



Rizzetta & Company

# Zephyr Ridge Community Development District

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**Board of Supervisors' Meeting  
November 5, 2019**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

[www.zephyrridgeccd.org](http://www.zephyrridgeccd.org)

**ZEPHYR RIDGE CDD  
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Bob Bishop Chip Jones John Blakley Scott Campbell Adam Lerner	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Jordan Lansford	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tracy Robin	Straley Robin & Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

October 28, 2019

Board of Supervisors  
Zephyr Ridge Community  
Development District

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Zephyr Ridge Community Development District will be held on **Tuesday, November 5, 2019 at 11:30 a.m.** at the offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on August 6, 2019.....Tab 1
  - B. Consideration of Minutes of the Continued Meeting held on August 19, 2019.....Tab 2
  - D. Consideration of Operation and Maintenance Expenditures for the Month of July, August and September 2019.....Tab 3
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-01; Amending Fiscal Year 2018-2019 Budget.....Tab 4
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Discussion of Littoral Shelf Mowing
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,  
*Jordan Lansford*  
Jordan Lansford  
District Manager

# Tab 1

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**ZEPHYR RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Zephyr Ridge Community Development District was held on **Tuesday, August 6, 2019 at 6:21 p.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, and Florida 33544.

Present and constituting a quorum:

John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Chip Jones	<b>Board Supervisor, Vice Chairman</b>
Scott Campbell	<b>Board Supervisor, Assistant Secretary</b>
Bob Bishop	<b>Board Supervisor, Chairman</b>

Also present were:

Tracy Robin	<b>District Counsel, Straley Robin &amp; Vericker</b>
Jordan Lansford	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Finance Manager, Rizzetta &amp; Company, Inc.</b>

Audience was present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Lansford called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes from the  
Board of Supervisors' Meeting held on  
July 2, 2019**

Ms. Lansford presented the Minutes from the Board of Supervisors' Meeting held on July 2, 2019 to the Board of Supervisors.



**Budget**

The Board decided to table the resolution until the continued public hearing.

**EIGHTH ORDER OF BUSINESS** **Public Hearing on Imposing Fiscal Year 2019/2020 Assessments**

Ms. Lansford asked for a motion to open the Public Hearing on Imposing Fiscal Year 2019/2020 Assessments.

On a Motion by Mr. Bishop, seconded by Mr. Jones, with all in favor, the Board of Supervisors opened the Public Hearing on Imposing Fiscal Year 2019/2020 Assessments, for Zephyr Ridge Community Development District.

A discussion ensued regarding continuing the Public Hearing on Imposing Fiscal Year 2019/2020 Assessments to August 19, 2019.

On a Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors continued the Public Hearing on Imposing Fiscal Year 2019/2020 Assessments to August 19, 2019 at 3:30 p.m. at Rizzetta & Company, Wesley Chapel office, for Zephyr Ridge Community Development District.

**NINTH ORDER OF BUSINESS** **Consideration of Resolution 2019-06; Imposing Special Assessments**

The Board decided to table the resolution until the continued Public Hearing.

**TENTH ORDER OF BUSINESS** **Consideration of Resolution 2019-07; Adopting Fiscal Year 2019/2020 Meeting Schedule**

Ms. Lansford presented Resolution 2019-07; Adopting Fiscal Year 2019/2020 Meeting Schedule to the Board of Supervisors.

On a Motion by Mr. Blakely seconded by Mr. Jones, with all in favor, the Board of Supervisors adopted the Fiscal Year 2019/2020 Meeting Schedule as presented for Zephyr Ridge Community Development District.

**ELEVENTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

Mr. Robin stated that Emerald Acres would like to use Buccheles Road. He will discuss the quality of Buccheles Road with Ms. Stewart.

**B. District Engineer**

109 No report.

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111 **C. District Manager**

112 Ms. Lansford reminded the Board of Supervisors that the meeting is continued to  
113 August 19, 2019 at 3:30 p.m. at Rizzetta & Company, 5844 Old Pasco Rd, Suite  
114 100, Wesley Chapel, Florida 33544

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116 **TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

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118 Mr. Bishop would like Ms. Stewart to revisit the use of button signs at the end of  
119 Geiger Road.

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121 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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123 Ms. Lansford stated that if there was no further business to come before the  
124 Board, then a motion to continue the meeting to August 19, 2019 at 3:30 p.m. at  
125 Rizzetta & Company, 5844 Old Pasco Rd, Suite 100, Wesley Chapel, Florida 33544 would  
126 be in order.

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On Motion by Mr. Jones, seconded by Mr. Campbell, with all in favor, the Board of Supervisors continued the meeting to August 19, 2019 at 3:30 p.m. at Rizzetta & Company, 5844 Old Pasco Rd, Suite 100, Wesley Chapel, Florida 33544, for Zephyr Ridge Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## **Tab 2**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**ZEPHYR RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of Zephyr Ridge Community Development District was held on **Monday, August 19, 2019 at 3:32 p.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, and Florida 33544.

Present and constituting a quorum:

John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Chip Jones	<b>Board Supervisor, Vice Chairman</b>
Scott Campbell	<b>Board Supervisor, Assistant Secretary</b>
Bob Bishop	<b>Board Supervisor, Chairman</b>
Adam Lerner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Vivek Babbar	<b>District Counsel, Straley Robin &amp; Vericker</b>
Jordan Lansford	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Melissa Dobbins	<b>Regional District Manager, Rizzetta &amp; Co., Inc.</b>

*No audience was present*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Lansford called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

*No audience was present.*

**THIRD ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2019/2020 Budget**

Ms. Lansford asked for a motion to open the Public Hearing on Fiscal Year 2019/2020 Final Budget.

On a Motion by Mr. Bishop, seconded by Mr. Jones, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2019/2020 Final Budget for Zephyr Ridge Community Development District.

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A discussion ensued regarding the Fiscal Year 2019/2020 Budget.

On a Motion by Mr. Blakely, seconded by Mr. Campbell, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2019/2020 Budget, for Zephyr Ridge Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-05;  
Adopting Fiscal Year 2019/2020  
Budget**

Ms. Lansford presented Resolution 2019-05; Adopting Fiscal Year 2019/2020 Budget.

On a Motion by Mr. Campbell, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Resolution 2019-05; Adopting Fiscal Year 2019/2020 Budget, for Zephyr Ridge Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Public Hearing on Imposing Fiscal  
Year 2019/2020 Assessments**

Ms. Lansford asked for a motion to open the Public Hearing on Imposing Fiscal Year 2019/2020 Assessments.

On a Motion by Mr. Blakely, seconded by Mr. Bishop, with all in favor, the Board of Supervisors opened the Public Hearing on Imposing Fiscal Year 2019/2020 Assessments, for Zephyr Ridge Community Development District.

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A discussion ensued regarding Imposing Fiscal Year 2019/2020 Assessments.

On a Motion by Mr. Bishop, seconded by Mr. Jones, with all in favor, the Board of Supervisors closed the Public Hearing on Imposing Fiscal Year 2019/2020 Assessments, for Zephyr Ridge Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-06;  
Imposing Special Assessments**

Ms. Lansford presented Resolution 2016-06; Imposing Special Assessments.

On a Motion by Mr. Blakely, seconded by Mr. Campbell, with all in favor, the Board of Supervisors approved Resolution 2019-06; Imposing Special Assessments, for Zephyr Ridge Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report..

**B. District Engineer**

No report.

**C. District Manager**

Ms. Lansford reminded the Board of Supervisors that the next meeting is scheduled for September 3, 2019 at 11:30 a.m., at Rizzetta & Company, 5844 Old Pasco Rd, Suite 100, Wesley Chapel, Florida 33544

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Lansford stated that if there was no further business to come before the Board, then a motion to adjourn the meeting would be in order.

On Motion by Mr. Jones, seconded by Mr. Bishop, with all in favor, the Board of Supervisors adjourned the continued meeting at 3:38 p.m., for Zephyr Ridge Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman