

***EPPERSON RANCH II COMMUNITY  
DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Tuesday  
July 2, 2019***

***6:00 p.m.***

***Hampton Inn & Suites  
2740 Cypress Ridge Blvd.  
Wesley Chapel, 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.***

# EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT AGENDA

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price Christie Ray	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	John Vericker	Straley Robin Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of six different sections:**

The first section which is called **Audience Questions and Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

## **EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, July 2, 2019  
Time: 6:00 p.m.  
Location: Hampton Inn & Suites Wesley Chapel  
2740 Cypress Ridge Blvd.  
Wesley Chapel FL

Conference Call No.: (563) 999-2090  
Code: 686859#

### ***AGENDA***

#### **I. Roll Call**

#### **II. Audience Comments**

#### **III. Business Matters**

- A. Consideration and Adoption of Resolution 2019-11 Authorizing the Contraction of District Boundaries

**Exhibit 1**

#### **IV. Adjournment**

**EXHIBIT 1.**

**RESOLUTION NO. 2019-11**

**A RESOLUTION AUTHORIZING THE CONTRACTION OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO CONTRACT THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.**

**WHEREAS**, the Epperson Ranch II Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") desires to contract the boundaries of the District and to submit a Petition to Contract the Boundaries of the Epperson Ranch II Community Development District ("**Petition**") to exclude certain parcels as reflected on **Exhibit "A"** attached hereto, and incorporated herein, ("**Contraction Property**") from the District.

**NOW THEREFORE, BE IT RESOLVED THAT:**

1. The Board hereby authorizes and approves of the contraction of the District to exclude the Contraction Property, and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the Petition to Pasco County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from Pasco County, Florida.
3. This Resolution shall be effective as of July 2, 2019.

**PASSED AND ADOPTED THIS 2ND DAY OF JULY, 2019.**

**ATTEST:**

**EPPERSON RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

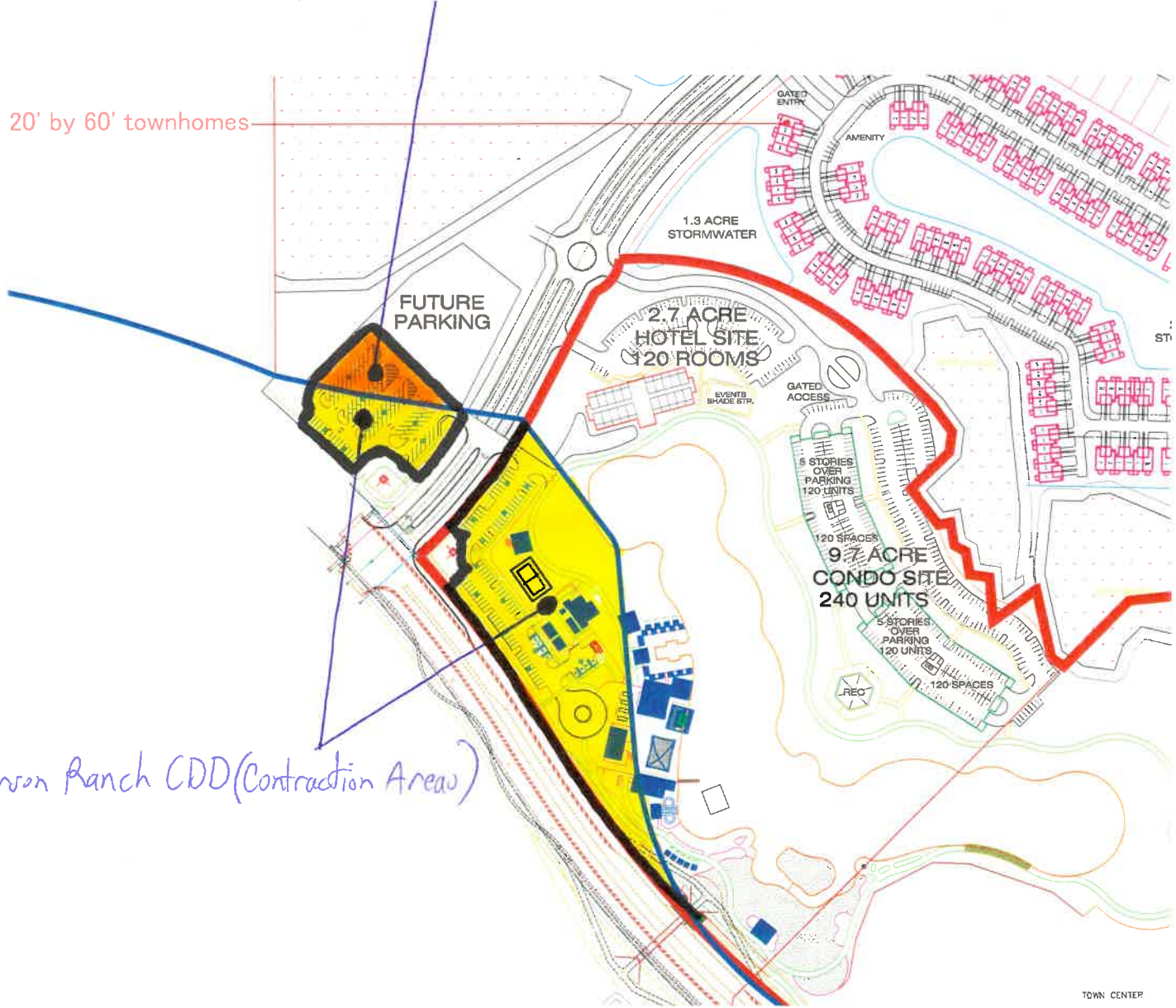
\_\_\_\_\_  
Name: Paul Cusmano  
Secretary/Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**EXHIBIT A**

**Exhibit "A"**

● Epperson Ranch II CDD (Construction Area)



● Epperson Ranch CDD (Construction Area)