



Rizzetta & Company

Palmetto Ridge Community Development District

Board of Supervisors' Meeting January 10, 2023

**District Office:
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
813.933.5571**

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Shawn Riordan Jim Harvey Candice Smith Greg Meath Troy Simpson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jayna Cooper	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	KE Law Group
Interim Engineer	Patrick Gassaway	Heidt Design, LLC

All Cellular phones and pagers must be turned off while in the meeting room.

All cellular phones and pagers must be turned off 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) 933-5571. 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.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL,
FL 33544

Board of Supervisors
Palmetto Ridge Community
Development District

January 3, 2023

Dear Board Members:

The audit committee meeting and the regular meeting of the Board of Supervisors of the Palmetto Ridge Community Development District will be held on **Tuesday, January 10, 2023 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

AUDIT COMMITTEE MEETING:

- 1. CALL TO ORDER**
- 2. BUSINESS ITEMS**
 - A. Consideration of Proposals Received for District's Auditing Services...Tab 1
- 3. ADJOURNMENT**

BOARD OF SUPERVISORS' MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 15, 2022.....Tab 2
 - B. Presentation of Minutes of the Audit Committee Meeting held on November 15, 2022.....Tab 3
 - C. Ratification of November 2022 Operation & Maintenance Expenditures.....Tab 4
- 4. BUSINESS ITEMS**
 - A. Consideration of Recommendation of Audit Committee
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. AUDIENCE COMMENTS AND 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) 933-5571.

Sincerely,

Jayna Cooper

Jayna Cooper
District Manager

Tab 1

**AUDIT PROPOSAL COMMITTEE EVALUATION SPREADSHEET
(with Price)**

		1	2	3	4	5	6
		Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish Required Services	Price	Total Points
		20 Points	20 Points	20 Points	20 Points	20 Points	100 Points
A	Grau & Associates						
B							
C							

Supervisor:

Signature

Name Printed

Date



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

PALMETTO RIDGE
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: December 28, 2022
12:00PM

Submitted to:

Palmetto Ridge
Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823

tgrau@graucpa.com
www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

December 28, 2022

Palmetto Ridge Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022-2026.

Grau & Associates (Grau) welcomes the opportunity to respond to the Palmetto Ridge Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



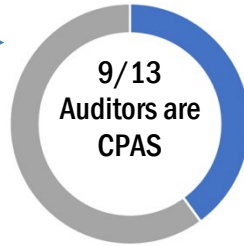
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

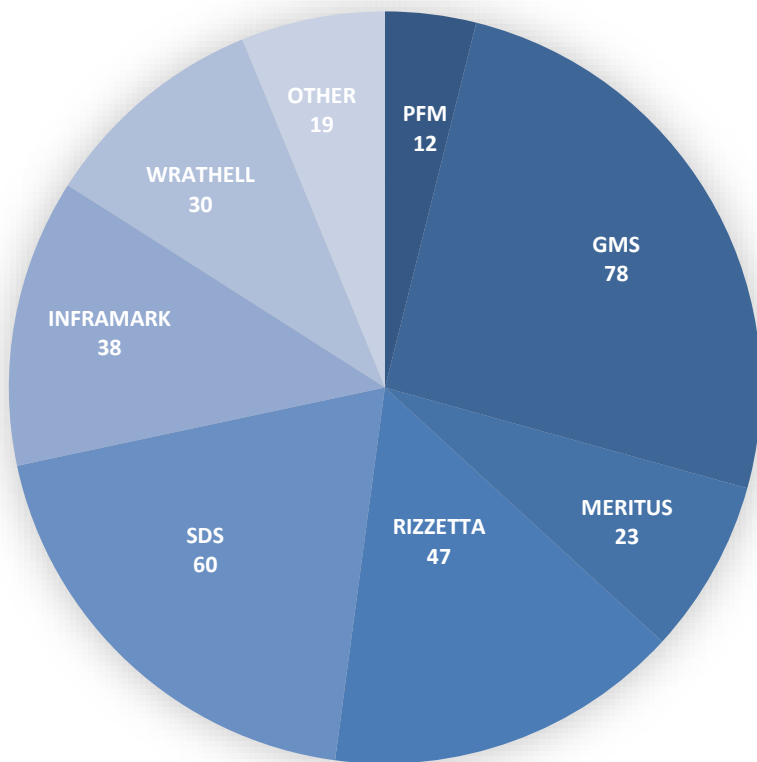
3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.8190 | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

58 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+

CPE (last 2 years):

Government

Accounting, Auditing:

38 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
58
82 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)
Master of Accounting
Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

38
56
94 (includes of 4 hours of Ethics CPE)

References



Grau & Associates
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We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

Year Ended September 30,		Fee
2022		\$3,000
2023		\$3,100
2024		\$3,200
2025		\$3,300
2026		\$3,400
TOTAL (2022-2026)		<u>\$16,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Palmetto Ridge Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

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.

**PALMETTO RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Palmetto Ridge Community Development District was held on **Tuesday, November 15, 2022 at 9:06 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Shawn Riordan
Candice Smith
Greg Meath

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jayna Cooper
Jere Earlywine

District Manager, Rizzetta & Company
District Counsel, KE Law Group
(via conference call)

Ashley Ligas

District Counsel, KE Law Group
(via conference call)

Boyan Pargove

Interim District Engineer, Heidt Design, LLC
(via conference call)

Audience

None

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order at 9:06 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
September 13, 2022**

Ms. Cooper presented the September 13, 2022 meeting minutes and asked if there were any changes. There were none.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
November 15, 2022 - Minutes of Meeting
Page 2

On a Motion by Mr. Meath, seconded by Mr. Riordan, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 13, 2022 as presented for the Palmetto Ridge Community Development District.

FOURTH ORDER OF BUSINESS

**Presentation of Minutes of the
Landowner's Meeting held on October
26, 2022**

Ms. Cooper presented the October 28, 2022 landowner's meeting minutes and asked if there were any changes. There were none.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the minutes of the Landowner's meeting held on October 26, 2022 as presented for the Palmetto Ridge Community Development District.

FIFTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Supervisors**

Ms. Cooper, a notary public in the State of Florida, administered the Oath of Office to Shawn Riordan, Candice Smith, and Greg Meath. Mr. Riordan, Ms. Smith, and Mr. Meath all swore and affirmed to the Oath of Office and executed the oath.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Canvassing and Certifying Landowner
election Results**

Ms. Cooper presented and reviewed Resolution 2023-01, Canvassing and Certifying Landowner Election Results.

On a Motion by Ms. Smith, seconded by Mr. Riordan, with all in favor, the Board of Supervisors approved Resolution 2023-01, Canvassing and Certifying election Results as presented for the Palmetto Ridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Designating Officers of the District**

Ms. Cooper presented Resolution 2023-02, Designating Officers of the District.

On a Motion by Mr. Meath, seconded by Mr. Riordan, with all in favor, the Board of Supervisors approved Resolution 2022-03, Designating Officers of the District as follows: Shawn Riordan as Chair, Jim Harvey as Vice Chair, and Candice Smith, Greg Meath, Troy Simpson, Jayna Cooper, and Matthew Huber as Assistant Secretaries as for the Palmetto Ridge Community Development District.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
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EIGHTH ORDER OF BUSINESS

**Consideration of Qualifications For
District Engineering Services**

Ms. Cooper presented the qualifications received from Heidt Design for the District's Engineering Services.

On a Motion by Mr. Meath, seconded by Ms. Smith, with all in favor, the Board of Supervisors accepted Heidt Design's qualifications for the District's Engineering Services and authorized District Counsel to draft an agreement for such services for Palmetto Ridge Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Final Budget for
Fiscal Year 2021/2022**

Ms. Cooper asked for a motion to open the public hearing on the final budget for fiscal year 2021/2022.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors opened the public hearing on the Final Budget for Fiscal Year 2021/2022 for Palmetto Ridge Community Development District.

Ms. Cooper presented and reviewed the final budget for fiscal year 2021/2022. There were no Supervisor questions and no members of the public present to comment.

Ms. Cooper asked for a motion to close the public hearing on the final budget for fiscal year 2021/2022.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors closed the public hearing on the Final Budget for Fiscal Year 2021/2022 for Palmetto Ridge Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Adopting Fiscal Year 2021/2022 Final
Budget**

Ms. Cooper presented Resolution of 2023-03, Adopting Fiscal Year 2021/2022 Final Budget.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors approved Resolution 2023-03, Adopting Fiscal Year 2021/2022 Final Budget (\$50,000) for Palmetto Ridge Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing on Final Budget for
Fiscal Year 2022/2023**

Ms. Cooper asked for a motion to open the public hearing on the final budget for fiscal year 2022/2023.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
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On a Motion by Mr. Meath, seconded by Mr. Riordan, with all in favor, the Board of Supervisors opened the public hearing on the Final Budget for Fiscal Year 2022/2023 for Palmetto Ridge Community Development District.

Ms. Cooper presented and reviewed the final budget for fiscal year 2022/2023. There were no Supervisor questions and no members of the public present to comment.

Ms. Cooper asked for a motion to close the public hearing on the final budget for fiscal year 2022/2023.

On a Motion by Mr. Meath, seconded by Mr. Riordan, with all in favor, the Board of Supervisors closed the public hearing on the Final Budget for Fiscal Year 2022/2023 for Palmetto Ridge Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Adopting Fiscal Year 2022/2023 Final
Budget**

Ms. Cooper presented Resolution of 2023-04, Adopting Fiscal Year 2022/2023 Final Budget.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors approved Resolution 2023-04, Adopting Fiscal Year 2022/2023 Final Budget (\$175,000) for Palmetto Ridge Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing on Uniform Method of
Collection**

Ms. Cooper asked for a motion to open the public hearing on the uniform method of collection.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors opened the public hearing on the Uniform Method of Collection for Palmetto Ridge Community Development District.

There were no Supervisor questions and no members of the public present to comment.

Ms. Cooper asked for a motion to close the public hearing on the uniform method of collection.

On a Motion by Mr. Riordan, seconded by Ms. Smith, with all in favor, the Board of Supervisors closed the public hearing on the Uniform Method of Collection for Palmetto Ridge Community Development District.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
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FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Authorizing the Uniform Method of
Collection of Non-Ad Valorem
Assessments**

Ms. Cooper presented Resolution of 2023-05, Authorizing the Uniform Method of Collection of Non-Ad Valorem Assessments.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors approved Resolution 2023-05, Authorizing the Uniform Method of Collection of Non-Ad Valorem Assessments for Palmetto Ridge Community Development District.

FIFTEENTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure

Ms. Cooper asked for a motion to open the public hearing on the rules of procedure.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors opened the public hearing on the Rules of Procedure for Palmetto Ridge Community Development District.

There were no Supervisor questions and no members of the public present to comment.

Ms. Cooper asked for a motion to close the public hearing on the rules of procedure.

On a Motion by Mr. Riordan, seconded by Mr. Meath, with all in favor, the Board of Supervisors closed the public hearing on the Rules of Procedure for Palmetto Ridge Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Adopting Rules of Procedure**

Ms. Cooper presented Resolution of 2023-06, Adopting Rules of Procedure.

On a Motion by Mr. Meath, seconded by Mr. Riordan, with all in favor, the Board of Supervisors approved Resolution 2023-06, Adopting Rules of Procedure for Palmetto Ridge Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Recommendation of
Audit Committee**

Ms. Cooper stated that the audit committee had met immediately prior to the onset of the Board meeting and had approved the Audit Proposal Instructions and Evaluation Criteria.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
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On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation for the Audit Proposal Instructions and Evaluation Criteria for Palmetto Ridge Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Temporary
Construction Easement**

Ms. Ligas presented and reviewed the Temporary Construction Easement. KLP Management will need to sign the easement.

On a Motion by Ms. Smith, seconded by Mr. Riordan, with all in favor, the Board of Supervisors approved the Temporary Construction Easement in substantial form Palmetto Ridge Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of Acquisition
Agreement**

Ms. Ligas presented and reviewed the Acquisition Agreement. KLP Management will need to sign the agreement.

On a Motion by Ms. Smith, seconded by Mr. Riordan, with all in favor, the Board of Supervisors approved the Acquisition Agreement in substantial form for Palmetto Ridge Community Development District.

TWENTIETH ORDER OF BUSINESS

**Ratification of Egis Insurance's
Proposal for Fiscal Year 2022/2023**

Ms. Cooper presented Egis Insurance's proposal for fiscal year 2022/2023.

On a Motion by Ms. Smith, seconded by Mr. Riordan, with all in favor, the Board of Supervisors ratified the approval of Egis Insurance's proposal for Fiscal Year 2022/2023 (\$5,000.00) Palmetto Ridge Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine stated that the Bond Validation Hearing was scheduled for November 29th.

B. Interim District Engineer

No report.

C. District Manager Report

Ms. Cooper reminded the Board of Supervisors of the next meeting scheduled for December 13, 2022 at 9:00 a.m. Ms. Cooper will reach out in two weeks to District Chairman and District Counsel to see if they would like to cancel the meeting.

TWENTY-SECOND ORDER OF BUSINESS Audience Comments and Supervisor Requests

The Board requested that meeting cancellations be sent via the Outlook Calendar.

TWENTY-THIRD ORDER OF BUSINESS Adjournment

On a motion from Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors adjourned the meeting at 9:30 a.m. for Palmetto Ridge Community Development District.
--

Assistant Secretary

Chairman / Vice-Chairman

Tab 3

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.

**PALMETTO RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee Meeting of the Palmetto Ridge Community Development District was held on **Tuesday, November 15, 2022 at 9:03 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present from the Audit Committee:

Candice Smith	Committee Member
Greg Meath	Committee Member
Shawn Riordan	Committee Member

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company
Jere Earlywine	District Counsel, KE Law Group <i>(via conference call)</i>
Ashley Ligas	District Counsel, KE Law Group <i>(via conference call)</i>
Boyan Pargove	Interim District Engineer, Heidt Design, LLC <i>(via conference call)</i>
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

Ms. Cooper called the meeting to order.

SECOND ORDER OF BUSINESS

**Presentation of Audit Proposal
Instructions and Audit Evaluation
Criteria**

Ms. Cooper presented the audit proposal instructions and the audit evaluation criteria.

On a Motion by Ms. Smith, seconded by Mr. Meath, with all in favor, the Board of Supervisors approved the Audit Proposal Instructions and Audit Evaluation Criteria as presented for the Palmetto Ridge Community Development District.

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT
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THIRD ORDER OF BUSINESS

Adjournment

With no further business items to present, Ms. Cooper asked for a motion to adjourn.

On a motion from Ms. Smith, seconded by Mr. Meath, with all in favor, the Audit Committee adjourned the meeting at 9:05 a.m. for Palmetto Ridge Community Development District.

DRAFT

Tab 4

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,956.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Palmetto Ridge Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	100000	17159	Policy # 100121931 10/01/22-10/01/23	\$ 5,000.00
Egis Insurance Advisors, LLC	100005	17138	Policy # 100121931 09/13/22-10/01/22	\$ 247.00
Heidt Design, LLC	100006	45747	Engineering Services 09/22	\$ 2,517.50
Innersync Studio, Ltd	100007	20664	Implementation ADA Compliance Website 09/22	\$ 581.25
Innersync Studio, Ltd	100007	20665	Website Hosting ADA Compliance 09/22	\$ 1,537.50
KE Law Group, LLC	100008	4109	Legal Services 08/22	\$ 1,273.25
Rizzetta & Company, Inc.	100001	INV0000071244	District Management Fees 09/22	\$ 1,920.06
Rizzetta & Company, Inc.	100002	INV0000071793	District Management Fees 10/22	\$ 3,200.00
Rizzetta & Company, Inc.	100003	INV0000072629	District Management Fees 11/22	\$ 4,050.00
Times Publishing Company	100004	0000243623 09/04/22	Acct# 325328 Legal Advertising 09/22	\$ 168.50
Times Publishing Company	100004	0000248182 10/02/22	Acct# 325328 Legal Advertising 10/22	\$ 203.50
Times Publishing Company	100004	0000248197 10/12/22	Acct# 325328 Legal Advertising 10/22	\$ 311.20
Times Publishing Company	100004	0000248481 10/19/22	Acct# 325328 Legal Advertising 10/22	\$ 198.40
Times Publishing Company	100004	0000248490 10/30/22	Acct# 325328 Legal Advertising 10/22	\$ 375.00

Palmetto Ridge Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100004	0000249491 10/12/22	Acct# 325328 Legal Advertising 10/22	\$ 107.20
Times Publishing Company	100004	0000249492 10/16/22	Acct# 325328 Legal Advertising 10/22	<u>\$ 266.50</u>
Report Total				<u>\$ 21,956.86</u>



INVOICE

Customer	Palmetto Ridge Community Development District
Acct #	1261
Date	09/21/2022
Customer Service	Kristina Rudez
Page	1 of 1

Palmetto Ridge Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 5,000.00
Payment Amount	
Payment for:	Invoice#17159
100122931	

Thank You

Please detach and return with payment



Customer: Palmetto Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
17159	10/01/2022	Renew policy	Policy #100122931 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/21/2022	5,000.00

RECEIVED
09/21/22

				Total
				\$ 5,000.00
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/21/2022
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	



PREMIUM SUMMARY

**Palmetto Ridge Community Development District
c/o Rizzetta & Co
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2022 to

Quote Number: 100122931

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	\$2,750
Public Officials and Employment Practices Liability	\$2,250
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$5,000

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:



INVOICE

Customer	Palmetto Ridge Community Development District
Acct #	1261
Date	09/20/2022
Customer Service	Kristina Rudez
Page	1 of 1

Palmetto Ridge Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 247.00
Payment Amount	
Payment for:	Invoice#17138
100121931	

Thank You

Please detach and return with payment



Customer: Palmetto Ridge Community Development District

Invoice	Effective	Transaction	Description	Amount
17138	09/13/2022	New business	Policy #100121931 09/13/2022-10/01/2022 Florida Insurance Alliance Package - New business Due Date: 9/20/2022	247.00

RECEIVED
09/20/22

				Total
				\$ 247.00
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/20/2022
Atlanta, GA 30374-8555		



HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Invoice

Attention:
Palmetto Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Invoice Number: 45747
Invoice Date: September 30, 2022
Month Ending: September 30, 2022
Project Manager: WILKES, BRIAN S.
Project Number: CDD PR 1002

Project Name: Palmetto Ridge CDD District Engineer Services (Interim)

		Hours	Rate	Amount
Senior Project Manager	BOS Organizational Meeting	2.00	190.00	\$380.00
Senior Project Manager	Confirm next mtg/cancellation.	.25	190.00	\$47.50
Senior Project Manager	Eng rpt	1.50	190.00	\$285.00
Senior Project Manager	Eng rpt revisions	1.00	190.00	\$190.00
Senior Project Manager	Engineer's Report	2.75	190.00	\$522.50
Senior Project Manager	Engineers rpt	1.25	190.00	\$237.50
Senior Project Manager	Interim agreement Eng rpt	1.50	190.00	\$285.00
Senior Project Manager	Interim work order Eng. rpt	3.00	190.00	\$570.00
Total Professional Services		13.25		\$2,517.50

Invoice Total \$2,517.50

RECEIVED
OCT 12 2022

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.

INVOICE

BILL TO

Palmetto Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 20664**DATE** 09/16/2022**DUE DATE** 10/01/2022**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	581.25
First 50% of Implementation	BALANCE DUE

RECEIVED
09/16/22

INVOICE

BILL TO

Palmetto Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 20665**DATE** 09/16/2022**DUE DATE** 10/01/2022**TERMS** Net 15**DESCRIPTION****AMOUNT**

CDD Website Services - Hosting, support and training

600.00

CDD Ongoing PDF Accessibility Compliance Service

937.50

First Annual service - Oct 1, 2022 to Sept 30, 2023

BALANCE DUE**\$1,537.50**

RECEIVED
09/16/22



INVOICE

Invoice # 4109
Date: 09/09/2022
Due On: 10/09/2022

KE Law Group, PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Palmetto Ridge CDD

PRCDD-01 General

Palmetto Ridge CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	AL	08/09/2022	Prepare for establishment hearing.	0.10	\$225.00	\$22.50
Service	KI	08/15/2022	Confer with department of state regarding certified ordinance.	0.10	\$185.00	\$18.50
Service	AL	08/17/2022	Review notice of establishment; notarize the same.	0.10	\$225.00	\$22.50
Service	KI	08/17/2022	Review certified ordinance; prepare and record notice of establishment hearing.	0.30	\$185.00	\$55.50
Service	KI	08/18/2022	Record notice of establishment; review certified ordinance.	0.30	\$185.00	\$55.50
Service	AL	08/22/2022	Prepare organizational meeting documents; draft temporary construction easement, acquisition agreement and resolution declaring special assessments.	1.40	\$225.00	\$315.00
Service	AL	08/23/2022	Prepare organizational meeting documents.	1.00	\$225.00	\$225.00
Service	KI	08/24/2022	Review recorded notice of establishment.	0.10	\$185.00	\$18.50
Service	AL	08/25/2022	Email with district staff regarding org meeting.	0.10	\$225.00	\$22.50
Service	KI	08/25/2022	Prepare for organizational meeting.	0.10	\$185.00	\$18.50
Service	AL	08/29/2022	Review draft agenda; email district staff regarding changes.	0.40	\$225.00	\$90.00
Service	AL	08/30/2022	Prepare organizational meeting documents; review agenda and email with district staff.	1.10	\$225.00	\$247.50

Service	AL	08/30/2022	Prepare resolutions for organizational meeting.	0.40	\$225.00	\$90.00
Expense	AL	08/31/2022	Simplifile Recording: PRCDD/01-KI Notice of Establishment	1.00	\$49.25	\$49.25
Service	AL	08/31/2022	Confer with district staff on organizational meeting agenda.	0.10	\$225.00	\$22.50
					Total	\$1,273.25

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4109	10/09/2022	\$1,273.25	\$0.00	\$1,273.25
Outstanding Balance				\$1,273.25
Total Amount Outstanding				\$1,273.25

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/13/2022	INV0000071244

Bill To:

Palmetto Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00619

Description	Qty	Rate	Amount
Management Services - 9/13 - 9/30/22	1.00	\$959.94	\$959.94
Administrative Services - 9/13 - 9/30/22	1.00	\$210.06	\$210.06
Accounting Services - 9/13 - 9/30/22	1.00	\$750.06	\$750.06
<div>RECEIVED</div> <div>09/13/22</div>			
Subtotal		\$1,920.06	
Total		\$1,920.06	

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/1/2022	INV0000071793

Bill To:

Palmetto Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00619

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
11/1/2022	INV0000072629

Bill To:

Palmetto Ridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00619

[illegible]



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/ 4/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
09/04/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$168.50		0000243623	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/04/22	09/04/22	0000243623	Times	Legals CLS	BOS MEETING	1	2x48 L	\$164.50
09/04/22	09/04/22	0000243623	Tampabay.com	Legals CLS	BOS MEETING AffidavitMaterial	1	2x48 L	\$0.00 \$4.00

RECEIVED
11/10/22

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/ 4/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
09/04/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$168.50		0000243623	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PALMETTO CDD
C/O RIZZETTA & CO.
3434 COLWELL AVENUE
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com

- Ad Proof -

11/10/2022

Order Confirmation

Ad Order Number

0000243623

Sales Rep.

dbonett

EMail

dbonett@tampabay.com

Order Taker

dbonett

Order Source

Customer

PALMETTO CDD

Customer Account

325328

Customer Address

3434 COLWELL AVENUE

TAMPA FL 33614 USA

Customer Phone

8139941001

Payor Customer

PALMETTO CDD

Payor Account

325328

Payor Address

3434 COLWELL AVENUE

TAMPA FL 33614 USA

Payor Phone

8139941001

PO Number

Ordered By

Dawn

Customer Fax

Customer EMail

cddinvoice@rizzetta.com

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

2

Blind Box

Promo Type

Materials

Invoice Text

BOS MEETING

Ad Order Notes

Net Amount

\$168.50

Tax Amount

\$0.00

Total Amount

\$168.50

Payment Method

Credit Card

Payment Amount

\$0.00

Amount Due

\$168.50

Tampa Bay Times

tampabay.com

- Ad Proof -

Ad Number

0000243623-01

Ad Type

CLS Legal Liner

Production Method

AdBooker

Production Notes

External Ad Number

Ad Attributes

Ad Released

No

Pick Up

Ad Size

2 X 47 li

Color

WYSIWYG Content

**NOTICE OF ORGANIZATIONAL MEETING OF THE
BOARD OF SUPERVISORS OF THE PALMETTO RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board"), of the Palmetto Ridge Community Development District will hold its organizational meeting on September 13, 2022, at 9:00 a.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Rizzetta & Company, Inc., 5020 W. Linebaugh Avenue, Suite 240, Tampa, Florida 33624 (813) 933-5571 ("District Manager's Office").

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

A 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.

Matthew Huber
Regional District Manager
Run Date: 09-04-22

0000243623

Run Date

09/04/2022

Product

Tampa Bay Times

Placement

Legals - CLS

Position

Legal

Zone

BL-Pasco

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 2/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
10/03/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$203.50		0000248182	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/02/22	10/02/22	0000248182	Times	Legals CLS	Meeting Schedule	1	2x58 L	\$199.50
10/02/22	10/02/22	0000248182	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x58 L	\$0.00 \$4.00

RECEIVED

OCT 11 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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ADVERTISING INVOICE

Thank you for your business.

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10/ 2/22		PALMETTO CDD	
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10/03/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$203.50		0000248182	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PALMETTO CDD

C/O RIZZETTA & CO.

3434 COLWELL AVENUE

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

RECEIVED

OCT 11 2022

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **10/ 2/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not 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.

Notice of FY 2022/2023 Meeting Schedule
Palmetto Ridge Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023, regular meetings of the Board of Supervisors of the Palmetto Ridge Community Development District are scheduled to be held at 9:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, as follows:

October 11, 2022
November 15, 2022
December 13, 2022
January 10, 2023
February 14, 2023
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 8, 2023
September 12, 2023

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the 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's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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.

Jayna Cooper
District Manager

Run Date: 10/02/22

0000248182

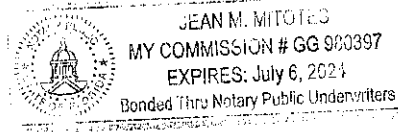
DB
Signature Affiant

Sworn to and subscribed before me this **10/02/2022**

[Signature]
Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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DB

Signature Affiant

Sworn to and subscribed before me this **10/02/2022**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced

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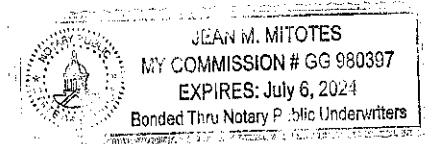
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Jayna Cooper
District Manager

Run Date: 10/02/22

0000248182



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/05/22 - 10/12/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
10/12/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$311.20		0000248197	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/05/22	10/12/22	0000248197	Times	Legals CLS	LANDOWNERS' MEETING	2	2x65 L	\$307.20
10/05/22	10/12/22	0000248197	Tampabay.com	Legals CLS	LANDOWNERS' MEETING AffidavitMaterial	2	2x65 L	\$0.00 \$4.00

RECEIVED

OCT 17 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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\$311.20		0000248197	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PALMETTO CDD
C/O RIZZETTA & CO.
3434 COLWELL AVENUE
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

OCT 17 2022

STATE OF FLORIDA
COUNTY OF Pasco

} ss

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not 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.

DB

Signature Affiant

Sworn to and subscribed before me this **10/12/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF LANDOWNERS' MEETING AND ELECTION
FOR THE PALMETTO RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Palmetto Ridge Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 1,499.475 acres, North of State Road 52 and West of Bellamy Brothers Boulevard, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors.

DATE: Wednesday, October 26, 2022
TIME: 9:00 a.m.
PLACE: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 5020 W. Linebaugh Ave., Suite 240 Tampa, Florida 33624. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 5020 W. Linebaugh Ave., Suite 240, Tampa, Florida 33624. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Jayna Cooper
Regional District Manager
Run Date(s): 10/05/2022 & 10/12/2022

0000248197



JEAN M. MITTOLES

MY COMMISSION # GG 960307

EXPIRES: July 6, 2024

Bonded Thru Notary Public Underwriters

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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Signature Affiant

Sworn to and subscribed before me this 10/12/2022

Signature of Notary Public

Personally known ☒ or produced identification ☐

Type of identification produced

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DEVELOPMENT DISTRICT**

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Jayna Cooper
Regional District Manager
Run Date(s): 10/05/2022 & 10/12/2022

0000248197



JEAN M. MITOTES
MY COMMISSION # GG 990397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/19/22	PALMETTO CDD	
Billing Date	Sales Rep	Customer Account
10/19/2022	Jean Mitotes	325328
Total Amount Due		Ad Number
\$198.40		0000248481

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/19/22	10/19/22	0000248481	Times	Legals CLS	RFQ for District engineering Services	1	2x82 L	\$194.40
10/19/22	10/19/22	0000248481	Tampabay.com	Legals CLS	RFQ for District engineering Services AffidavitMaterial	1	2x82 L	\$0.00 \$4.00

RECEIVED
10/19/22

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
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ADVERTISING INVOICE

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Total Amount Due		Ad Number
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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

PALMETTO CDD
C/O RIZZETTA & CO.
3434 COLWELL AVENUE
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000248481



tampabay.com

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DEPT 3396

PO BOX 123396

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Billing Date	Sales Rep	Customer Account	
10/30/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$375.00		0000249490	

10/27/22

PAYMENT DUE UPON RECEIPT

NOV - 9 2022

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/23/22	10/30/22	0000249490	Times	Legals CLS	Budget Notice	2	2x54 L	\$371.00
10/23/22	10/30/22	0000249490	Tampabay.com	Legals CLS	Budget Notice	2	2x54 L	\$0.00
					AffidavitMaterial			\$4.00

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tampabay.com

DEPT 3396

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\$375.00		0000249490	

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Tampa Bay Times
Published Daily

STATE OF FLORIDA
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DB

Signature Affiant

Sworn to and subscribed before me this **10/30/2022**

[Signature]
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2021/2022 AND 2022/2023 BUDGETS;
AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Palmetto Ridge Community Development District ("District") will hold a public hearing on November 15, 2022 at 9:00a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year ending September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year ending September 30, 2023 ("Fiscal Year 2022/2023"). 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, c/o Rizzetta and Company, 3434 Colwell Ave., Suite 200, Tampa, Florida, 33614 (813) 933-5571 ("District Manager's Office"), during normal business hours, or by visiting the District's website at palmetto-ridge-cdd.

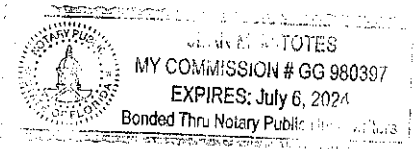
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District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

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Jayna Cooper
District Manager
Run Dates: 10-23 and 10-30-22

0000249490



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Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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DB

Signature Affiant

Sworn to and subscribed before me this **10/30/2022**

[Signature]
Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2021/2022 AND 2022/2023 BUDGETS;
AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Palmetto Ridge Community Development District ("District") will hold a public hearing on November 15, 2022 at 9:00a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year ending September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year ending September 30, 2023 ("Fiscal Year 2022/2023"). 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, c/o Rizzetta and Company, 3434 Colwell Ave., Suite 200, Tampa, Florida, 33614 (813) 933-5571 ("District Manager's Office"), during normal business hours, or by visiting the District's website at palmetto-ridge-cdd.

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.

Jayna Cooper
District Manager
Run Dates: 10-23 and 10-30-22

0000249490



JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/12/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
10/12/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$107.20		0000249491	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/12/22	10/12/22	0000249491	Times	Legals CLS	Rule Development	1	2x44 L	\$103.20
10/12/22	10/12/22	0000249491	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x44 L	\$0.00 \$4.00

RECEIVED

OCT 17 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/12/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
10/12/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$107.20		0000249491	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PALMETTO CDD
C/O RIZZETTA & CO.
3434 COLWELL AVENUE
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times**Published Daily**STATE OF FLORIDA
COUNTY OF Pasco

OCT 17 2022

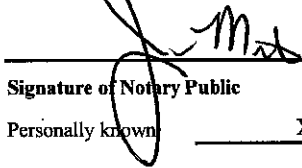
} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in said newspaper by print in the issues of **10/12/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not 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.



Signature Affiant

Sworn to and subscribed before me this **10/12/2022**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**NOTICE OF RULE DEVELOPMENT BY THE
PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Palmetto Ridge Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

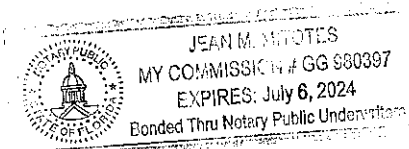
The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Rizzetta and Company, 3434 Colwell Ave., Suite 200, Tampa, Florida 33614.

District Manager
Palmetto Ridge Community Development District
Run Date: October 12, 2022

0000249491



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

FILED
OCT 17 2022 SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in said newspaper by print in the issues of **10/12/22** or by publication on the newspaper's website, if authorized, on

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DB

Signature Affiant

Sworn to and subscribed before me this **10/12/2022**

M
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**NOTICE OF RULE DEVELOPMENT BY THE
PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Palmetto Ridge Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Rizzetta and Company, 3434 Colwell Ave., Suite 200, Tampa, Florida 33614.

District Manager
Palmetto Ridge Community Development District
Run Date: October 12, 2022

0000249491

M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Notary Public Underwriters

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/16/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
10/16/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$266.50		0000249492	

RECEIVED

OCT 26 2022

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/16/22	10/16/22	0000249492	Times	Legals CLS	RuleMaking	1	2x76 L	\$262.50
10/16/22	10/16/22	0000249492	Tampabay.com	Legals CLS	RuleMaking AffidavitMaterial	1	2x76 L	\$0.00 \$4.00

RECEIVED
10/26/22

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/16/22		PALMETTO CDD	
Billing Date	Sales Rep	Customer Account	
10/16/2022	Deirdre Bonett	325328	
Total Amount Due		Ad Number	
\$266.50		0000249492	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PALMETTO CDD
C/O RIZZETTA & CO.
3434 COLWELL AVENUE
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times**Published Daily****STATE OF FLORIDA****COUNTY OF Pasco**

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not 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.



Signature Affiant

Sworn to and subscribed before me this **10/16/2022**


Signature of Notary Public
Personally known ☒ or produced identification

Type of identification produced _____

**NOTICE OF RULEMAKING REGARDING THE RULES OF
PROCEDURE OF THE
PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Palmetto Ridge Community Development District ("District") on November 15, 2022 at 9:00 a.m. at the office of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Tampa Bay Times on October 12, 2022.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at c/o Rizzetta and Company, 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 ("District Manager's Office").

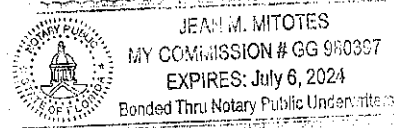
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the 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 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 at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office.

Jayna Cooper
District Manager
Palmetto Ridge Community Development District
Run Date: October 16, 2022

0000249492



JEAN M. MITOTES
MY COMMISSION # OG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underw...