

**Palm Gate  
Community Development District**

*Miami-Dade County Ordinance No. 24-4  
Established February 16, 2024*

**Agenda**

Seat 1 (11/28): Teresa Baluja – C	
Seat 2 (11/28): Carmen Orozco – VC	
Seat 3 (11/26): Vanessa Perez – AS	
Seat 4 (11/26): Marc Szasz – AS	
Seat 5 (11/26): Raisa Krause – AS	

**Friday  
Juns 5, 2026  
10:15 a.m.  
Lennar Homes  
5505 Waterford District Drive Miami, Florida**

**Microsoft Teams  
Meeting ID: 275 573 706 406 2  
Passcode: rC9zi9hm  
by phone: +1-929-352-1542  
Phone conference ID: 718 337 948#**

1. Roll Call
2. Approval of Minutes of April 3, 2026 Meeting
3. Ratification of First Amended Notice of Establishment
4. Public Hearing to Consider the Imposition of Special Assessments and Other Matters Related to
  - A. Motion to Open the Public Hearing
  - B. Engineers Report
  - C. Assessment Methodology
  - D. Public Comment and Discussion
  - E. Approving the Project and Declaring that Special Assessments will pay for the Project
  - F. Equalization of Assessments
  - G. Consideration of Resolution #2026-05 Authorizing District Projects; Equalizing, Approving, Confirming, and Levying Special Assessments
  - H. Motion to Close the Public Hearing
5. Consideration of Resolution #2026-06 Delegation Resolution
  - A. Exhibit A – Form of Bond Purchase Contract
  - B. Exhibit B – Draft Copy of Preliminary Limited Offering Memorandum
  - C. Exhibit C – Form of Continuing Disclosure Agreement
  - D. Exhibit D – Form of Second Supplemental Trust Indenture
6. Consideration of Ancillary Documents Related to Expansion Area
  - A. Acquisition Agreement (Expansion Area)
  - B. Completion Agreement (Expansion Area)
  - C. Collateral Assignment and Assumption of Development Rights relating to \_\_\_\_\_
  - D. Declaration of Consent to Jurisdiction (Expansion Area)
  - E. Lien of Record (Expansion Area)
  - F. True Up Agreement (Expansion Area)

7. Public Hearing to Adopt the Fiscal Year 2027 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of Resolution #2026-07 Annual Appropriation Resolution
  - D. Consideration of Resolution #2026-08 Levy of Non Ad Valorem Assessments
  - E. Motion to Close the Public Hearing
8. Ratification of Documents Related to Expansion Area Fill Project
9. Acceptance of Audit for Fiscal Year Ending September 30, 2025
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule
    - 2) Reminder to File Annual Financial Disclosure Form
11. Financial Reports
  - A. Acceptance of Check Register
  - B. Acceptance of Unaudited Financials
12. Supervisors Requests and Audience Comments
13. Adjournment

*Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.palmgatecdd.com>*