



Rizzetta & Company

# **LTC Ranch West Residential Community Development District**

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## **Board of Supervisors' Meeting**

**July 20, 2021**

**District Office:  
2806 N. Fifth Street, Unit 403  
St. Augustine, Florida 3208184  
Phone: 904-436-6270**

**LTC RANCH WEST RESIDENTIAL  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
July 20, 2021 at 11:00 a.m.**

Offices of GreenPointe Communities, LLC  
864 S.E. Becker Road, Port St. Lucie, FL 34984

<b>Board of Supervisors</b>	Grady Miars	Chairman
	Austin Burr	Vice Chairman
	Ellen Johnson	Assistant Secretary
	Robert Nelson	Assistant Secretary
	Bo Jahna	Assistant Secretary
<b>District Manager</b>	Melissa Dobbins	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jonathan Johnson	Hopping Green & Sams, P.A.
<b>Interim Engineer</b>	Kinan Husainy	Kimley-Horn and Associates

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

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

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 (904) 436-6270. 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.

# LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

July 13, 2021

Board of Supervisors  
LTC Ranch  
West Community  
Development District

## AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District II will be held on **Tuesday, July 20, 2021 at 11:00 a.m.** at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984. The following is the agenda for the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of Meeting from Organizational Meeting held on June 23, 2021.....Tab 1
  - B. Acceptance of Board Member Resignation
  - C. Consideration of Board Seat Appointment
  - D. Administration of Oath of Office.....Tab 2
  - E. Consideration of Resolution 2021-29, ReDesignating Assistant Secretaries .....Tab 3
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
5. **BUSINESS ITEMS**
  - A. Ratification of Egis Proposal.....Tab 4
  - B. Consideration of Engineer Report.....Tab 5
  - C. *Consideration of Master Special Allocation Report (Under Separate Cover)*
  - D. Consideration of Resolution 2021-26, Declaring Special Assessments.....Tab 6
  - E. Consideration of Resolution 2021-27, Setting Public Hearing on Special Assessments.....Tab 7
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,  
Melissa Dobbins  
LTC Ranch West Residential



**CALL TO ORDER / ROLL CALL**

# Public Comment Period

# **BUSINESS ADMINISTRATION**

## **Tab 1**



**ORGANIZATIONAL MEETING MINUTES**

*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.*

**LTC RANCH WEST RESIDENTIAL  
COMMUNITY DEVELOPMENT DISTRICT**

The organizational meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District was held on **June 23, 2021 at 11:30 a.m.** at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984. Following is the agenda for the meeting.

Austin Burr	<b>Board Supervisor, Vice Chairman</b>
Bo Jahna	<b>Board Supervisor, Assistant Secretary</b>
Robert Nelson	<b>Board Supervisor, Assistant Secretary (via speaker phone)</b>
Ellen Johnson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Richard Hernandez	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jonathan Johnson	<b>District Counsel, Hopping Green &amp; Sams</b> (via speaker phone)
Kinan Husainy	<b>Interim Engineer, Kimley-Horn and Associates</b> (via speaker phone)
Peter Dame	<b>Representative, Bond Counsel, Akerman, LLP</b> (via speaker phone)
Chris Fredrick	<b>Representative, GreenPointe Communities, LLC</b>

There were no audience members present.

**FIRST ORDER OF BUSINESS****Call to Order**

Ms. Dobbins called the meeting to order at 11:30 a.m.

**SECOND ORDER OF BUSINESS****Oath of Office for Supervisors**

Ms. Dobbins, a Notary Public in the State of Florida administered the Oath of Office to Mr. Burr, Mr. Jahna and Ms. Johnson prior to the start of the meeting.

**THIRD ORDER OF BUSINESS****Review of Chapter 190, Florida Statutes**

Ms. Dobbins presented the Chapter 190 Florida Statutes to the Board.

**FOURTH ORDER OF BUSINESS****Review of Guide to Sunshine  
Amendment and Code of Ethics for  
Public Officers and Employees**

Ms. Dobbins presented the Sunshine Amendment and Code of Ethics for Public Officers and Employees to the Board.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2021-01,  
Appointing Officers**

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2021-01, Appointing Mr. Miars as Chairman, Mr. Burr as Vice Chairman and Robert Nelson, Ellen Johnson, Bo Jahna, Richard Hernandez and Melissa Dobbins all as Assistant Secretaries, Mr. Schleifer as Secretary, Mr. Brizendine as Treasurer and Mr. Wildermuth as Assistant Treasurer for LTC Ranch West Residential Community Development District.

*Robert Nelson left the meeting.*

**SIXTH ORDER OF BUSINESS****Consent Agenda**

Ms. Dobbins presented Consent Items Resolution 2021-02, Appointing Rizzetta & Company as District Manager, Resolution 2021-03, Appointing Hopping Green & Sams as District Counsel, Resolution 2021-04, Adopting a Policy for Public Comment Period, Resolution 2021-05, Adopting Investment Guidelines, Resolution 2021-06, Adopting Prompt Payment Policies, Resolution 2021-07, Adopting Internal Controls Policy, 2021-08, Adopting Travel Reimbursement Policy, Resolution 2021-09, Adopting Policy for Legal Defense, Resolution 2021-10, Authorizing Recording of Notice of Establishment, Resolution 2021-11, Adopting Records Retention Schedule, Resolution 2021-12, Authorizing Chairman and Vice Chairman to Execute Plats, Permits and Deeds, Resolution 2021-13, Selecting District Depository, Resolution 2021-14, Authorizing Bank Account Signatories and Resolution 2021-15, Approving Disbursement for Expenses.

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board adopted Consent Items for LTC Ranch West Residential Community Development District.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2021-16,  
Designating Registered Agent and  
Registered Agent Office**

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2021-16, Designating William Rizzetta as the Registered Agent and 3434 Colwell Ave., Suite 200 Tampa, FL 33614 as the Registered Office for LTC Ranch West Residential Community Development District.

**EIGHTH ORDER OF BUSINESS****Consideration of Resolution 2021-17,  
Designating Primary administrative  
Office and Local Records Office**

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2021-17, Designating Primary Administrative Office and Local Records Office for LTC Ranch West Residential Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Retention of Interim Engineer**

- 1.) Consideration of Interim Engineer Agreement with Kimley-Horn and Associates

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board approved Interim Engineer Agreement with Kimley-Horn and Associates for LTC Ranch West Residential Community Development District.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the Authorization for Request for Qualifications and Evaluation Criteria for the District Engineer for LTC Ranch West Residential Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-18, Designating Date, Time and Location of Regular Board of Supervisors' Meetings**

After discussion, the Board set the following schedule: July 20, 2021 at 11:00 a.m., August 31<sup>st</sup> and September 21<sup>st</sup> both at 11:30 a.m.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2021-18, Designating the Date, Time and Location of Regular Board of Supervisors' Meetings for LTC Ranch West Residential Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Establishment of Audit Committee and Setting First Meeting**

- 1.) Authorization for Request for Proposals for Auditing Services

The Board selected themselves as the Committee and set the first Audit Committee Meeting to be prior to the start of the next Board of Supervisors' Meeting.

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board appointed themselves as the Audit Committee and set the first Audit Committee to be prior to the onset of the next Board of Supervisors' Meeting LTC Ranch West Residential Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of 2021-19, Approving Fiscal Year 2020-2021 Proposed Budget and Setting Public Hearing**

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2021-19, Approving Fiscal Year 2020-2021 Proposed Budget and Setting Public Hearing for August 31, 2021 at 11:30 am at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984 for LTC Ranch West Residential Community Development District.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved of Fiscal Year 2020-2021 Funding Agreement for LTC Ranch West Residential Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of 2021-20, Approving Fiscal Year 2021-2022 Proposed Budget and Setting Public Hearing**

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2021-20, Approving Fiscal Year 2021-2022 Proposed Budget and Setting Public Hearing for August 31, 2021 at 11:30 am at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984 for LTC Ranch West Residential Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-21, Setting Public Hearing and Authorizing Notice of Public Hearing on Rules of Procedure**

1.) Discussion Regarding Rules of Procedure

On a motion by Mr. Burr, seconded by Ms. Jahna, with all in favor, the Board adopted Resolution 2021-21, Authorizing Notice of Public Hearing on Rules of Procedure and Setting Public Hearing for August 31, 2021 at 11:30 am at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984 LTC Ranch West Residential Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-22, Setting Public Hearing and Authorizing Notice of Public Hearing on Uniform Method of Collection**

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2021-22, Authorizing Notice of Public Hearing on Uniform Method of Collection and Setting Public Hearing for August 31, 2021 at 11:30 am at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984 LTC Ranch West Residential Community Development District.

**SIXTEENTH ORDER OF BUSINESS****Consideration of Resolution 2021-23,  
Setting Landowners Election**

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2021-23, Setting Landowners Election for August 31, 2021 at 11:30 am at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984 for LTC Ranch West Residential Community Development District.

**SEVENTEENTH ORDER OF BUSINESS****Bond Financing Related Matters****1.) Bond Financing Team Agreement**

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the Bond Financing Team Funding Agreement LTC Ranch West Residential Community Development District.

**EIGHTEENTH ORDER OF BUSINESS****Consideration of Resolution  
2021-24, Appointing Investment Banker**

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2021-24, appointing FMSbonds, Inc. as Investment Banker for LTC Ranch West Residential Community Development District.

**NINETEENTH ORDER OF BUSINESS****Consideration of Resolution 2021-25,  
Appointing Bond Counsel****1.) Bond Counsel Agreement**

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2021-25, appointing Akerman, LLP as Bond Counsel and accepted the Akerman Agreement for LTC Ranch West Residential Community Development District.

**TWENTIETH ORDER OF BUSINESS****Consideration of Selection of Trustee**

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board appointed US Bank as Trustee for LTC Ranch West Residential Community Development District.

**TWENTY-FIRST ORDER OF BUSINESS*****Consideration of Bond Validation  
District Engineer Report (Under Separate  
Cover)***

Mr. Husainy updated the Board that his report now reflects the most recent estimated cost for the public improvements which is \$386,606,541.94. The Board confirmed it would use the amount of \$450 million for the not to exceed amount in the Bond Resolution.

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board accepted the Bond Validation District Engineer Report and Authorized the Chairman or Vice Chairman to approve any necessary changes for LTC Ranch West Residential Community Development District.

**TWENTY-SECOND ORDER OF BUSINESS*****Consideration of Master Special  
Assessment Allocation Report (Under  
Separate Cover)***

Agenda item tabled.

**TWENTY-THIRD ORDER OF BUSINESS*****Consideration of Resolution 2021-26, Declaring  
Special Assessments***

Agenda item tabled.

**TWENTY-FOURTH ORDER OF BUSINESS*****Consideration of Resolution 2021-27,  
Setting Public Hearing on Special  
Assessments***

Agenda item tabled.

**TWENTY-FIFTH ORDER OF BUSINESS*****Consideration of Resolution 2021-28,  
Authorizing the Issuance of Bonds,  
Approving Form of Indenture and  
Authorizing the Commencement of  
Validation Proceedings (Under Separate  
Cover)***

Mr. Dame reviewed the most recent version.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2021-28, Authorizing the Issuance of Bonds, Approving Form of Indenture and Authorizing the Commencement of Validation Proceedings for LTC Ranch West Residential Community Development District.

**TWENTY-SIXTH ORDER OF BUSINESS*****Consideration of Funding Agreement***

Mr. Burr noted that the request needs to be addressed to Midway Glades Developers, LLC.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the Funding Agreement, as amended, for LTC Ranch West Residential Community Development District.

**TWENTY-SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
1.) Update on E-Verify  
Mr. Johnson reviewed that E-Verify is required for all contractors to participate in as well as the District.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved District Staff to comply and register the District with E-Verify for LTC Ranch West Residential Community Development District.

- B. Interim District Engineer  
No report.

- C. District Manager  
No report.

**TWENTY-EIGHTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

No audience present.

No Supervisor comments.

**TWENTY-NINTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Burr, seconded by Ms. Johnson, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:04 p.m. at for LTC Ranch West Residential Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT



# **Acceptance of Board Member Resignation**

# **Consideration of Board Seat Appointment**

## **Tab 2**

**LTC RANCH WEST RESIDENTIAL  
DEVELOPMENT DISTRICT  
BOARD OF SUPERVISOR  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

\_\_\_\_\_  
Signature

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the LTC Ranch West Residential Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

## **Tab 3**

**RESOLUTION 2021-29**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, The LTC Ranch West Residential Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated \_\_\_\_\_ as an Assistant Secretary pursuant to Resolution 2021-01; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_  
is hereby appointed as Assistant Secretary.

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

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF JULY, 2021.**

**THE LTC RANCH WEST  
RESIDENTIAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

# STAFF REPORTS

# District Counsel



# Interim Engineer

# District Manager

# **Business Administration**

## **Tab 4**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### LTC Ranch West Residential Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

LTC Ranch West Residential Community Development District  
c/o Rizzetta & Co.  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: June 23, 2021 to October 1, 2021

Quote Number: 100120800

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery		Not Included
TRIA		Not Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**Not Included**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only



	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile
	Section II B1	Business Income	\$1,000,000 in any one occurrence
	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

## CRIME COVERAGE

<b>Description</b>	<b>Limit</b>	<b>Deductible</b>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

**LTC Ranch West Residential Community Development District  
c/o Rizzetta & Co.  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

**Term: June 23, 2021 to October 1, 2021**

**Quote Number: 100120800**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$753
Public Officials and Employment Practices Liability	\$616
<b>TOTAL PREMIUM DUE</b>	<b>\$1,369</b>

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

### Additional Notes:

This quote is subject to the receipt of a currently signed and dated No Known Loss Letter.

Annual Premium: \$5,000



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 06/23/2021, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

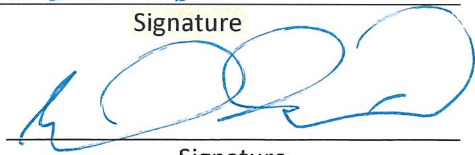
- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

LTC Ranch West Residential Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By:   
Signature

R. Austin Burr  
Print Name

Witness By:   
Signature

THOMAS C. FREDERICK  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE June 23, 2021

By: \_\_\_\_\_  
Administrator

## **Tab 5**

# **LTC Ranch West Residential Community Development District**

## **Bond Validation Engineer's Report of Infrastructure Improvements**

Prepared for:

**LTC Ranch West Residential  
Community Development District  
Board of Supervisors  
St Lucie County, Florida  
June 14, 2021**

Prepared by:

**Kimley»Horn**

445 24<sup>th</sup> Street, Suite 200,  
Vero Beach, FL 32960  
Main: 772-794-4100  
Direct: 772-794-4117  
Email: [kinan.husainy@kimley-horn.com](mailto:kinan.husainy@kimley-horn.com)

# **LTC Ranch West Residential Community Development District**

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### **2. Purpose and Scope**

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### **4. Ownership and Maintenance**

### **5. Permitting Status**

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- Water Distribution
- Sewage Collection and Transmission System
- Water Use- Irrigation/Dewatering

### **6. Estimate of Total Capital Improvements Combined**

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**EXHIBIT 'A' - Location Map**

**EXHIBIT 'B' - Phasing Plan**



## 1. Introduction and Project Description

The LTC Ranch West Residential Community Development District ("CDD") was created for the purpose of financing and managing the construction and maintenance of the public infrastructure for the LTC Ranch West Residential development also known as the Wylder Development, a 2,055+/- gross acre residential development located in the City of Port St Lucie in St Lucie County, Florida ("City"). The CDD currently consists of approximately 777+/- acres ("Initial Area") within the overall project, but expansion of the CDD to encompass approximately 1,827+/- acres has been evaluated and approved by the City in Ordinance 21-53 ("Expanded Acres"). The Initial Acres and the Expanded Acres are referenced in this document collectively as the "Total Acres". The Master Site Plan for Wylder PUD has been approved by the City.

The CDD is located south of Midway Road, west of I-95, north of Glades Cut-Off Road and east of McCarty Ranch Road. The development may be accessed by the 4 lane divided planned north south collector road commonly referred to as "Arterial A" via either Midway Road or Glades Cut-Off Road. The site can also be accessed by the planned 2 lane divided east west collector road commonly referred to as "EW 5" via Glades Cut-Off Road. A location map is attached as Exhibit "A".

The public infrastructure necessary to develop the CDD including the Total Acres includes the following:

- A storm water management that consists of a network of lakes, concrete curb and gutter along the roadways, and storm inlets and pipes
- Roadway improvements, including irrigation and landscaping
- A water distribution system
- A sanitary sewer collection and transmission system
- A reclaim water distribution system
- Offsite roadway improvements, including irrigation, landscaping and street lighting
- Environmental Improvements
- Recreation Tract Improvements

These infrastructure improvements will provide service to the CDD. The estimated cost of these public improvements is \$ **386,606,541.94** as further detailed in this Engineer's Report (sometimes collectively referred to as the "Project"). This cost identifies the current intentions of the District and is subject to change based upon various factors such as development plans, permitting and market conditions. Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that actual costs will not vary from the professional opinions of costs shown herein.

## 2. Purpose and Scope

The purpose of this Engineer's Report is to outline the infrastructure improvements and associated costs of the project. The District Engineer has considered, and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included the developer, contractors, surveyors, legal counsel, and the District's Board of Supervisors, staff, and consultants.

### **3. Description of the Public Improvements Comprising the Project**

#### **Surface Water Management System, Lake Excavation and Roadway**

The surface water management system will consist of inlets, manholes and storm pipes that direct runoff to the on-site lake system for retention. This system includes the discharge canals that lead to the City's maintained canals. The surface water management system will be located in tracts or easements granted to the CDD or in tracts or easements to be granted to the CDD.

The lake excavation for the project will consist of the contractor's mobilization, supervision, clearing and grubbing, demolition, dewatering, lake excavation to a minimum of 12 feet and a maximum of 40 feet below design water level, and stockpiling the material adjacent to the lake for construction of the infrastructure. These activities also include storm water pollution prevention measures. The excavated material will be used onsite to construct the roads and used to backfill utilities.

"Arterial A" will be a four-lane urban roadway section and "EW 5" will be a two-lane urban roadway section constructed with concrete curb and gutter and concrete valley gutter which will be integral parts of the surface water management system. All other roadways within the CDD boundaries will be two lane roads with concrete curb and gutter and will be funded by the CDD.

Note: Arterial A is also known as Wylder Parkway, but for the purposes of this document it is referred to as "Arterial A".

The following offsite improvements, will be funded by the CDD:

- Widening of Midway Road from I-95 to "Arterial A".
- Signalization of Midway Road and "Arterial A" intersection.
- Widening of Glades Cut Off Road from I-95 to "Arterial A".
- Signalization of Glades Cut Off Road and "Arterial A" intersection.
- Construction of "Arterial A" from Midway Road to Glades Cut Off Road.
- Construction of "EW 5" from Glades Cut Off Road to "Arterial A".

#### **Water Distribution System**

The on-site water distribution system will consist of 8" diameter and 12" diameter C-900 PVC mains, fire hydrants, and water services to all of the lots for potable service and fire protection. All proposed water main runs will tie into the proposed 16" diameter C-900 PVC water main to be constructed along Arterial "A" and E/W 5 Roadways. The proposed Arterial "A" Roadway watermain will tie into the existing public watermain in three locations throughout the project.

There will be two watermain extensions and three watermain connection points for the Project:

- An extension to the existing 24" water main along Midway Road, east of I-95 to "Arterial A".
- An extension to the existing 36" water main along Glades Cut Off, west of I-95
- A connection to the proposed 24" water main at the intersection of Midway Road and "Arterial A".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "EW 5".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "Arterial A".

## Sanitary Sewer Collection and Transmission System

The sewage collection and transmission system will consist of numerous lift stations, 8" on-site force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes, and 6" service laterals. The proposed Arterial "A" Roadway contains a 12" polyvinyl chloride (PVC) force main and will tie into the existing 36" force main to the south along Glades Cut Off Road. A 36" forcemain will be constructed along "E/W 5" within the right of way.

## Reclaimed Water Distribution System (Irrigation)

The reclaim water distribution system will be supplied by PSLUSD via the Glades Cutoff Wastewater Treatment Plant. The reclaim water distribution system will be comprised onsite of 8" diameter main C-900 main, reclaim metering stations, reclaim pump stations, and lined reclaim lakes. All proposed irrigation main run will tie into the proposed 12" irrigation main to be constructed along Arterial "A" Roadway and the 12" Reclaim main to be constructed within the E/W 5 right of way.

## 4. Ownership and Maintenance

The CDD will finance the construction and acquisition of the improvements necessary for their operation and maintenance. As appropriate, some infrastructure will be transferred to other entities as summarized below:

### Description

Surface Water Management Facilities  
Water Distribution Facilities  
Sanitary Sewer System  
Reclaimed Irrigation  
Arterial A  
E/W 5  
Glades Cut Off Rd.  
Midway Rd.  
On site Roadways

### Future Ownership and Maintenance

CDD  
City of Port St Lucie Utility Services Department  
City of Port St Lucie Utility Services Department  
City of Port St Lucie Utility Services Department  
City of Port St Lucie  
City of Port St Lucie  
St. Lucie County  
St Lucie County  
CDD

## 5. Permitting Status

- ***Roads / Drainage / Earthwork***

- Pending South Florida Water Management District Environmental Resource Permit
- Pending Florida Department of Environmental Protection NPDES Permit
- City of Port St Lucie Site Plan Review Committee Approval
- Port St Lucie Planning and Zoning Board Approval
- Pending City of Port St Lucie City Council
- Pending City of Port St Lucie Construction (Clearing and/or Mass Grading and/or Site Work) Permit

- ***Water Distribution***

- Pending Florida Department of Transportation Utility Permit
- Pending Florida Department of Environmental Protection Construction of Water Main Extensions for PWS's Permit
- City of Port St Lucie Site Plan Review Committee Approval
- Port St Lucie Planning and Zoning Board Approval
- Pending City of Port St Lucie City Council
- Pending City of Port St Lucie Construction (Clearing and/or Mass Grading and/or Site Work) Permit
- Pending City of Port St Lucie Permit to Construct a Water Main / Distribution System

- ***Wastewater Collection and Transmission System***

- Pending Florida Department of Environmental Protection Construction of a Domestic Wastewater Collection / Transmission System PWS's Permit
- City of Port St Lucie Site Plan Review Committee Approval
- Port St Lucie Planning and Zoning Board Approval
- Pending City of Port St Lucie City Council
- Pending City of Port St Lucie Construction (Clearing and/or Mass Grading and/or Site Work) Permit
- Pending City of Port St Lucie Permit to Construct a Domestic Wastewater Collection / Transmission System

- ***Water Use - Irrigation and Construction Dewatering***

- Pending South Florida Water Management District/St Lucie County Dewatering Permit
- Pending South Florida Water Management District Water Use Permit
- City of Port St Lucie Site Plan Review Committee Approval
- Port St Lucie Planning and Zoning Board Approval
- Pending City of Port St Lucie City Council
- Pending City of Port St Lucie Construction (Clearing and/or Mass Grading and/or Site Work) Permit
- Pending City of Port St Lucie Utility Department Permit

## **OFFSITE PERMITS**

- ***Midway Road Widening and Intersection Signalization***
  - Permitting and Design has not commenced
- ***Glades Cut Off Road Widening and Intersection Signalization***
  - Permitting and Design has not commenced
- ***“EW 5”***
  - Permitting and Design has not commenced
- ***“Arterial A”***
  - City of Port St Lucie Site Plan Review Committee Approval
  - Port St Lucie Planning and Zoning Board Approval
  - Pending City of Port St Lucie City Council
  - Pending City of Port St Lucie Construction (Clearing and/or Mass Grading and/or Site Work) Permit
  - Pending City of Port St Lucie Utility Department Permit
  - Pending South Florida Water Management District Environmental Resource Permit
  - Pending Florida Department of Environmental Protection NPDES Permit
- ***24” Watermain Extension under I-95***
  - Design and Permitting has been completed by the City of Port St. Lucie.

## 6. Estimate of Total Capital Improvements Combined

Onsite Improvements	\$ 346,331,309.01
*Offsite Improvements	<u>\$ 40,275,232.93</u>
<b>Infrastructure Cost Grand Total</b>	<b>\$ 386,606,541.94</b>

The following is a breakdown of the infrastructure cost by description of work:

Lake Excavation and Drainage	\$ 173,513,737.37
Water, Sewer, and Reclaim Distribution System	\$ 99,058,958.31
Roadway	\$ 44,493,613.33
Environmental	\$ 5,265,000.00
Recreation Tract	\$ 24,000,000.00
Offsite Improvements	<u>\$ 40,275,232.93</u>
<b>Infrastructure Cost Grand Total</b>	<b>\$ 386,606,541.94</b>

Soft costs for permit fees; engineering design, permitting, and construction inspection; surveying stake-out and as-builts; and geotechnical testing for the construction phase have been included in each of the above categories in the amount of 7% of the subtotal. A 10% contingency has also been included.

\*Breakdown of the costs for Arterial A is included at the end of this report.

The onsite Lake Excavation, Drainage, Water, Sewer, Reclaim, Roadway and Environmental costs are based on a pro rata share of the costs received for the designed portion of the Project (pod 1) and then extrapolated across the balance of the Project.

## 7. Engineer's Certification

It is our opinion that the extent of proposed improvements and their estimated costs are fair and reasonable and provide a direct and special benefit to the properties located within the District. We believe that those improvements not yet completed can be permitted, constructed, and installed at the estimated costs described in the report.

I hereby certify that the foregoing instrument is a true and correct copy of the Engineer's Report of LTC Ranch West Residential Community Development District.

Sincerely,

Kinan Husainy, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.

Exhibit “A”

Exhibit "B"



*Consideration of Master Special  
Allocation Report  
(Under Separate Cover)*

## **Tab 6**

## RESOLUTION 2021-26

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE 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 PAID; 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**, the Board of Supervisors (the "Board") of the LTC Ranch West Residential Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Engineer's Report*, dated \_\_\_\_\_, 2021, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Assessment Methodology Report*, dated \_\_\_\_\_, 2021, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2806 N. Fifth St., Unit # 403, St. Augustine, Florida 32084 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL  
COMMUNITY DEVELOPMENT DISTRICT:**

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$\_\_\_\_\_ (the "Estimated Cost").
4. The Assessments will defray approximately \$\_\_\_\_\_, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within St. Lucie County and to provide such other notice as may be required by law or desired in the best interests of the District.

**12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 20th day of July, 2021.

**ATTEST:**

**LTC RANCH WEST RESIDENTIAL  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Engineer's Report, dated \_\_\_\_\_, 2021

**Exhibit B:** Master Assessment Methodology Report, dated \_\_\_\_\_, 2021

**Exhibit A**  
**will be attached as**  
**Engineer's Report,**  
**dated \_\_\_\_\_, 2021**

**Exhibit B**  
**will be attached as**  
**Master Assessment**  
**Methodology Report,**  
**dated \_\_\_\_\_, 2021**

## **Tab 7**



**RESOLUTION 2021-27**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2021, AT \_\_\_\_\_ .M. AT \_\_\_\_\_, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors of the LTC Ranch West Residential Community Development District (the "Board") has previously adopted Resolution 2021-26 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE 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 PAID; 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 2021-26, a Preliminary Special 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 2806 N. Fifth St., Unit # 403, St. Augustine, Florida 32084 (the "District Records Office").

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT:**

**1.** There is hereby declared a public hearing to be held at \_\_\_\_\_ .m. on \_\_\_\_\_, 2021, at \_\_\_\_\_, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 2806 N. Fifth St., Unit # 403, St. Augustine, Florida 32084.

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(s) of general circulation within St. Lucie County (by two publications one week apart with the first publication at least twenty (20) days 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 Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of July, 2021.

**ATTEST:**

**LTC RANCH WEST RESIDENTIAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman

# **SUPERVISOR REQUESTS**

# ADJOURNMENT