CAL. F.G.
		GLAUCOUS CASSIA	20' O.A. HT. MIN. F.G. MATCHED HTS.
		*Roystonea elata	20' O.A. HT. MIN. F.G. MATCHED HTS.
		ROYAL PALM	16' O.A. HT. MIN. DOUBLE F.G. STAGGERED.
		*Velichia montgomeryana 'double'	18' O.A. HT. MIN. TRIPLE F.G. STAGGERED.
		DOUBLE MONTGOMERY PALM	
		TRIPLE MONTGOMERY PALM	
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	42	Acalypha wilkesiana 'Louisiana Red'	4' HT. X 36" SPR. 7 GAL.
CE	1312	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CE2	142	*Conocarpus erectus	36" HT. X 36" SPR. / 36" O.C. 7 GAL.
CES	152	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	1427	SILVER BUTTWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	480	*Clusia guiflora	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CV	6	SMALL LEAF CLUSIA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
DE	208	*Chrysothamnus coccineus 'Red Tip'	3' HT. X 3' SPR. SPECIMEN 15 GAL.
DT	76	Cordia alliodora 'Mammey'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	367	RED - YELLOW CROTON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
HA	2	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
JN	30	GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
MC	243	Dianella isanensis	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
PR	2	BLUEBERRY FLAX LILY	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
SA	199	Ficus microcarpa 'Green Island'	6' HT. O.A. - STANDARD 15 GAL.
TD	168	GREEN ISLAND FIGUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Hibiscus Anderson Crepel	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		ANDERSON CREPE HIBISCUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
		Jasmine nitidum	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		STAR JASMINE	8' O.A. HT. F.G. TRIPLE TRUNK
		*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
		PRINCE OF WALES PALM	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		PYGMY DATE PALM	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		Schefflera arboricola	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		GREEN SCHEFFLERA	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		*Tripsacum dasydactylus	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
		FAKAHATCHEE GRASS	
		Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES



CANAL

FARM LIFE ROAD SW 162nd AVENUE
SE 18th AVENUE

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
169		*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL. F.G.
47		PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
128		*Brazillan Beautyleaf	10' HT. X 5' SPR. 2" CAL. F.G.
41		*Conocarpus erectus	10' HT. X 5' SPR. 2" CAL. F.G.
5		GREEN BUTTWOOD	12' HT. X 5' SPR. 2" CAL. F.G.
4		Bulnesia arborea	12' HT. X 5' SPR. 2" CAL. F.G.
56		VERAWOOD	12' HT. X 5' SPR. 2" CAL. F.G.
10		Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL. F.G.
15		PURPLE TRUMPET TREE	14' HT. X 6' SPR. 3.5" CAL. F.G.
81		*Swietenia mahagoni	12' HT. X 5' SPR. 2" CAL. F.G.
50		MAHOGANY	10' HT. X 5' SPR. 2" CAL. F.G.
4		*Bumelia semibrevis	12' HT. X 5' SPR. 2" CAL. F.G.
18		GUMBO LIMBO	10' HT. X 5' SPR. 2" CAL. F.G.
9		Lagerstroemia indica 'Natchez'	10' HT. X 5' SPR. 2" CAL. F.G.
30		WHITE CREPE MYRTLE	10' HT. X 5' SPR. 2" CAL. F.G.
		*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
		PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
		*Conocarpus erectus 'sericeus'	10' HT. X 5' SPR. 2" CAL. F.G.
		SILVER BUTTWOOD	10' HT. X 5' SPR. 2" CAL. F.G.
		Senna surattensis	10' HT. X 5' SPR. 2" CAL. F.G.
		GLAUCOUS CASSIA	20' O.A. HT. MIN. F.G. MATCHED HTS.
		*Roystonea elata	20' O.A. HT. MIN. F.G. MATCHED HTS.
		ROYAL PALM	16' O.A. HT. MIN. DOUBLE F.G. STAGGERED.
		*Roystonea elata	18' O.A. HT. MIN. TRIPLE F.G. STAGGERED.
		ROYAL PALM	

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	42	Acalypha wilkesiana 'Louisiana Red'	4' HT. X 36" SPR. 7 GAL.
CE	1312	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CE2	142	*Conocarpus erectus	36" HT. X 36" SPR. / 36" O.C. 7 GAL.
CES	152	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CG	1427	SILVER BUTTWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	480	*Chrysanthemum 'Small Leaf Clusia'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CV	6	RED TIP COCOPLUM	3' HT. X 3' SPR. SPECIMEN 15 GAL.
DE	208	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
DT	76	GOLD MOUND DURANTA	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
FM	367	Dianella lasmanica	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
HA	2	Ficus microcarpa 'Green Island'	6' HT. O.A. STANDARD 15 GAL.
JN	30	GREEN ISLAND FICUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
MC	243	Hibiscus 'Anderson Crepe'	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
PR	2	ANDERSON CREPE HIBISCUS	5' O.A. HT. F.G. TRIPLE TRUNK
SA	199	Jasmine nitidum	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
TD	168	*Muhlenbergia capillaris	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
LAWN	As Required	ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

WITKIN HULTS
DESIGN GROUP
phone: 561.923.3681 fax: 561.923.3689
www.witkindesign.com

MOWRY ESTATES
HOMESTEAD, FL
LANDSCAPE PLAN

Project

Revisions: Date: By:
1. Site Plan Change 01.15.2022 JMC
2. Site Plan Change 01.15.2022 JMC
3. Site Plan Change 01.15.2022 JMC
4. Site Plan Change 01.15.2022 JMC

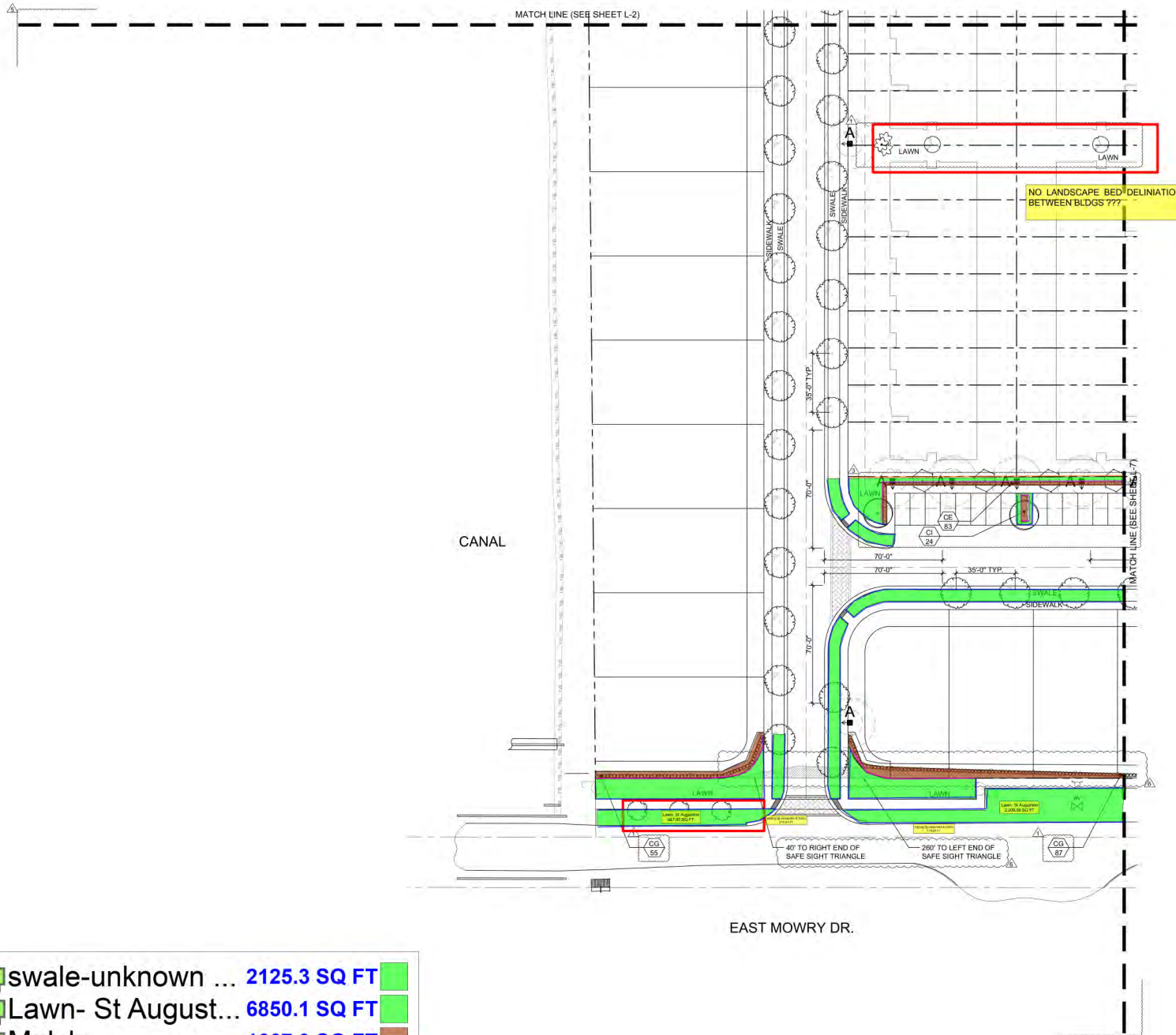
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Date: 2022.11.11 17:39:13 -05'00'
Member A.S.L.A.

Drawing: Landscape Plan
Date: 05/14/2019
Scale: See Left
Drawn by: LDC
Sheet No.:

L-5

Cad Id: 2018-067

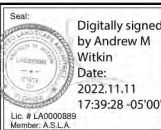
- swale-turf unkno... 1359.1 SQ FT
- Lawn-St August... 33968.2 SQ FT
- mulch 1727.7 SQ FT
- edging @ curbs & s... 1986.1 FT
- edging @ beds 205.6 FT
- weedat @ bldg 484.2 FT
- Mulch & weedat tre... NAN EA



swale-unknown ...	2125.3 SQ FT
Lawn- St August...	6850.1 SQ FT
Mulch	1667.0 SQ FT
edging @ sidewalk...	1670.4 FT
edging @ beds	396.5 FT
weedeat @ bldgs	162.4 FT

LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
169		*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL.
47		PIGEON PLUM	F.G.
128		*Calophyllum brasiliense	10' HT. X 5' SPR. 2" CAL.
41		BRAZILIAN BEAUTYLEAF	F.G.
5		*Conocarpus erectus	10' HT. X 5' SPR. 2" CAL.
4		GREEN BUTTWOOD	F.G.
56		Bulnesia arborea	12' HT. X 5' SPR. 2" CAL.
10		VERAWOOD	F.G.
15		Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL.
81		PURPLE TRUMPET TREE	F.G.
50		*Swietenia mahagoni	14' HT. X 6' SPR. 3.5" CAL.
4		MAHOGANY	F.G.
18		*Bumelia semibrevis	12' HT. X 5' SPR. 2" CAL.
9		GUMBO LIMBO	F.G.
30		Lagerstroemia indica 'Natchez'	10' HT. X 5' SPR. 2" CAL.
152		WHITE CREPE MYRTLE	F.G.
1427		*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL.
480		PIGEON PLUM	F.G.
6		*Conocarpus erectus 'sericeus'	10' HT. X 5' SPR. 2" CAL.
208		SILVER BUTTWOOD	F.G.
76		*Senna surattensis	10' HT. X 5' SPR. 2" CAL.
367		GLAUCOUS CASSIA	F.G.
2		*Roystonea elata	20' O.A. HT. MIN.
30		ROYAL PALM	F.G. MATCHED HTS.
243		*Roystonea elata	20' O.A. HT. MIN.
199		ROYAL PALM	F.G. MATCHED HTS.
168		*Velichia montgomeryana 'double'	16' O.A. HT. MIN. DOUBLE
		DOUBLE MONTGOMERY PALM	F.G. STAGGERED
		*Velichia montgomeryana 'triple'	18' O.A. HT. MIN. TRIPLE
		TRIPLE MONTGOMERY PALM	F.G. STAGGERED
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	42	*Acalypha wilkesiana 'Louisiana Red'	4' HT. X 36" SPR.
CE	1312	COPPERLEAF	7 GAL.
CE2	142	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
CES	152	GREEN BUTTWOOD	3 GAL.
CG	1427	*Conocarpus erectus 'sericeus'	36" HT. X 36" SPR. / 36" O.C.
CI	480	GREEN BUTTWOOD	7 GAL.
CV	6	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.
DE	208	RED TIP COCOPLUM	3 GAL.
DT	76	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
FM	367	RED TIP COCOPLUM	3 GAL.
HA	2	*Codiaeum variegatum 'Mammy'	3' HT. X 3' SPR. SPECIMEN
JN	30	RED - YELLOW CROTON	15 GAL.
MC	243	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
PR	2	GOLD MOUND DURANTA	3 GAL.
SA	199	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
TD	168	Dianella isamanica	3 GAL.
LAWN	As Required	BLUESBERRY FLAX LILY	3 GAL.
		*Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FIGUS	3 GAL.
		Hibiscus 'Anderson Crepe'	6' HT. O.A. STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
		Jasmine nitidum	24" HT. X 24" SPR. / 24" O.C.
		STAR JASMINE	3 GAL.
		*Muhlenbergia capillaris	36" HT. X 36" SPR. / 36" O.C.
		PRINK MULV GRASS	3 GAL.
		Phoenix roebelenii	8' O.A. HT.
		PYGMY DATE PALM	F.G. TRIPLE TRUNK
		Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C.
		GREEN SCHEFFLERA	3 GAL.
		*Tripsacum dactyloides	36" HT. X 36" SPR. / 36" O.C.
		FAKAHATCHEE GRASS	3 GAL.
		*Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD
		ST AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES



L-6



**WITKIN HULTS
DESIGN GROUP**
307 South Orange Avenue, Hollywood, Florida
305.988.4400 • Fax 305.988.4499
www.witkin-design.com

MOWRY ESTATES
HOMESTEAD, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1) Site Plan Change	01.15.2023	AM
2) Site Plan Change	09.15.2020	AM
3) Site Plan Change	12.15.2021	BD

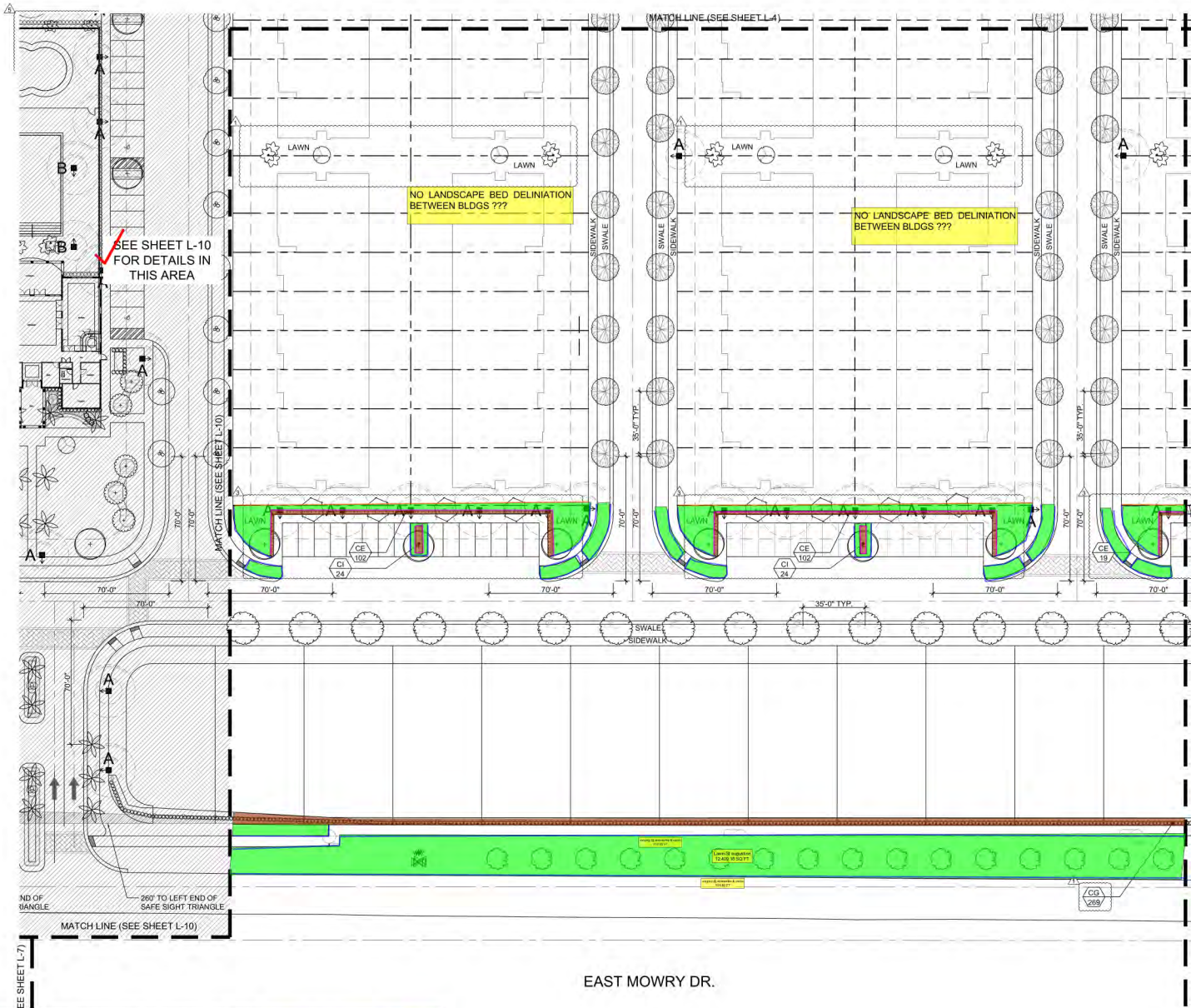
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by Andrew M
Witkin
Date:
2022.11.11
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Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 05/14/2019
Scale: See Left
Drawn by: LDC
Sheet No.:

L-7

Cad Id.: 2018-067



EAST MOWRY DR.

swale-unknown turf	756.3 SQ FT
Lawn-St augusti...	17493.1 SQ FT
mulch	3279.2 SQ FT
edging @ sidewalk...	1983.8 FT
edging @ beds	532.6 FT
weedat @ bldg	433.7 FT

LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
169		*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL.
47		PIGEON PLUM	F.G.
128		*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL.
41		BRAZILIAN BEAUTYLEAF	F.G.
41		*Conocarpus erectus	10' HT. X 5' SPR. 2" CAL.
5		GREEN BUTTWOOD	F.G.
4		Bulnesia arborea	12' HT. X 5' SPR. 2" CAL.
4		VERAWOOD	F.G.
56		Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL.
10		PURPLE TRUMPET TREE	F.G.
15		*Swietenia mahagoni	14' HT. X 6' SPR. 3.5" CAL.
81		*Bumelia semibrevis	F.G.
50		GUMBO LIMBO	12' HT. X 5' SPR. 2" CAL.
4		Lagerstroemia indica 'Natchez'	F.G.
18		WHITE CREPE MYRTLE	10' HT. X 5' SPR. 2" CAL.
9		*Coccoloba diversiflora	F.G.
30		PIGEON PLUM	10' HT. X 5' SPR. 2" CAL.
		*Conocarpus erectus 'sericeus'	F.G.
		SILVER BUTTWOOD	F.G.
		Seneca surattensis	10' HT. X 5' SPR. 2" CAL.
		GLAUCOUS CASSIA	F.G.
		*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G. MATCHED HTS.
		*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G. MATCHED HTS.
		*Vachia montgomeryana 'double'	16' O.A. HT. MIN. DOUBLE
		DOUBLE MONTGOMERY PALM	F.G. STAGGERED
		*Vachia montgomeryana 'triple'	18' O.A. HT. MIN. TRIPLE
		TRIPLE MONTGOMERY PALM	F.G. STAGGERED
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	42	Acalypha wilkesiana 'Louisiana Red'	4' HT. X 36" SPR.
CE	1312	COPPERLEAF	7 GAL.
CE2	142	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
CES	152	GREEN BUTTWOOD	3 GAL.
CG	1427	*Conocarpus erectus 'sericeus'	36" HT. X 36" SPR. / 36" O.C.
CI	480	GREEN BUTTWOOD	7 GAL.
CV	6	*Chrysobalanus cacao 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.
DE	208	RED TIP COCOPLUM	3 GAL.
DT	76	Coccoloba diversiflora	24" HT. X 24" SPR. / 24" O.C.
FM	367	SMALL LEAF CUSHA	3 GAL.
HA	2	*Chrysobalanus cacao 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
JN	30	RED TIP COCOPLUM	3 GAL.
MC	243	Coccoloba diversiflora	3 GAL.
PR	2	Coccoloba diversiflora	3 GAL.
SA	199	Coccoloba diversiflora	3 GAL.
TD	168	Coccoloba diversiflora	3 GAL.
LAWN	As Required	ST AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES



MOWRY ESTATES
HOMESTEAD, FL
LANDSCAPE PLAN

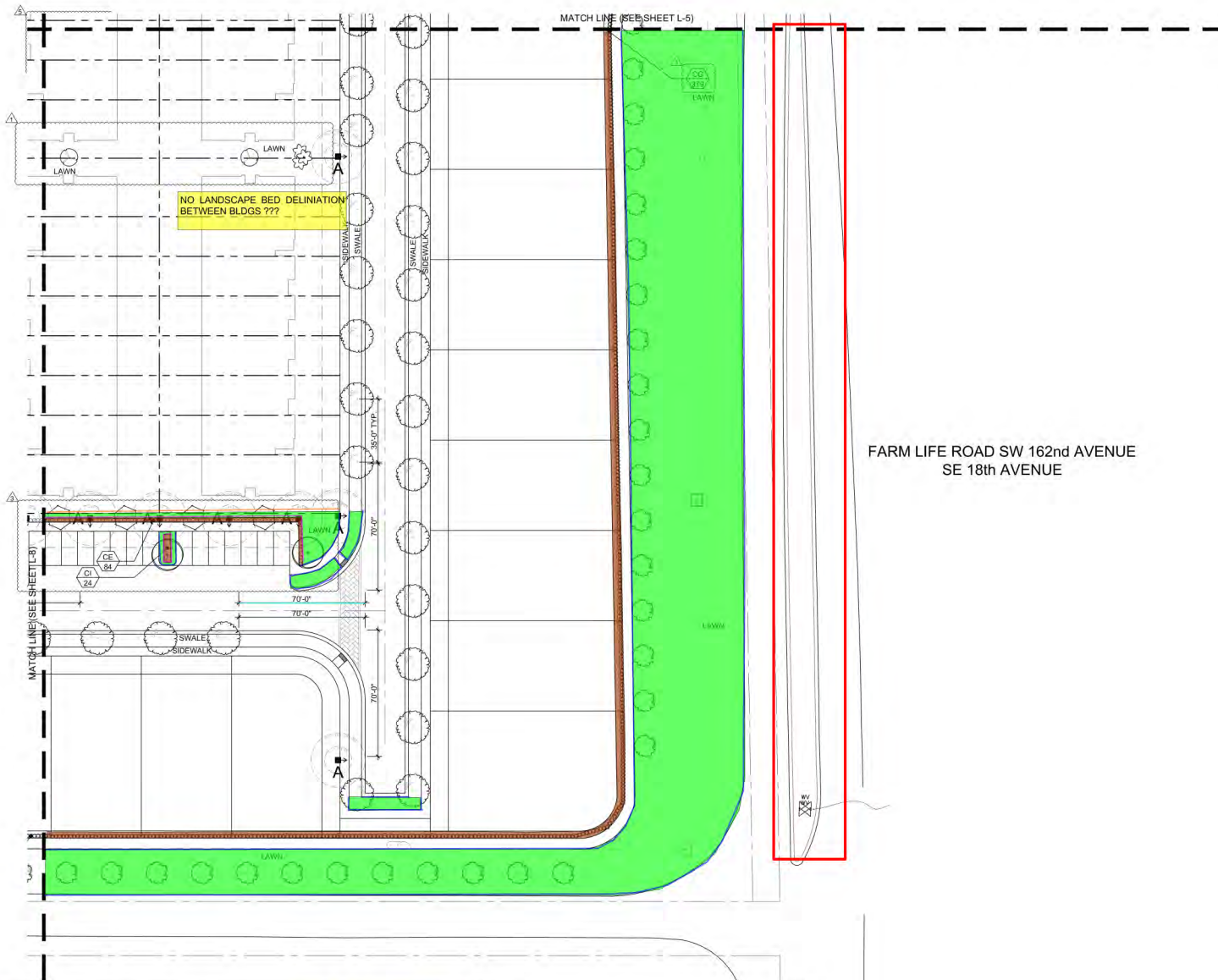
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1. Site Plan Change 05/14/2019 AM
2. Site Plan Change 05/14/2019 AM
3. Site Plan Change 05/14/2019 AM

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Date: 2022.11.11 17:40:02 -0500

Drawing: Landscape Plan
Date: 05/14/2019
Scale: See Left
Drawn by: LDC
Sheet No.:

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Call Id: 2018-067

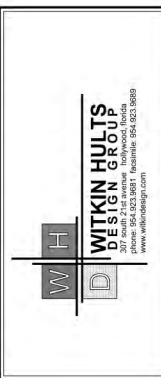


FARM LIFE ROAD SW 162nd AVENUE
SE 18th AVENUE

Swale-Turf Unkn...	675.5 SQ FT
Lawn-St August...	38705.4 SQ FT
mulch	3536.4 SQ FT
edging @ sidewalk...	1904.7 FT
edging @ beds	206.7 FT
edging @ bldg	162.5 FT
Linear	70.6 FT

LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
169		*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL.
47		PIGEON PLUM	F.G.
		*Calophyllum brasiliense	10' HT. X 5' SPR. 2" CAL.
		BRAZILIAN BEAUTYLEAF	F.G.
128		*Conocarpus erectus	10' HT. X 5' SPR. 2" CAL.
		GREEN BUTTWOOD	F.G.
41		Bulnesia arborea	12' HT. X 5' SPR. 2" CAL.
		VERAWOOD	F.G.
5		Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL.
		PURPLE TRUMPET TREE	F.G.
4		*Swietenia mahagoni	14' HT. X 6' SPR. 3.5" CAL.
		MAHOGANY	F.G.
56		*Bumelia semibrevis	12' HT. X 5' SPR. 2" CAL.
		JUMBO LIMBO	F.G.
10		Lagerstroemia indica 'Natchez'	10' HT. X 5' SPR. 2" CAL.
		WHITE CREPE MYRTLE	F.G.
15		*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL.
		PIGEON PLUM	F.G.
81		*Conocarpus erectus 'sericeus'	10' HT. X 5' SPR. 2" CAL.
		SILVER BUTTWOOD	F.G.
50		Seneca surattensis	10' HT. X 5' SPR. 2" CAL.
		GLAUCOUS CASSIA	F.G.
4		*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
18		*Roystonea elata	20' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
9		*Vachella montgomeryana 'double'	16' O.A. HT. MIN. DOUBLE
		DOUBLE MONTGOMERY PALM	F.G., STAGGERED
30		*Vachella montgomeryana 'triple'	18' O.A. HT. MIN. TRIPLE
		TRIPLE MONTGOMERY PALM	F.G., STAGGERED
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AW	42	Acahypha wilkesiana 'Louisiana Red'	4' HT. X 36" SPR.
		COPPER LEAF	7 GAL.
CE	1312	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTWOOD	3 GAL.
CE2	142	*Conocarpus erectus	36" HT. X 36" SPR. / 36" O.C.
		GREEN BUTTWOOD	7 GAL.
CES	152	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTWOOD	3 GAL.
CG	1427	*Clusia guineensis	24" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	3 GAL.
CI	480	*Chrysalanthus saccii 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	6	Codiaeum variegatum 'Mammey'	3' HT. X 3' SPR. SPECIMEN
		RED - YELLOW CROTON	15 GAL.
DE	208	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
DT	76	Dianella lasiocarpa	18" HT. X 18" SPR. / 24" O.C.
		BLUEBERRY FLAX LILY	3 GAL.
FM	367	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FIGUS	3 GAL.
HA	2	Hibiscus 'Anderson Crepe'	6' HT. O.A. STANDARD
		ANDERSON CREPE HIBISCUS	15 GAL.
JN	30	Jasminum nitidum	24" HT. X 24" SPR. / 24" O.C.
		STAR JASMINE	3 GAL.
MC	243	*Muhlenbergia capillaris	36" HT. X 36" SPR. / 36" O.C.
		PIKE MULV GRASS	3 GAL.
PR	2	Phoenix roebelenii	6' O.A. HT.
		PYGM DATE PALM	F.G., TRIPLE TRUNK
SA	199	Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C.
		GREEN SCHEFFLERA	3 GAL.
TD	168	*Tripsacum dactyloides	36" HT. X 36" SPR. / 36" O.C.
		FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	*Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES



MOWRY ESTATES
HOMESTEAD, FL
LANDSCAPE PLAN

Project

Revisions: _____ Date: _____ By: _____

1. Site Plan Changes 01/15/2022 JMC

2. Site Plan Changes 01/15/2022 JMC

3. Site Plan Changes 02/15/2022 JMC

Seal: _____

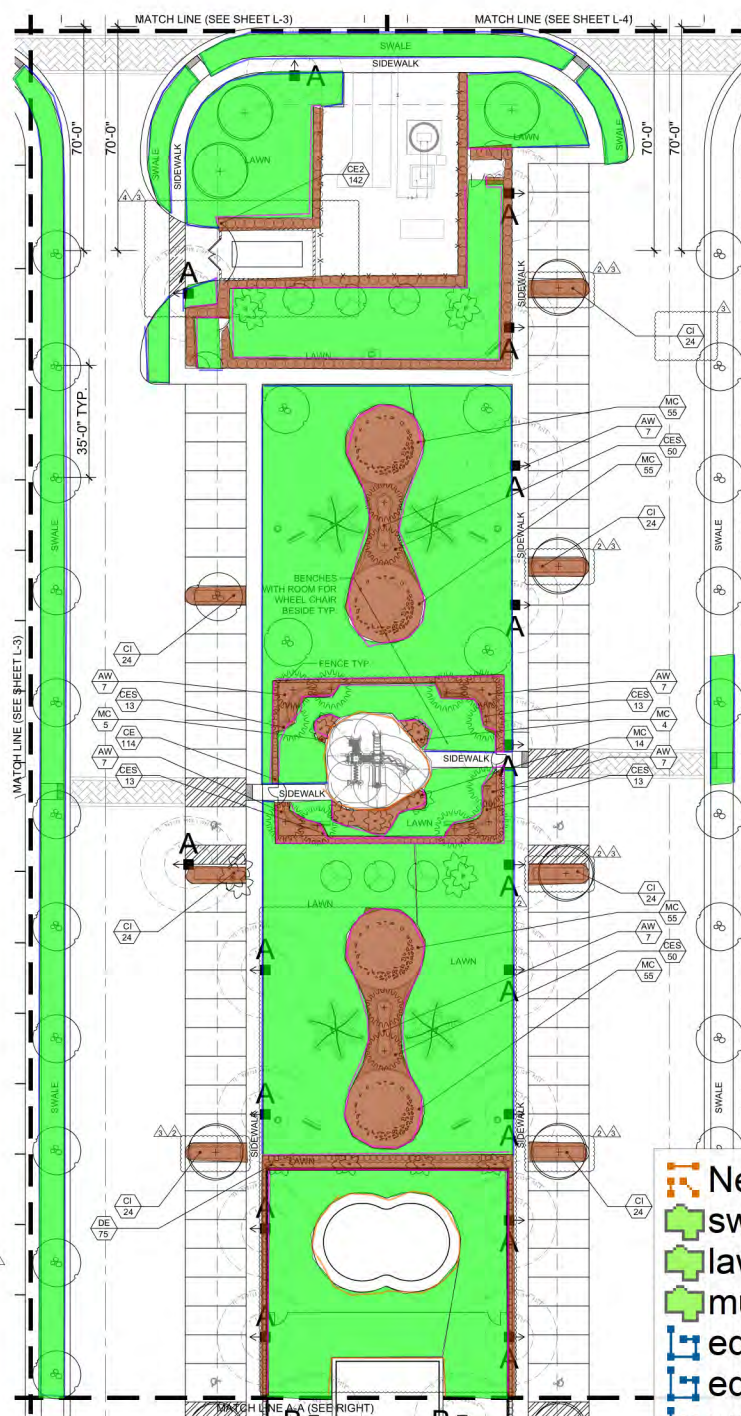
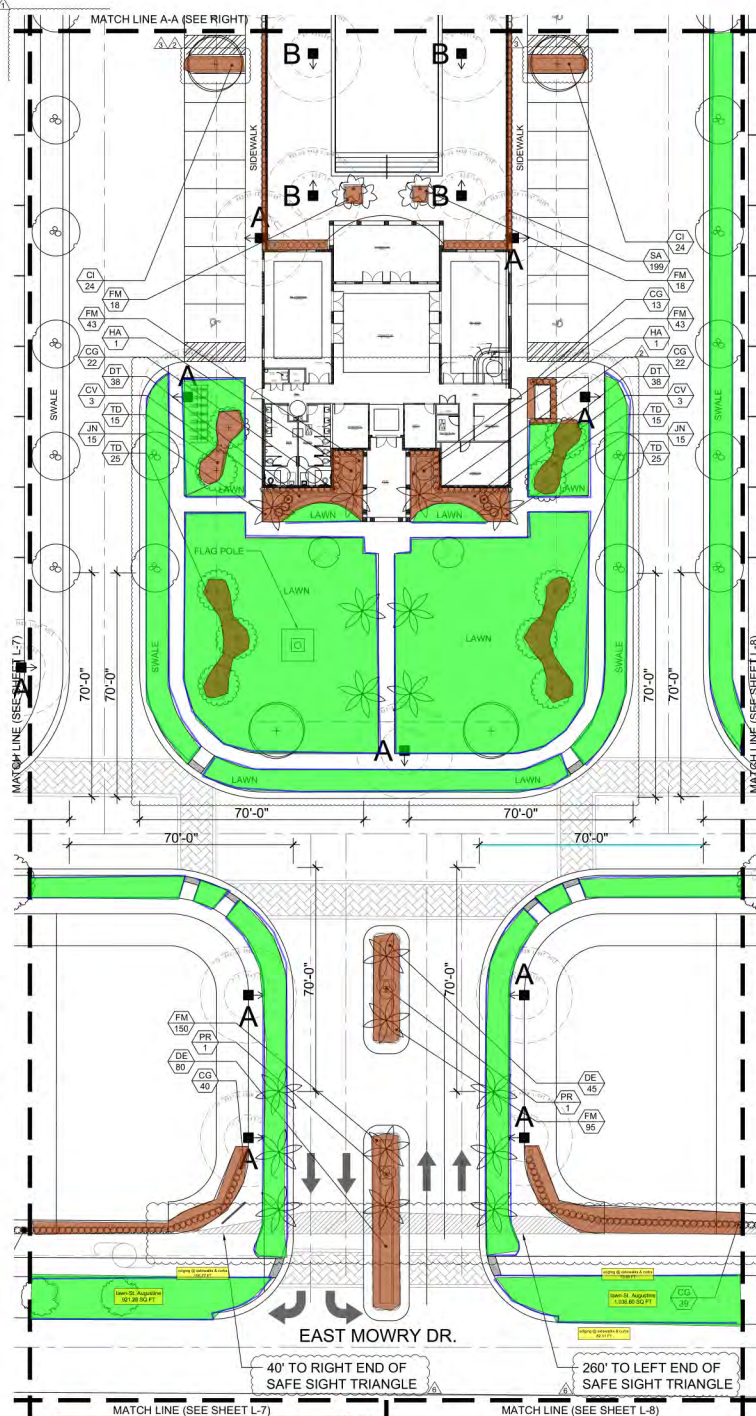
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Lic. # 1A-0000885
Member A.S.L.A.

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Date: 05/14/2019
Scale: See Left
Drawn by: LDC
Sheet No.: _____

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Calc Id: 2018-067

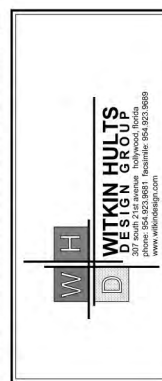


LANDSCAPE LIST			
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	169	*Coccoloba diversiflora	12' HT. X 5' SPR. 2" CAL. F.G.
	47	PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
	128	*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
	41	*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
	5	Bulnesia arborea	12' HT. X 5' SPR. 2" CAL. F.G.
	4	VERAWOOD	12' HT. X 5' SPR. 2" CAL. F.G.
	56	Tabebuia impetiginosa	12' HT. X 5' SPR. 2" CAL. F.G.
	10	PURPLE TRUMPET TREE	12' HT. X 5' SPR. 2" CAL. F.G.
	15	*Swietenia mahagoni	12' HT. X 5' SPR. 2" CAL. F.G.
	81	*Bumelia semibrevis	12' HT. X 5' SPR. 2" CAL. F.G.
	50	GUMBO LIMBO	12' HT. X 5' SPR. 2" CAL. F.G.
	4	Lagerstroemia indica 'Natchez'	10' HT. X 5' SPR. 2" CAL. F.G.
	18	WHITE CREEP MYRTLE	10' HT. X 5' SPR. 2" CAL. F.G.
	9	*Coccoloba diversiflora	10' HT. X 5' SPR. 2" CAL. F.G.
	30	PIGEON PLUM	10' HT. X 5' SPR. 2" CAL. F.G.
	42	*Conocarpus erectus 'sericeus'	10' HT. X 5' SPR. 2" CAL. F.G.
	1312	SILVER BUTTWOOD	10' HT. X 5' SPR. 2" CAL. F.G.
	142	*Senna surattensis	10' HT. X 5' SPR. 2" CAL. F.G.
	152	GLAUCOUS CASSIA	20' O.A. HT. MIN. F.G. MATCHED HTS.
	480	*Roystonea elata	20' O.A. HT. MIN. F.G. MATCHED HTS.
	6	ROYAL PALM	16' O.A. HT. MIN. DOUBLE F.G. STAGGERED.
	208	*Vachellia montgomeryana 'double'	18' O.A. HT. MIN. TRIPLE F.G. STAGGERED.
	76	*Vachellia montgomeryana 'triple'	18' O.A. HT. MIN. TRIPLE F.G. STAGGERED.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	42	Azalea wrightii Louisiana Red	4' HT. X 36" SPR. 7 GAL.
	1312	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	142	*Conocarpus erectus	36" HT. X 36" SPR. / 36" O.C. 7 GAL.
	152	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	1427	SILVER BUTTWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	480	*Chrysanthemum 'Small Leaf Clusia'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
	6	RED TIP COCCOPLUM	3' HT. X 3' SPR. SPECIMEN 15 GAL.
	208	Cordia alliodora 'Mammey'	3' HT. X 3' SPR. SPECIMEN 15 GAL.
	76	RED - YELLOW CROTON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
	367	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
	2	Dianella isanensis	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
	30	BLUEBERRY FLAX LILY	6' HT. O.A. STANDARD 15 GAL.
	243	Ficus microcarpa 'Green Island'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	2	GREEN ISLAND FICUS	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
	199	Hibiscus 'Anderson Crepe'	3' HT. X 3' SPR. SPECIMEN 15 GAL.
	168	ANDERSON CREPE HIBISCUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	As Required	Jasmine nitidum	3 GAL.
	As Required	STAR JASMINE	3 GAL.
	As Required	*Muhlenbergia capillaris	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
	As Required	PRINCE PALM GRASS	3 GAL.
	As Required	Phormium tenax	3 GAL.
	As Required	PYGMY DATE PALM	3 GAL.
	As Required	Schefflera arboricola	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
	As Required	GREEN SCHEFFELERA	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
	As Required	*Tropaeum dasyloides	3 GAL.
	As Required	FAKAHATCHEE GRASS	3 GAL.
	As Required	Sterodaphnum secundatum 'Floratum'	SOLID EVEN SOD

	New Segment	70.0 FT
	swale-unknown...	10209.2 SQ FT
	lawn-St. August...	35009.8 SQ FT
	mulch	10240.6 SQ FT
	edging @ sidewalk...	5214.5 FT
	edging @ beds	1581.3 FT
	weed eat @ bldg	291.3 FT

LANDSCAPE PLAN

Scale: 1" = 20'-0"



MOWRY ESTATES
HOMESTEAD, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1. Site Plan Change	01/15/2020	JMC
2. Site Plan Change	01/15/2020	JMC
3. Site Plan Change	01/15/2020	JMC
4. Site Plan Change	01/15/2020	JMC
5. Site Plan Change	01/15/2020	JMC
6. Site Plan Change	01/15/2020	JMC
7. Site Plan Change	01/15/2020	JMC
8. Site Plan Change	01/15/2020	JMC
9. Site Plan Change	01/15/2020	JMC
10. Site Plan Change	01/15/2020	JMC

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Lic. # L1000895
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 05/14/2019
Scale: See Left
Drawn by: LDC
Sheet No.:
Cad Id: 2018-067

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Due from Landowner	\$ 33,072	\$ 1,849	\$ 34,921
Total assets	<u>33,072</u>	<u>1,849</u>	<u>34,921</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 27,072	\$ 1,849	\$ 28,921
Due to Landowner	-	1,849	1,849
Landowner advance	6,000	-	6,000
Total liabilities	<u>33,072</u>	<u>3,698</u>	<u>36,770</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	27,072	-	27,072
Total deferred inflows of resources	<u>27,072</u>	<u>-</u>	<u>27,072</u>
Fund balances:			
Restricted for:			
Debt service	-	(1,849)	(1,849)
Unassigned	(27,072)	-	(27,072)
Total fund balances	<u>(27,072)</u>	<u>(1,849)</u>	<u>(28,921)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 33,072</u>	<u>\$ 1,849</u>	<u>\$ 34,921</u>

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 297,598	0%
Total revenues	-	-	297,598	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	3,667	18,333	44,000	42%
Legal	497	2,022	25,000	8%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	583	0%
Telephone	17	83	200	42%
Postage	11	11	500	2%
Printing & binding	42	208	500	42%
Legal advertising	247	4,633	6,500	71%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	4,481	25,500	87,598	29%
Field Operations				
Landscape maintenance	-	-	150,000	0%
Streetlighting	-	-	60,000	0%
Total field operations	-	-	210,000	0%
Total expenditures	4,481	25,500	297,598	9%
Excess/(deficiency) of revenues over/(under) expenditures	(4,481)	(25,500)	-	
Fund balances - beginning	(22,591)	(1,572)	-	
Fund balances - ending	\$ (27,072)	\$ (27,072)	\$ -	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

**PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	<u>656</u>	<u>1,849</u>
Total expenditures	<u>656</u>	<u>1,849</u>
Excess/(deficiency) of revenues over/(under) expenditures	(656)	(1,849)
Fund balance - beginning	<u>(1,193)</u>	<u>-</u>
Fund balance - ending	<u><u>\$ (1,849)</u></u>	<u><u>\$ (1,849)</u></u>

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Parker Pointe Community Development District held a Regular Meeting on April 19, 2024 at 12:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present at the meeting were:

Timothy Smith	Vice Chair
Jon Seifel	Assistant Secretary
Justin Frye	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Tony Quevedo (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:01 p.m. Supervisors Smith, Seifel and Frye were present. Supervisor Caputo was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

**Acceptance of Greg Meath's Notice of
Intent to Decline Election to Board (Seat 5)
Term Expires November 2025**

Mr. Rom presented Mr. Greg Meath's Notice of Intent to Decline Election to the Board.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, Mr. Greg Meath's Intent to Decline Election to the Board for Seat 5, was accepted.
--

FOURTH ORDER OF BUSINESS**Consider Appointment of William Fife to Fill Unexpired Term of Seat 5**

Mr. Smith nominated Mr. William Fife to fill Seat 5. No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Seifel, the appointment of Mr. William Fife to fill Seat 5, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Rom stated that Mr. Fife was not present and will be sworn in at a future meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FIFTH ORDER OF BUSINESS****Consideration of Resolution 2024-35, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS**Presentation of Engineer's Report (for informational purposes)**

Mr. Rom stated the Engineer's Report dated November 10, 2023 is unchanged from when it was last presented. Its inclusion in the agenda is for informational purposes only.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the Engineer's Report dated November 10, 2023, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS**Presentation of First Supplemental Special Assessment Methodology Report**

Mr. Rom presented the First Supplemental Special Assessment Methodology Report. Due to the bond issuance, the Report was updated slightly. He reviewed the pertinent data including the Development Program, Capital Improvement Plan (CIP), financing program, benefit allocation, lienability tests, True-Up mechanism and the Appendix Tables. Appendix Table 3, on Page 14, is based upon the correct, no capitalized interest period.

On MOTION by Mr. Smith and seconded by Mr. Seifel, with all in favor, the First Supplemental Special Assessment Methodology Report dated April 19, 2024, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-33, Authorizing the Issuance of Not Exceeding \$10,000,000 Parker Pointe Community Development District, Special Assessment Bonds, Series 2024 (2024 Project) (the "bonds") to Finance Certain Public Infrastructure Within District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form Of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing A Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds

Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2024-33, also known as the Delegated Award Resolution, which accomplishes the following:

- Sets forth certain parameters set to market, price and sell the bonds. Authorizes the Chair or Vice Chair to execute the Bond Purchase Contract (BPC). The parameters set the Underwriter's compensation at 2%. Sets the maximum term of the bonds at 30 years and the interest rate on the bonds cannot exceed the maximum rate permitted under Florida Statutes.
- Authorizes the issuance of a not to exceed amount of \$10,000,000 in special assessment bonds for the Series 2024 project.
- Authorizes the BPC, the Preliminary Limited Offering Memorandum (PLOM), First Supplemental Trust Indenture and the Continuing Disclosure Agreement.
- Authorizes any necessary changes to the Methodology Report and the Engineer's Report in connection with marketing the bonds.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-33, Authorizing the Issuance of Not Exceeding \$10,000,000 Parker Pointe Community Development District, Special Assessment Bonds, Series 2024 (2024 Project) (the "bonds") to Finance Certain Public Infrastructure Within District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form Of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing A Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things

Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-34, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024 "Bonds"; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2024-34, also known as the Delegated Assessment Resolution, which matches the terms of the assessments with the final bond pricing.

On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, Resolution 2024-34, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024 "Bonds"; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Forms of Issuer's Counsel Documents

Mr. Earlywine stated the Completion Agreement will not be a part of the deal and should be removed from the Issuer's Counsel Documents. He presented Items A, C, D and E.

- 213 A. Acquisition Agreement
- 214 B. Completion Agreement
- 215 C. Declarations of Consent
- 216 D. Disclosure of Public Finance
- 217 E. Notice of Special Assessments

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219 On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the

220 Forms of Issuer's Counsel Documents, namely, the Acquisition Agreement,

221 Declarations of Consent, Disclosure of Public Finance and Notice of Special

222 Assessments, in substantial form, were approved.

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225 **ELEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2024-08,
Designating the Location of the Local
District Records Office and Providing an
Effective Date

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230 Mr. Rom presented Resolution 2024-08 and stated the Interim District Engineer has

231 allowed the CDD to utilize its offices as the local Records office.

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233 On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor,

234 Resolution 2024-08, Designating the Location of HSQ Group, Inc., 7975 NW

235 154th Street, Suite 360, Miami, Florida 33016, as the Local District Records

236 Office, and Providing an Effective Date, was adopted.

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239 **TWELFTH ORDER OF BUSINESS**

Ratification Items

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241 Mr. Rom presented the following items, which were previously executed:

- 242 A. Amendment and Assignment of GIG Fiber, LLC Solar Lighting Service Agreement
- 243 Mr. Rom stated that \$60,000 will be allocated in the budget for this item.
- 244 B. FirstService Residential Florida, Inc. Facilities Management Agreement
- 245 C. Acquisition of Parker Pointe Improvements

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247 On MOTION by Mr. Smith and seconded by Mr. Frye, with all in favor, the

248 Amendment and Assignment of GIG Fiber, LLC Solar Lighting Service

249 Agreement, the FirstService Residential Florida, Inc. Facilities Management

250 Agreement and the Acquisition of Parker Pointe Improvements, were ratified.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of February 29, 2024

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the
Unaudited Financial Statements as of February 29, 2024, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of February 16, 2024 Public
Hearings and Regular Meeting Minutes

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the
February 16, 2024 Public Hearings and Regular Meeting Minutes, as presented,
were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the bond issuance is on schedule. Mr. Smith stated construction of
the amenity center will commence in 12 to 14 months. The intention is for the CDD to take
ownership upon completion; he will confirm that with DR Horton.

B. District Engineer (Interim): HSQ Group, LLC

There was no report.

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

- NEXT MEETING DATE: May 17, 2024 at 12:00 PM

- QUORUM CHECK

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Frye and seconded by Mr. Seifel, with all in favor, the
meeting adjourned at 12:29 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

PARKER POINTE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February 16, 2024	Public Hearings and Regular Meeting	12:00 PM
March 15, 2024 CANCELED	Regular Meeting	12:00 PM
April 19, 2024	Regular Meeting	12:00 PM
May 17, 2024	Regular Meeting	12:00 PM
June 21, 2024	Regular Meeting	12:00 PM
July 19, 2024	Regular Meeting	12:00 PM
August 16, 2024	Regular Meeting	12:00 PM
September 20, 2024	Regular Meeting	12:00 PM