

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
MAY 26, 2021**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**Wednesday, MAY 26, 2021**

**6:30 p.m.**

The Rivercrest Clubhouse,  
located at 11560 Ramble Creek Drive, Riverview, FL 33569

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Koko Miller JoAnn Ward Tanya O'Conner Linda Bell Charlotte Hazlewood
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

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

The public hearing will begin at **6:30 p.m.** with the regular meeting to follow beginning with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Fifth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, May 26, 2021 at 6:30 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, FL 33569. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.**

Following is the agenda for the meeting:

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

**Access Code: 9074748#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES**
  - A. Open the Public Hearing on Adopting Amenities Rules and Policies
  - B. Staff Presentations
  - C. Public Comments
  - D. Close the Public Hearing on Adopting Amenities Rules and Policies
  - E. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies.....Tab 01
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. VENDOR/STAFF REPORTS**
  - A. District Counsel .....Tab 02
    - i. Discussion on Taylor Morrison
    - ii. Discussion on TECO Easement Agreement
  - B. District Engineer
- 7. BUSINESS ITEMS**
  - A. Discussion on Capital Improvements ..... Tab 03
  - B. Discussion on Receptacles for Holiday Lighting..... Tab 04
  - C. Acceptance of Financial Report FY Ending September 31,2020 ..... Tab 05
  - D. Announcement of Annual Qualified Electors ..... Tab 06
  - E. Consideration of Resolution 2021-04 Approving Proposed Budget FY 2022 & Setting Public Hearing ..... Tab 07
- 8. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting April 28, 2021..... Tab 08
  - B. Consideration of Operations and Maintenance Expenditures April 2021 ..... Tab 09
  - C. Review of Financial Statements Month Ending April 30, 2021 ..... Tab 10
- 9. MANAGEMENT REPORTS**
  - A. District Manager..... Tab 11
    - i. Community Inspection Reports
- 10. SUPERVISOR REQUESTS**
- 11. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 12. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,  
Brian Howell  
District Manager