

**RANCHES AT LAKE
MCLEOD**

**COMMUNITY DEVELOPMENT
DISTRICT**

March 22, 2021

BOARD OF SUPERVISORS

**PUBLIC HEARING AND
REGULAR MEETING AGENDA**

Ranches at Lake McLeod 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

March 15, 2021

Board of Supervisors
Ranches at Lake McLeod Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Ranches at Lake McLeod Community Development District will hold a Public Hearing and Regular Meeting on March 22, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor Mark Goitein, Seat 3; *Term Expires November, 2023*
4. Consider Appointment of David Salanitro to Fill Unexpired Term of Seat 3
 - Administration of Oath of Office (*the following will be also be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2021-31, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Ranches at Lake McLeod Community Development District, and Providing for an Effective Date

6. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2021-32, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
8. Consideration of Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021; and Providing for an Effective Date
9. Presentation of Engineer’s Report
10. Presentation of Master Special Assessment Methodology Report
11. Consideration of Resolution 2021-30, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing a Special Assessment on Certain Property Within the District Generally Described as the Ranches at Lake McLeod Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes
12. Acceptance of Unaudited Financial Statements as of February 28, 2021
13. Consideration of February 22, 2021 Public Hearings and Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Cornelison Engineering & Design, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: _____

- QUORUM CHECK

DAVID WARONKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
DONALD SCHROTENBOER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
RAJ BALKARAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
RUTH WARONKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,



Howard McGaffney
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE

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

CONFERENCE ID: 7491428

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

3

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2021-31

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ranches at Lake McLeod Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Eagle Lake, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Howard McGaffney is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 22nd day of March, 2021.

ATTEST:

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

6A

AFFIDAVIT OF PUBLICATION THE LEDGER

Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger and the News Chief, daily newspapers published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

In the matter of ADOPTION OF BUDGET AND NOTICE

Concerning RANCHES AT LAKE MCLEOD CDD

as published in said newspaper and on-line in the issues of

3-1, 3-8; 2021

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed Olga L Rodriguez Martin
Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me.

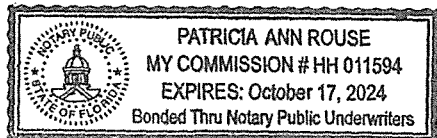
Sworn to and subscribed before me this 8th day of March, 2021 A.D.

Patricia Ann Rouse

Notary Public

(Seal)

JHKT



RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2020/2021 BUDGET,
AND NOTICE OF REGULAR BOARD
OF SUPERVISORS MEETING.

The Board of Supervisors (iBoard) of the Ranches at Lake McLeod Community Development District (iDistrict) will hold a public hearing on March 22, 2021 at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839 for the purpose of hearing comments and objections on the adoption of the proposed budget (iProposed Budget) of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (iFiscal Year 2020/2021). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (iDistrict Manager's Office), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager

3-1, 3-8; 2021 JHKT

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2021-32

THE ANNUAL APPROPRIATION RESOLUTION OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ranches at Lake McLeod Community Development District (“District”) was established by Ordinance No. O-21-01 enacted by the City Commission Commissioners of the City of Eagle Lake, Polk County, Florida on June 16, 2020, and effective October 15, 2020; and

WHEREAS, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2020, and ending September 30, 2021 (“Fiscal Year 2020/2021”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ranches at Lake McLeod Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$51,865 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$51,865</u>
TOTAL ALL FUNDS	\$51,865

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF MARCH, 2021.

ATTEST:

**RANCHES AT LAKE MCLEOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED JANUARY 5, 2021**

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	<u>Proposed Budget FY 2021</u>
REVENUES	
Landowner contribution	\$ 51,865
Total revenues	<u>51,865</u>
EXPENDITURES	
Professional & administrative	
Management/accounting/recording**	18,000
Legal	15,000
Engineering	3,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	-
Trustee*	-
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	600
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>51,865</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -
 Fund balance - beginning (unaudited)	 -
Fund balance - ending	<u><u>\$ -</u></u>

* These items will be realized when bonds are issued

**The \$2k monthly fee represents the charge for a semi-dormant CDD. Once bonds are issued this fee will revert back to \$4k per month.

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 18,000
<p>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.</p>	
Legal	15,000
<p>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.</p>	
Engineering	3,000
<p>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.</p>	
Audit	-
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	-
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	-
<p>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.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	600
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 51,865</u></u>

RANCHES AT LAKE MCLEOD

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2021-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ranches at Lake McLeod Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Eagle Lake, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at _____ within Polk County, Florida.

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

[Remainder of this page intentionally left blank]

PASSED AND ADOPTED this _____ day of _____, 2021.

ATTEST:

**RANCHES AT LAKE MCLEOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RANCHES AT LAKE MCLEOD

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2020-2021; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Ranches at Lake McLeod Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the City of Eagle Lake, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2020-2021 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2020-2021 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2021.

ATTEST:

RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2020-2021 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020-2021

The Board of Supervisors of the Ranches at Lake McLeod Community Development District will hold their regular meetings for Fiscal Year 2020-2021 at Ranches at Lake McLeod Community Development District at _____ .m., unless otherwise indicated as follows:

April __, 2021
May __, 2021
June __, 2021
July __, 2021
August __, 2021
September __, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 such appeal is to be based.

District Manager

RANCHES AT LAKE MCLEOD

COMMUNITY DEVELOPMENT DISTRICT

9

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

10

Engineer's Report

For:

The Ranches at Lake McLeod Community Development District

Bomber Road
City of Eagle Lake, Florida

March 2, 2021

Prepared for:

The Ranches at Lake McLeod
Community Development District

Prepared by:



**CORNELISON
ENGINEERING
& DESIGN, INC.**

38039 Old 5th Avenue
Zephyrhills, Florida 33542

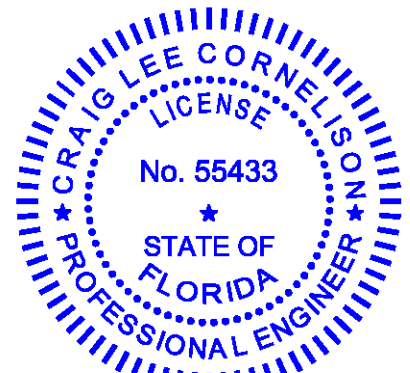
Ph: (813) 788-7835

Fax: (813) 788-7062

www.cornelison-eng.com

Certificate of Authorization No. 28928

© Cornelison Engineering & Design, Inc. 2021



Craig L. Cornelison, P.E.
FL P.E. # 55433

TABLE OF CONTENTS

1. INTRODUCTION	1
A. Description of the Ranches at Lake McLeod CDD	1
B. Purpose and Scope of Report	2
2. DISTRICT BOUNDARY AND PROPERTY	2
A. District Boundary	2
B. Description of Property	5
C. Existing Infrastructure	5
3. PROPOSED DISTRICT INFRASTRUCTURE	6
A. Roadways	6
B. Utilities	7
C. Earthwork	8
D. Stormwater Management	8
E. Landscaping/Pedestrian Improvements	8
F. Signage and Lighting	8
G. Recreation	9
H. Impact/Connection Fees	9
I. Contingency Costs	9
4. OPINION OF PROBABLE CONSTRUCTION COSTS	10
5. PERMITS	11
6. SUMMARY AND CONCLUSION	13

EXHIBITS

- EXHIBIT “A” – Project Maps
 - A-1 – Vicinity Map
 - A-2 – Location Map
 - A-3 – Aerial Photograph
 - A-4 – Zoning Map
 - A-5 – Land Use Map
 - A-6 – FEMA Flood Map
 - A-7 – USGS Quadrangle Map
 - A-8 – Existing Utilities Map – Water
 - A-9 – Existing Utilities Map - Sewer
 - A-10 – Ranches at Lake McLeod CDD Roadway Map
- EXHIBIT “B” – Utility Availability of Service Letters

The Ranches at Lake McLeod Community Development District (CDD)

Engineer's Report

1. INTRODUCTION

A. Description of the Ranches at Lake McLeod CDD

The proposed Ranches at Lake McLeod Community Development District (the "District") will be a special taxing district governing a single development parcel consisting of ten (10) individual tracts. The development parcel will create a master planned, single-family subdivision divided into five (5) distinct "Ranches" (phases) along with approximately 2.88 acres of possible future commercial development, subject to municipal approval. For the purposes of this report, the future commercial development will be designated solely as "future." The ownership of the "future" area will be maintained by the developer and will be part of the District. CBD Real Estate Investment, LLC (the Developer) has obtained preliminary planning approval for 4.15 units per acre (1,156 residential units), a supporting clubhouse, and resort style amenities. It is anticipated that the project will be constructed in five (5) phases over a 4-year period starting in 2021. The development is hereinafter collectively referred to as the "Project."

The Project is located in Section 13, Township 29 South, Range 25 East and Sections 18 and 19, Township 29 South, Range 26 East in Polk County, Florida. A Vicinity Map, as well as a more detailed Location Map are attached as *Exhibits A-1 and A-2*. The District will assist in financing the public infrastructure and related facilities for the Ranches at Lake McLeod development.

The Project will consist of Single-Family Residential (SFR) areas, along with a future 2.88-acre parcel. The breakdown of land use is noted below in Table 1.

Table 1

Summary of Land Uses Proposed Ranches at Lake McLeod Community Development District

Land Use	Area/Single-Family Residences (SFR)
Residential	275.62 acres / 1,156 SFR
Future	2.88 acres
Total	278.50 acres

City of Eagle Lake Ordinance O-21-01 was passed by the City of Eagle Lake City Commission on October 5, 2020 and established the Ranches at Lake McLeod Community Development District. The District is in the process of implementing a development plan to finance, acquire, and construct the major public infrastructure necessary to the development. Generally, the District is expected to finance water distribution systems, wastewater collection systems, stormwater management facilities, public roadways, and earthwork (pond excavation and mass grading activities within public area), as well as landscaping, irrigation, and recreational facilities within the District's boundaries. Various off-site improvements as required for regulatory approval, such as roadway improvements, are also expected to be funded by the District.

Improvements and facilities financed, acquired, and constructed by the District will be required to be in accordance with regulatory criteria from the City of Eagle Lake, Polk County, Southwest Florida Water Management District, the Florida Department of Environmental Protection, and other applicable agencies with regulatory jurisdiction over the development.

The development plans prepared on behalf of the District reflect the intentions of the District. The location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should be noted that these modifications are not expected to diminish the benefits to the Project. The District reserves the right to make reasonable adjustments over the development, while providing a comparable level of benefits to the development. Changes and modifications are expected as changes in regulatory criteria are implemented.

B. Purpose and Scope of Report

The purpose and scope of this report is to provide a description of the District and the capital improvements to be constructed and financed by the District. The District's investment banker will develop the financing plan and assessment methodology. The District plans to issue bonds to fund all or a portion of the public improvements as needed to support the development of the Project. To the extent not funded by the District, the Developer shall construct such public improvements.

2. DISTRICT BOUNDARY AND PROPERTY

A. District Boundary

The District is generally bound on the North by Lake McLeod, on the West by single-family residential property, on the East by single-family residential property, and on the South by vacant lands. An Aerial Photograph of the project is attached as *Exhibit A-3*. A City of Eagle Lake Zoning Map and Land Use Map detailing the zoning and land use of the project, as well as surrounding areas, are included as *Exhibits A-4 and A-5*.

Per the provided survey, the Legal Description for the entire Project is as follows:

Meets and Bounds Legal description from Surveyor.

"NORTH PARCEL"

A parcel of land lying within the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 26 East, Polk County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence N.01 degrees 02'55"W., on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 40.00 feet to a point on the North right of way line of State Road No. 559 (Bomber Road) also being the Southwest corner of LAKE MEADOWS as recorded in Plat Book 130 Page(s) 39 through 40 of the Public Records of Polk County, Florida and the POINT OF BEGINNING; thence N.89 degrees 54'01"W., on the North right of way line of said State Road No. 559 (Bomber Road), a distance of 1331.83 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence N.00 degrees 39'27"W., on the West line of Northeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 927.90 feet to a point on the Ordinary High Water Line of Eagle Lake (Lake McLeod Meandered); thence on the Ordinary High Water Line of said Eagle Lake (Lake McLeod Meandered) the following twenty two (22) courses, (1) N.34 degrees 58'21"E., a distance of 51.05 feet, (2) N.67 degrees 04'22"E., a distance of 35.52 feet, (3) N.79 degrees 46'08"E., a distance of 43.22 feet, (4) N.72 degrees 59'37"E., a distance of 59.41 feet, (5) N.70 degrees 31'22"E., a distance of 34.22 feet, (6) N.73 degrees 27'55"E., a distance of 43.69 feet, (7) N.69 degrees 07'51"E., a distance of 50.98 feet; (8) N.65 degrees 46'41"E., a distance of 51.47 feet, (9) N.72 degrees 35'08"E., a distance of 44.90 feet, (10) S.88 degrees 46'01"E., a distance of 32.85 feet, (11) S.63 degrees 52'08"E., a distance of 27.16 feet, (12) N.34 degrees 36'21"E., a distance of 121.11 feet, (13) N.34 degrees 36'21"E., a distance of 26.72 feet, (14) S.86 degrees 19'58"E., a distance of 49.76 feet, (15) S.80 degrees 02'27"E., a distance of 50.25 feet, (16) S.88 degrees 07'05"E., a distance of 23.34 feet, (17) S.88 degrees 07'05"E., a distance of 27.76 feet, (18) N.88 degrees 33'18"E., a distance of 50.24 feet, (19) N.80 degrees 19'23"E., a distance of 49.04 feet, (20) N.82 degrees 42'49"E., a distance of 22.50 feet, (21) N.82 degrees 42'49"E., a distance of 128.75 feet and (22) N.81 degrees 25'06"E., a distance of 410.79 feet to a point on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 18 also being a point on the West line of said LAKE MEADOWS; thence S.01 degrees 02'55"E., on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 18 also being the West line of said LAKE MEADOWS, a distance of 1273.09 feet to the POINT OF BEGINNING.

Parcel contains 35.05 acres, more or less.

TOGETHER WITH
"SOUTH PARCEL"

A parcel of land lying within Section 13, Township 29 South, Range 25 East and within Section(s) 18 and 19, Township 29 South, Range 26 East, all lying and being in Polk County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence S.00 degrees 30'14"E., on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 40.00 feet to a point on the South right of way line of State Road No. 559 (Bomber Road) and the POINT OF BEGINNING; thence S.89 degrees 58'29"E., on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 360.68 feet to the Northwest corner of the parcel of land described in Official Records Book 9511 Page 1440 of the Public Records of Polk County, Florida; thence S.89 degrees 55'20"E., on the North line of said parcel of land described in Official Records Book 9511 Page 1440 also being the South right of way line of said State Road No. 559 (Bomber Road), a distance of 419.67 feet to the Northwest corner of MADERA PARK SUBDIVISION as recorded in Plat Book 89 Page(s) 50 through 51 of the Public Records of Polk County, Florida; thence S.00 degrees 33'35"E., on the West line of said MADERA PARK SUBDIVISION also being the East line of said parcel of land described in Official Records Book 9511 Page 1440, a distance of 1286.24 feet; thence S.00 degrees 59'33"E., continuing on the West line of said MADERA PARK SUBDIVISION also being the East line of said parcel of land described in Official Records Book 9511 Page 1440, a distance of 980.05 feet to the Southeast corner of said parcel of land described in Official Records Book 9511 Page 1440; thence N.89 degrees 58'31"W., on the North line of said MADERA PARK SUBDIVISION also being the South line of said parcel of land described in Official Records Book 9511 Page 1440, a distance of 419.11 feet to the Southwest corner of said parcel of land described in Official Records Book 9511 Page 1440 also being the Northwest corner of said MADERA PARK SUBDIVISION; thence S.01 degrees 04'32"E., on the West line of said MADERA PARK SUBDIVISION, a distance of 350.43 feet to the Southwest corner of said MADERA PARK SUBDIVISION and a point on the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 19; thence N.89 degrees 53'44"W., on the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 19, a distance of 358.81 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 19; thence N.89 degrees 57'36"W., on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 19 and on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 19, a distance of 2684.48 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 19; thence N.00 degrees 24'08"W., on the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 19, a distance of 1330.51 feet to the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 19 also being the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 13; thence N.89 degrees 51'13"W., on the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 13, a distance of 1333.62 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 13; thence N.00 degrees 09'23"W., on the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 13, a distance of 344.22 feet to the

Southeast corner of WHEELER HEIGHTS MOBILE HOME PARK as recorded in Plat Book 62 Page 17 of the Public Records of Polk County, Florida; thence N.00 degrees 09'23"W., continuing on West line of the Southeast 1/4 of the Southeast 1/4 of said Section 13 also being the East line of said WHEELER HEIGHTS MOBILE HOME PARK a distance of 941.53 feet to the Northeast corner of said WHEELER HEIGHTS MOBILE HOME PARK also being a point on the South right of way line of said State Road No. 559 (Bomber Road); thence S.89 degrees 58'48"E., on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 1328.08 feet to a point on the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 18; thence S.89 degrees 53'50"E., continuing on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 1332.38 feet to a point on the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence S.89 degrees 54'59"E., continuing on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 1332.17 feet to the POINT OF BEGINNING.

Parcel contains 243.45 acres, more or less.

Overall Parcel contains 278.50 acres, more or less.

B. Description of Property

The District property is located on the south side of the City of Eagle Lake within central Polk County, Florida. The site was formally utilized as a citrus grove but has been cleared and currently exists mainly as grass-covered hay fields. Soils within the District's boundaries are varied with soils classified as "excessively drained" to very poorly drained by the United States Department of Agriculture. The seasonal highwater elevation on the site ranges from approximately two feet (2') to around five (5') below grade. Elevations on the site vary from approximately 158 feet (NAVD) to 110 feet (NAVD). A portion of the site lies within a designated floodplain and three separate wetlands currently exist on the property. A copy of the FEMA flood map and USGS Quadrangle Map are included as *Exhibits A-6 and A-7*.

C. Existing Infrastructure

The site is currently undeveloped and generally unimproved. The District is located within the City of Eagle Lake Utilities service area, which currently has potable water and wastewater service available for the proposed Project. See *Exhibit B* for City of Eagle Lake Availability of Service Letters.

Potable water lines exist to the east of the Project on the north side of Bomber Road. Currently, an 8-inch water line exists immediately east of the project at the intersection of Vista View Avenue and Bomber Road. A water main extension to the west may be required and construction costs are anticipated to be offset by impact fee credits. A map showing the approximate location and sizes of the existing water lines within the right-of-way of Bomber Road is included as *Exhibit A-8*.

Wastewater service will be provided by the City of Eagle Lake Utilities via a force main existing within the right of way of Bomber Road. Currently, a 10-inch sanitary force main exists along the north side of Bomber Road and runs along the entire limits of the Project.

A map showing the approximate location and sizes of the existing wastewater lines within the right-of-way of Bomber Road is included as *Exhibit A-9*.

The District is located within the franchise areas of Tampa Electric (Power), Frontier Communications (Data and Phone), and Florida Public Utilities (Gas). Service is available from these providers and they are expected to serve the District.

3. PROPOSED DISTRICT INFRASTRUCTURE

The District funded infrastructure will generally consist of the following categories:

- Roadways/Paving
- Utilities (Water, Sewer, and Irrigation)
- Earthwork
- Stormwater Management
- Landscaping/Pedestrian Improvements
- Lighting
- Recreation
- Impact/Connection Fees
- Contingency Costs

A. Roadways

Two categories of roadways are expected to be constructed within the District: main boulevards and internal drive aisles.

The main boulevards will connect Bomber Road to the internal drive aisles and will serve as the main access into and out of the District. The boulevard section will be two-lane divided sections with center landscaped medians. The main boulevard section will be constructed by the District within a 100' right-of-way and will be owned and maintained by the District.

The internal drive aisles will be two-lane undivided sections and will typically have landscaping and sidewalks on either side. The internal drive aisles will be constructed within a 50' right-of-way and will be funded, owned, and maintained by the District.

In addition to the internal roadways, drive aisles, and certain parking areas, necessary improvements also include offsite roadway improvements, turn lanes, and intersection improvements. Costs associated with these improvements will be funded by District.

All roadways will be constructed in accordance with the City of Eagle Lake, Polk County, and Florida Department of Transportation standards, where applicable. Typically, the roads will consist of asphalt, limerock, and stabilized subbase with curb. Sidewalks will be constructed on each side of the roadways. Sidewalks adjacent to residential lots will be constructed by the homebuilders during the residential home construction. Sidewalks adjacent to common areas will be constructed by the District. All sidewalks within the District boundaries will be owned and maintained by the District. The right of way design will also include lighting, landscaping, and utilities such as water, sewer, and drainage. It is anticipated that the roadways will provide ingress and egress for the entire District and the District will generate the vast majority of the trips anticipated for the roadways.

Roadway impact fees are collected by the city prior to the issuance of a certificate of occupancy for a proposed structure. Roadway impact fees will be paid by the Developer on behalf of the District.

A map showing the roadways expected to be constructed within the District is included as *Exhibit A-10*.

B. Utilities

The utilities within the District will consist of potable water transmission, wastewater collection, irrigation system, and conduit. The conduit will be utilized for utilities such as electric, cable, and communication lines to allow for underground services, and the District will finance the cost of underground conduit. As indicated in Section 2.C., the District will be serviced by the City of Eagle Lake Utilities (water and wastewater). The water distribution and wastewater collection system will be designed in accordance with City criteria and the Florida Department of Environmental (FDEP) standards. The Polk County Health Department (PCHD) is a local delegate for FDEP (water) and will issue the water distribution permit. Additional utility permits may be required by Polk County for work within the County right-of-way for water and sewer connections along Bomber Road.

The potable water lines will typically run within the right-of-way of all the roadways and, at buildout, will provide a complete interconnected network of water lines to serve the Project. At buildout, the water lines will connect to existing water mains located in the right-of-way of Bomber Road. Fire hydrants will be installed according to City of Eagle Lake Fire Codes at seven hundred and fifty feet (750') intervals or five hundred feet to each structure as required by Code.

The wastewater lines will consist of manholes and gravity PVC lines within the roadway right of ways conveying sewage flow to one of six proposed wastewater pump stations. The proposed pump stations will pump raw sewage via PVC force main to the existing City of Eagle Lake Utilities sewage collection system.

The irrigation lines will typically run within the right-of-way of the roadways and, at buildout, will provide a complete interconnected network of irrigation lines to serve the landscaping within the Project. Irrigation service will be provided by connections to the proposed potable water distribution system. The existing irrigation wells within the District boundary will be capped and abandoned per Chapter 40D, F.A.C.

Utility collection fees are collected by the city prior to the issuance of a certificate of occupancy for a proposed structure. Utility impact fees will be paid by the Developer on behalf of the District.

C. Earthwork

Earthwork required for the construction of the Project will include excavation for the stormwater management system, grading for the roadways, and moving dirt to allow for controlled slopes within the Project boundaries. Excavation, including cut and fill, roadway and site grading, and landscape berms will be funded by the District.

D. Stormwater Management

The Stormwater Management System will be funded by the District and will consist of retention ponds, inlets, pipes, swales, berms, and overflow structures. The stormwater management system will be designed in accordance with standards set by the City of Eagle Lake, Polk County, the Southwest Florida Water Management District (SWFWMD), and the Florida Department of Environmental Protection (FDEP). A system of inlets, pipes, swales, and berms will convey the runoff into retention ponds located throughout the District's boundaries. The retention ponds will be designed to treat and attenuate the runoff to required standards.

E. Landscaping/Pedestrian Improvements

Landscaping is proposed throughout the District's boundaries within right of ways, medians, open space areas, common areas, entryway, easements, and boundary buffers. The landscaping will consist of shrub and tree planting, as well as a variety of plants and material in addition to decorative features situated in various locations throughout the Project. Incorporated with the landscape improvements will also be pedestrian improvements such as mulched pathways, sidewalks, and public plazas/gazebos within the open space areas. Landscaping, hardscape, and pedestrian improvements will be funded and maintained by the District.

F. Signage and Lighting

Lighting improvements will be needed within the District's boundaries marking the entranceway, major intersections, roadways, landscaping, and points of interest. In addition to roadways, lighting will be constructed in common areas, as well as pedestrian and parking areas and will be maintained by the District.

G. Recreation

The District will fund and maintain various recreational facilities including, but not limited to, a clubhouse with a pool, residential amenities, athletic courts, dog parks, and playgrounds.

H. Impact/Connection Fees

Impact/Connection fees are fees assessed and/or collected by local governments which are intended to help local governments fund infrastructure projects made necessary by new construction. Impact fees are assessed at construction (typically paid prior to the issuance of a certificate of occupancy) and will be paid by the Developer on behalf of the District. A summary of the district funded impact/connection fees per in effect as of the date of this report are as follows:

City of Eagle Lake (per single family residence)

A. Water:	\$3,000.00
B. Sewer:	\$3,000.00
C. Public Buildings:	\$1,984.00
D. Parks/Rec:	\$582.00

Polk County (per single family residence)

E. EMS:	\$65.62
F. Transportation:	\$2,128.64
G. Correctional:	\$183.45
H. Educational:	\$5,241.62
I. Admin Fees:	\$37.67

Note: Polk County impact fees are collected by the city on behalf of the County

I. Contingency Costs

These costs anticipate miscellaneous items not detailed in the cost estimates attached, including, but not limited to, permitting, design, cost overruns, unforeseen circumstances, and application fees. A summary of the district funded infrastructure is as follows:

- A. Roadways/Paving
- B. Utilities (Water, Sewer, and Irrigation)
- C. Earthwork
- D. Stormwater Management
- E. Landscaping/Pedestrian Improvements
- F. Signage/Lighting
- G. Recreation
- H. Impact/Connection Fees
- I. Contingency Costs

The following table summarizes the funding, ownership, and maintenance responsibilities of the various improvements within the District:

Table 2

Summary of Facility Funding

Facility	Funded By	Owned By	Maintained By
Roadways/Paving	CDD	CDD	CDD
Utilities	CDD	City/CDD/TECO	City/CDD/TECO
Earthwork	CDD	CDD	CDD
Stormwater Management	CDD	CDD	CDD
Landscaping/Pedestrian Improvements	CDD	CDD	CDD
Signage/Lighting	CDD	CDD	CDD
Impact Fees	CDD	City/County	City/County
Recreation	CDD	CDD	CDD

4. OPINION OF PROBABLE CONSTRUCTION COSTS

A summary of the opinion of the probable costs in 2021 dollars for the District infrastructure is noted in Table 3 on the following page. The District will be financing the proposed infrastructure costs noted in Table 3 and detailed in *Exhibit C*. The estimated total includes a 10% contingency that encompasses professional fees such as Engineering, Architectural, Geotechnical, Legal, and Project Management services for the entire cost of the District's infrastructure. The cost estimate has assumed current 2021 fees for design and construction of the anticipated improvements. The costs do not include legal, administrative, or financial services necessary to operate and maintain the District.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. Furthermore, it is the Engineer's professional opinion that the estimated costs are reasonable at this stage based on the information available and the anticipated quality and quantity of work described. All such improvements are public facilities and community improvements within the meaning of F.S. 190.012.

Table 3

Total Infrastructure Cost Detail

Category	Cost Estimate
Roadways/Paving	\$8,500,000
Utilities	\$9,600,000
Earthwork	\$3,400,000
Stormwater Management	\$5,000,000
Landscaping/ Pedestrian Improvements	\$2,600,000
Signage/Lighting	\$1,200,000
Recreation	\$3,000,000
Impact Fees	19,000,000
Total	\$52,300,000
Contingency (10%)	\$5,230,000
Net Amount Funded by District	\$57,530,000

5. PERMITS

The following permits are required prior to the commencement of construction. Additional permits including, but not limited to, right of way utilization permits, haul permits, waste disposal permits, building permits, gopher tortoise removal/relocation permits, dock, US Army Corps of Engineers (USACE), etc. will be obtained by others and are not listed.

Planned Development (PD):

A PD master plan (Ordinance O-21-01) has been approved by the City of Eagle Lake City Commission on October 5, 2020 for the Ranches at Lake McLeod allowing a total density of 4.21 units per acre. A total unit count of 1,189 single-family residential units was approved as part of the October 5th PD approval based on an assumed 280 acres of total project area. After obtaining a final survey and legal description (see Section 2.A.), the actual property acreage for the project is 278.50 acres, which will allow a total unit count of 1,189 (4.31 units/acre). The 1,156 units are consistent with the approved PD and below

the maximum allowable density of 5 units/acre for the PD-H zoning designation (based on Land Use as outlined below). No further revisions to the PD, which require City Council approval, are anticipated.

The Land Use designation for the Project has been previously modified and is currently designated by LDR of the City of Eagle Lake (see *Exhibit A-5*). The LDR land use designation allows for a density up to 5 units per acre. Approval of the Site Plans will be performed at staff level (see Site Construction Plan review below).

Site Construction Plan:

City of Eagle Lake – Construction Plan Approval. During the Construction Plan approval, the site plans will be submitted to City staff for technical review and site plan approval. Once approved by staff, the plans will be heard by the Planning Commission and City Council for final approval.

Stormwater:

SWFWMD – Individual Permit. During the Standard General Permit review process, the plans and calculations are reviewed for technical compliance and approved at staff level.

Florida Department of Environmental Protection (FDEP) – National Pollutant Discharge Elimination System (NPDES) Permit. The NPDES permit checks for compliance with water quality standards as it pertains to stormwater discharge and specifically erosion control.

Drinking Water:

City of Eagle Lake Utilities Department – Utility construction plan review and approval.
Polk County Health Department – Public Drinking Water Facility Construction Permit.

Wastewater:

City of Eagle Lake Utilities Department – Utility construction plan review and approval.
Florida Department of Environmental Protection – Domestic Wastewater Collection/Transmission System Permit.

Bomber Road Access:

Polk County – Level II, Non-Residential Site Plan Approval for Driveway Review. During the Level II Construction Plan approval, the site plans will be submitted to a Development Review Committee (DRC) for technical review and site plan approval. The level II review is performed at staff level.

6. SUMMARY AND CONCLUSION

1. The infrastructure outlined in this report will provide the support necessary for the development of the District into a viable project. The proposed development of the Ranches at Lake McLeod project is consistent with the PD master plan approved by the City of Eagle Lake. Planning, design, permitting, and construction of the District's infrastructure will be in accordance with applicable regulatory agencies with jurisdiction over the District area and will require permits prior to initiating construction of these improvements.
2. Quantities used to prepare the Summary of Opinion of Probable Construction Costs provided in this report were based on plans available from the development at the time the report was prepared. Modification to the District improvements proposed herein are to be expected during permitting and the District expressly reserves the right to do so. Quantities may vary upon completion of detailed construction drawings.
3. The estimate of infrastructure construction cost is an estimate only and not a guaranteed maximum price. The estimated construction cost is based on unit prices experienced for ongoing similar items of work in the area and the developer's own cost database. Because labor market, cost of equipment and materials, and construction processes necessary to complete the work are beyond control and fluctuations in cost are expected, the final construction costs might be higher or lower than the estimate provided in this report.
4. It is my professional opinion that the Summary of Opinion of Probable Cost provides a reasonable estimate to complete the construction of the District facilities described in this report and that these facilities will benefit the District. All such costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes and are permitted to be financed with tax-exempt bonds pursuant to the Internal Revenue Code of 1986, as amended.
5. It is with a reasonable degree of confidence that we assume the permits for the construction of the District's facilities will be issued by the appropriate local agencies having jurisdiction.
6. The District shall pay the least of the actual cost or fair market value of such public improvements.
7. The benefit to the assessable lands within the District as a result of such public improvements will equal or exceed the cost of such public improvements funded by the District.
8. All funded public improvements will be on land owned by the District or for with the District has or will have a permanent easement.

Respectfully submitted,

CORNELISON ENGINEERING & DESIGN, INC.

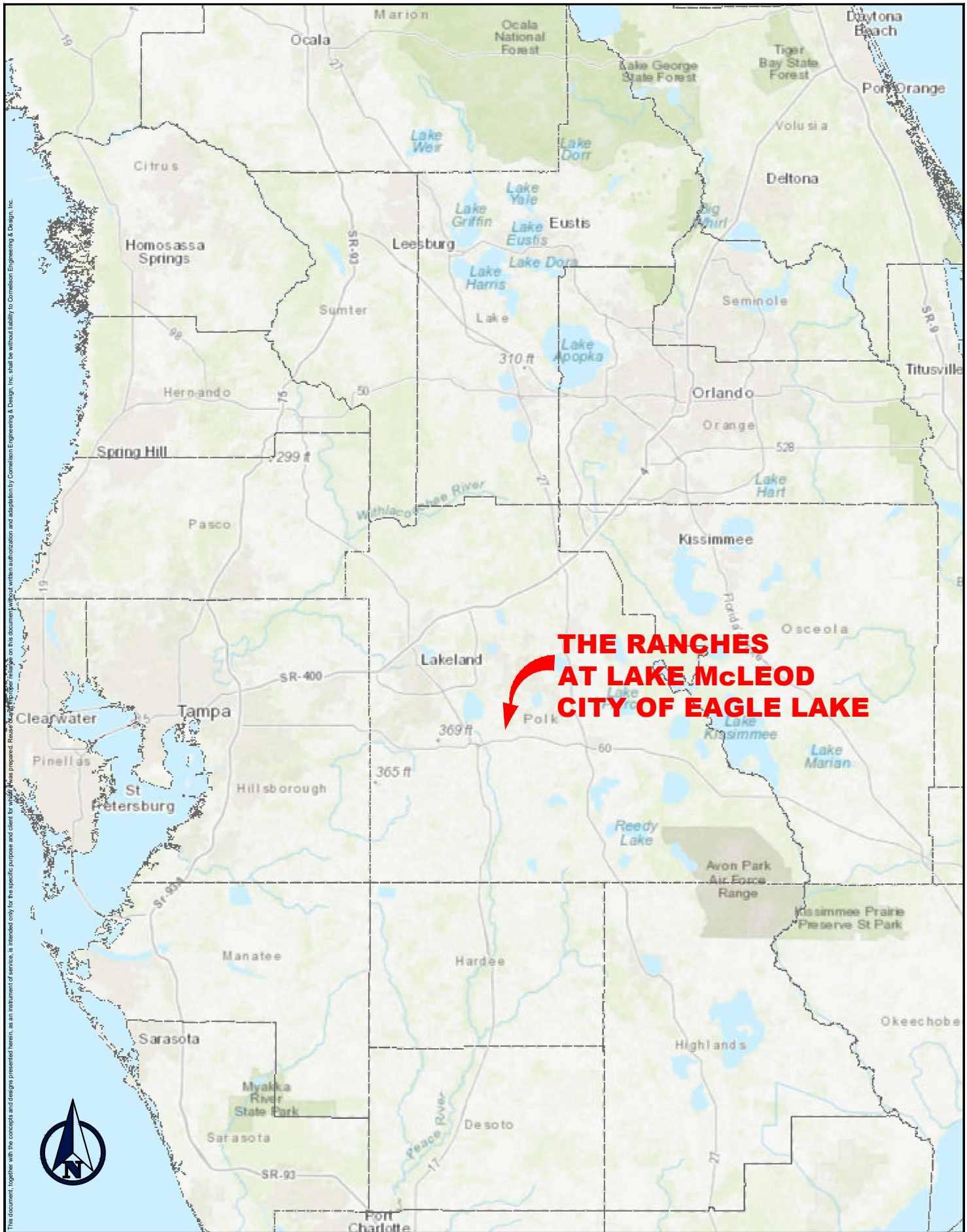
Craig L. Cornelison, PE District Engineer

Date

DRAFT

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RANCHES AT LAKE
 MCLEOD CDD
 EAGLE LAKE, FL

VICINITY MAP

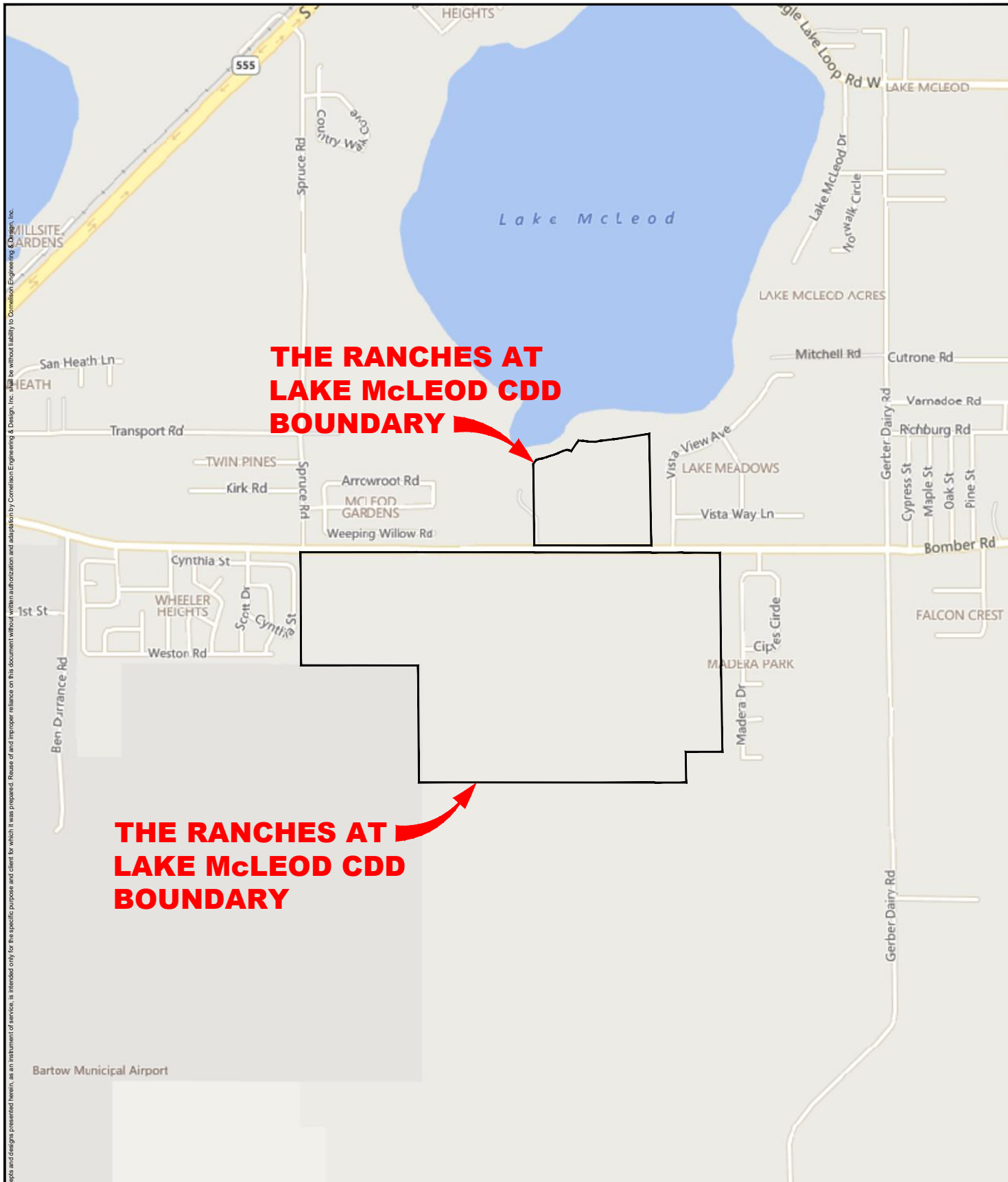
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PROJECT NO.
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SHEET NUMBER
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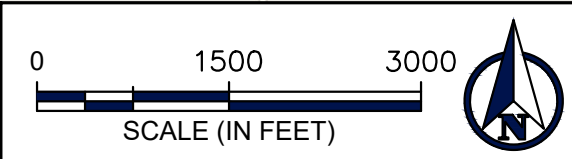
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THE RANCHES AT LAKE McLEOD CDD BOUNDARY

THE RANCHES AT LAKE McLEOD CDD BOUNDARY



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**RANCHES AT LAKE MCLEOD CDD
 EAGLE LAKE, FL**

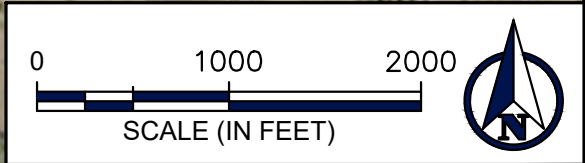
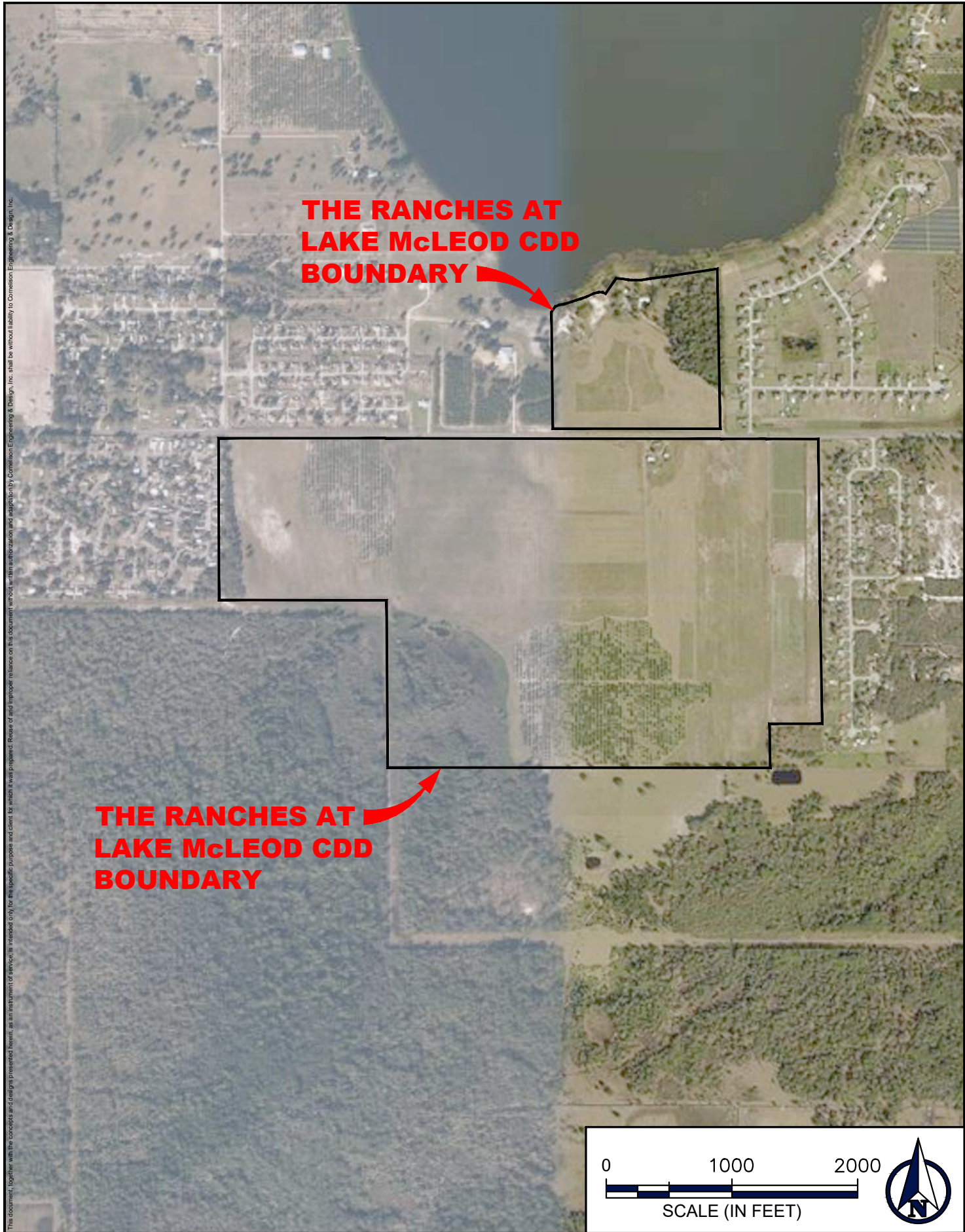

LOCATION MAP

DATE
6/30/2020
PROJECT NO.
1401014

SHEET NUMBER
A-2

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**RANCHES AT LAKE
MCLEOD CDD
EAGLE LAKE, FL**

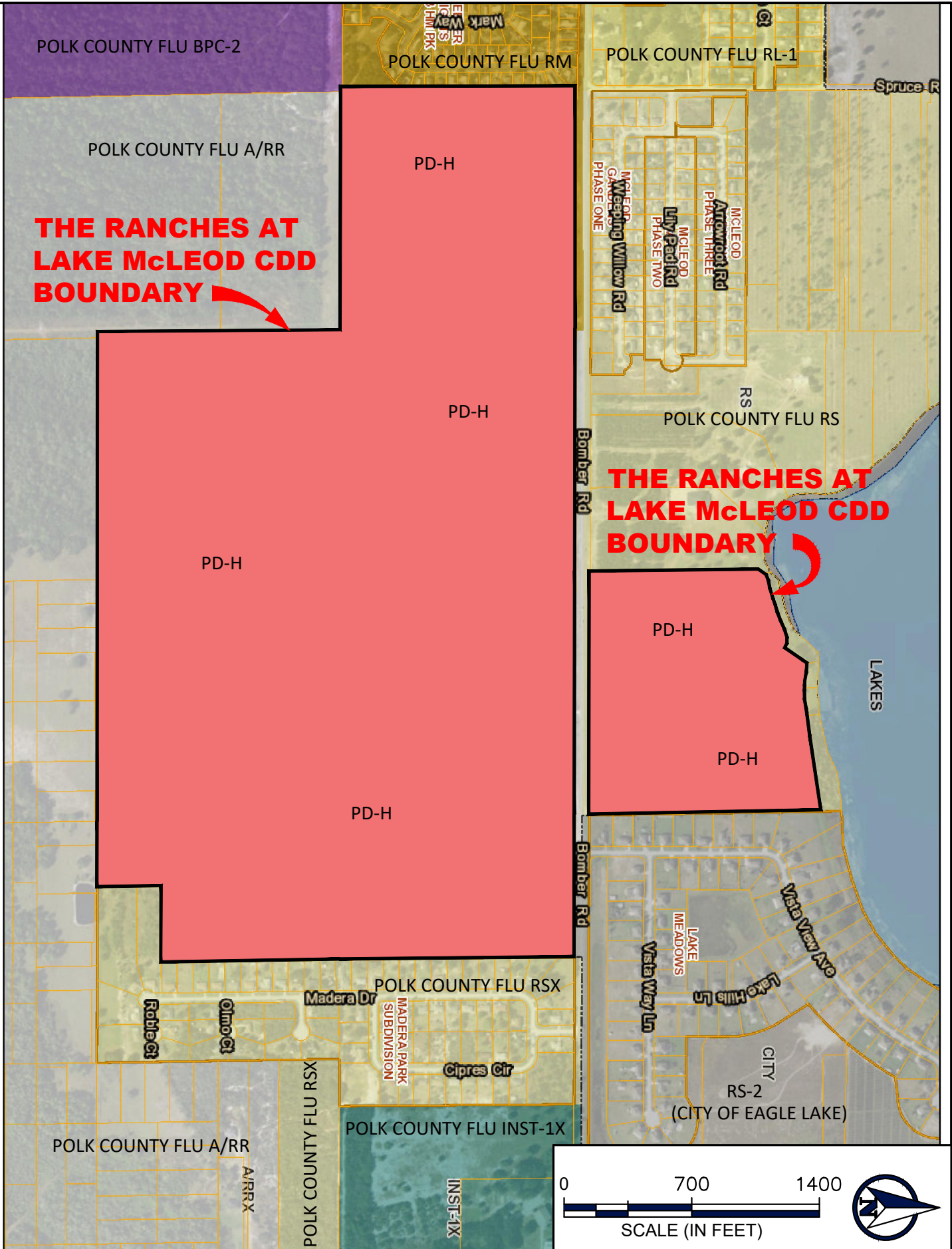
AERIAL PHOTOGRAPH

DATE
12/04/2020

PROJECT NO.
1401014

SHEET NUMBER
A-3

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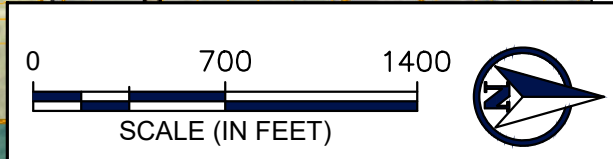
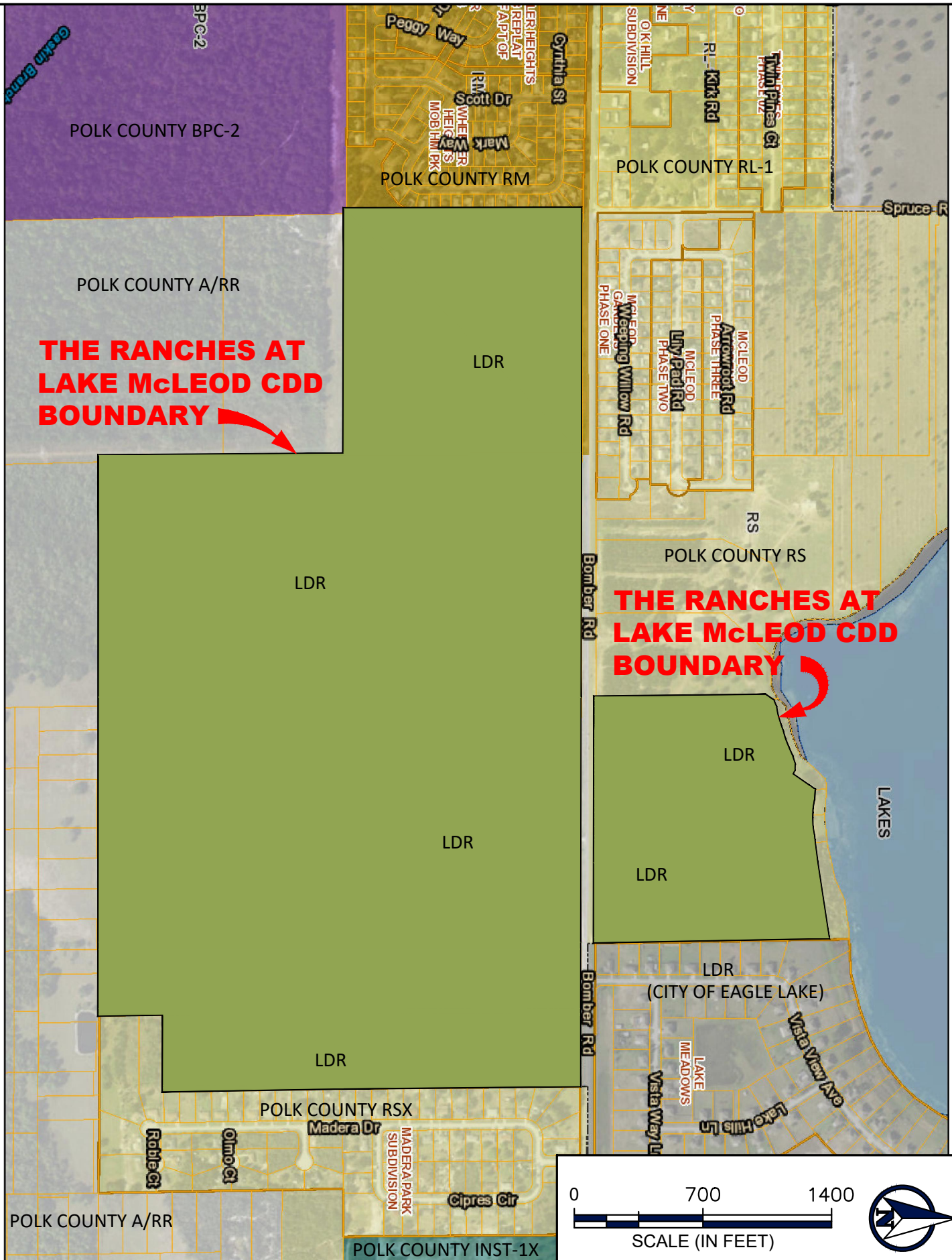
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**RANCHES AT LAKE
 MCLEOD CDD
 EAGLE LAKE, FL**

ZONING MAP

DATE
 12/4/2020
 PROJECT NO.
 1401014

SHEET NUMBER
A-4



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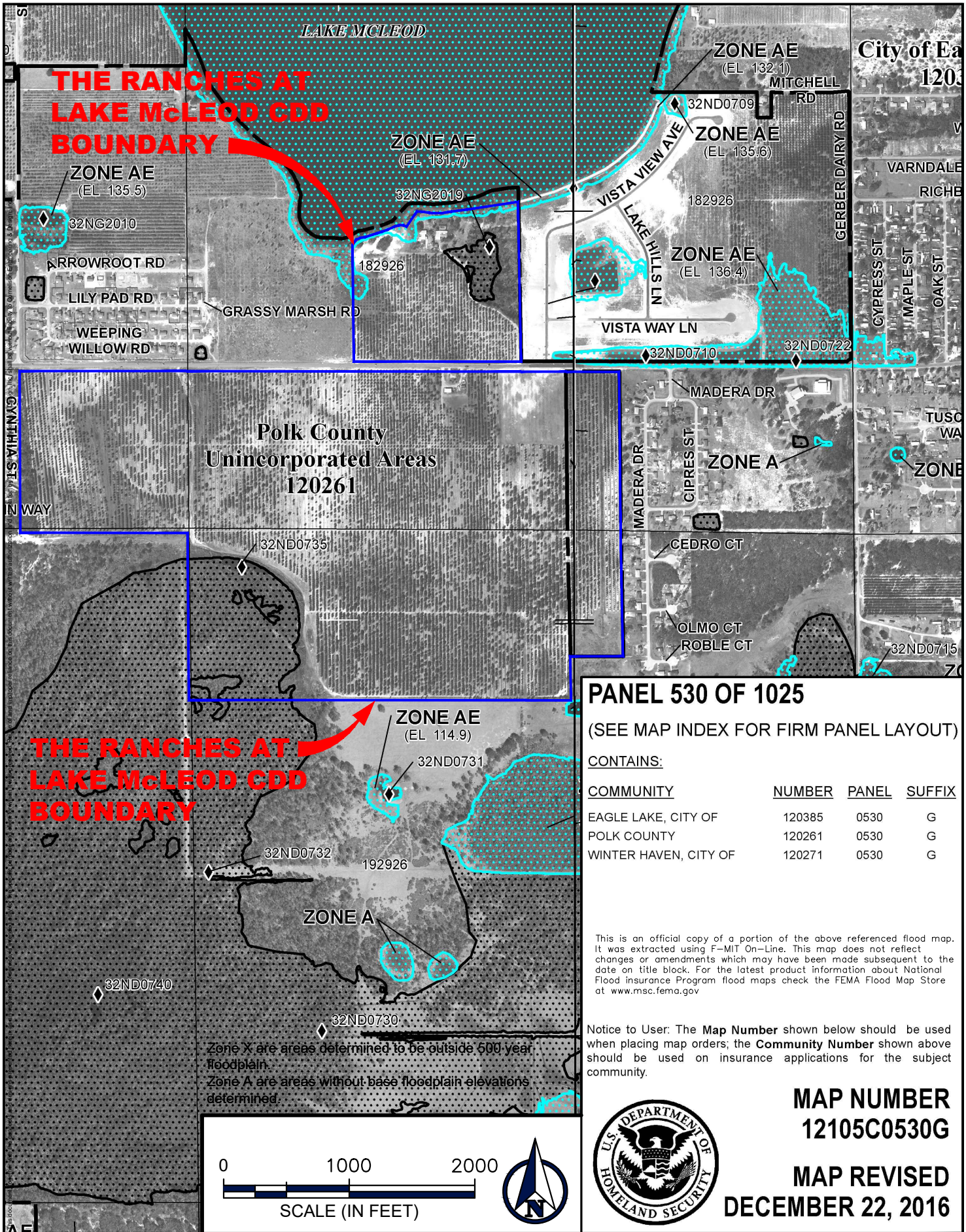
RANCHES AT LAKE
 MCLEOD CDD
 EAGLE LAKE, FL

FUTURE LAND USE
 MAP

DATE
 12/04/2020
 PROJECT NO.
 1401014

SHEET NUMBER
 A-5

Drawing name: P:1401014 - Ranches at Lake McLeod, Bomber Road\Cadd\Exhibits\RANCHES AT LAKE MCLEOD - EXHIBITS.dwg A-6 FEMA Dec 04, 2020 11:10am by: CraigCornelison



THE RANCHES AT LAKE MCLEOD CDD BOUNDARY

THE RANCHES AT LAKE MCLEOD CDD BOUNDARY

Polk County
Unincorporated Areas
120261

PANEL 530 OF 1025
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EAGLE LAKE, CITY OF	120385	0530	G
POLK COUNTY	120261	0530	G
WINTER HAVEN, CITY OF	120271	0530	G

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12105C0530G

MAP REVISED
DECEMBER 22, 2016



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RANCHES AT LAKE MCLEOD CDD
EAGLE LAKE, FL

FEMA MAP

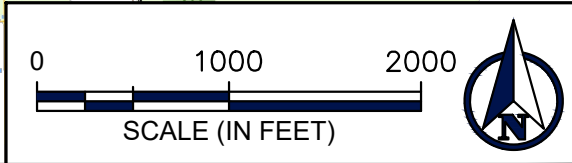
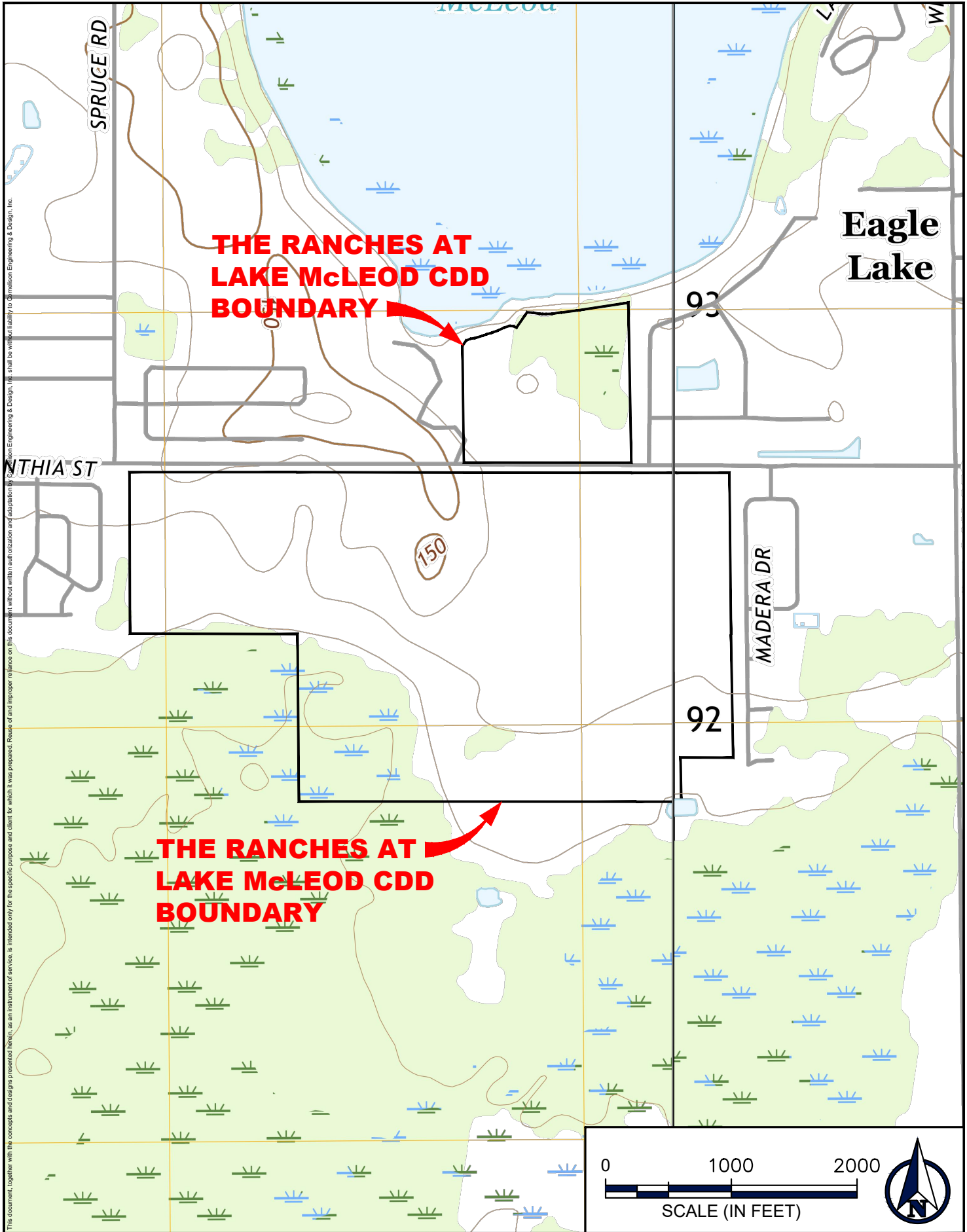
DATE
12/04/2020

PROJECT NO.
1401014

SHEET NUMBER
A-6

Drawing name: P:\1401014 - Ranches at Lake McLeod\Cadd\Exhibits\RANCHES AT LAKE McLEOD - EXHIBITS.dwg A-7 TOPOQUAD Dec 04, 2020 10:28am by: CraigCornelison

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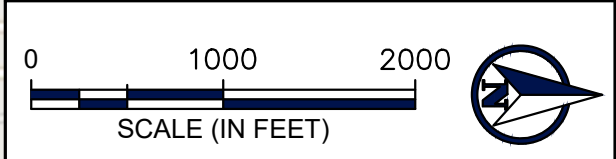
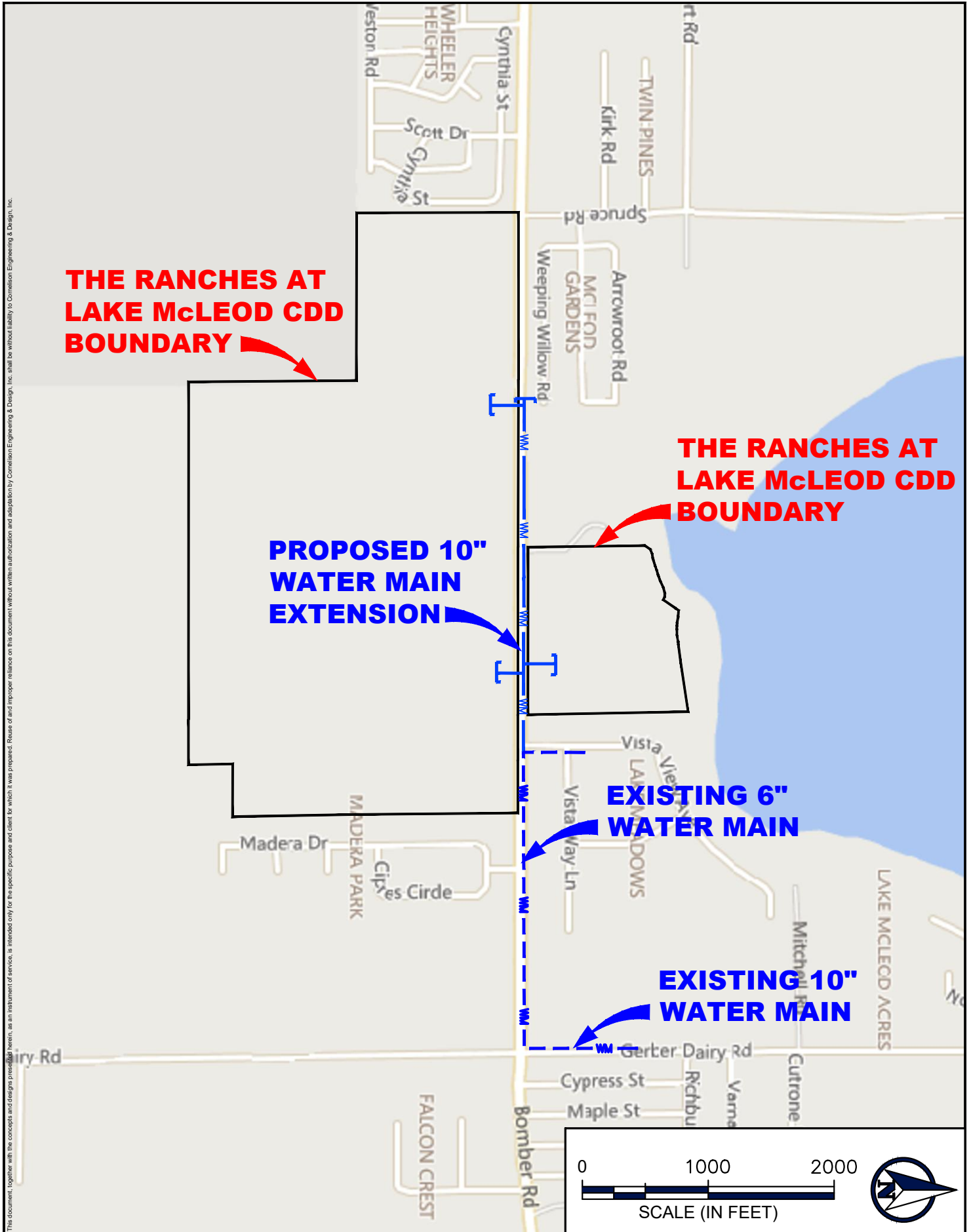
RANCHES AT LAKE
 McLEOD CDD
 EAGLE LAKE, FL

USGS
 TOPOGRAPHIC MAP

DATE
 12/04/2020
 PROJECT NO.
 1401014

SHEET NUMBER
 A-7

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RANCHES AT LAKE
 MCLEOD CDD
 EAGLE LAKE, FL

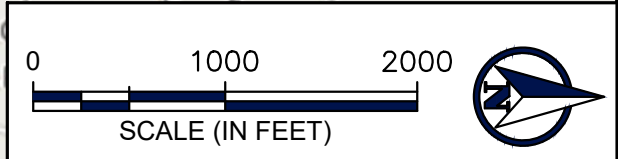
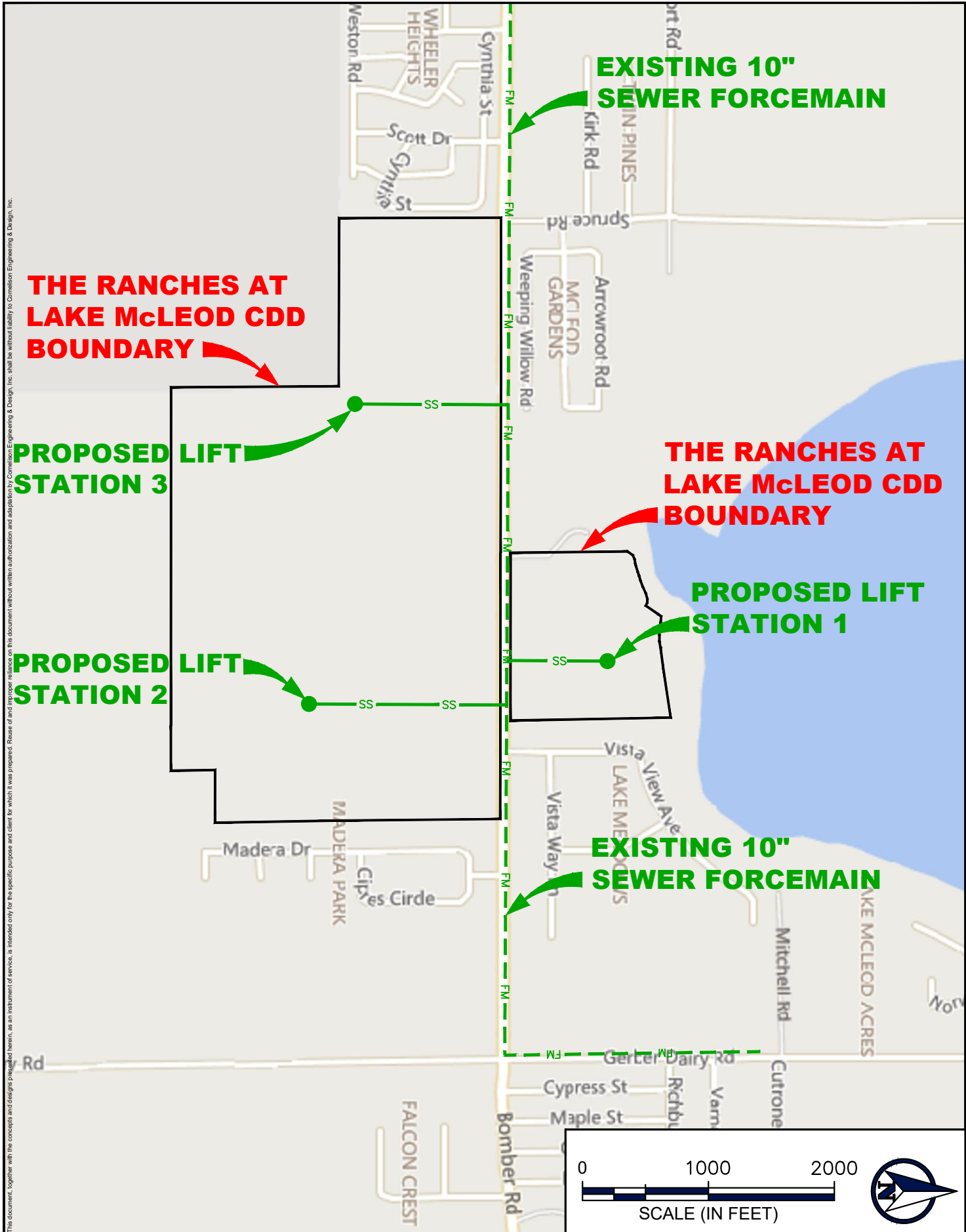
UTILITY MAP
 WATER

DATE
 12/04/2020
 PROJECT NO.
 1401014

SHEET NUMBER
 A-8

Drawing name: P:\1401014 - Ranches at Lake McLeod, Bomber Road\Cadd\Exhibits\RANCHES AT LAKE MCLEOD - EXHIBITS.dwg A-9 SEWER Dec 04, 2020 11:46am by: CraigCornelison

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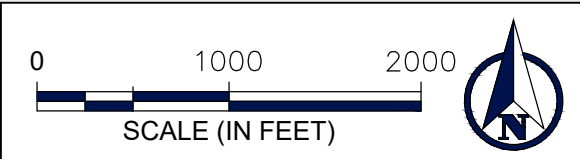
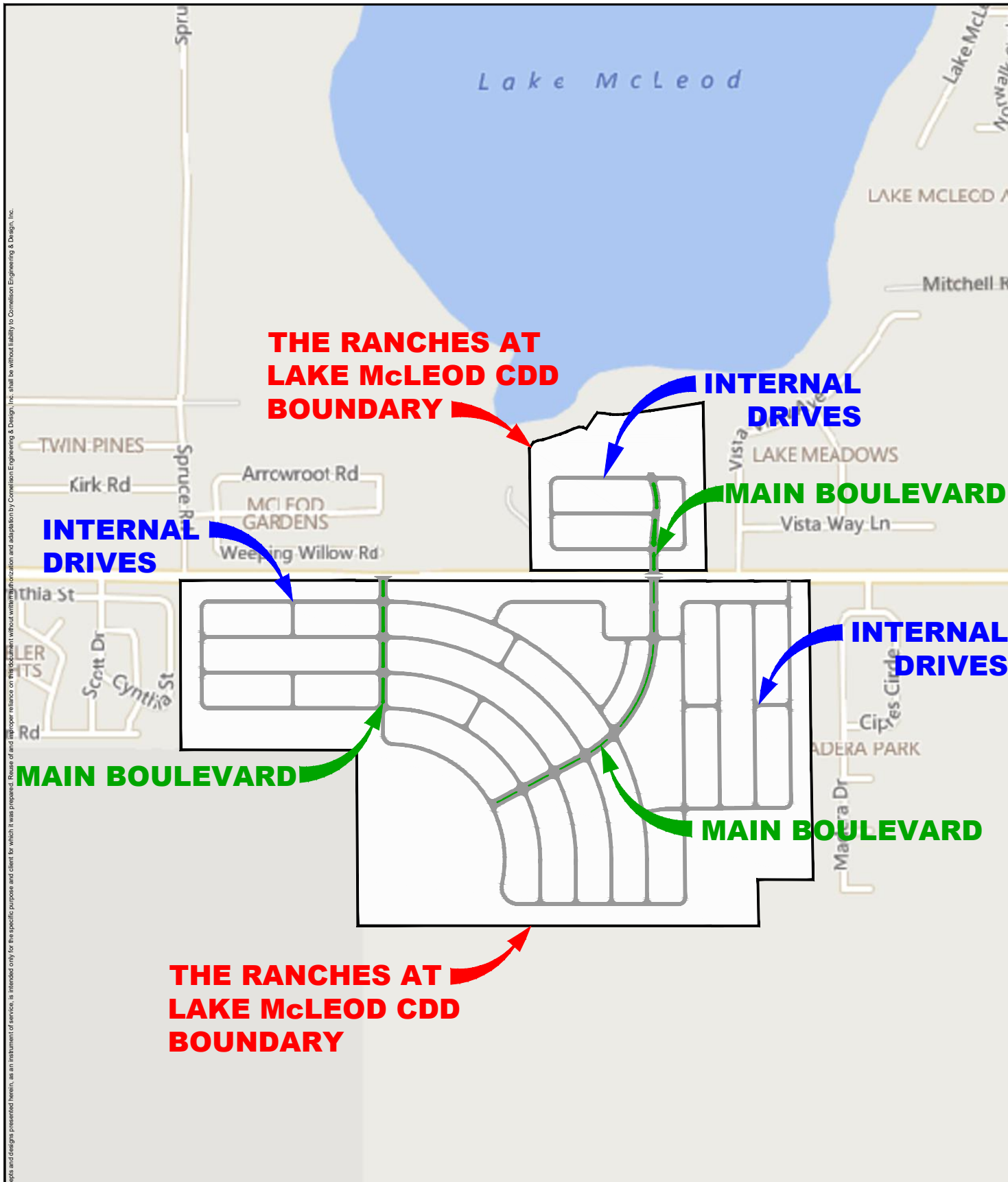
RANCHES AT LAKE MCLEOD CDD
 EAGLE LAKE, FL

UTILITY MAP
 SEWER

DATE
 12/04/2020
 PROJECT NO.
 1401014

SHEET NUMBER
 A-9

Drawing name: P:\1401014 - Ranches at Lake McLeod, Bomber Road\Cadd\Exhibits\RANCHES AT LAKE MCLEOD - EXHIBITS.dwg A-10 TRAFFIC Dec 04, 2020 12:13pm by: Craig Cornelison
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RANCHES AT LAKE
MCLEOD CDD
EAGLE LAKE, FL

TRAFFIC CIRCULATION
MAP

DATE
12/04/2020
PROJECT NO.
1401014

SHEET NUMBER
A-10



CITY OF EAGLE LAKE

"Growing With People In Mind"

75 N. 7th Street, P.O. Box 129, Eagle Lake, FL 33839

Phone (863) 293-4141 Fax: (863) 294-3590

February 4, 2021

Craig L. Cornelison, P.E.
Cornelison Engineering and Design Inc
38039 Old 5th Avenue
Zephyrhills, FL 33542

Ref: Ranches at Lake McLeod – Area Utilities
Public Water and Wastewater Capacity

Dear Craig:

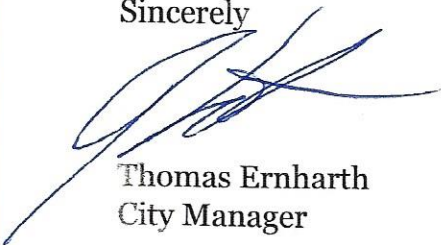
The City of Eagle Lake has adequate public water capacity and conveyance of wastewater capacity to provide service to the residential development known as The Ranches at Lake McLeod and located on Bomber Road in Eagle Lake. Providing that the total number of lots do not exceed what is shown on the original Ranches at Lake McLeod plan dated October 21, 2019.

The City of Bartow would have to provide a letter indicating that there is adequate Wastewater Treatment Capacity. In addition, site design may require that individual sewage pump station be constructed on site.

The Developer is responsible for all costs associated with connecting to the City of Eagle Lake's water and wastewater systems. In addition, the water and wastewater impact fees will be assessed when the building permit is issued for each lot and will be based on the fee in effect at that time.

If you should have any questions, please do not hesitate to contact me.

Sincerely



Thomas Ernharth
City Manager

Exhibit B

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2021-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2021 AT _____ A.M./P.M., AT THE LINDA WELDON ACTIVITY CENTER, 685 EAST EAGLE AVENUE, EAGLE LAKE, FLORIDA 33839, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Ranches at Lake McLeod Community Development District ("Board") has previously adopted Resolution **2021-25** entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2021-25, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 334313 (the "District Manager's Office").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at the Linda Weldon Activity Center, 685 East Eagle Avenue, Eagle Lake, Florida 33839 on _____, 2021, at _____am/pm for the purpose of hearing comment and objections to the proposed special assessment program for assessable improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager's Office.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the City of Eagle Lake (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Manager's Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective immediately upon its passage.

[The remainder of this page has intentionally been left blank]

PASSED AND ADOPTED this ____ day of _____, 2021.

Attest:

**RANCHES AT LAKE
MCLEOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

12

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2021**

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2021**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 15,541	\$ 15,541
Total assets	\$ 15,541	\$ 15,541
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 9,541	\$ 9,541
Landowner advance	6,000	6,000
Total liabilities	15,541	15,541
 DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	9,541	9,541
Total deferred inflows of resources	9,541	9,541
 Fund balances:		
Unassigned	(9,541)	(9,541)
Total fund balances	(9,541)	(9,541)
 Total liabilities, deferred inflows of resources and fund balances		
	\$ 15,541	\$ 15,541

**RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 51,865	0%
Total revenues	<u>-</u>	<u>-</u>	<u>51,865</u>	<u>0%</u>
EXPENDITURES				
Professional & administrative				
Management/accounting/recording*	2,000	4,000	18,000	22%
Legal	-	1,353	15,000	9%
Engineering	-	-	3,000	0%
Telephone	22	44	200	22%
Postage	-	-	500	0%
Printing & binding	55	110	500	22%
Legal advertising	2,681	3,712	6,500	57%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	112	112	600	19%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	
Total professional & administrative	<u>4,870</u>	<u>9,541</u>	<u>51,865</u>	<u>18%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,870)	(9,541)	-	
Fund balances - beginning	(4,671)	-	-	
Fund balances - ending	<u>\$ (9,541)</u>	<u>\$ (9,541)</u>	<u>\$ -</u>	

*The \$2k monthly fee represents the charge for a semi-dormant CDD. Once bonds are issued this fee will revert back to \$4k per month.

**RANCHES AT LAKE
MCLEOD**

COMMUNITY DEVELOPMENT DISTRICT

13

DRAFT

**MINUTES OF MEETING
RANCHES AT LAKE MCLEOD
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Ranches at Lake McLeod Community Development District will hold Multiple Public Hearings and a Regular Meeting on February 22, 2021, at 11:30 a.m., at the Linda Weldon Activity Center, 685 E Eagle Ave., Eagle Lake, Florida 33839.

Present were:

David Waronker	Chair
Donald Schrottenboer (via telephone)	Vice Chair
Raj Balkaran	Assistant Secretary
Ruth Waronker	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell Hunt and Associates LLC
Mark Watts	District Counsel
Nika Hoisseni	Cobb Cole
Craig Cornelison	District Engineer
Doug Henning	Lennar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:37 a.m. Supervisors David Waronker, Ruth Waronker and Balkaran. Supervisor Schrottenboer was attending via telephone. Supervisor Goitein was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor, Mark Goitein (*the following will be provided in a separate package*)

Mr. Wrathell stated the Oath of Office would be administered at a future meeting.

- 43 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 44 B. Membership, Obligations and Responsibilities
- 45 C. Chapter 190, Florida Statutes
- 46 D. Financial Disclosure Forms
 - 47 I. Form 1: Statement of Financial Interests
 - 48 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - 49 III. Form 1F: Final Statement of Financial Interests
- 50 E. Form 8B: Memorandum of Voting Conflict

51

52 **FOURTH ORDER OF BUSINESS**

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

53
54
55
56

57 **A. Affidavits of Publication**

58 The affidavits of publication were included for informational purposes.

59 **B. Consideration of Resolution 2021-28, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

60
61 Mr. Wrathell presented the Rules of Procedure, which apply the existing State Statutes,
62 along with more specificity on the CDD’s standard operating procedures, such as going out to bid,
63 handling bid protests, public meetings and workshops and internal controls.

64

65 **On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor,**
66 **the Public Hearing was opened.**

67
68

69 No members of the public spoke.

70

71 **On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor,**
72 **the Public Hearing was closed.**

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74

75 Mr. Wrathell presented Resolution 2021-28.

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On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, Resolution 2021-28, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Ranches at Lake McLeod Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-09, which enables Management to utilize the Property Appraiser and Tax Collector services and place assessments on the County tax bill.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Public Hearing was closed.

117 Mr. Wrathell presented Resolution 2021-29 and read the title.

118

119 **On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor,**
120 **Resolution 2021-29, Expressing its Intent to Utilize the Uniform Method of**
121 **Levying, Collecting, and Enforcing Non Ad Valorem Assessments Which May Be**
122 **Levied by the Ranches at Lake McLeod Community Development District in**
123 **Accordance with Section 197.3632, Florida Statutes; Providing a Severability**
124 **Clause; and Providing an Effective Date, was adopted.**

125

126

127 **SIXTH ORDER OF BUSINESS**

**Consideration of Responses to Request for
Proposals (RFP) for Annual Audit Services**

128

129

130 **A. Affidavit of Publication**

131 The affidavit of publication was included for informational purposes.

132 **B. RFP Package**

133 The RFP for Annual Audit Services was included for informational purposes.

134 **C. Respondents**

135 Mr. Wrathell stated that both respondents were well-qualified firms that Management
136 worked with often.

137 **I. Berger, Toombs, Elam, Gaines & Frank**

138 **II. Carr, Riggs & Ingram, LLC**

139 **D. Auditor Evaluation Matrix/Ranking**

140 Mr. Wrathell reported the following scores:

141 Berger, Toombs, Elam, Gaines & Frank (BTEGF) 100 points

142 Carr, Riggs & Ingram, LLC (CRI) 98 points

143

144 **On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor,**
145 **the ranking schedule, ranking Berger, Toombs, Elam, Gaines & Frank as the**
146 **number-one ranked firm and Carr, Riggs & Ingram, LLC as number two, as**
147 **suggested by the District Manager, was approved.**

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150 **E. Award of Contract**

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On MOTION by Mr. Waronker and seconded by Mr. Balkaran, with all in favor, awarding the Annual Audit Services contract to Berger, Toombs, Elam, Gaines & Frank, the number-one ranked firm, and authorizing the District Manager to engage Berger, Toombs, Elam, Gaines & Frank, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. RFQ Package

The RFQ for Engineering Services was included for informational purposes.

C. Respondent(s)

I. Connect Engineering, LLC (CE)

II. Cornelison Engineering & Design, Inc. (CEDI)

D. Competitive Selection Criteria/Ranking

The Board Members completed their rankings and Mr. Wrathell reported the following:

Connect Engineering, LLC (CE)	260 points
Cornelison Engineering & Design, Inc. (CEDI)	390 points

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Competitive Selection Criteria, ranking Cornelison Engineering & Design, Inc., as the number-one ranked firm, with 390 points, and Connect Engineering, LLC as number two, with 260 points, was approved.

E. Award of Contract

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, awarding the Engineering Services contract to Cornelison Engineering & Design, Inc., the number-one ranked firm, authorizing Staff to prepare a form of Continuing Services Agreement and negotiate the fee schedule and authorizing the Chair and Vice Chair to execute, was approved.

EIGHTH ORDER OF BUSINESS

Discussion: Board Member Compensation: 190.006 (8), F.S.

192 The Board waived compensation of \$200 per meeting.

193

194 **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

195

196

197

198

199 This item was deferred.

200

201 **TENTH ORDER OF BUSINESS**

Consideration of Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021; and Providing for an Effective Date

202

203

204

205

206 This item was deferred.

207

208 **ELEVENTH ORDER OF BUSINESS**

Presentation of Engineer’s Report

209

210 This item was deferred.

211

212 **TWELFTH ORDER OF BUSINESS**

Presentation of Master Special Assessment Methodology Report

213

214

215 This item was deferred.

216

217 **THIRTEENTH ORDER OF BUSINESS**

Consideration of Resolution 2021-30, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ranches at Lake McLeod Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

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225

226 This item was deferred.

227

228 **FOURTEENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of January 31, 2021

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231 Mr. Wrathell presented the Unaudited Financial Statements as of January 31, 2021.

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On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the Unaudited Financial Statements as of January 31, 2021, were accepted.

FIFTEENTH ORDER OF BUSINESS**Consideration of Minutes**

- A. January 12, 2021 Landowners' Meeting**
- B. January 12, 2021 Organizational Meeting**

Mrs. Waronker inquired about resigning. Mr. Wrathell stated that Management would forward a form of resignation letter for Ms. Waronker to execute and transmit to Management.

Mr. Wrathell presented the January 12, 2021 Landowners' Meeting and January 12, 2021 Organizational Meeting minutes.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the January 12, 2021 Landowners' Meeting and January 12, 2021 Organizational Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: *Cobb Cole***
There being no report, the next item followed.
- B. District Engineer (Interim): *Cornelison Engineering & Design, Inc.***

There being no report, the next item followed.

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

- **NEXT MEETING DATE: March 22, 2021 at 2:00 P.M. [Adoption of Fiscal Year 2021 Budget]**

- **Adjournment**

This item was an addition to the agenda.

There being no Board Members' comments or requests, no public comments and nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Waronker and seconded by Mrs. Waronker, with all in favor, the meeting adjourned at 12:14 p.m.

268
269
270
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273
274
275

Secretary/Assistant Secretary

Chair/Vice Chair