

***UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package***

***Board of Supervisors  
Landowners Meeting***

***Tuesday  
November 1, 2016***

***9:00 a.m.***

***At:***

***Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Union Park Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Union Park Community  
Development District**

Dear Board Members:

The Landowners Meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Tuesday, November 1, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida, 33558.**

*The advanced copy of the agenda for the meeting is attached along with associated documentation.* Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature. In the meantime if you have any questions, please contact me.

Sincerely,

Paul Cusmano  
District Manager

District: UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: Tuesday, November 1, 2016  
Time: **9:00 a.m.**  
Location: Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida

Conference Call In No.: 563.999.2090  
Code: 686859#

### ***Agenda***

#### ***LANDOWNER'S MEETING***

- I.** Call to Order
- II.** Determination of Number of Voting Units Represented
- III.** Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting
- IV.** Nominations for the Position of Supervisor (3)  
Seat 1 Lawson, Seat 2 Draper, Seat 4 Sanders
- V.** Casting of Ballots
- VI.** Ballot Tabulations
- VII.** Landowners' Questions or Comments
- VIII.** Adjournment

## Page Details

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## Elections Information

The following is a list of the **Union Park CDD** Board of Supervisors with their assigned positions and terms. Please click on the link to the Supervisor of Elections website for further information.

### Latest Election Results

Seat	Member	Position	Term
Seat #1	Mike Lawson	Chairman	11/1/2016
Seat #2	Doug Draper	Vice Chairman	11/1/2016
Seat #3	Lori Price	Assistant Secretary	11/1/2018
Seat #4	Ted Sanders	Assistant Secretary	11/1/2016
Seat #5	Vacant	Assistant Secretary	11/1/2018

Cancel Save

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF  
UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS MEETING: **Tuesday, November 1, 2016**

TIME: **9:00 a.m.**

LOCATION: **Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

UNION PARK COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
LANDOWNERS MEETING – NOVEMBER 1, 2016

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Paul Casmano ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Union Park Community Development District to be held at the Residence Inn located at 2101 Northpointe Parkway Lutz, Florida on Tuesday, November 1, 2016 at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Goldenranch Property LLC  
Printed Name of Legal Owner

[Signature]  
Signature of Legal Owner Manager

10/24/16  
Date

<u>Parcel Description</u>	<u>platted lots</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>Refer to attachment</u>	<u>98</u>	<u>81</u>	<u>179</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

179

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

**OFFICIAL BALLOT**  
**UNION PARK COMMUNITY DEVELOPMENT DISTRICT**  
**PASCO COUNTY, FLORIDA**  
**LANDOWNERS MEETING – NOVEMBER 1, 2016**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Union Park Community Development District and described as follows:

Description	Platted Lots 98	Acreage
Refer to attachment		81 = 179

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, Paul Cushman, as Landowner, or as the proxy holder of Goldenraich Property LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. <u>Mike Lawson</u>	<u>170</u>
2. <u>Doug Draper</u>	<u>170</u>
3. <u>Ted Sanders</u>	<u>165</u>

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: Paul Cushman

**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BEARINGS ARE BASED UPON THE NORTH LINE OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING S89°59'19"W.

**EXHIBIT "B"**

**LEGAL DESCRIPTION:**

A parcel of land being a portion of Section 35, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 35, Township 26 South, Range 20 East, Pasco County, Florida; thence S89°59'19"W, along the North line of said Section 35 (being the basis of bearings for this legal description), for 2,551.90 feet to the point of intersection with a non-tangent curve, concave Southwesterly, same being the POINT OF BEGINNING; thence leaving said North line of Section 35, Southeasterly along the arc of said curve, from a radial bearing of N09°17'32"E, having a radius of 1,520.00 feet, a central angle of 30°30'54", an arc length of 809.53 feet, and a chord bearing S65°27'01"E for 800.00 feet to the point of intersection with a radial line, thence S39°48'26"W, for 162.00 feet to the point of intersection with a non-tangent curve, concave Northeasterly, thence Southeasterly along the arc of said curve, from a radial bearing of S39°48'26"W, having a radius of 1,142.00 feet, a central angle of 21°32'05", an arc length of 429.22 feet, and a chord bearing S60°57'36"E for 426.70 feet to the point of intersection with a non-tangent line; thence S03°04'22"W, for 121.28 feet; thence S34°18'51"W, for 52.57 feet; thence S74°14'23"W, for 107.56 feet; thence N62°04'34"W, for 88.95 feet; thence S57°52'38"W, for 76.10 feet; thence S36°14'34"W, for 140.96 feet; thence S28°44'56"W, for 76.68 feet; thence S23°25'33"W, for 98.68 feet; thence S23°40'44"W, for 242.74 feet; thence S06°21'35"W, for 298.00 feet; thence S03°39'59"E, for 104.33 feet; thence S43°59'27"W, for 63.96 feet; thence S83°03'42"W, for 74.04 feet; thence N80°48'32"W, for 100.71 feet; thence S46°06'14"W, for 135.18 feet; thence S07°08'18"W, for 213.71 feet; thence S03°20'43"W, for 194.02 feet; thence S38°23'27"E, for 137.40 feet; thence S04°04'29"W, for 103.20 feet; thence S57°04'05"W, for 151.50 feet; thence S06°48'08"W, for 310.42 feet; thence S27°21'05"E, for 121.53 feet; thence S56°43'49"E, for 88.91 feet; thence S00°52'45"E, for 112.94 feet; thence S61°16'50"W, for 75.39 feet; thence S77°54'28"W, for 202.64 feet; thence N76°29'56"W, for 156.24 feet; thence N86°54'44"W, for 99.78 feet; thence N56°33'29"W, for 104.91 feet; thence S20°36'28"W, for 181.84 feet; thence S44°01'32"W, for 226.38 feet; thence S04°40'29"W, for 59.41 feet; thence S25°37'03"E, for 192.40 feet; thence S15°31'04"E, for 595.82 feet; thence S06°31'57"E, for 173.78 feet; thence S14°18'28"W, for 215.47 feet; thence S75°28'32"E, for 111.58 feet; thence S30°45'40"E, for 155.90 feet; thence S00°39'55"E, for 172.97 feet; thence S27°47'20"W, for 327.41 feet to the point of intersection with the South line of said Section 35; thence S89°56'34"W, for 1,568.68 feet; thence leaving said South line of Section 35, N00°09'51"E, along a line 780.00 feet East of and parallel with the West line of said Section 35, for 2,642.82 feet; thence N00°10'10"E, along said line 780.00 feet East of and parallel with the West line of Section 35, for 2,642.91 feet to the point of intersection with said North line of Section 35; thence N89°59'19"E, along said North line of Section 35, for 2,012.20 feet to the POINT OF BEGINNING.

Containing 10,827,192 square feet or 248,558 acres, more or less

Error of closure: 0.0270 feet (LCS)

*Leas:  
related Acres  
Area 1, 2 + 3*

*248,558 Acres*

*-79,881*

*168,677* *Developed  
undeveloped  
acres*

*Plus:*

*162,000*

*Developed  
Platted  
Total  
Authorized  
Voter*

*330,677*

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN (b) THE FIELD GEOMETRY SHOWN ON THAT CERTAIN BOUNDARY SURVEY TITLED "GRIMSLEY PROPERTY" PREPARED BY KING ENGINEERING ASSOCIATES, INC., JOB NUMBER 4584-100-100, DATED 1-25-2010, LAST REVISED 8-24-2010 AND (c) IS SUBJECT TO AN ACCURATE LAND BOUNDARY SURVEY.


PREPARED FOR:

**GOLDEN RANCH**

SHEET DESCRIPTION:

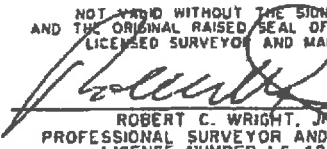
**Legal Description and Sketch of the Community Development District**

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION
NONE	3-13-2012	LCS <i>h</i>	LCS <i>h</i>	LCS <i>h</i>	SEE SHEET 2 FOR SKETCH
JOB No.	CPN.	SECTION:	TOWNSHIP:	RANGE:	
0597-0007	407	35	26 S	20 E	



**FLORIDA DESIGN CONSULTANTS, INC.**  
ENGINEERS, ENVIRONMENTALISTS  
SURVEYORS & PLANNERS  
3030 Starkey Blvd  
New Port Richey, Florida 34655  
(727) 849-7500  
Certificate of Authorization: LB 6707  
State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

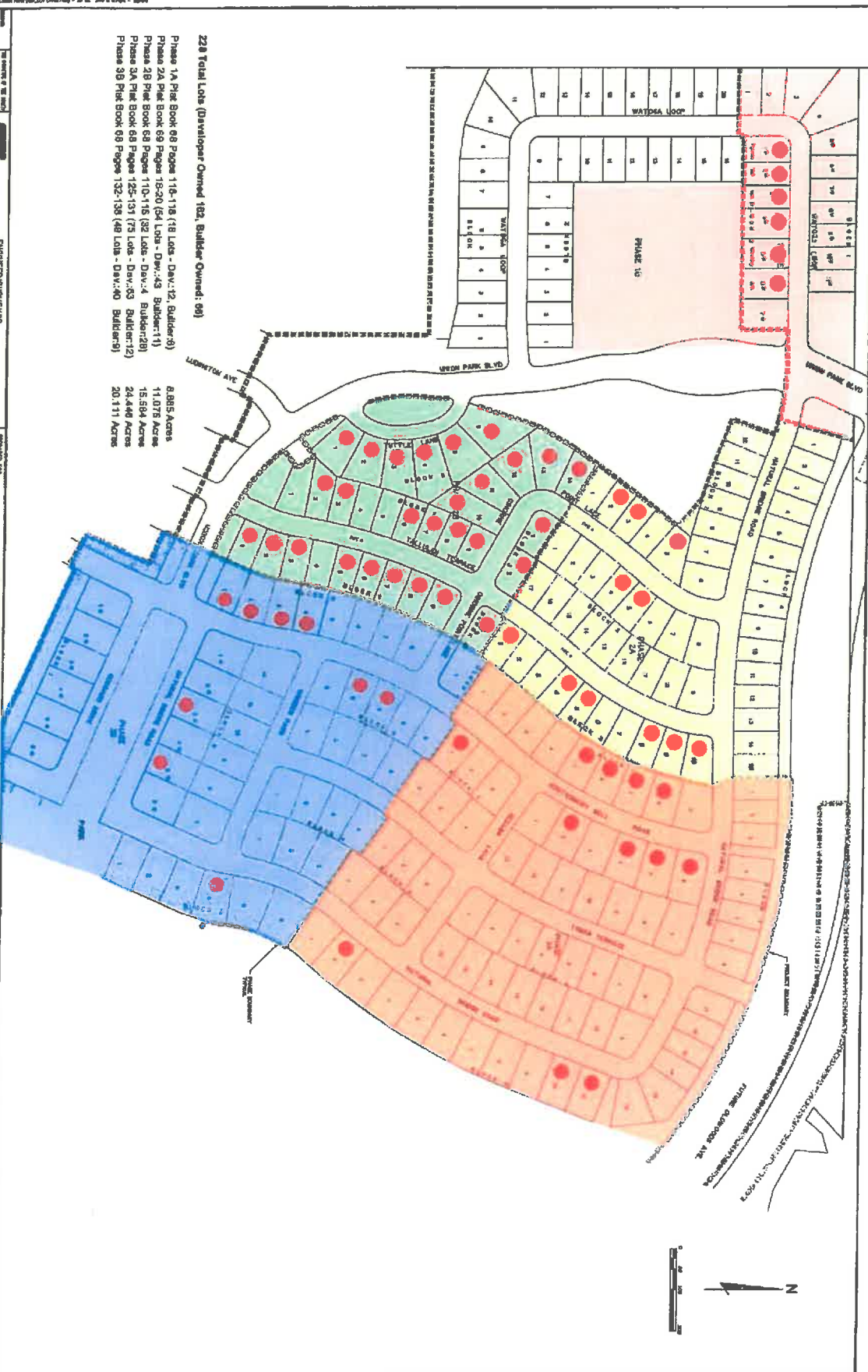


**ROBERT C. WRIGHT, JR.**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 4965  
STATE OF FLORIDA



Future Model Center Lots Not Available for Sale

Model Center Lots Not Available for Sale



229 Total Lots (Developer Owned 182, Builder Owned 69)

Phase 1A Plat Book 68 Pages 118-118 (18 Lots - Dev:12, Builder:6)  
 Phase 2A Plat Book 69 Pages 1820-64 Lots - Dev:43, Builder:11  
 Phase 2B Plat Book 68 Pages 110-116 (82 Lots - Dev:4, Builder:28)  
 Phase 3A Plat Book 68 Pages 125-131 (73 Lots - Dev:33, Builder:12)  
 Phase 3B Plat Book 68 Pages 132-138 (86 Lots - Dev:40, Builder:9)

8,885 Acres  
 11,075 Acres  
 15,504 Acres  
 24,486 Acres  
 20,111 Acres

<p><b>FLORIDA DESIGN COUNCIL</b>          ENGINEERS/ARCHITECTS          2201 N. W. 13th Ave., Suite 100          Ft. Lauderdale, FL 33309          Tel: (954) 561-1111          www.floridadesigncouncil.com</p>		<p>DRUM OPERATIONS  <b>Goldfinch Property, LLC</b>          2200 N. New York Ave., Suite 100          Ft. Lauderdale, FL 33309          Phone: (954) 561-1111          http://www.goldfinch.com</p>	
<p>PHASES 1A, 1B, 2A, 2B AND 3A, &amp; 3B          LOT LAYOUT EXHIBIT</p>		<p>Union Park          PHASES 1A, 1B, 2A, 2B AND 3A, &amp; 3B          LOT LAYOUT EXHIBIT</p>	

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Containing 10,827,192 square feet or 248.558 acres, more or less. *Less: 248.558*  
*Platted Acres -167.411*  
*Remaining Non Platted 81.147*  
 Error of closure: 0.0270 feet (LCS) *10-24-16*  
*Owned Platted before 98,000*  
*Total Vote 179*

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON: (a) RECORD DOCUMENTS AS NOTED HEREIN; (b) THE FIELD GEOMETRY SHOWN ON THAT CERTAIN BOUNDARY SURVEY TITLED "GRIMSLEY PROPERTY, PREPARED BY KING ENGINEERING ASSOCIATES, INC., JOB NUMBER 4684-100-100, DATED 1-25-2010, LAST REVISED 6-24-2010; and (c) IS SUBJECT TO AN ACCURATE LAND BOUNDARY SURVEY

PREPARED FOR:					<b>GOLDEN RANCH</b>				
SHEET DESCRIPTION:									
<b>Legal Description and Sketch of the Community Development District</b>									
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH				
NONE	3-13-2012	LCS	LCS	LCS					
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:					
0597-0007	407	35	26 S	20 E					
 <b>FLORIDA DESIGN CONSULTANTS, INC.</b> ENGINEERS, ENVIRONMENTALISTS SURVEYORS & PLANNERS 3030 Starkey Blvd. New Port Richey, Florida 34655 (727) 849-7588 Certificate of Authorization: LB 6707 State of Florida					NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.				
					ROBERT C. WRIGHT, JR. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 4965 STATE OF FLORIDA				



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Compliance  
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Asset Management Services  
Portfolio Management Services  
Economic Impact  
Market Analysis

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#### **Orange County, CA**

27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675  
P: (949) 388-9269  
F: (949) 388-9272

#### **Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

#### **Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

#### **Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

#### **Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
F: (602) 381-1203

#### **Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

#### **Orlando, FL**

1060 Maitland Center Commons,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

#### **Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
P: (813) 374-9104  
F: (813) 374-9106

#### **Research Triangle, NC**

1340 Environ Way, Suite 328  
Chapel Hill, NC 27517  
P: (919) 321-0232  
F: (919) 869-2508

#### **Charleston, SC**

4000 S. Faber Place Drive, Suite 300  
N. Charleston, SC 29405  
P: (843) 277-0021  
F: (919) 869-2508