

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

NOVEMBER 8, 2022

PREPARED BY:

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

November 1, 2022

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Tuesday, November 8, 2022, at 1:00 P.M.** at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

WebEx link and telephone number to join/watch the meeting:

<https://districts.webex.com/districts/onstage/g.php?MTID=e2a0601eee1f051bd4b6a9b4a5172ac7a>

Access Code: **2332 249 4830**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2332 249 4830** to join the meeting.

Agenda Item

1. Call to Order & Roll Call.
2. Administration of Oath of Office for the Board of Supervisors of the LT Ranch Community Development District.
 - a) Oath of Office.
 - b) Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - c) Form 1 – Statement of Financial Interests.
3. Consideration of **Resolution 2023-2**, a resolution of the Board of Supervisors of the LT Ranch Community Development District canvassing and certifying the results of the Landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes*.
4. Consideration of **Resolution 2023-3**, a resolution of the Board of Supervisors of the LT Ranch Community Development District Re-Designating Certain Officers of the LT Ranch Community Development District following the Landowners' Election.
5. Consideration of the Minutes of the October 11, 2022, Regular meeting.

6. Consideration of **Resolution 2023-4**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Neighborhood Four Stormwater Improvements; and addressing severability and an effective date.
7. Consideration of **Resolution 2023-5**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Neighborhood One irrigation improvements.
8. Consideration of **Resolution 2023-6**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain CP-1, Phases 1, 3 & 8 Stormwater Improvements; and addressing severability and an effective date.
9. Consideration of **Resolution 2023-7**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District staff regarding the acquisition of certain Skye Ranch Neighborhood one cp-1, phases 1 and 2 utilities and conveyance of certain Skye Ranch Neighborhood one CP-1, phases 1 and 2 utilities to Sarasota county, Florida; and addressing severability and an effective date.
10. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - IV. District Manager.
 - a) Financial Statement for period ending October 31, 2022 (unaudited).

11. Supervisor's Requests and Audience Comments.

12. Adjournment.

The first order of business is to call to order the meeting and conduct the roll call.

The second order of business is administrative in nature and is the administration of the oath of office, where I will take the opportunity to swear the Board of Supervisors into office.

Where applicable, each newly appointed Board Member must file a Form 1 – Statement of Financial Interests, which must be filed with the Supervisor of Elections in the County in which he/she resides within thirty (30) days of being seated on this Board.

Additionally, if any newly appointed Board Member currently sits as a member of any other Community Development District Board(s), he/she must amend their current Form 1 – Statement of Financial Interests to now include the LT Ranch Community Development District. The amended form must be filed with the Supervisor of Elections in the County in which you reside within thirty (30) days of being seated on this Board of Supervisors.

The third order of business is consideration of **Resolution 2023-2**, a resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes*.

The fourth order of business is the consideration of **Resolution 2023-3**, which designates the officers of the LT Ranch Community Development District after the outcome of the Landowners' Election which was held on November 8, 2022. Below are the existing officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

The fifth order of business is the review and acceptance of the Minutes from the October 11, 2022, Regular Meeting.

The sixth order of business is the consideration of **Resolution 2023-4**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Neighborhood Four Stormwater Improvements.

The seventh order of order of business is consideration of **Resolution 2023-5**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Neighborhood One irrigation improvements.

The eighth order of business is the consideration of **Resolution 2023-6**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain CP-1, Phases 1, 3 & 8 Stormwater Improvements; and addressing severability and an effective date.

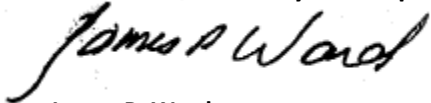
The ninth order of business is the consideration of **Resolution 2023-7**, a resolution of the Board of Supervisors of the LT Ranch Community Development District, confirming and approving the actions of the Chairman and District staff regarding the acquisition of certain Skye Ranch Neighborhood one cp-1, phases 1 and 2 utilities and conveyance of certain Skye Ranch Neighborhood one CP-1, phases 1 and 2 utilities to Sarasota county, Florida; and addressing severability and an effective date.

The tenth order of business are staff reports by the District Attorney, District Engineer, and the District Manager, including a Form 8B filing reminder, as well as the Financial Statements for the period ending October 31, 2022 (unaudited).

The remainder of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

LT Ranch Community Development District



James P. Ward
District Manager

Oath or Affirmation of Office

I _____ a citizen of the State of Florida and of the United States of America, and being an officer of the **LT Ranch Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **LT Ranch Community Development District**, Sarasota County Florida.

Signature

Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this ____ day of _____, 2022, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2022

State of Florida
COMMISSION ON ETHICS

Michelle Anchors
Fort Walton Beach

Antonio Carvajal
Tallahassee

Travis Cummings
Fleming Island

Don Gaetz
Niceville

Glenton “Glen” Gilzean, Jr.
Orlando

John Grant
Tampa

Joanne Leznoff
Fernandina Beach

William “Willie” N. Meggs
Tallahassee

Jim Waldman
Fort Lauderdale

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

In 2018, Florida's Constitutional Revision Commission proposed, and the voters adopted, changes to Article II, Section 8. The earliest of the changes will take effect December 31, 2020, and will prohibit officials from abusing their position to obtain a disproportionate benefit for themselves or their spouse, child, or employer, or for a business with which the official contracts or is an officer, partner, director, sole proprietor, or in which the official owns an interest. Other changes made to the Constitution place restrictions on lobbying by certain officeholders and employees, and put additional limits on lobbying by former public officers and employees. These changes will become effective December 31, 2022.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly

were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE:

Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public

employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the

agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of

community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

Beginning January 1, 2022, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts

from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the

purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment. The Form 1 will be filed electronically with the Florida Commission on Ethics via the Electronic Financial Disclosure Management System (EFDMS), beginning in 2023.

Beginning January 1, 2022, ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Form 6 filers will receive an emailed invitation to register for EFDMS in March 2022. Filers requiring earlier access should contact the Commission to request an invitation. Filers must maintain an updated email address in their User Profile in EFDMS.

OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file Form 1 annually will be sent the forms by mail from the Florida Commission on Ethics by June 1, 2022. Newly elected and appointed officers and employees should contact the head of their agencies for copies of the form or download the form from www.ethics.state.fl.us, as should those persons who are required to file their final financial disclosure statement within 60 days of leaving office or employment.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at

www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:
www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed

information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies (CRAs) are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2021

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2021.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2021.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2021.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

RESOLUTION 2023-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

RECITALS

WHEREAS, the LT Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 8, 2022, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ELECTION RESULTS. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF INDIVIDUAL ELECTED	SEAT NUMBER	NUMBER OF VOTES
	1	
	2	
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SECTION 2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following terms of office:

NAME OF INDIVIDUAL ELECTED	TERM OF OFFICE	TERM UP FOR ELCTION
	FOUR (4)	November, 2026
	FOUR (4)	November, 2026
	TWO (2)	November, 2024

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any

RESOLUTION 2023-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

PASSED AND ADOPTED THIS 8th DAY OF NOVEMBER 2022

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson

RESOLUTION 2023-3

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Sarasota County, Florida, and:

WHEREAS, pursuant to Chapter 190, Florida Statutes, the Board of Supervisors (“Board”) shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary.

WHEREAS, the Board of Supervisors of the LT Ranch Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2023-3

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED THIS 8TH DAY OF NOVEMBER 2022.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson

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**MINUTES OF MEETING
LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was
11 held on Tuesday, October 11, 2022, at 1:00 p.m. at the offices of Taylor Morrison 551 Cattlemen Road,
12 Suite 200, Sarasota Florida 34232.
13
14

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18

Present and constituting a quorum:

19 John Wollard	Chairperson Assistant
20 Christy Zelaya	Secretary Assistant
21 Scott Turner	Secretary Assistant
22 Karen Goldstein	Secretary

23
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25
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Absent:

27 Christian Cotter	Assistant Secretary
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28
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31

Also present were:

32 James P. Ward	District Manager
33 Jere Earlywine	District Attorney
34 Ron Schwied	District Engineer
35 Andrew Gill	JPWard and Associates
36 Denise Ganz	MBS Capital
37 Brett Sealy	MBS Capital

38
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41

Audience:

42 All resident's names were not included with the minutes. If a resident did not identify
43 themselves or the audio file did not pick up the name, the name was not recorded in these
44 minutes.
45
46

47
48

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

49 Mr. Andrew Gill called the meeting to order at approximately 1:00 p.m. He conducted roll call; all
50 Members of the Board were present, with the exception of Supervisor Wollard, constituting a quorum.
51
52

SECOND ORDER OF BUSINESS

Consideration of Minutes

53
54
55
56
57
58

August 31, 2022 – Regular Meeting

49 Mr. Gill asked if there were any corrections, additions, or deletions, to or from the Minutes; hearing
 50 none, he called for a motion.

51

52 **On MOTION made by Mr. John Wollard, seconded by Ms. Christy**
 53 **Zelaya, and with all in favor, the August 31, 2022 Regular Meeting**
 54 **Minutes were approved.**

55

56

57 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2023-1

58

59 **Consideration of Resolution 2023-1, a resolution of the LT Ranch Community Development District**
 60 **authorizing the issuance of not exceeding \$3,000,000 in aggregate principal amount of its capital**
 61 **improvement revenue bonds, series 2022-1 (phase i assessment area) to finance a portion of the cost**
 62 **of a series project consisting of certain infrastructure and facilities benefiting district lands, funding**
 63 **necessary reserves for the Series 2022-1 Bonds and paying costs of issuance of the Series 2022-1**
 64 **Bonds; authorizing the issuance of not exceeding \$21,500,000 in aggregate principal amount of its**
 65 **capital improvement revenue bonds, series 2022-2 (phase ii assessment area) to finance a portion of a**
 66 **series project consisting of certain infrastructure and facilities benefiting district lands, funding**
 67 **necessary reserves for the Series 2022-2 Bonds and paying costs of issuance of the Series 2022-2**
 68 **Bonds; approving a second supplemental indenture in connection with the Series 2022-1 Bonds and a**
 69 **third supplemental indenture in connection with the Series 2022-2 Bonds and authorizing the**
 70 **execution thereof; ratifying the appointment of a trustee, paying agent and bond registrar for the**
 71 **Series 2022-1 Bonds and the Series 2022-2 Bonds; providing for redemption of the Series 2022-1**
 72 **Bonds and the Series 2022-2 Bonds; authorizing the application of the proceeds of the Series 2022-1**
 73 **Bonds and the Series 2022-2 Bonds; approving the form, and authorizing execution, of a bond**
 74 **purchase contract providing for the negotiated sale of the Series 2022-1 Bonds and the Series 2022-2**
 75 **Bonds; delegating to the chairperson or vice-chairperson, or in their absence any member of the**
 76 **board of supervisors, the authority to award the Series 2022-1 Bonds and the Series 2022-2 Bonds**
 77 **within the parameters specified herein; approving the form, and authorizing the use, of a preliminary**
 78 **limited offering memorandum for the Series 2022-1 Bonds and the Series 2022-2 Bonds; approving the**
 79 **distribution of a final limited offering memorandum for the Series 2022-1 Bonds and the Series 2022-2**
 80 **Bonds and the execution thereof; approving the forms, and authorizing execution, of a continuing**
 81 **disclosure agreement for the Series 2022-1 Bonds and a continuing disclosure agreement for the**
 82 **Series 2022-2 Bonds; authorizing preparation of preliminary and final supplemental assessment**
 83 **methodology reports and the use of such reports and the supplemental engineer’s report described**
 84 **herein in the preliminary limited offering memorandum and final limited offering memorandum, as**
 85 **applicable; providing for miscellaneous matters and authority; providing for severability; and**
 86 **providing an effective date**

87

88 Mr. Gill explained this Resolution authorized the issuance of the 2022-1 and 2022-2 bonds. He
 89 introduced Denise Ganz, Bond Counsel, MBS Capital.

90

91 Ms. Denise Ganz asked Mr. Brett Sealy with MBS Capital if he would like to speak.

92

93 *Mr. Brett Sealy: We have been working on a proposed bond issuance that would provide for funding*
 94 *additional components of the capital improvement program and at this time there are two series of*
 95 *bonds that are contemplated to be issued. One of them secured by assessments on certain of the unsold*

96 units located in Phase 1, which we refer to as assessment area 1, as well as a bond issue secured by
97 assessments levied on certain of the lands and platted lots within the Phase 2, or assessment area 2. At
98 this time there are various documents being brought before the Board and will be presented to you
99 today which are generally consistent in nature with the prior series of bonds that were issued back in
100 2019. I know the Board has seen various drafts and adopted an Engineer's Report and assessment
101 methodology, so certainly I know this is not a process new to the Board, or that they have not been
102 seeing documents leading up to this, but maybe, Denise, with that being a lead-in, you can go ahead and
103 present your Resolution.

104

105 Ms. Denise Ganz: What we are asking you to do today is adopt Resolution 2023-1 which will give us the
106 ability to move forward with these bond issues without coming back to the Board before we are able to
107 go to market unless something significantly changes from what we are presenting to you now, in which
108 case we would come back to you first. After we move forward through the marketing and pricing
109 process, we would come back to the Board to present to the final details of the bonds, have you adopt
110 supplemental assessment resolutions, and take other actions, so we can close. But this gets us going.
111 What you are doing here is approving the issuance of these 2022-1 bonds which relate to the Phase 1
112 assessment area, and the 2022-2 bonds which relate to the Phase 2 assessment area within the
113 parameters that are specified in the Resolution, particularly in section 5. The proceeds of these bonds
114 will be used to fund additional portions of the public CIP. That CIP is set forth in an Engineer's Report
115 that was adopted in May as part of your assessment proceedings. Both of these bond issues will go
116 toward funding portions of that project, as well as funding necessary reserves and paying cost of
117 issuance. This Resolution authorizes issuance of the bonds for that purpose, and it also approves certain
118 documents substantially in the forms attached. Those documents are the second and third supplemental
119 indentures that would relate to the 2022-1 and 2022-2 bonds respectively, that supplement to master
120 indenture that was executed back in 2019 to provide for the details of the bonds once there is a pricing.
121 There is a form of bond purchase contract that would be signed after pricing that would be with MBS as
122 the underwriter of the bonds and this Resolution makes certain findings regarding the negotiated sale of
123 the bonds to MBS pursuant to that bond purchase contract which is a form at this point. Similarly,
124 attached to the Resolution is a form of the preliminary limited offering memorandum which the
125 underwriter would use to market the bonds. That's approved substantially as a form and will be
126 completed as we move through the process of finalizing the structure and information about the
127 assessment areas. It will cover both assessment areas. Exhibit D are the forms of the continuing
128 disclosure agreements that are required by the SEC to be executed in order to provide the investors in
129 these bonds with continuing information after we close the bond issue and the nature of the operating
130 information that is in the offering statement that's used to market the bonds. There are updates of
131 those that are required to be done annually and quarterly by the developer in that case, and finally there
132 is a form of consent because of the way the 2019 bond issue that relates to the phase 1 assessment area
133 was set up, we are going to need to get the requisite consent from the majority owners of the 2019
134 bonds to be able to issue the 2022-1 bonds. There is a form of consent that is a work in progress but
135 substantially sets forth what we are going to be asking the bond holders to consent to and Jere Earlywine
136 and Brett Sealy will be working together on that to get the requisite consent as we progress through this
137 and to have it before we go ahead to market the bonds. One other thing I should note, it authorizes the
138 preparation of preliminary and final assessment reports by JP Ward and Associates, that we will use in
139 the offering statement and preliminary basis, and finally to impose the assessments with these two bond
140 issues. We will bring that final assessment report back to you to approve.

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On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, Resolution 2023-1 was adopted.

FOURTH ORDER OF BUSINESS

Mr. Gill explained that the next item on the agenda was not included in the agenda packet, but it is the consideration of a supplement to the investment banking agreement which provided to the board here. That investment banking agreement is dated September 21, 2018. We have Brett Seeley on the line, Brett would you mind just walking us through this supplement?

Mr. Brett Sealy: Sure, so the board had previously engaged MBS capital markets as its underwriter to underwrite the series 2019. And within that agreement it provides for that we be engaged by a supplement to that agreement for each new bondage process that we undertake serving as underwriter for all of the Community Development districts that we present. The supplement does not provide for any changes to the terms and conditions as laid out in the original investment agreement or underwriting agreement that the board had entered into, and it does provide regular disclosures that we are required that we were required to provide them that we are required to provide now at the time of each issuance. So we would appreciate. Questions, no questions?

Hearing no Questions Mr. Gill Asked for a motion to approve a supplement to the investment banking agreement which was dated September 21, 2018.

On MOTION made by Mr. John Wollard, seconded by Mr. Scott Turner, and with all in favor, the Supplement to the Investment Banking agreement was approved to be signed.

FIFTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Jere Earlywine: I just want to let John know that we're working on coming up with something to spend the money on once we issue the bonds. I know Katie and Jim have already had some preliminary conversations with the engineer. We've got a call tomorrow and we should have an update for you shortly. But I would expect we'd post here in the next few weeks and then be in a position to actually spend the money at the time to bond issuance is our is our hope and we'll give you an update on our call.

II. District Engineer

No Report

III. District Asset Manager

- a) Operations Report September 1, 2022
- b) Operations Report October 1, 2022

IV. District Manager

- 189
- 190 a) Landowner’s Election Reminder – November 8, 2022, at 1:00 p.m.
- 191 b) Financial Statement for period ending August 31, 2022 (unaudited)
- 192 c) Financial Statement for period ending September 30, 2022 (unaudited)
- 193
- 194

195 **SIXTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

196

197

198 **SEVENTH ORDER OF BUSINESS**

Adjournment

199 The meeting was adjourned.

200

201

202 **On MOTION made by Mr. Scott Turner, seconded by Ms. Christy**
203 **Zelaya, and with all in favor, the meeting was adjourned.**

204

205

206 LT Ranch Community Development District

207

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210 _____
211 James P. Ward, Secretary

John Wollard, Chairperson

RESOLUTION 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN NEIGHBORHOOD FOUR STORMWATER IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as Skye Ranch Neighborhood Four, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Capital Improvement Program**"); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain stormwater improvements located within the plat known as Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq and Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq. ("**Improvements**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, and all actions taken in the furtherance of the acquisition of

RESOLUTION 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN NEIGHBORHOOD FOUR STORMWATER IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

the Improvements, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED this 8th day of November 2022.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

Exhibit A: Acquisition of Neighborhood Four Stormwater Improvements

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Neighborhood Four Stormwater Improvements

DATE: October 12, 2022

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain stormwater improvements (“**Acquired Improvements**”) located in Neighborhood Four from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, and the *First Amendment to Acquisition Agreement*, dated December 20, 2019. Here are the improvements being funded:

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$2,202,163.78	\$2,202,163.78	\$0.00
Work Product	\$536,645.73	\$517,041.69	\$19,604.04
Totals	\$2,738,809.51	\$2,719,205.47	\$19,604.04

NOTES:

- Real estate rights for the conveyance exist by virtue of quit claim deeds and perpetual access easements in favor of the District.
- Note that the **\$2,738,809.51** worth of Acquired Improvements was constructed by Ripa & Associates, LLC, pursuant to contracts with the Developer, but the Acquired Improvements are only a portion of a larger contract which involves additional improvements within and without the District’s boundaries. Of this amount, **\$2,719,205.47** will be paid from future bond proceeds by the District to the Developer and the balance of **\$19,604.04** will be paid upon proof of payment by the Developer.
- The District Engineer has identified and certified that the District is paying the correct amount for the work.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

Re: Letter Agreement for Acquisition of Public Infrastructure Improvements
Neighborhood Four Stormwater Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**"), has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay and/or previously paid from bond proceeds the amount of \$2,738,809.51 which represents the actual cost of constructing and/or creating the Improvements and Work Product¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and Work Product and/or in connection with the Improvements and Work Product.

[CONTINUED ON FOLLOWING PAGE]


¹ As of June 14, 2022, the Developer has paid \$2,719,205.47 to the Contractor for the Improvements. This amount will be processed by requisition from future bond proceeds by the District and paid to Developer. The District will process the remaining \$19,604.04 by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.


Sincerely,

Agreed to by:
**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation



John Walker, Board of
Supervisors



Name: Jason Pote
Title: VP FINANCE

Exhibit A

Description of Improvements and Work Product
(Neighborhood Four Stormwater Improvements)

Neighborhood Four North Phase I Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 105 (Private Access, Private Drainage and Public Utility Easement), Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), Tract 307 (Preservation Area), and Tracts 732, 733, 734 and 735 (Lakes), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.

Neighborhood Four North Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 103 (Private Access, Private Drainage and Public Utility Easement), Tracts 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tract 406 (Park Area – Park NP4), Tracts 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721 and 722 (Lake), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$2,202,163.78	\$2,202,163.78	\$0.00
Work Product	\$536,645.73	\$517,041.69	\$19,604.04
Totals	\$2,738,809.51	\$2,719,205.47	\$19,604.04

**CORPORATE DECLARATION REGARDING COSTS PAID
NEIGHBORHOOD FOUR STORMWATER IMPROVEMENTS**

Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), the developer of certain lands within the LT Ranch Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 ("**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

Executed this 19th day of September, 2022.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

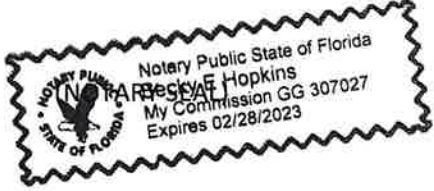
By: [Signature]
Name: DeB BECKETT

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: DANIEL GREEN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of SEPT, 2022, by JASON POTE, as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product

Exhibit A

Description of Improvements and Work Product
(Neighborhood Four Stormwater Improvements)

Neighborhood Four North Phase I Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 105 (Private Access, Private Drainage and Public Utility Easement), Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), Tract 307 (Preservation Area), and Tracts 732, 733, 734 and 735 (Lakes), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.

Neighborhood Four North Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 103 (Private Access, Private Drainage and Public Utility Easement), Tracts 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tract 406 (Park Area – Park NP4), Tracts 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721 and 722 (Lake), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$2,202,163.78	\$2,202,163.78	\$0.00
Work Product	\$536,645.73	\$517,041.69	\$19,604.04
Totals	\$2,738,809.51	\$2,719,205.47	\$19,604.04

**ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD FOUR STORMWATER IMPROVEMENTS**

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 10th day of OCTOBER, 2022, by Ripa and Associates, LLC, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 ("Contractor"), in favor of the LT Ranch Community Development District ("District"), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("Contract") dated _____, 20___, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Contractor (specifically, \$2,202,163.78 in balance owed and \$_____ in retainage for the Contract identified in **Exhibit A**, which includes a larger scope of improvements than the Improvements being acquired by the District through this acquisition) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

RIPA AND ASSOCIATES, LLC

By: CHRIS LAFACE
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF HALLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11TH day of OCTOBER, 2022, by CHRIS LAFACE, as PRESIDENT of RIPA + ASSOC, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Joseph Pitre
NOTARY PUBLIC, STATE OF FLORIDA

Name: JOSEPH PITRE
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

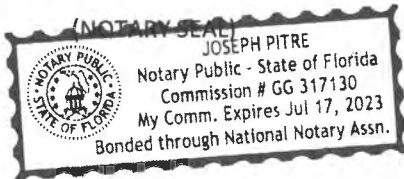


Exhibit A
Description of Improvements
(Neighborhood Four Stormwater Improvements)

Neighborhood Four North Phase I Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 105 (Private Access, Private Drainage and Public Utility Easement), Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), Tract 307 (Preservation Area), and Tracts 732, 733, 734 and 735 (Lakes), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.

Neighborhood Four North Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 103 (Private Access, Private Drainage and Public Utility Easement), Tracts 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tract 406 (Park Area – Park NP4), Tracts 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721 and 722 (Lake), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$2,202,163.78	\$2,202,163.78	\$0.00
Work Product	\$536,645.73	\$517,041.69	\$19,604.04
Totals	\$2,738,809.51	\$2,719,205.47	\$19,604.04

ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD FOUR WORK PRODUCT

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 7th day of October, 2022, by **Atwell, LLC**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **LT Ranch Community Development District ("District")**, which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated _____, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A ("Work Product")**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

[THIS SPACE INTENTIONALLY LEFT BLANK]

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC

Philip Brannon
By: Philip Brannon
Its: Project Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of October, 2022, by Philip Brannon, as Project Manager of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Jessica Fritz
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A
Description of Work Product
(Neighborhood Four Stormwater Improvements)

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Neighborhood Four Stormwater Improvements.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Work Product	\$536,645.73	\$517,041.69	\$19,604.04

CONSULTING ENGINEER'S CERTIFICATE
NEIGHBORHOOD FOUR STORMWATER IMPROVEMENTS

October, 7th, 2022

Board of Supervisors
LT Ranch Community Development District

Re: LT Ranch Community Development District (Sarasota County, Florida)
Acquisition of Neighborhood Four Stormwater Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" and "**Work Product**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement program as set forth in the District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 7th day of OCTOBER, 2022.



RONALD SCHWIED, P.E.
Atwell, LLC
Florida Registration No. 65699
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 7th day of October, 2022, by Ronald Schwied, as Consulting Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)



Exhibit A

Description of Improvements and Work Product
(Neighborhood Four Stormwater Improvements)

Neighborhood Four North Phase I Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 105 (Private Access, Private Drainage and Public Utility Easement), Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), Tract 307 (Preservation Area), and Tracts 732, 733, 734 and 735 (Lakes), and within all drainage easement areas including those labeled "Private Drainage Easement," in each case as identified on the Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.

Neighborhood Four North Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 103 (Private Access, Private Drainage and Public Utility Easement), Tracts 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tract 406 (Park Area – Park NP4), Tracts 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721 and 722 (Lake), and within all drainage easement areas including those labeled "Private Drainage Easement," in each case as identified on the Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$2,202,163.78	\$2,202,163.78	\$0.00
Work Product	\$536,645.73	\$517,041.69	\$19,604.04
Totals	\$2,738,809.51	\$2,719,205.47	\$19,604.04

**BILL OF SALE AND LIMITED ASSIGNMENT
NEIGHBORHOOD FOUR STORMWATER IMPROVEMENTS**

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective the 19th day of September, 2022, by and between **Taylor Morrison of Florida, Inc.**, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (“**Grantor**”), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements (together, “**Property**”) as described below to have and to hold for Grantee’s own use and benefit forever:
 - a) ***Neighborhood Four North Phase I Drainage & Surface Water Management*** - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 105 (Private Access, Private Drainage and Public Utility Easement), Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), Tract 307 (Preservation Area), and Tracts 732, 733, 734 and 735 (Lakes), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.
 - b) ***Neighborhood Four North Drainage & Surface Water Management*** - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tract 103 (Private Access, Private Drainage and Public Utility Easement), Tracts 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tract 406 (Park Area NP4), Tracts 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721 and 722 (Lake), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq. (subsections a – b, together, “**Improvements**”); and

- c) **Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

d) Additional Rights - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements and Work Product.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.
3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.
4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

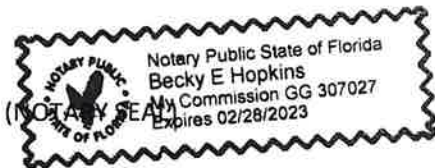
By: [Signature]
Name: Deb Beckett

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: BRIAN GOUZ

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of Sept, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

10/13/2022 8:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

(This space reserved for Clerk, FLORIDA

SIMPLIFILE

Receipt # 2924854

This instrument was prepared by and
upon recording should be returned to:

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

Doc Stamp-Deed: \$0.70

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 19th day of September, 2022, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation ("**Grantor**"), whose mailing address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232, and **LT Ranch Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(Wherever used herein, the terms "**Grantor**" and "**Grantee**" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, and more particularly below ("**Property**"):

Tract 307 (Preservation Area), and Tracts 732, 733, 734 and 735 (Lakes), Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.

Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tracts 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721 and 722 (Lake), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, conservation and related improvements, which shall be conveyed upon completion by separate instrument, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

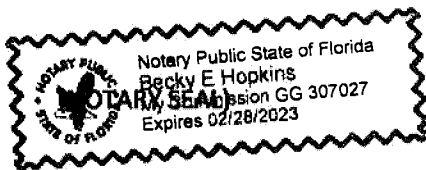
By: [Signature]
Name: Deb Beckett

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: [Signature]

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of sept, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced [Signature] as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

10/13/2022 8:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
(This space reserved for Clerk)
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2924854

This instrument was prepared by and
upon recording should be returned to:

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

Doc Stamp-Deed: \$0.70

EASEMENT AGREEMENT

This **EASEMENT AGREEMENT ("Agreement")** is made and entered into this 19th day of September, 2022, by and among:

Taylor Morrison of Florida, Inc., a Florida corporation, whose mailing address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Developer**", and together with the Association, "**Grantor**"); and

LT Ranch Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("**District**" or "**Grantee**"); and

Skye Ranch Master Association, Inc., a Florida not-for-profit corporation, whose address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Association**").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, irrigation improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of certain plats recorded in the Public Records of Sarasota County, Grantor reserved to itself the right to dedicate and/or dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plats; and

WHEREAS, Grantor desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described herein; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. Grantor hereby grants – to the extent of the each Grantor’s respective interests, if any – to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“Easement Areas”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “Easement”):

The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including related lake bank landscaping – located within Tract 105 (Private Access, Private Drainage and Public Utility Easement), Tracts 221, 235, 236, 237, 238 and 239 (Drainage, Landscape and Irrigation Area), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.; and Tract 103 (Private Access, Private Drainage and Public Utility Easement), Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tracts (213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228 and 229 (Drainage, Landscape and Irrigation Area), Tract 406 (Park Area Park NP4), Tract 714 (Lake) and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.

3. INCONSISTENT USE. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein accorded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. DEFAULT. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either the District or any owner of property upon which the Easement Areas are located seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

7. PUBLIC RECORDS. Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

9. BINDING EFFECT. This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

10. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

13. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Deb Beckett

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

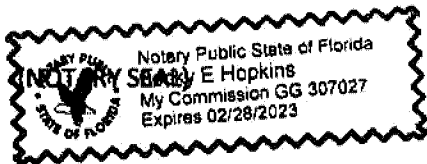
By: [Signature]
Name: BRIAN CROW

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of SEPT 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

[Signature]
Name: BRIAN COCHRAN

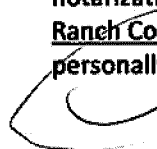
[Signature]
Name: Deb Beckett

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Name: JOHN WOLLARD
Title: CHAIRPERSON

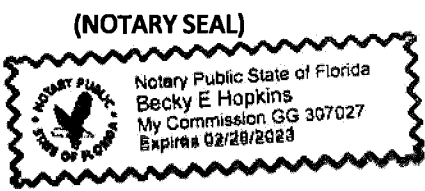
STATE OF FLORIDA
COUNTY OF SPARBURO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of Sept, 2022, by JOHN WOLLARD, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

SKYE RANCH MASTER ASSOCIATION, INC.

[Signature]
Name: Brian Gouge

[Signature]
Name: Yosvani Barreiro
Title: President

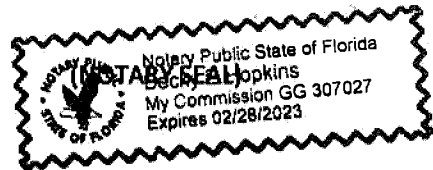
[Signature]
Name: Deb Beckett

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of Sept, 2022, by YOSVANI BARREIRO as PRESIDENT of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Betty E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



10/13/2022 8:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

(This instrument is recorded in the Official Records of SARASOTA COUNTY, FLORIDA)

SIMPLIFILE

Receipt # 2924854

This instrument was prepared by and
upon recording should be returned to:

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST

THIS ASSIGNMENT AND ASSUMPTION OF PROPERTY INTEREST (“Assignment”) is made this 19th day of September, 2022, by and **Skye Ranch Master Association, Inc.**, a Florida not-for-profit corporation, and having offices at 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (“Assignor”), and **LT Ranch Community Development District**, a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 (“Assignee”).

WITNESSETH

WHEREAS, Assignor was dedicated certain “Drainage Easements” and “Private Drainage Easements” (together, “Easements”), as more particularly described in those certain plats identified as **Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 et seq.**; and **Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq.** (together, “Plats”); and

WHEREAS, Assignor and Assignee desire that the Easements be assigned and transferred from Assignor to Assignee.

NOW, THEREFORE, in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby convey and agree, and Assignee does hereby agree, as follows:

1. Assignment. Assignor hereby assigns, conveys, sets over and transfers to Assignee all rights, title, interest, powers, privileges, benefits and options of Assignor, or otherwise accruing to the owner of the Easements, in, to and under those certain Plats.
2. Acceptance. Assignee hereby accepts the assignment of the Easements.
3. Further Assurances. Assignor shall do all such additional and further acts, and shall execute and deliver all such additional and further instruments and documents, as Assignee or Assignee’s counsel may reasonably require fully to vest in and assure to Assignee full right, title and interest in and to the Easements to the full extent contemplated by this Assignment.

4. Miscellaneous. This Assignment shall be binding upon and enforceable against, and shall inure to the benefit of, Assignor and Assignee and their respective legal representatives, successors and assigns. This Assignment shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida. This Assignment may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed under seal the day and year first above written.

WITNESSES

ASSIGNOR:

SKYE RANCH MASTER ASSOCIATION, INC.

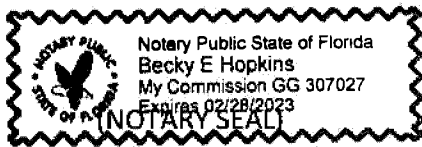
By: [Signature]
Name: BRIAN GZOWIE

By: [Signature]
Name: YOSVANI BERREIRO
Title: President

By: [Signature]
Name: Deb Beckett

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of September, 2022, YOSVANI BERREIRO as PRESIDENT of SKYE RANCH MASTER ASSOCIATION, INC., on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WITNESSES

By: [Signature]
Name: BOB W. GROUND

By: [Signature]
Name: Deb Beckett

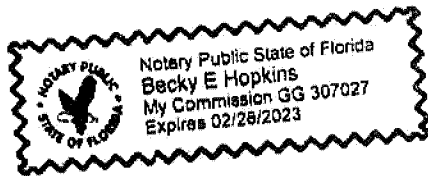
ASSIGNEE:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: JOHN WOLLARD
Title: CHAIRPERSON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1st day of Sept, 2022, JOHN WOLLARD as CHAIRPERSON of LT RANCH COMMUNITY DEVELOPMENT DISTRICT, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN NEIGHBORHOOD ONE IRRIGATION IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as LT Ranch Neighborhood One, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Capital Improvement Program**"); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain stormwater improvements located within the plat known as LT Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175-224 ("**Improvements**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, and all actions taken in the furtherance of the acquisition of the Improvements, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN NEIGHBORHOOD ONE IRRIGATION IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED THIS 8TH DAY OF NOVEMBER 2022.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

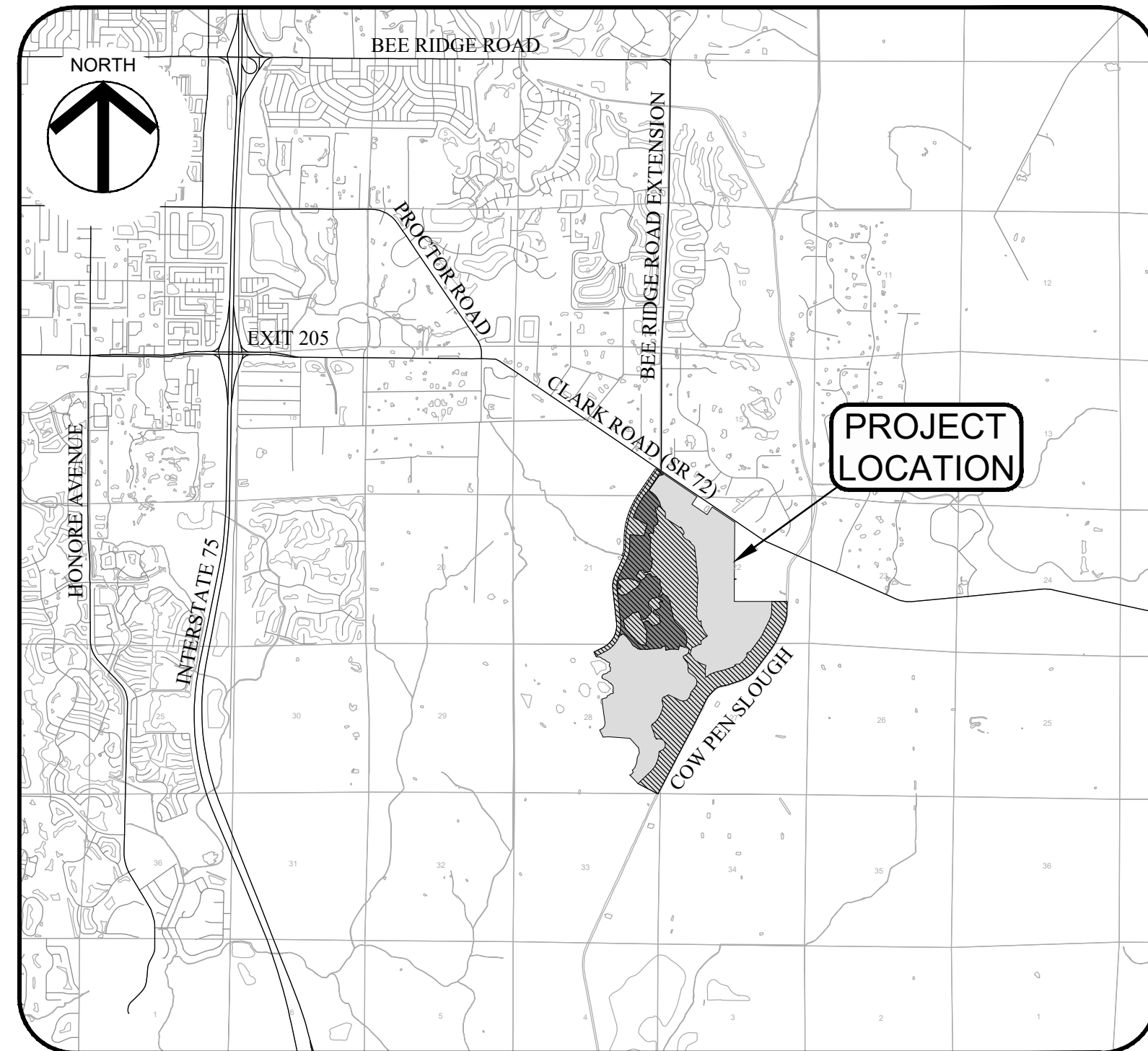
James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

Exhibit A: Acquisition of Neighborhood One Irrigation Improvements

"IRRIGATION ASBUILTS" UTILITY CONSTRUCTION PLANS FOR SKYE RANCH NEIGHBORHOOD ONE

PART OF SECTION 15, 16, 21, 22, 27 & 28, TOWNSHIP 37 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



PROJECT LOCATION MAP

NO SCALE

PROPERTY INFORMATION	
PID	0280003000, 0291001001, 0293002000, 0305002500, 0305001000, 0303001000, 0315001000
ORDINANCE #	2016-077
ZONING	VPD - VILLAGE PLANNED DEVELOPMENT

LAND OWNED BY:
LT PARTNERS, LLLP.

8990 STATE ROAD 72

SARASOTA, FLORIDA 3421

PHONE: (941) 371-0008 FAX: (941) 371-7998

DEVELOPED BY:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD, SUITE 200

SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

* : SHEETS INCLUDED IN RECORD DRAWINGS

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	STIPULATIONS AND SAFEGUARDS
4	AERIAL MAP
5	SWFWMD JURISDICTIONAL WETLAND IMPACT MAP
6	MASTER SITE & PHASING PLAN
7	MASTER PAVING, SIGNAGE AND STRIPING PLAN NORTH
8	MASTER PAVING, SIGNAGE AND STRIPING PLAN SOUTH
9	MASTER UTILITY PLAN NORTH
9A	KEY SHEET MASTER UTILITY PLAN NORTH
10	MASTER UTILITY PLAN SOUTH
10A	KEY SHEET MASTER UTILITY PLAN SOUTH
11	MASTER DRAINAGE PLAN NORTH
12	MASTER DRAINAGE PLAN SOUTH
13	PRELIMINARY PLAT SHEET NORTH
14	PRELIMINARY PLAT SHEET SOUTH
15	LOT GRADING PLAN - A
16	LOT GRADING PLAN - B
17	LOT GRADING PLAN - C
18	LOT GRADING PLAN - D
19	LOT GRADING PLAN - E
20	LOT GRADING PLAN - F
21	GREENWAY DRAINAGE PLAN - A
22	GREENWAY DRAINAGE PLAN - B
23	GREENWAY DRAINAGE PLAN - C
24	P&P STREET STARRY NIGHT AVENUE 0+00 TO 11+00
25	P&P STREET STARRY NIGHT AVENUE 11+00 TO 21+50
26	P&P STREET STARRY NIGHT AVENUE 21+50 TO 31+00
27	P&P STREET STARRY NIGHT AVENUE 31+00 TO END
28	P&P STREET SKYE RANCH BLVD 0+00 TO 10+00
29	P&P STREET SKYE RANCH BLVD 10+00 TO 20+00
30	P&P STREET SKYE RANCH BLVD 20+00 TO END
31	P&P STREET SUMMER NIGHT ROAD 0+00 TO 7+00
32	P&P STREET SUMMER NIGHT ROAD 7+00 TO END
33	P&P STREET LUNA LANE 0+00 TO 11+00
34	P&P STREET LUNA LANE 11+00 TO 21+50
35	P&P STREET LUNA LANE 21+50 TO END
36	P&P STREET SHOOTING STAR ROAD 0+00 TO 4+50
37	P&P STREET SHOOTING STAR ROAD 4+50 TO 13+00
38	P&P STREET SHOOTING STAR ROAD 13+00 TO END
39	P&P STREET VELDA TRAIL 0+00 TO 7+00
40	P&P STREET VELDA TRAIL 7+00 TO 12+50
41	P&P STREET VELDA TRAIL 12+50 TO END
42	P&P STREET AUTUMN BREEZE AVENUE 0+00 TO END
43	P&P MH 229 TO 230, MH 227 TO 231, MH 226 TO 221
44	P&P MH 211 TO 212, MASTER LIFT STATION 100, LIFT STATION 200
45	P&P REUSE MAIN
46	LOT GRADING DETAILS & TYPICAL CROSS SECTIONS
47	CROSS SECTION INDEX MAP
48	CROSS SECTIONS (1 OF 4)
49	CROSS SECTIONS (2 OF 4)
50	CROSS SECTIONS (3 OF 4)
51	CROSS SECTIONS (4 OF 4)
52	PAVING DETAILS
53	DRAINAGE DETAILS
54	CONTROL STRUCTURE DETAILS (1 OF 2)
55	CONTROL STRUCTURE DETAILS (2 OF 2)
56	UTILITY DETAILS
57	UTILITY DETAILS
58	SARASOTA COUNTY SAN SEWER MASTER LIFT STATION 100 DETAILS
59	SARASOTA COUNTY SANITARY SEWER LIFT STATION 200 DETAILS
60	BMP PLAN
61	BMP DETAILS
62	GREENWAY MITIGATION DETAILS
63	GREENWAY MITIGATION DETAILS
64	GREENWAY MITIGATION DETAILS
65	MASTER UTILITY PLAN (ROADWAY A)
66	MASTER UTILITY PLAN (CLARK ROAD)
67	MASTER UTILITY PLAN (BEE RIDGE RD)
68	PARK NP-1

STANDARD FABRICATION PLANS FOR TRIPLEX WASTEWATER LIFT STATIONS SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) AND CONTROL PANELS

NO.	DESCRIPTION
1	TRIPLEX LIFT STATION CONTROL PANEL ENCLOSURE (TYPICAL)
2	TRIPLEX LIFT STATION CONTROL PANEL REARFRONT LAYOUT (TYPICAL)
3	TRIPLEX LIFT STATION CONTROL PANEL BACKPLATE LAYOUT (TYPICAL)
4	TRIPLEX LIFT STATION CABINET'S BILL OF MATERIALS
5	TRIPLEX LIFT STATION CONTROL PANEL TERMINAL WIRING
6	TRIPLEX LIFT STATION SCHEMATIC
7	TRIPLEX LIFT STATION 1-BOX TERMINAL WIRING
8	TRIPLEX LIFT STATION 1-PHASE DISCONNECT WIRING
9	TRIPLEX LIFT STATION GENERAL PURPOSE RELAY WIRING AND ELECTRICAL RELAY WIRING
10	TRIPLEX LIFT STATION POWER DISTRIBUTION WIRING

STANDARD INSTALLATION PLANS FOR TRIPLEX WASTEWATER LIFT STATIONS SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) AND CONTROL PANELS

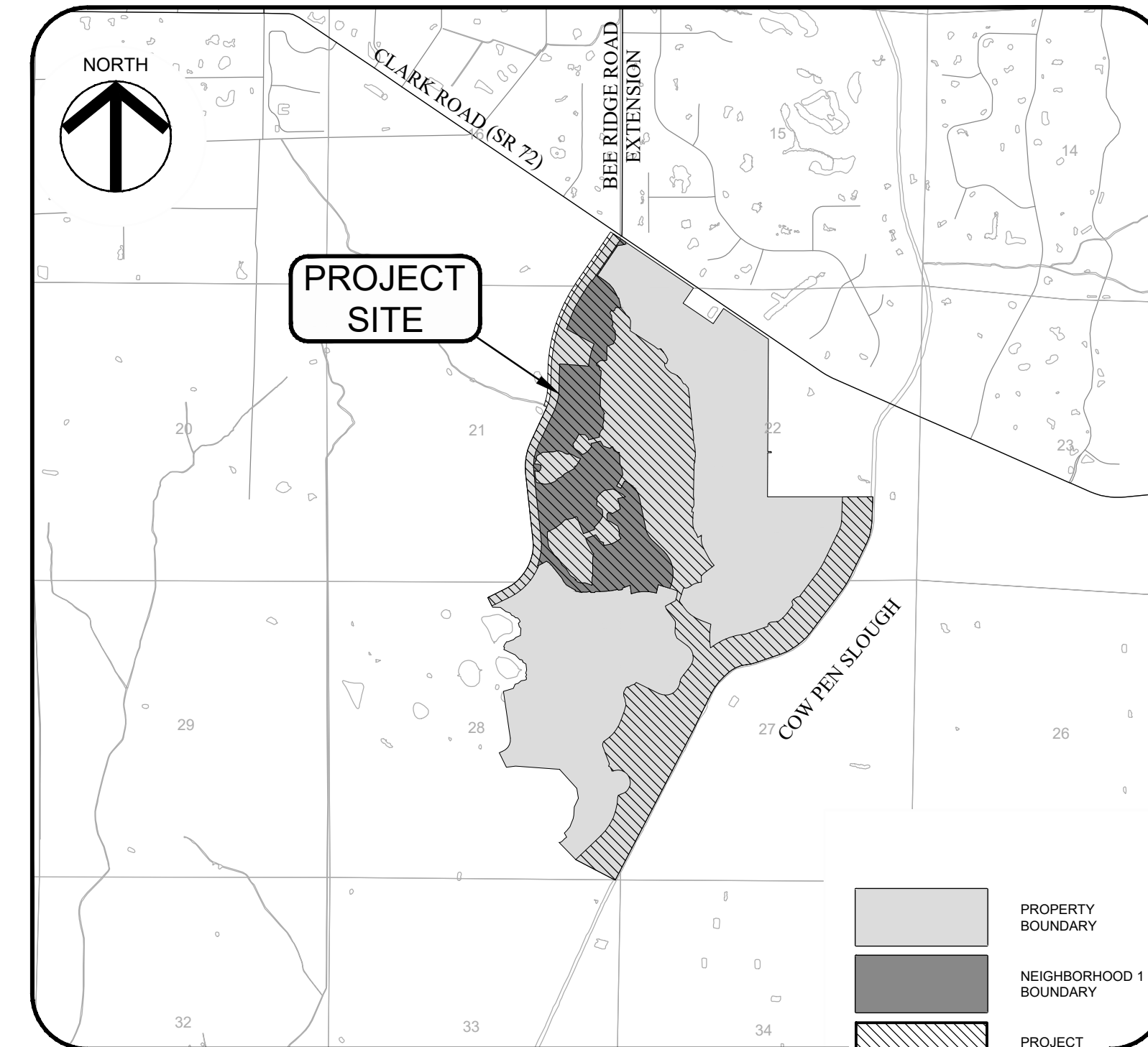
NO.	DESCRIPTION
1	TRIPLEX LIFT STATION CONTROL PANEL AND RTU INSTALLATION PLAN AND DETAILS
2	TRIPLEX LIFT STATION CONTROL PANEL AND RTU INSTALLATION PLAN AND DETAILS-2
3	TRIPLEX LIFT STATION FIELD WIRING DIAGRAM AND DISTRIBUTION PANEL DETAILS

STANDARD FABRICATION PLANS AND CONTROL SCHEMATICS FOR SINGLE & THREE PHASE DUPLEX MOTOR CONTROL PANELS AT WASTE WATER LIFT STATIONS

NO.	DESCRIPTION
1	MOTOR CONTROL PANEL LAYOUT AND DETAILS NEW THREE PHASE AND SINGLE PHASE CABINET
2	MOTOR CONTROL PANEL - BILL OF MATERIALS
3A	MOTOR CONTROL PANEL WIRING NEW THREE PHASE PANEL
3B	MOTOR CONTROL PANEL WIRING NEW THREE PHASE PANEL
3C	MOTOR CONTROL PANEL WIRING NEW THREE PHASE PANEL
4A	CONTROL SCHEMATIC NEW THREE PHASE MOTOR CONTROL PANEL WITH 4-FLOAT LEVEL CONTROL
4B	CONTROL SCHEMATIC NEW THREE PHASE MOTOR CONTROL PANEL WITH 4-FLOAT LEVEL CONTROL
4C	CONTROL SCHEMATIC NEW THREE PHASE MOTOR CONTROL PANEL WITH 4-FLOAT LEVEL CONTROL
4D	CONTROL SCHEMATIC NEW THREE PHASE MOTOR CONTROL PANEL WITH 4-FLOAT LEVEL CONTROL
4E	CONTROL SCHEMATIC NEW THREE PHASE MOTOR CONTROL PANEL WITH 4-FLOAT LEVEL CONTROL

STANDARD FABRICATION PLANS FOR PLX REMOTE TELEMETRY UNIT (RTU) FOR DUPLEX WASTE WATER LIFT STATIONS

NO.	DESCRIPTION
1A	RTU PANEL LAYOUT AND DETAILS
1B	RTU PANEL LAYOUT AND DETAILS
2	RTU PANEL - BILL OF MATERIALS
3	RTU PANEL WIRING
4A	RTU PANEL WIRING NEW MOTOR CONTROL PANELS WITH 4-FLOAT LEVEL CONTROL SYSTEM
4B	RTU PANEL WIRING NEW MOTOR CONTROL PANELS WITH 4-FLOAT LEVEL CONTROL SYSTEM
4C	RTU PANEL WIRING NEW MOTOR CONTROL PANELS WITH 4-FLOAT LEVEL CONTROL SYSTEM
4D	RTU PANEL WIRING NEW MOTOR CONTROL PANELS WITH 4-FLOAT LEVEL CONTROL SYSTEM



PROJECT SITE MAP

NO SCALE

ENGINEER'S CERTIFICATION
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY RECORD DRAWING INFORMATION PREPARED BY THE SURVEYOR IS A COMPLETED REPRESENTATION OF THE CONSTRUCTED PROJECT AND THE ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED.
SEAN R. CROWELL, P.E.
FLORIDA LICENSE #68884

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND	RECORD DRAWING SURVEYORS CERTIFICATION
4400 PROPOSED PERSON ELEVATION OR DIMENSION LINED THROUGH, RECORD ELEVATION OR DIMENSION WRITTEN IN.	I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.
X INDICATES RECORD ELEVATION	DATE OF LAST FIELD SURVEY: 06/14/2020
✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, etc. as noted.	JUSTIN D. BRANTLEY, P.S.M. FLORIDA CERTIFICATE NO. 158837
INDICATES "RECORD" ITEM NUMBER	
INDICATES "RECORD" ITEM DESCRIPTION	

WALDROP ENGINEERING
CORP. ENGINEERING & LAND DEVELOPMENT CONSULTANTS
551 NORTH CATTLEMEN RD., SUITE 100, SARASOTA, FL 34232
P: 941-379-5400 F: 941-379-5400 E: info@waldropengineering.com

RECORD DRAWINGS
SKYE RANCH NEIGHBORHOOD 1
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
COVER SHEET

PLAN REVISIONS

NO.	DESCRIPTION	DATE
06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018	
07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018	
09/19/18	REVISED SUBMITTED SARASOTA 100417	
10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 09/04/18	
10/09/18	REVISED PER SARASOTA UTILITY COMMENTS 10/30/18	
12/17/18	LOT M4 CHANGE FROM 245 TO 215 LOTS	
12/17/18	ADD SS SERVICES FUTURE M4 SHEET 43	
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA	
04/16/19	REVISED UTILITY EMBLEM RELOCATION	
04/16/19	REVISED UTILITY EMBLEM RELOCATION	
04/16/19	REVISED WATER MAIN, SANITARY AND IRRIGATION RELOCATION	
12/10/19	REVISED UTILITY RECORD DRAWINGS	
03/26/20	MASTER MAIN RECORD DRAWINGS	
09/02/21	REVISIONS TO RECORD DRAWINGS	

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL. LICENSE NO. 3884

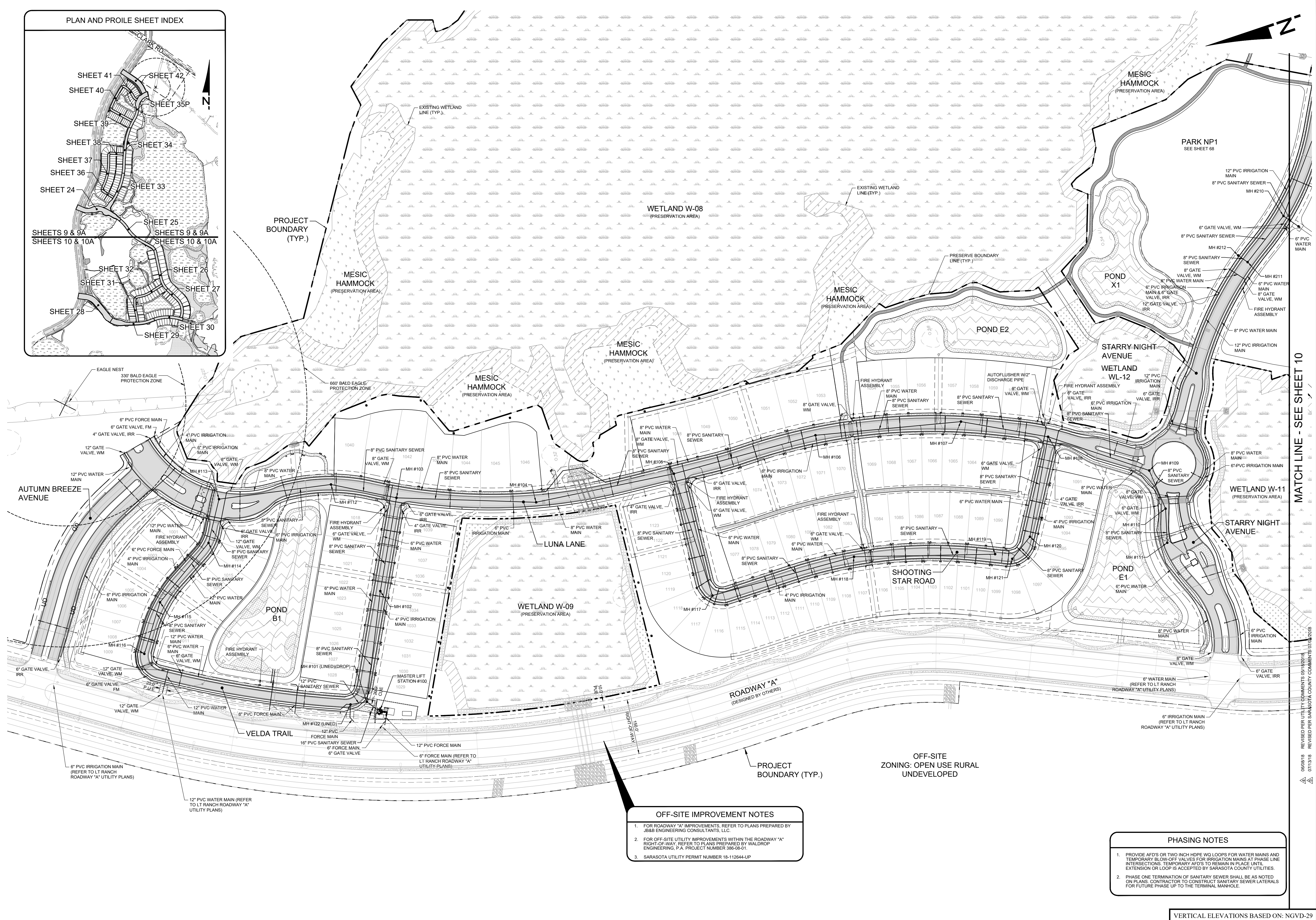
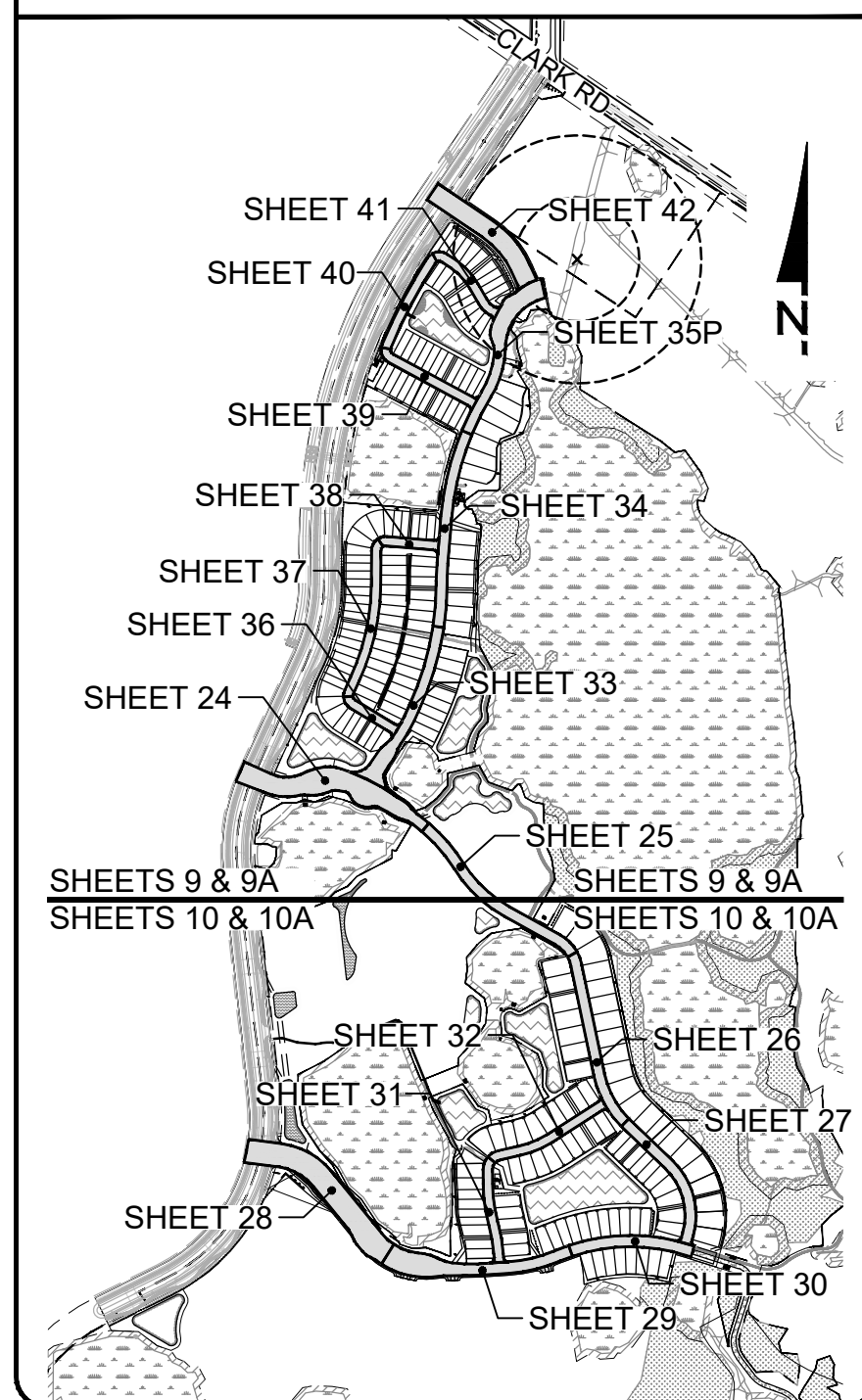
SET NUMBER: 386-09-01

SHEET: 1

VERTICAL ELEVATIONS BASED ON: NGVD-29

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PLAN AND PROILE SHEET INDEX



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
P: 941.379.5400 F: 941.379.7788 EMAIL: info@waldropengineering.com

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER UTILITY PLAN NORTH

RECORD DRAWINGS

MATCH LINE - SEE SHEET 10

NO.	DATE	DESCRIPTION
060818	06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
071318	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/13/2018
091918	09/19/18	REVISED PER SARASOTA UTILITY COMMENTS 09/20/18
100418	10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 10/20/18
100918	10/09/18	LOT M4 CHANGE FROM 240 TO 215 LOTS
120718	12/07/18	ADD SS SERVICES FUTURE M4 SHEET 43
041919	04/19/19	REVISED PROJECT NAME & SOUTH MODEL AREA
041919	04/19/19	REVISED UTILITY EMBLEM RELOCATION
041919	04/19/19	REVISED UTILITY EMBLEM RELOCATION
041919	04/19/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
120918	12/09/18	REVISED UTILITY RECORD DRAWINGS
032620	03/26/20	WATER MAIN RECORD DRAWINGS
092621	09/26/21	REVISIONS TO RECORD DRAWINGS

- OFF-SITE IMPROVEMENT NOTES**
- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY JWB4 ENGINEERING CONSULTANTS, LLC.
 - FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 386-09-01.
 - SARASOTA UTILITY PERMIT NUMBER 18-112644-UP

- PHASING NOTES**
- PROVIDE AFDS OR TWO INCH HDPE WQ LOOPS FOR WATER MAINS AND TEMPORARY BLOW-OFF VALVES FOR IRRIGATION MAINS AT PHASE LINE INTERSECTIONS. TEMPORARY AFDS TO REMAIN IN PLACE UNTIL EXTENSION OR LOOP IS ACCEPTED BY SARASOTA COUNTY UTILITIES.
 - PHASE ONE TERMINATION OF SANITARY SEWER SHALL BE AS NOTED ON PLANS. CONTRACTOR TO CONSTRUCT SANITARY SEWER LATERALS FOR FUTURE PHASE UP TO THE TERMINAL MANHOLE.

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

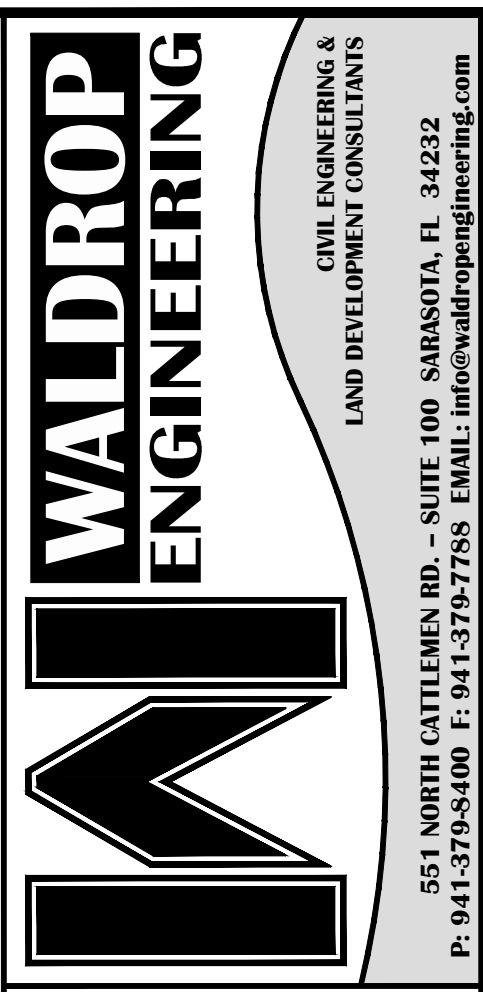
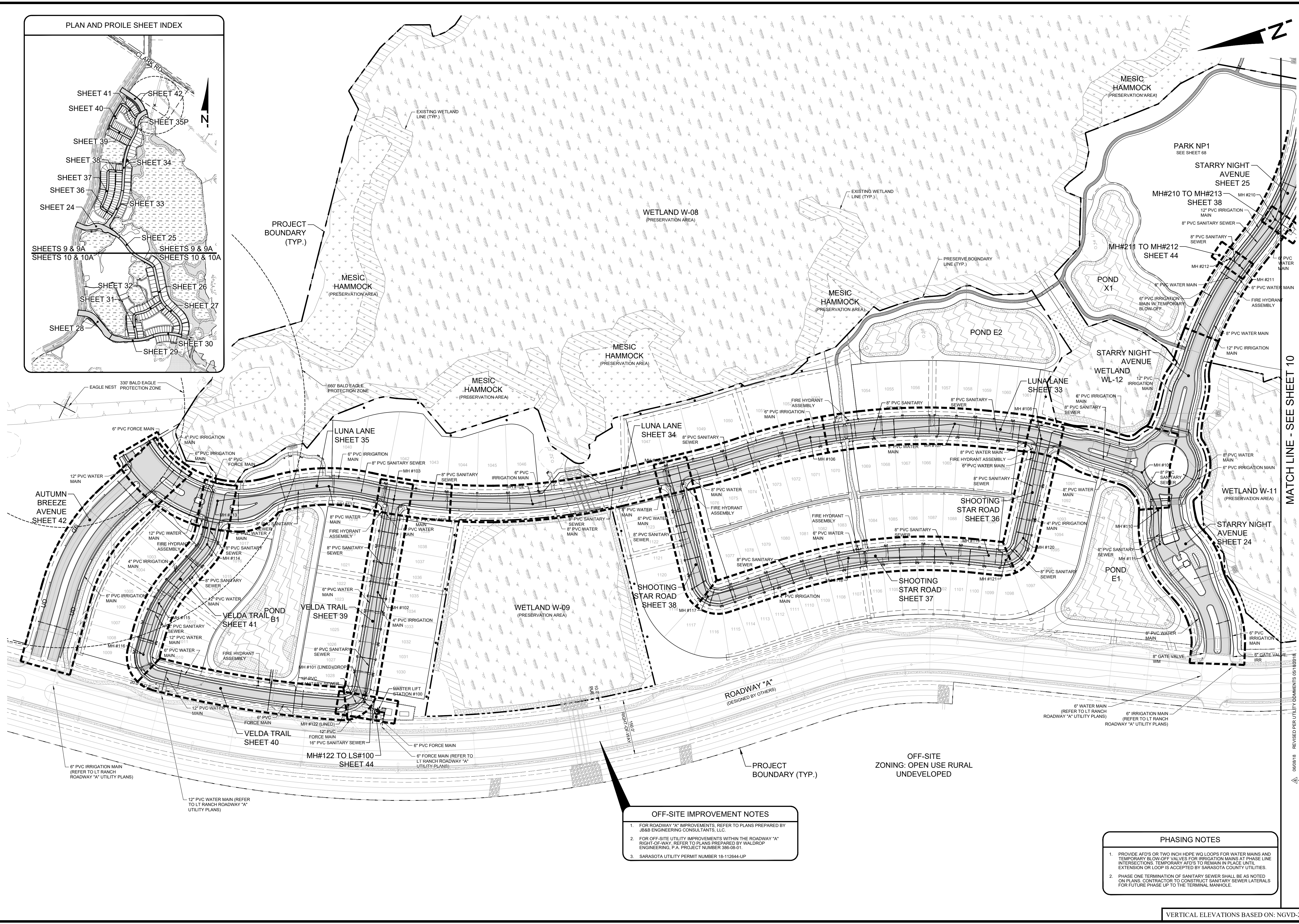
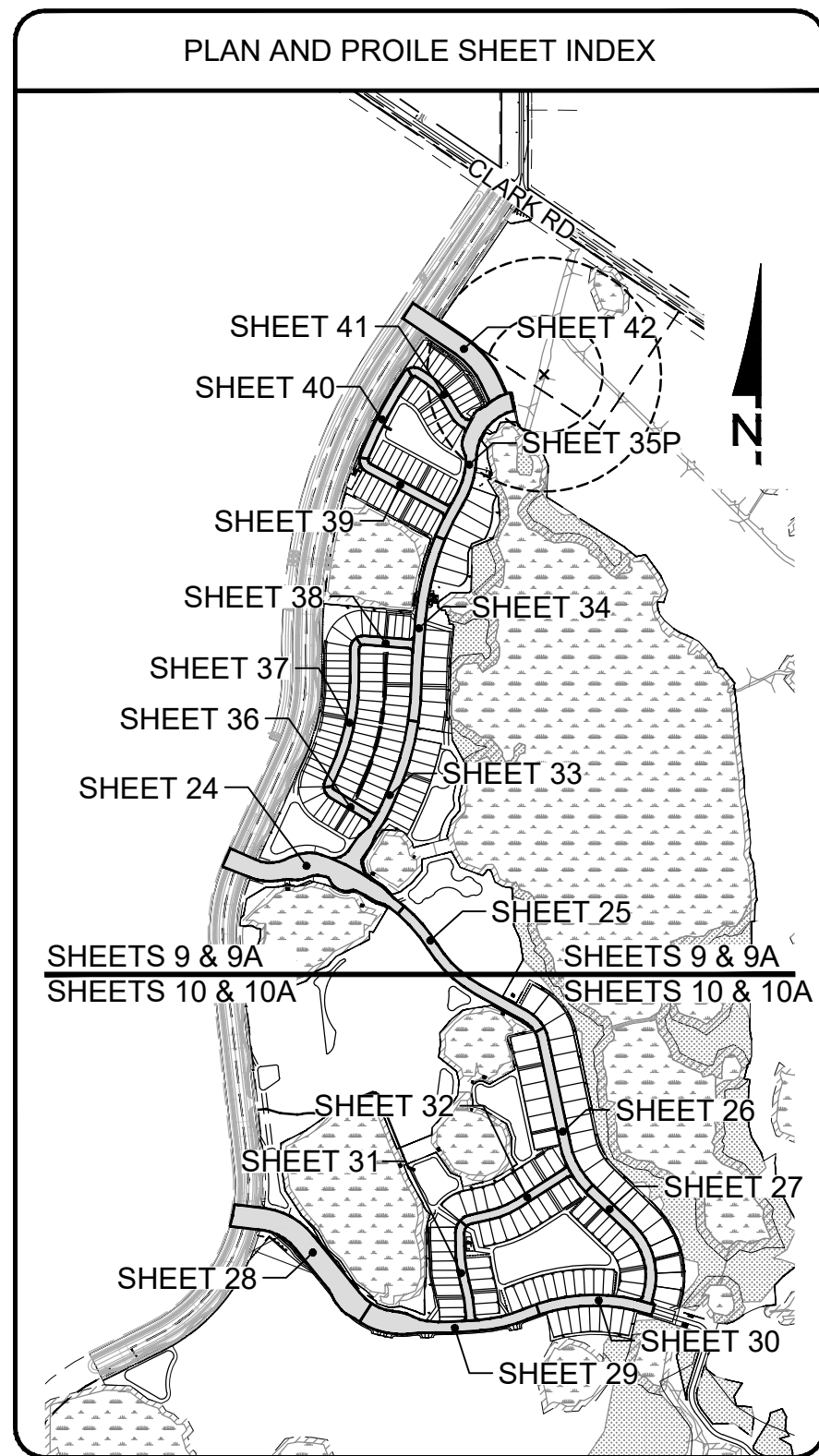
SEAN CROWELL, P.E.
FL. LICENSE NO. 38384

SET NUMBER: 386-09-01

SHEET: 9

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VERTICAL ELEVATIONS BASED ON: NGVD-29



RECORD DRAWINGS

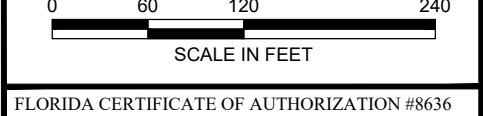
SKYE RANCH NEIGHBORHOOD I

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

KEY SHEET MASTER UTILITY PLAN NORTH

REVISIONS

06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/15/18	REVISED PER SARASOTA UTILITY COMMENTS 08/02/18
10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 10/30/18
10/09/18	LOT M/C CHANGE FROM 246 TO 215 LOTS
12/07/18	ADD SS SERVICES FUTURE N4 SHEET 43
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
04/16/19	REVISED UTILITY EMBLEM RELOCATION
08/16/19	REVISED UTILITY EMBLEM RELOCATION
08/16/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
12/10/19	REVISED UTILITY RECORD DRAWINGS
03/26/20	WATER MAIN RECORD DRAWINGS
09/22/21	REVISIONS TO RECORD DRAWINGS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL LICENSE NO. 3884

SET NUMBER: 386-09-01

SHEET: 9A

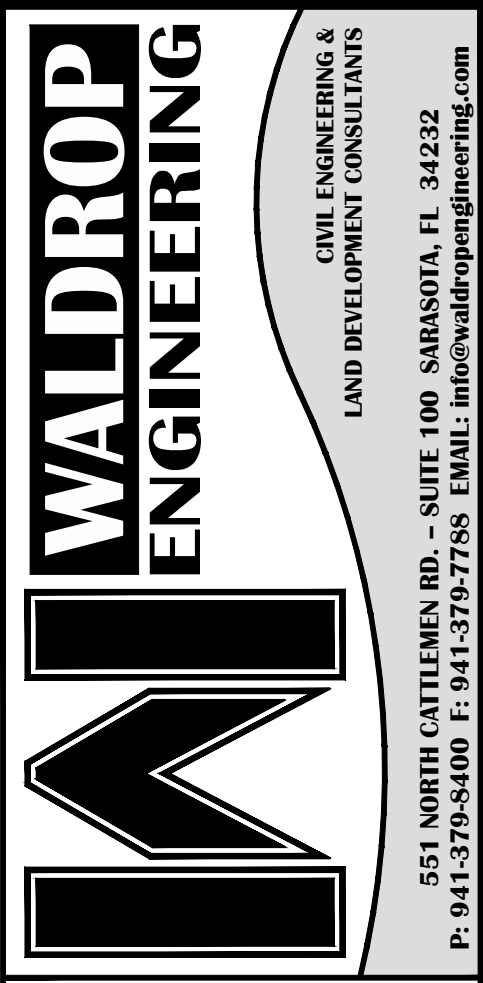
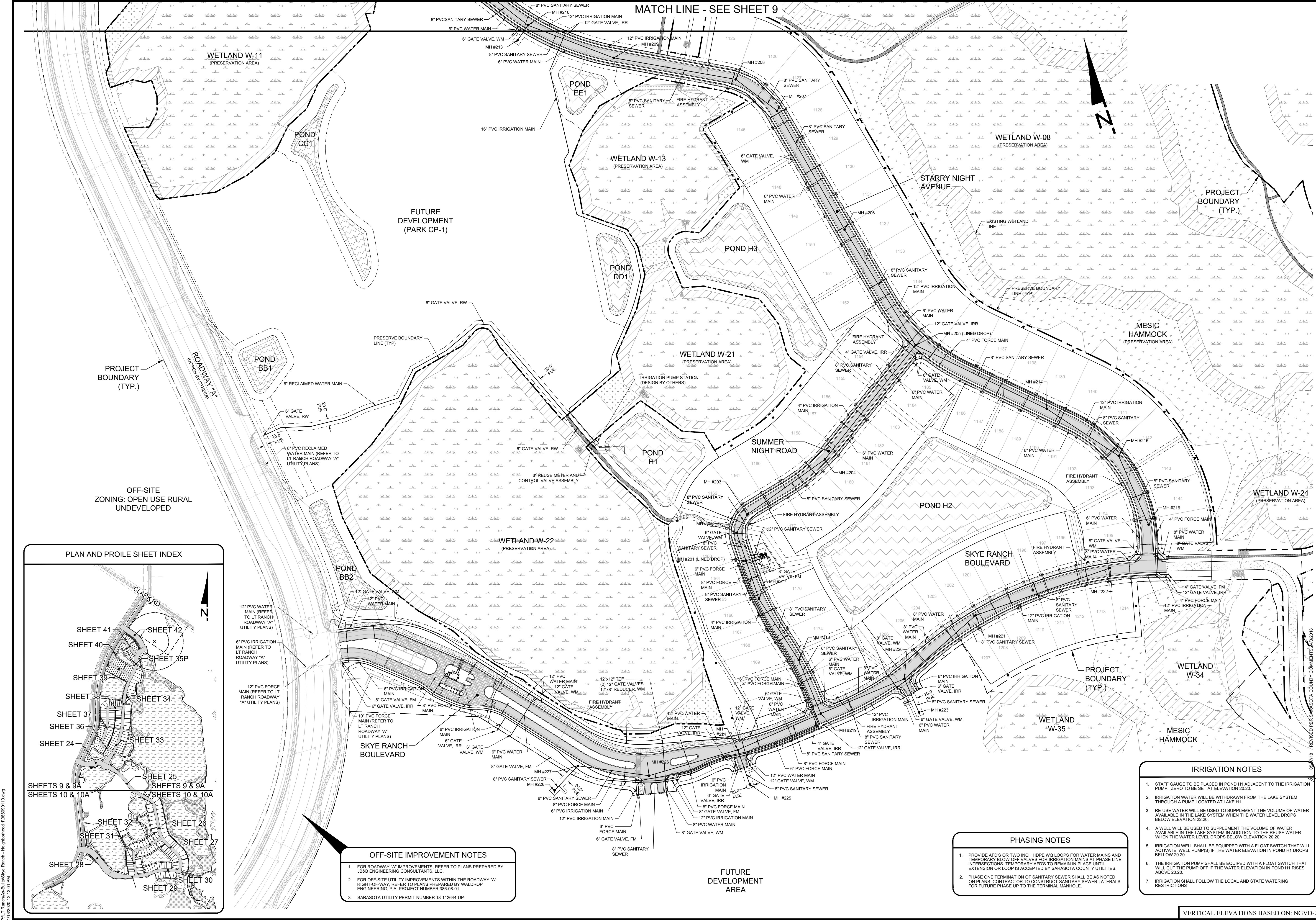
OFF-SITE IMPROVEMENT NOTES

- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY JBA&B ENGINEERING CONSULTANTS, LLC.
- FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 386-09-01.
- SARASOTA UTILITY PERMIT NUMBER 18-112644-UP.

PHASING NOTES

- PROVIDE AFDS OR TWO INCH HDPE W/ LOOPS FOR WATER MAINS AND TEMPORARY BLOW-OFF VALVES FOR IRRIGATION MAINS AT PHASE LINE INTERSECTIONS. TEMPORARY AFDS TO REMAIN IN PLACE UNTIL EXTENSION OR LOOP IS ACCEPTED BY SARASOTA COUNTY UTILITIES.
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P:\LT Ranch\A-B\Sub\Skye Ranch - Neighborhood I\3860901\09A.dwg
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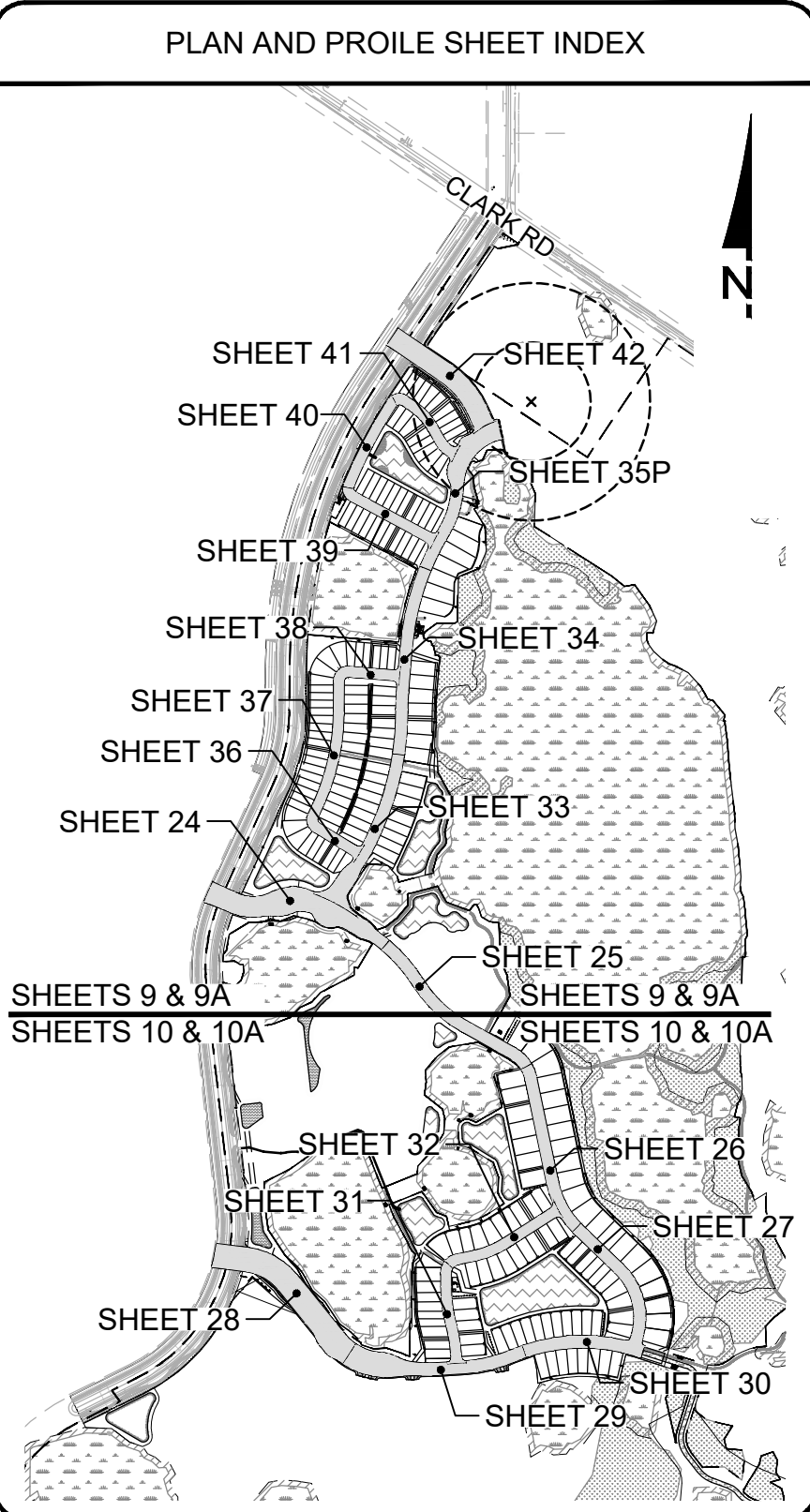
RECORD DRAWINGS - PARTIAL (WATER & WASTEWATER - SOUTH)
SKYE RANCH NEIGHBORHOOD I
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN SOUTH

551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
 P: 941.379.5400 F: 941.379.7788 EMAIL: info@waldropengineering.com

PLAN REVISIONS

07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/20/18
10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 10/20/18
10/09/18	LOT 14 CHANGE FROM 245 TO 215 LOTS
12/27/18	ADD SS SERVICES FUTURE IN SHEET AS
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
01/19/19	REVISED UTILITY PERMIT RELOCATION
02/04/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
03/01/19	REVISED UTILITY RECORD DRAWINGS
03/29/19	WATER MAIN RECORD DRAWINGS

SEAN CROWELL, P.E.
 FL LICENSE NO. 38384
 SET NUMBER: 386-09-01
 SHEET: 10



OFF-SITE IMPROVEMENT NOTES

- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY JBBB ENGINEERING CONSULTANTS, LLC.
- FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 386-08-01.
- SARASOTA UTILITY PERMIT NUMBER 18-112644-UP

PHASING NOTES

- PROVIDE AFD'S OR TWO HIGH WIRE W/LOOPS FOR WATER MAINS AND TEMPORARY BLOW-OFF VALVES FOR IRRIGATION MAINS AT PHASE LINE INTERSECTIONS. TEMPORARY AFD'S TO REMAIN IN PLACE UNTIL EXTENSION OR LOOP IS ACCEPTED BY SARASOTA COUNTY UTILITIES.
- PHASE ONE TERMINATION OF SANITARY SEWER SHALL BE AS NOTED ON PLANS. CONTRACTOR TO CONSTRUCT SANITARY SEWER LATERALS FOR FUTURE PHASE UP TO THE TERMINAL MANHOLE.

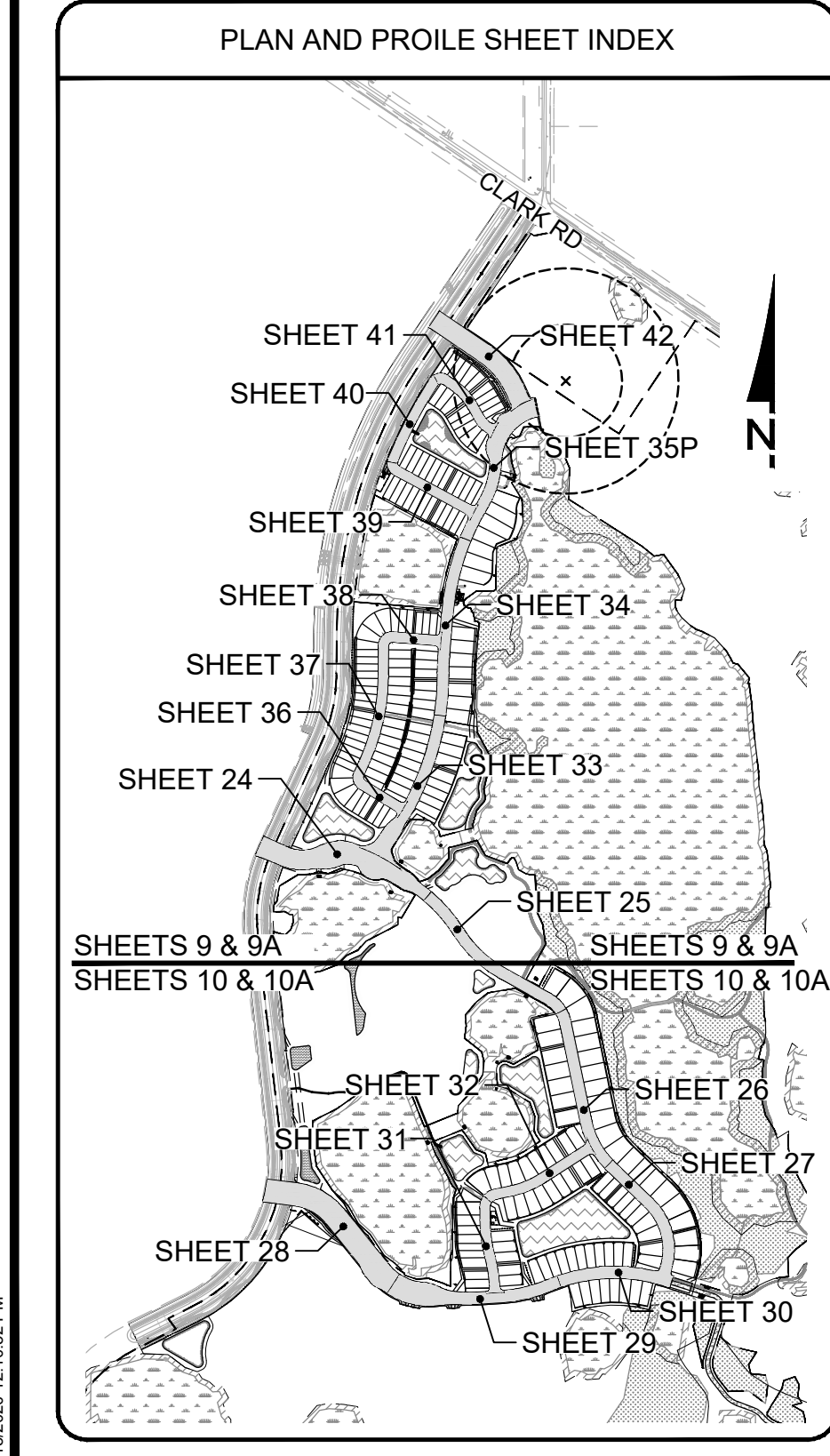
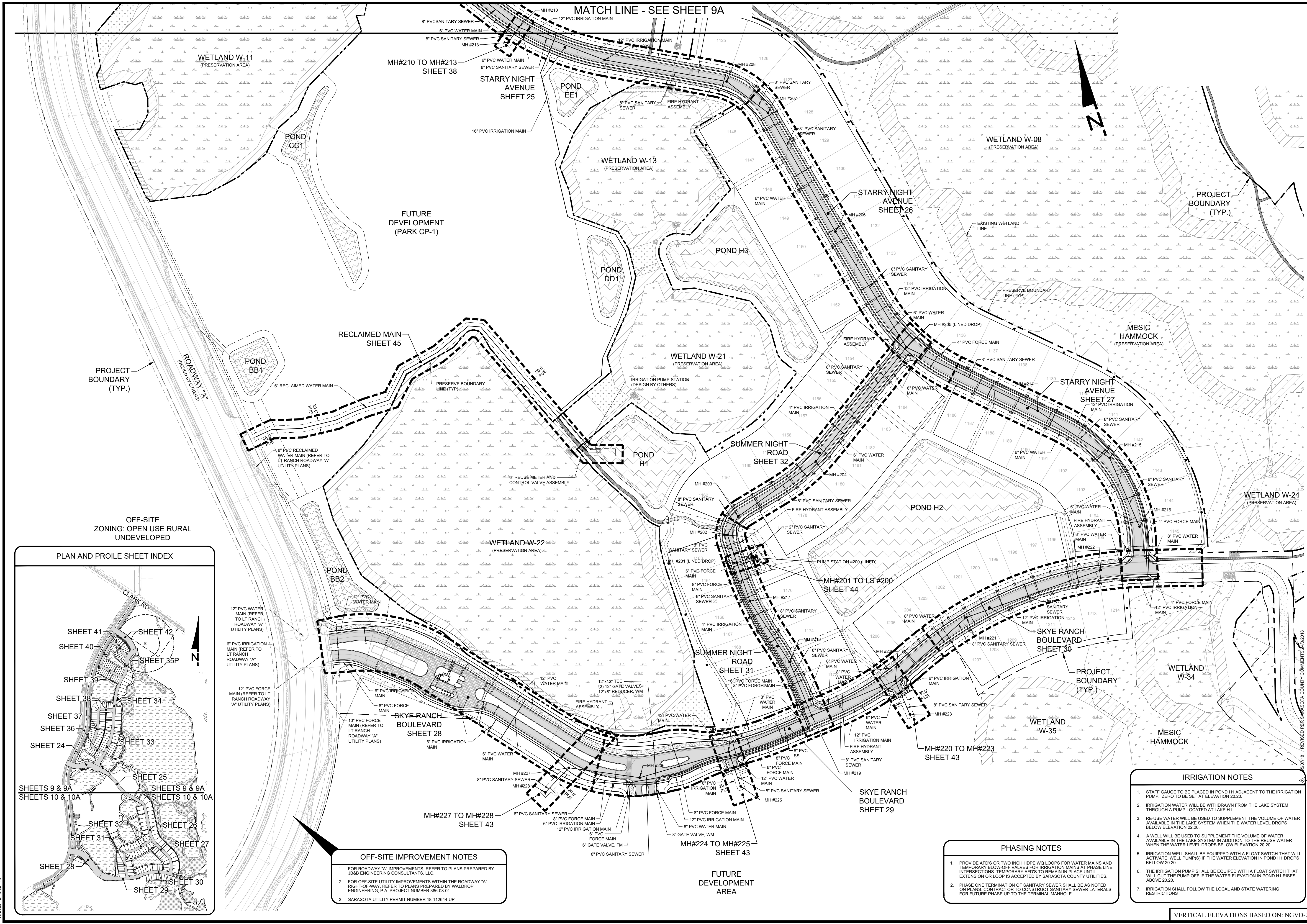
IRRIGATION NOTES

- STAFF GAUGE TO BE PLACED IN POND H1 ADJACENT TO THE IRRIGATION PUMP. ZERO TO BE SET AT ELEVATION 20.20.
- IRRIGATION WATER WILL BE WITHDRAWN FROM THE LAKE SYSTEM THROUGH A PUMP LOCATED AT LAKE H1.
- RE-USE WATER WILL BE USED TO SUPPLEMENT THE VOLUME OF WATER AVAILABLE IN THE LAKE SYSTEM WHEN THE WATER LEVEL DROPS BELOW ELEVATION 22.20.
- A WELL WILL BE USED TO SUPPLEMENT THE VOLUME OF WATER AVAILABLE IN THE LAKE SYSTEM IN ADDITION TO THE REUSE WATER WHEN THE WATER LEVEL DROPS BELOW ELEVATION 20.20.
- IRRIGATION WELL SHALL BE EQUIPPED WITH A FLOAT SWITCH THAT WILL ACTIVATE WELL PUMPS IF THE WATER ELEVATION IN POND H1 DROPS BELOW 20.20.
- THE IRRIGATION PUMP SHALL BE EQUIPPED WITH A FLOAT SWITCH THAT WILL CUT THE PUMP OFF IF THE WATER ELEVATION IN POND H1 RISES ABOVE 20.20.
- IRRIGATION SHALL FOLLOW THE LOCAL AND STATE WATERING RESTRICTIONS.

VERTICAL ELEVATIONS BASED ON: NGVD-29

RECORD DRAWINGS - PARTIAL (WATER & WASTEWATER - SOUTH)
SKYE RANCH NEIGHBORHOOD 1
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 KEY SHEET MASTER UTILITY PLAN SOUTH

REVISION	DATE	DESCRIPTION
01	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/13/2018
02	08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/19/2018
03	10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 10/04/2018
04	10/09/18	LOT 14 CHANGE FROM 24E TO 21E LOTS
05	12/27/18	ADD SS SERVICES FUTURE IN SHEET 43
06	01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
07	01/18/19	REVISED UTILITY PERMIT RELOCATION
08	02/04/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
09	03/04/19	UTILITY RECORD DRAWINGS AND IRRIGATION RELOCATION
10	03/04/19	REVISED UTILITY RECORD DRAWINGS
11	03/29/20	WATER MAIN RECORD DRAWINGS



OFF-SITE IMPROVEMENT NOTES

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- FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 386-08-01.
- SARASOTA UTILITY PERMIT NUMBER 18-112644-UP

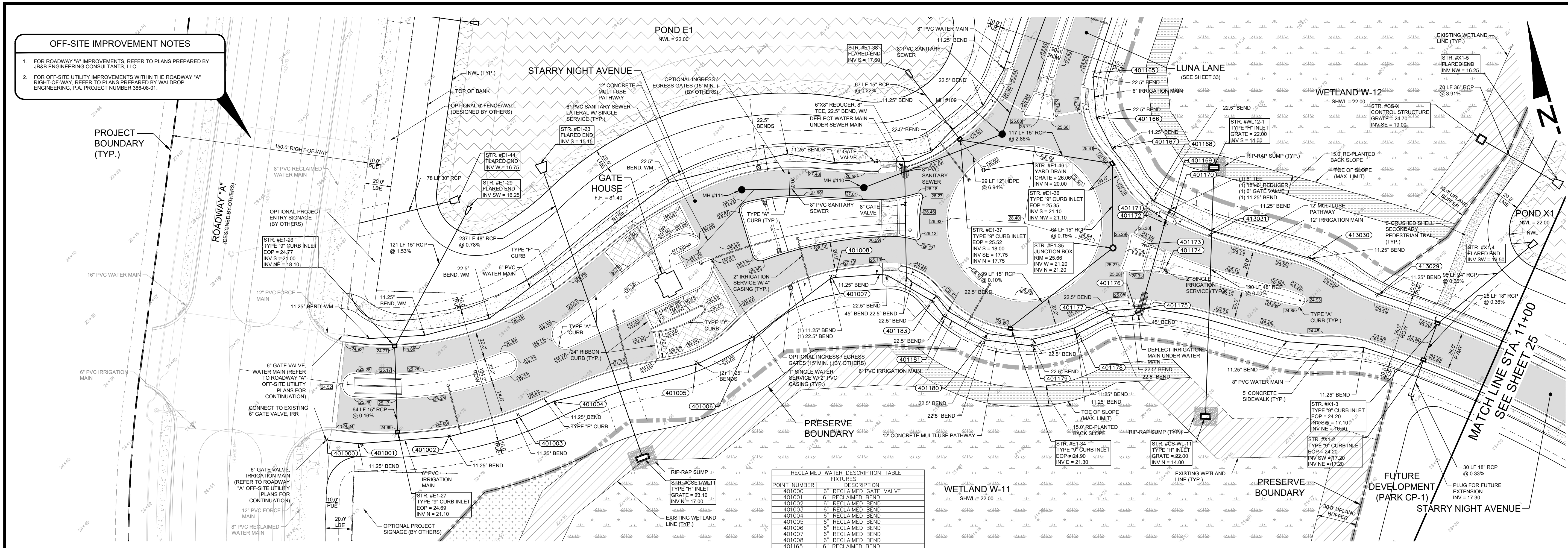
PHASING NOTES

- PROVIDE AFD'S OR TWO INCH HOPE WQ LOOPS FOR WATER MAINS AND TEMPORARY BLOW-OFF VALVES FOR IRRIGATION MAINS AT PHASE LINE INTERSECTIONS. TEMPORARY AFD'S TO REMAIN IN PLACE UNTIL EXTENSION OR LOOP IS ACCEPTED BY SARASOTA COUNTY UTILITIES.
- PHASE ONE TERMINATION OF SANITARY SEWER SHALL BE AS NOTED ON PLANS. CONTRACTOR TO CONSTRUCT SANITARY SEWER LATERALS FOR FUTURE PHASE UP TO THE TERMINAL MANHOLE.

IRRIGATION NOTES

- STAFF GAUGE TO BE PLACED IN POND H1 ADJACENT TO THE IRRIGATION PUMP. ZERO TO BE SET AT ELEVATION 30.20.
- IRRIGATION WATER WILL BE WITHDRAWN FROM THE LAKE SYSTEM THROUGH A PUMP LOCATED AT LAKE H1.
- RE-USE WATER WILL BE USED TO SUPPLEMENT THE VOLUME OF WATER AVAILABLE IN THE LAKE SYSTEM IN ADDITION TO THE RE-USE WATER WHEN THE WATER LEVEL DROPS BELOW ELEVATION 22.20.
- A WELL WILL BE USED TO SUPPLEMENT THE VOLUME OF WATER AVAILABLE IN THE LAKE SYSTEM IN ADDITION TO THE RE-USE WATER WHEN THE WATER LEVEL DROPS BELOW ELEVATION 20.20.
- IRRIGATION WELL SHALL BE EQUIPPED WITH A FLOAT SWITCH THAT WILL ACTIVATE WELL PUMPS IF THE WATER ELEVATION IN POND H1 DROPS BELOW 20.20.
- THE IRRIGATION PUMP SHALL BE EQUIPPED WITH A FLOAT SWITCH THAT WILL CUT THE PUMP OFF IF THE WATER ELEVATION IN POND H1 RISES ABOVE 20.20.
- IRRIGATION SHALL FOLLOW THE LOCAL AND STATE WATERING RESTRICTIONS

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OFF-SITE IMPROVEMENT NOTES

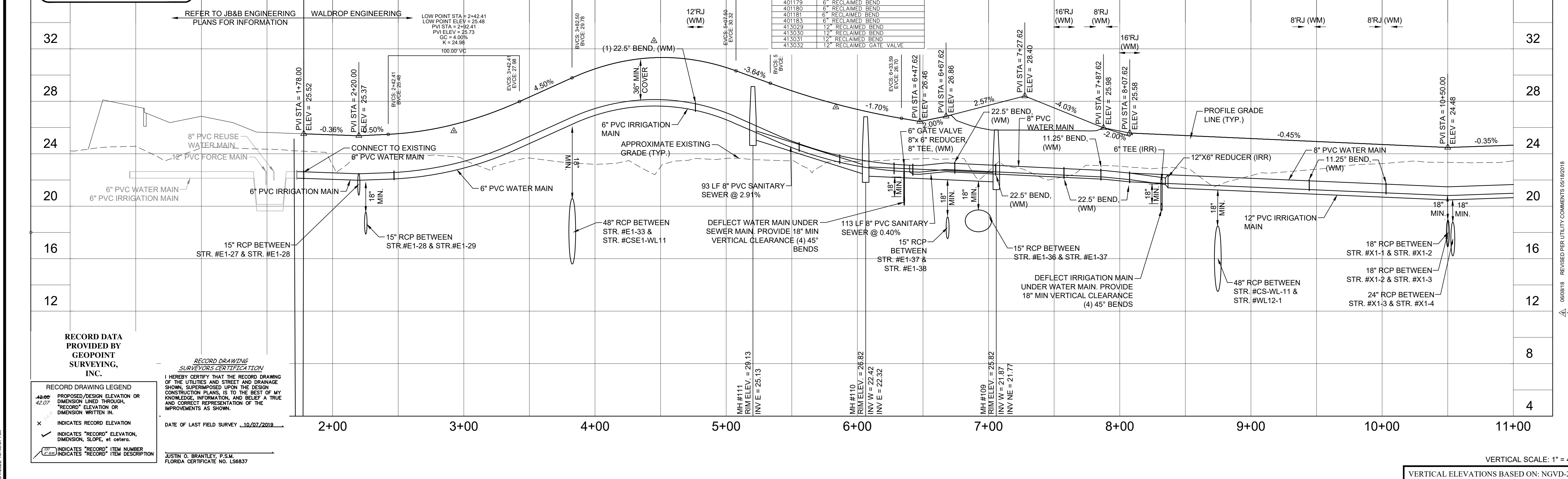
- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY JB&B ENGINEERING CONSULTANTS, LLC.
- FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 386-09-01.

MATERIALS LIST - UTILITIES

- WATERMAIN - PVC C900 DR-18
- RECLAIMED WATER - PVC C900 DR-18
- FORCEMAIN - PVC C900 DR-18
- GRAVITY SEWER - PVC C900 SDR-26

RECLAIMED WATER DESCRIPTION TABLE

POINT NUMBER	DESCRIPTION
401000	6" RECLAIMED BEND
401001	6" RECLAIMED BEND
401002	6" RECLAIMED BEND
401003	6" RECLAIMED BEND
401004	6" RECLAIMED BEND
401005	6" RECLAIMED BEND
401006	6" RECLAIMED BEND
401007	6" RECLAIMED BEND
401008	6" RECLAIMED BEND
401009	6" RECLAIMED BEND
401010	6" RECLAIMED BEND
401011	6" RECLAIMED BEND
401012	6" RECLAIMED BEND
401013	6" RECLAIMED BEND
401014	6" RECLAIMED BEND
401015	6" RECLAIMED BEND
401016	6" RECLAIMED BEND
401017	6" RECLAIMED BEND
401018	6" RECLAIMED BEND
401019	6" RECLAIMED BEND
401020	6" RECLAIMED BEND
401021	6" RECLAIMED BEND
401022	6" RECLAIMED BEND
401023	6" RECLAIMED BEND
401024	6" RECLAIMED BEND
401025	6" RECLAIMED BEND
401026	6" RECLAIMED BEND
401027	6" RECLAIMED BEND
401028	6" RECLAIMED BEND
401029	6" RECLAIMED BEND
401030	6" RECLAIMED BEND
401031	6" RECLAIMED BEND
401032	6" RECLAIMED BEND
401033	6" RECLAIMED BEND
401034	6" RECLAIMED BEND
401035	6" RECLAIMED BEND
401036	6" RECLAIMED BEND
401037	6" RECLAIMED BEND
401038	6" RECLAIMED BEND
401039	6" RECLAIMED BEND
401040	6" RECLAIMED BEND
401041	6" RECLAIMED BEND
401042	6" RECLAIMED BEND
401043	6" RECLAIMED BEND
401044	6" RECLAIMED BEND
401045	6" RECLAIMED BEND
401046	6" RECLAIMED BEND
401047	6" RECLAIMED BEND
401048	6" RECLAIMED BEND
401049	6" RECLAIMED BEND
401050	6" RECLAIMED BEND
401051	6" RECLAIMED BEND
401052	6" RECLAIMED BEND
401053	6" RECLAIMED BEND
401054	6" RECLAIMED BEND
401055	6" RECLAIMED BEND
401056	6" RECLAIMED BEND
401057	6" RECLAIMED BEND
401058	6" RECLAIMED BEND
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401061	6" RECLAIMED BEND
401062	6" RECLAIMED BEND
401063	6" RECLAIMED BEND
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401065	6" RECLAIMED BEND
401066	6" RECLAIMED BEND
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401078	6" RECLAIMED BEND
401079	6" RECLAIMED BEND
401080	6" RECLAIMED BEND
401081	6" RECLAIMED BEND
401082	6" RECLAIMED BEND
401083	6" RECLAIMED BEND
401084	6" RECLAIMED BEND
401085	6" RECLAIMED BEND
401086	6" RECLAIMED BEND
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401088	6" RECLAIMED BEND
401089	6" RECLAIMED BEND
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401095	6" RECLAIMED BEND
401096	6" RECLAIMED BEND
401097	6" RECLAIMED BEND
401098	6" RECLAIMED BEND
401099	6" RECLAIMED BEND
401100	6" RECLAIMED BEND



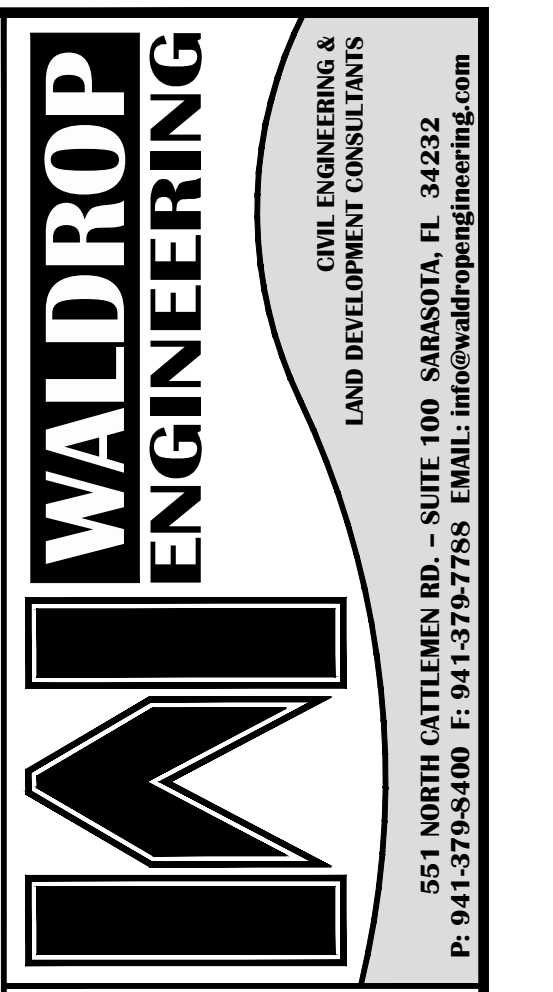
RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 10/02/2019

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. 159837



CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD I

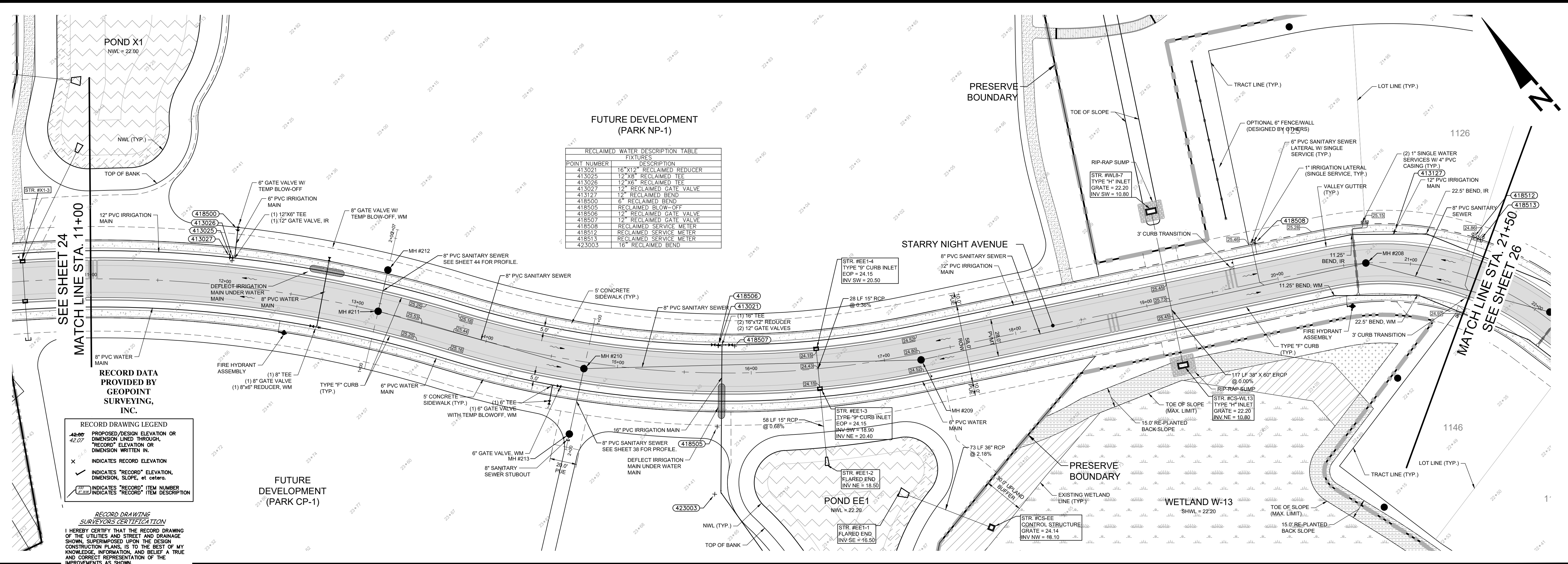
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
PLAN AND PROFILE: STARRY NIGHT AVENUE (STA. 0+00 TO 11+00)

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	05/18/2018	REVISED PER UTILITY COMMENTS 05/18/2018
2	07/13/2018	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
3	08/15/2018	REVISED PER SARASOTA UTILITY COMMENTS 08/04/2018
4	09/18/2018	REVISED PER SARASOTA UTILITY COMMENTS 09/20/2018
5	10/01/2018	LOT MAX CHANGE FROM 240 TO 215 LOTS
6	12/17/18	ADD SS SERVICES FUTURE N4 SHEET 43
7	01/15/19	REVISED PROJECT NAME & SOUTH MODEL AREA
8	04/16/19	REVISED UTILITY EMBLEM RELOCATION
9	08/16/19	REVISED UTILITY EMBLEM RELOCATION
10	08/16/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
11	12/10/19	REVISED UTILITY RECORD DRAWINGS
12	03/26/20	WATER MAIN RECORD DRAWINGS
13	08/20/21	REVISIONS TO RECORD DRAWINGS

SEAN CROWELL, P.E.
FL. LICENSE NO. 38381

SET NUMBER: 386-09-01
SHEET: 24



RECORD DRAWING LEGEND

42.00' PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, RECORD ELEVATION OR DIMENSION WRITTEN IN.

X INDICATES RECORD ELEVATION, DIMENSION, SLOPE, et cetera.

(700) INDICATES RECORD ITEM NUMBER

(700) INDICATES RECORD ITEM DESCRIPTION

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

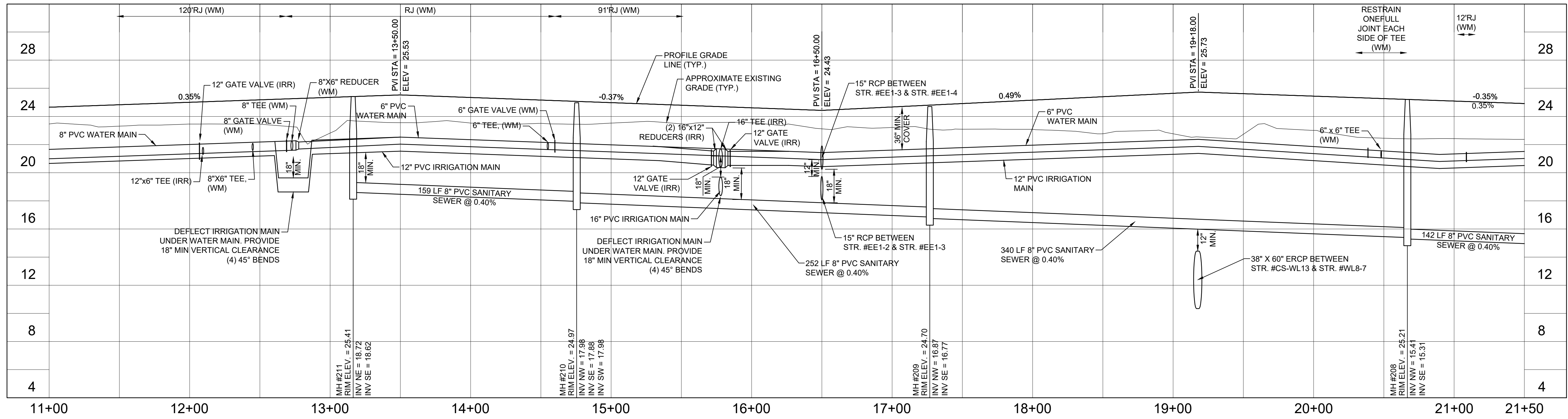
DATE OF LAST FIELD SURVEY: 02/15/2020

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. 158837

NOTE: WATER MAIN EXCLUDED FROM RECORD DRAWINGS ON THIS SHEET

MATERIALS LIST - UTILITIES

WATERMAIN - PVC C900 DR-18
RECLAIMED WATER - PVC C900 DR-18
FORCEMAIN - PVC C900 DR-18
GRAVITY SEWER - PVC C900 SDR-26



PLAN REVISIONS

05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/03/2018
06/09/18	REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
09/19/18	REVISED PER SARASOTA COUNTY COMMENTS 09/04/2018
10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 10/20/18
10/09/18	LOT W/M CHANGE FROM 242 TO 212 LOTS
10/09/18	ADDRESS SERVICES FUTURE INL SHEET 43
12/07/18	REVISED PROJECT NAME & SOUTH MODEL AREA
01/13/19	REVISED UTILITY PERMIT RELOCATION
01/15/19	REVISED UTILITY PERMIT RELOCATION
02/04/19	REVISED WETLAND, FORCE MAIN, AND IRRIGATION RELOCATION
03/04/19	REVISED WETLAND, FORCE MAIN, AND IRRIGATION RELOCATION
03/04/19	UTILITY RECORD DRAWINGS
12/01/19	REVISED UTILITY RECORD DRAWINGS
02/29/20	WATER MAIN RECORD DRAWINGS

SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL LICENSE NO. 3884

SET NUMBER: 386-09-01

VERTICAL SCALE: 1" = 4'

VERTICAL ELEVATIONS BASED ON: NGVD-29

SHEET: 25

CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
PLAN AND PROFILE: STARRY NIGHT AVENUE
(STA. 11+00 TO 21+50)



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
P: 941.379.5400 F: 941.379.7788 EMAIL: info@waldropengineering.com

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

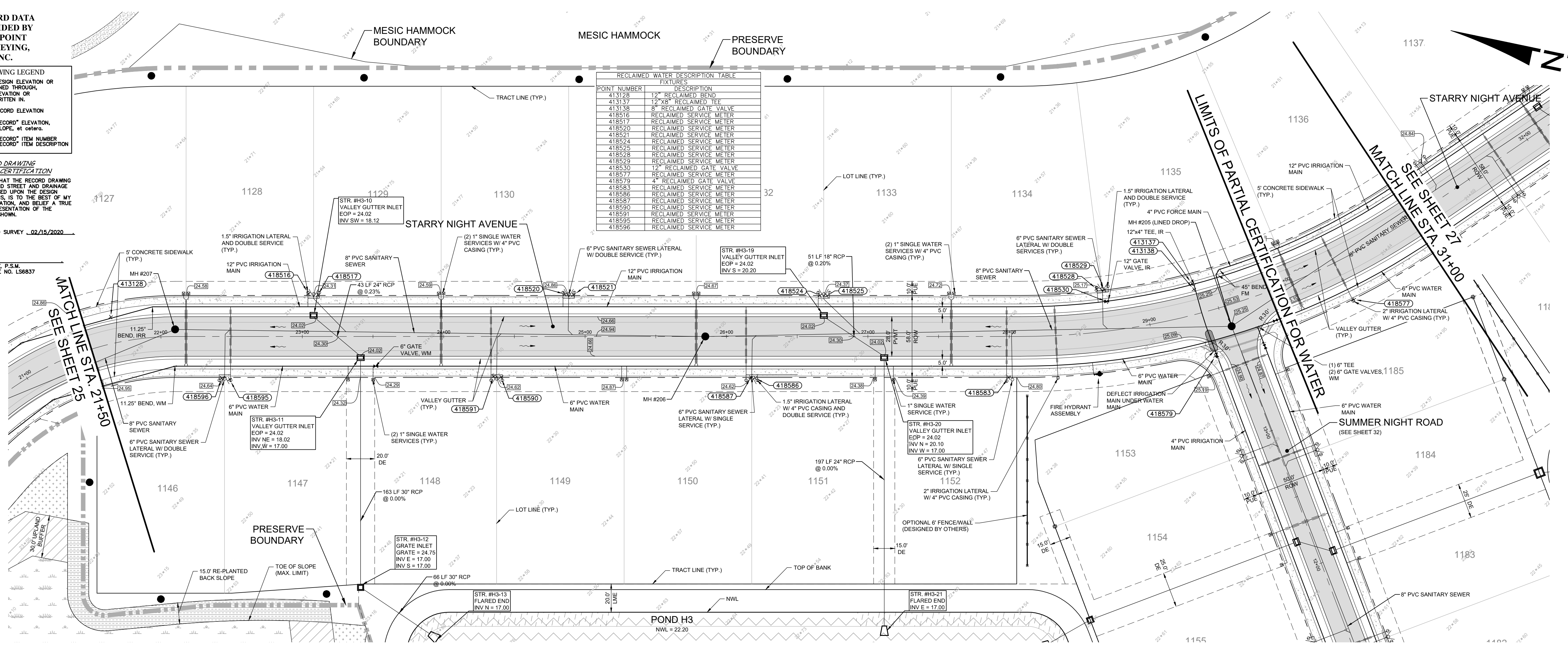
RECORD DRAWING LEGEND
 42.07 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 X INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
 (777) INDICATES "RECORD" ITEM NUMBER
 (777) INDICATES "RECORD" ITEM DESCRIPTION

RECORD DRAWING SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 02/15/2020

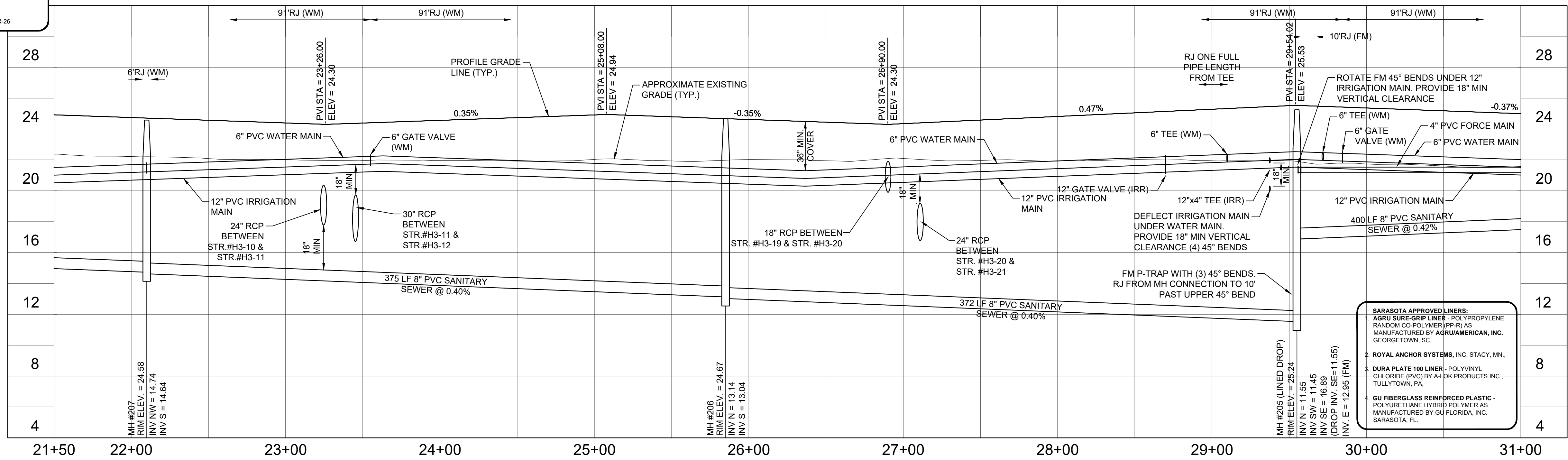
JUSTIN O. BRANTLEY, P.E.M.
 FLORIDA CERTIFICATE NO. L56837

POINT NUMBER	FIXTURES
413128	12" RECLAIMED BEND
413127	12" 90° RECLAIMED TEE
413138	8" RECLAIMED GATE VALVE
418516	RECLAIMED SERVICE METER
418517	RECLAIMED SERVICE METER
418520	RECLAIMED SERVICE METER
418521	RECLAIMED SERVICE METER
418524	RECLAIMED SERVICE METER
418525	RECLAIMED SERVICE METER
418526	RECLAIMED SERVICE METER
418529	RECLAIMED SERVICE METER
418530	12" RECLAIMED GATE VALVE
418577	RECLAIMED SERVICE METER
418579	4" RECLAIMED GATE VALVE
418583	RECLAIMED SERVICE METER
418586	RECLAIMED SERVICE METER
418587	RECLAIMED SERVICE METER
418590	RECLAIMED SERVICE METER
418591	RECLAIMED SERVICE METER
418595	RECLAIMED SERVICE METER
418596	RECLAIMED SERVICE METER

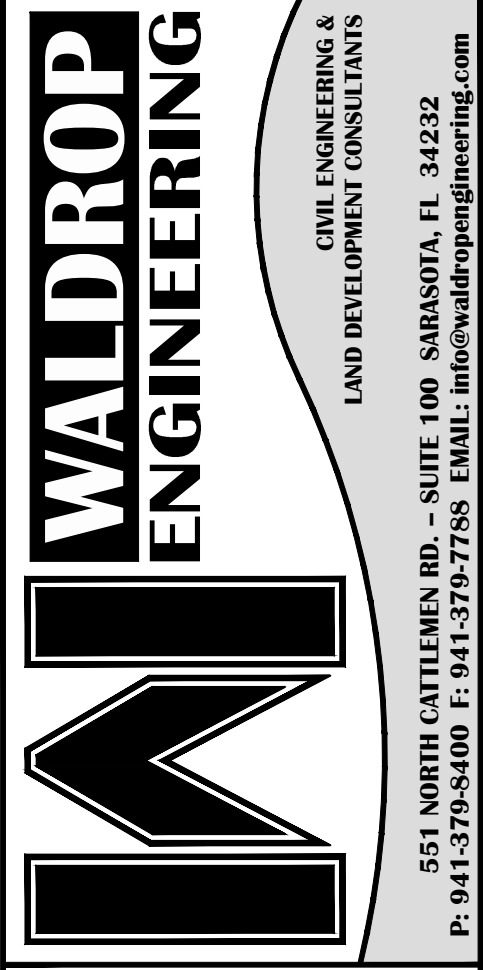


MATERIALS LIST - UTILITIES

- WATERMAIN - PVC C900 DR-18
- RECLAIMED WATER - PVC C900 DR-18
- FORCEMAIN - PVC C900 DR-18
- GRAVITY SEWER - PVC C900 SDR-26



- SARASOTA APPROVED LINERS:
- AGRU SURE-GRIP LINER - POLYPROPYLENE RANDOM CO-POLYMER (PP-R) AS MANUFACTURED BY AGRU/AMERICAN, INC. GEORGETOWN, SC.
 - ROYAL ANCHOR SYSTEMS, INC. STACY, MN.
 - DURA PLATE 100 LINER - POLY(VINYL CHLORIDE (PVC)) BY A-OK PRODUCTS INC., TULLYTOWN, PA.
 - GU FIBERGLASS REINFORCED PLASTIC - POLYURETHANE HYBRID POLYMER AS MANUFACTURED BY GU FLORIDA, INC. SARASOTA, FL.



CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
 551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
 P: 941-379-5400 F: 941-379-7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 1
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN & PROFILE: STARRY NIGHT AVENUE
 (STA 21+50 TO 31+00)

REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/20/2018
06/08/18	06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/16/18	08/16/18	REVISED PER SARASOTA UTILITY COMMENTS 08/20/18
10/04/18	10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 03/20/18
10/09/18	10/09/18	LOT 14 CHANGE FROM 245 TO 215 LOTS
12/27/18	12/27/18	ADD SS SERVICES FUTURE INL. SHEET AS
01/13/19	01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
03/19/19	03/19/19	REVISED UTILITY FINDER RELOCATION
05/24/19	05/24/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
10/09/19	10/09/19	UTILITY RECORD DRAWINGS
12/09/19	12/09/19	REVISED UTILITY RECORD DRAWINGS
02/25/20	02/25/20	WATER MAIN RECORD DRAWINGS

SCALE IN FEET
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

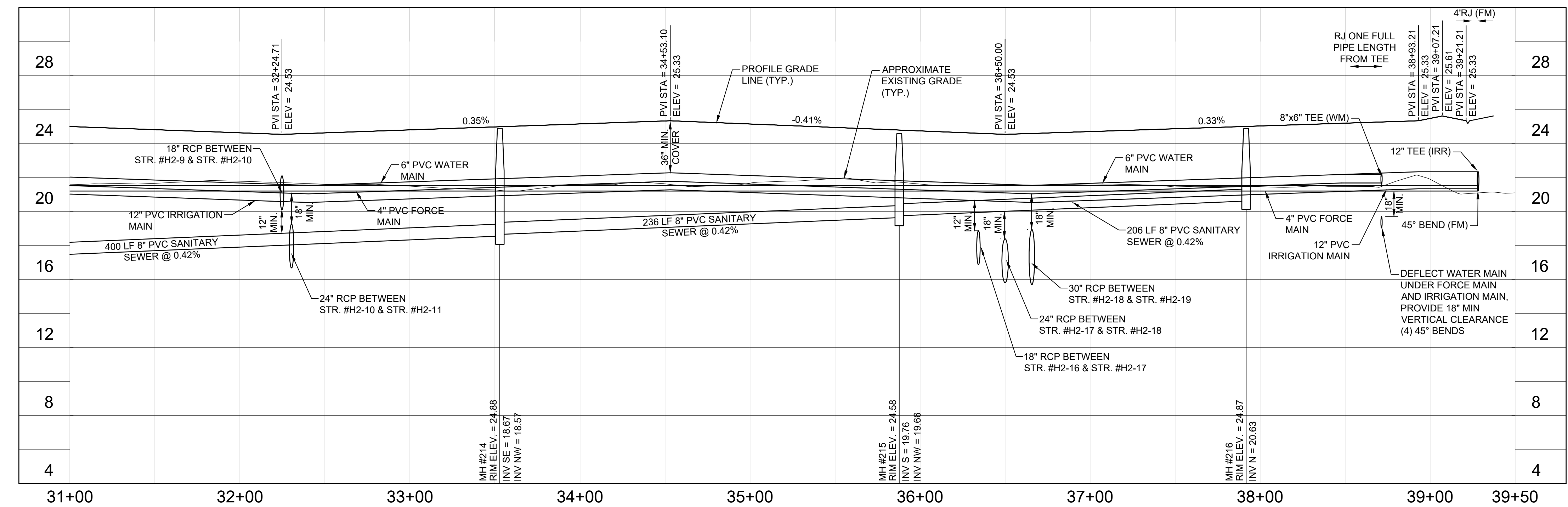
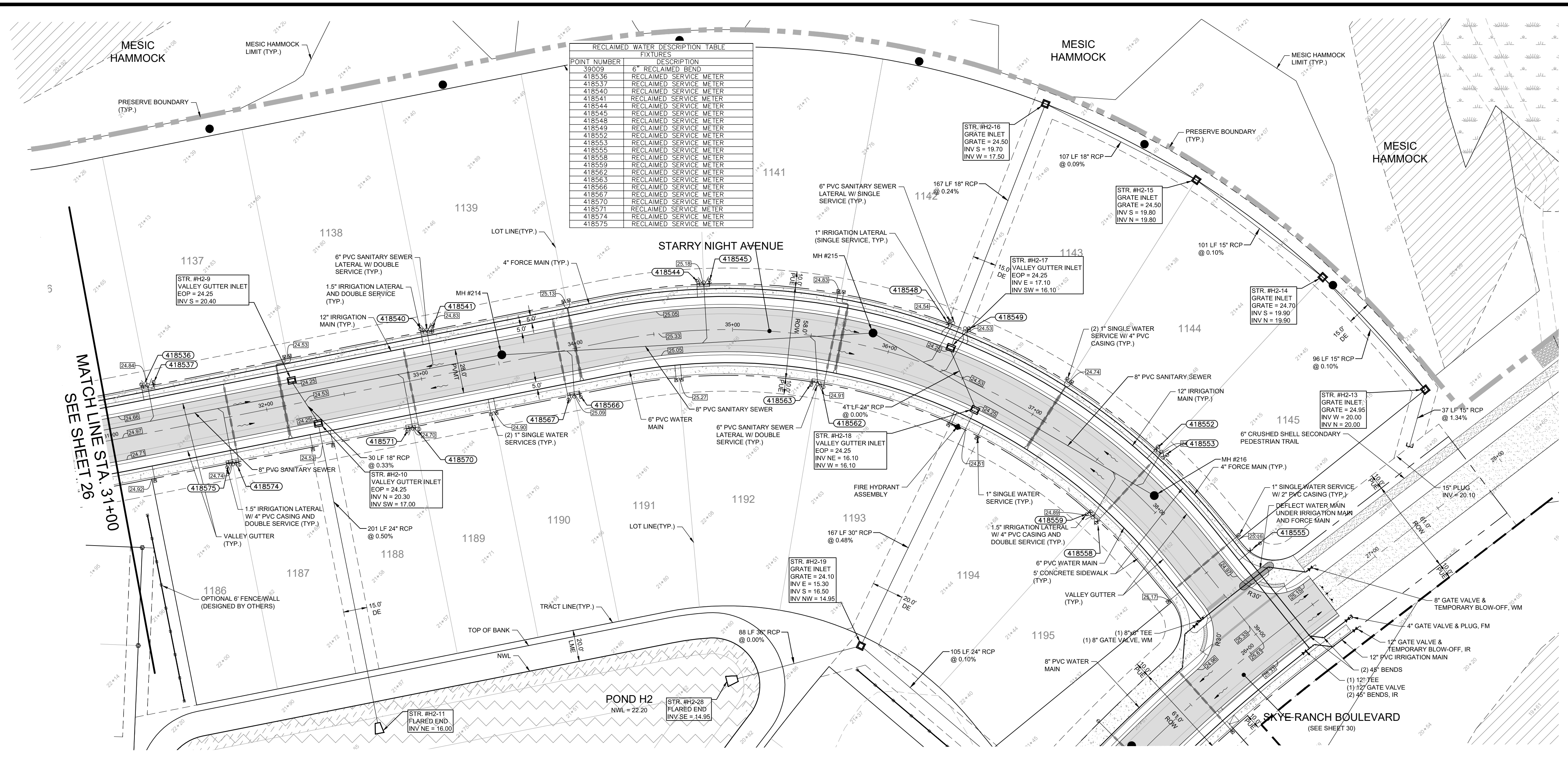
SEAN CROWELL, P.E.
 FL LICENSE NO. 3884

VERTICAL SCALE: 1" = 4'

VERTICAL ELEVATIONS BASED ON: NGVD-29

SET NUMBER: 386-09-01

SHEET: 26



RECORD DATA PROVIDED BY SURVEYING, INC.

RECORD DRAWING LEGEND

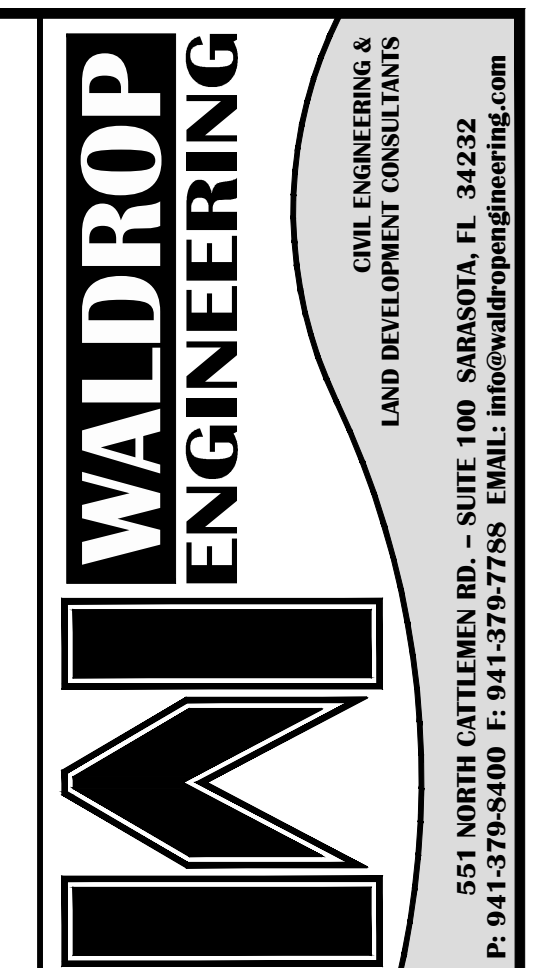
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- RECORD ELEVATION OR DIMENSION WRITTEN IN.
- X INDICATES RECORD ELEVATION.
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, #1 441616.
- INDICATES "RECORD" ITEM NUMBER.
- INDICATES "RECORD" ITEM DESCRIPTION.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY 03/28/2020

JUSTIN D. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L356837



CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE: RITRO AVENUE (STA. 31+00 TO END)

REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/03/2018
06/08/18	06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/19/18	08/19/18	REVISED PER SARASOTA UTILITY COMMENTS 08/20/18
10/04/18	10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 03/20/18
10/09/18	10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS
12/27/18	12/27/18	ADD SS SERVICES FUTURE IN SHEET 43
01/13/19	01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
03/19/19	03/19/19	REVISED UTILITY EASMENT RECORDATION
05/24/19	05/24/19	REVISED UTILITY EASMENT RECORDATION
08/28/19	08/28/19	REVISED WATER FORCE MAIN, AND IRRIGATION RECORDATION
10/09/19	10/09/19	UTILITY RECORD DRAWINGS, AND IRRIGATION RECORDATION
12/09/19	12/09/19	REVISED UTILITY RECORD DRAWINGS
02/25/20	02/25/20	WATER MAIN RECORD DRAWINGS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL. LICENSE NO. 35884

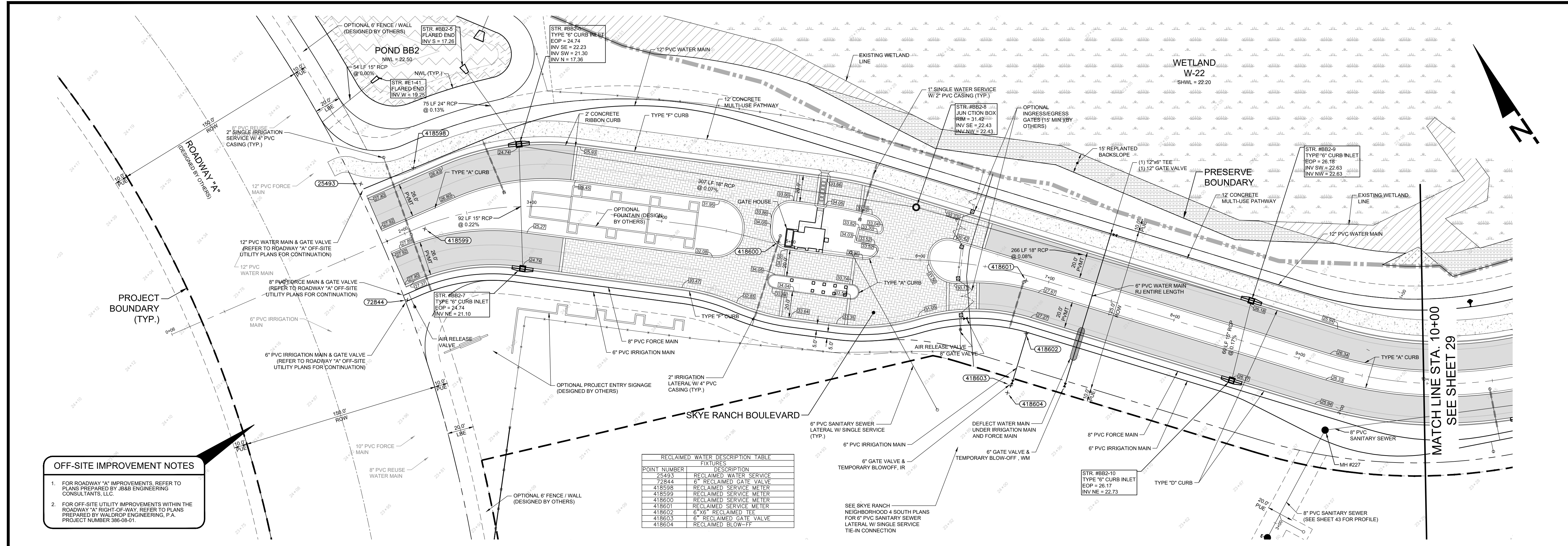
SCALE IN FEET

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SET NUMBER: 386-09-01

SHEET: 27

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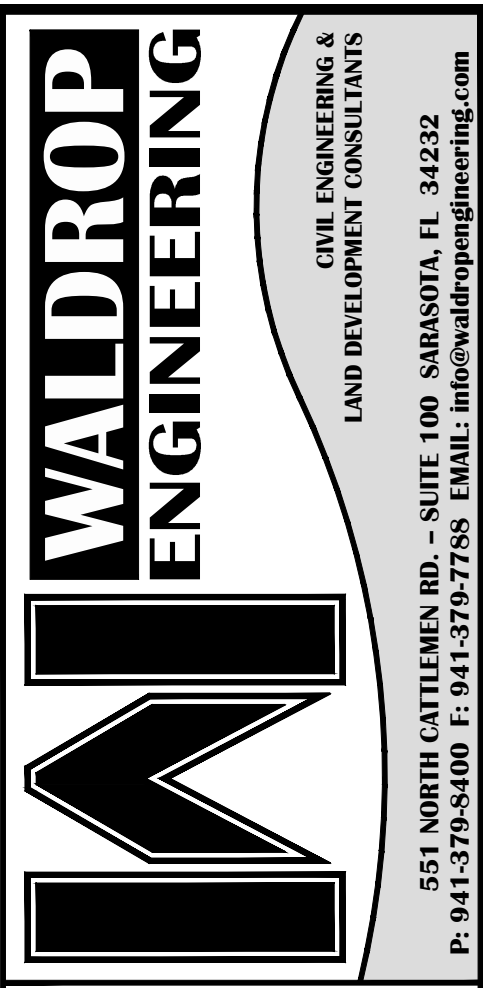


OFF-SITE IMPROVEMENT NOTES

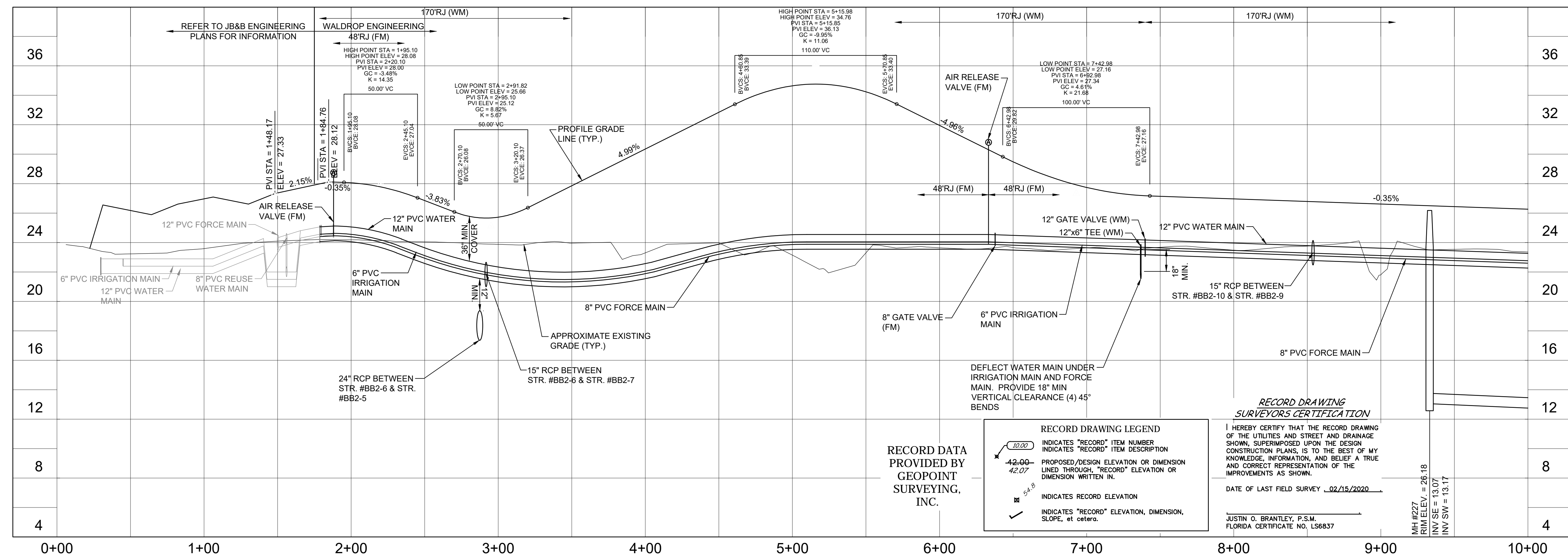
- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY JB&B ENGINEERING CONSULTANTS, LLC.
- FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 389-09-01.

RECLAIMED WATER DESCRIPTION TABLE

POINT NUMBER	DESCRIPTION
25493	RECLAIMED WATER SERVICE
72844	6" RECLAIMED GATE VALVE
418598	RECLAIMED SERVICE METER
418599	RECLAIMED SERVICE METER
418600	RECLAIMED SERVICE METER
418601	RECLAIMED SERVICE METER
418602	6" 90° RECLAIMED TEE
418603	6" RECLAIMED GATE VALVE
418604	RECLAIMED BLOW-OFF



CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 1
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE: SKYE RANCH BLVD
 (STA. 0+00 TO 10+00)



RECORD DRAWING LEGEND

- INDICATES "RECORD" ITEM NUMBER
- INDICATES "RECORD" ITEM DESCRIPTION
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 02/15/2020

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. L56837

PLAN REVISIONS

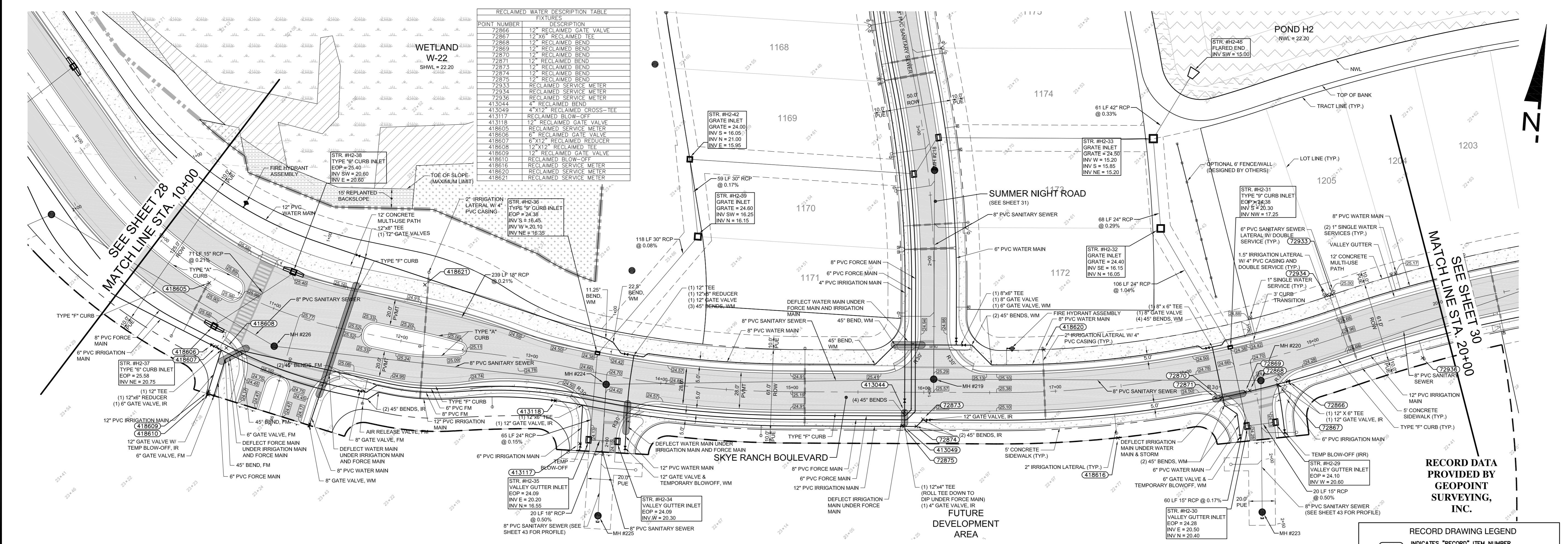
NO.	DATE	DESCRIPTION
1	05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/02/2018
2	06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
3	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/02/2018
4	08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/20/18
5	10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 03/20/18
6	10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS
7	12/27/18	ADD SS SERVICES FUTURE IN SHEET AS
8	07/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
9	08/19/19	REVISED UTILITY PASSING RECORDATION
10	08/24/19	REVISED UTILITY PASSING RECORDATION
11	10/04/19	REVISED WATER FORCE MAIN AND IRRIGATION RECORDATION
12	10/04/19	UTILITY RECORD DRAWINGS
13	12/01/19	REVISED UTILITY RECORD DRAWINGS
14	02/25/20	WATER MAIN RECORD DRAWINGS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
 FL LICENSE NO. 35884

SET NUMBER: 386-09-01
 SHEET: 28

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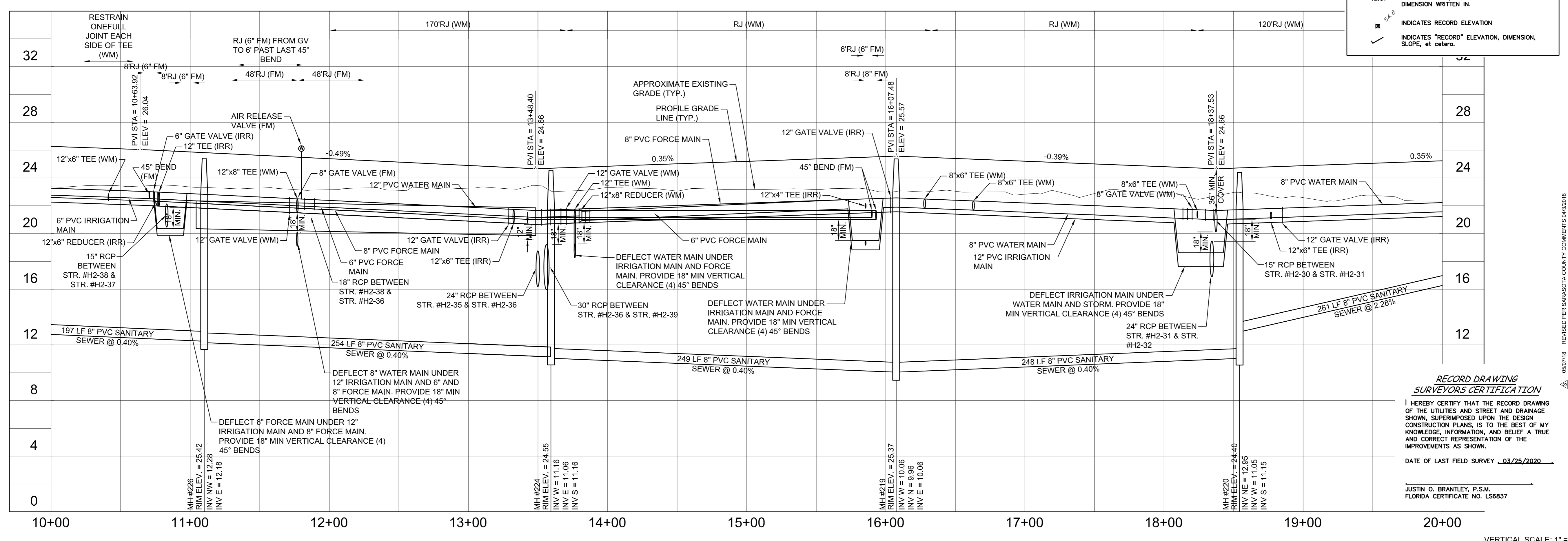


RECLAIMED WATER DESCRIPTION TABLE	
POINT NUMBER	DESCRIPTION
72866	12" RECLAIMED GATE VALVE
72867	12" X6" RECLAIMED TEE
72868	12" RECLAIMED BEND
72869	12" RECLAIMED BEND
72870	12" RECLAIMED BEND
72871	12" RECLAIMED BEND
72872	12" RECLAIMED BEND
72873	12" RECLAIMED BEND
72874	12" RECLAIMED BEND
72875	12" RECLAIMED BEND
72933	RECLAIMED SERVICE METER
72934	RECLAIMED SERVICE METER
72935	RECLAIMED SERVICE METER
413044	4" RECLAIMED BEND
413049	4" X12" RECLAIMED CROSS-TEE
413117	RECLAIMED BLOW-OFF
413118	12" RECLAIMED GATE VALVE
418605	RECLAIMED SERVICE METER
418606	6" RECLAIMED GATE VALVE
418607	6" X12" RECLAIMED REDUCER
418608	12" X12" RECLAIMED TEE
418609	12" RECLAIMED GATE VALVE
418610	RECLAIMED BLOW-OFF
418616	RECLAIMED SERVICE METER
418620	RECLAIMED SERVICE METER
418621	RECLAIMED SERVICE METER

WALDRUP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
551 NORTH CATTLEMAN RD., SUITE 100 SARASOTA, FL 34232
P: 941-379-5400 F: 941-379-7788 EMAIL: info@waldrupengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 1
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
PLAN AND PROFILE: SKYE RANCH BLVD (STA. 10+00 TO 20+00)

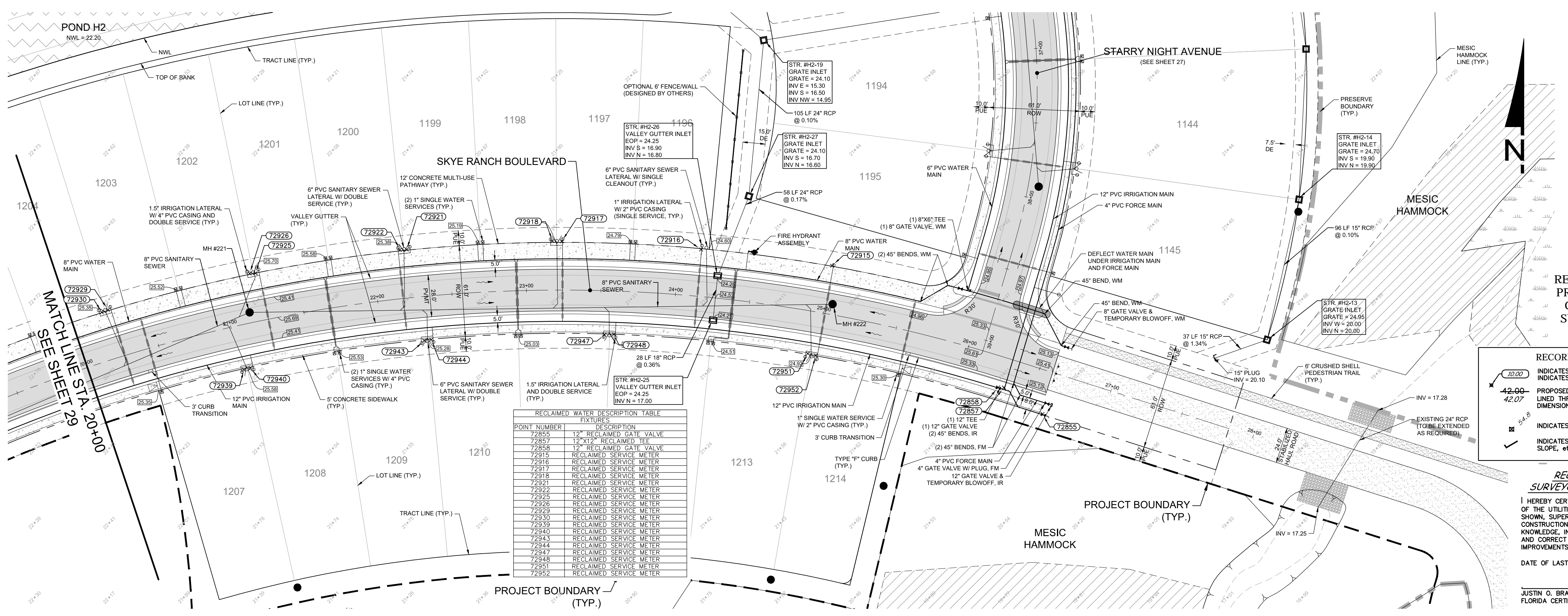
RECORD DRAWING LEGEND
INDICATES "RECORD" ITEM NUMBER
INDICATES "RECORD" ITEM DESCRIPTION
PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
INDICATES RECORD ELEVATION
INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.



PLAN REVISIONS	
NO.	DESCRIPTION
1	REVISED PER SARASOTA COUNTY COMMENTS 08/03/2018
2	REVISED PER SARASOTA COUNTY COMMENTS 08/03/2018
3	REVISED PER SARASOTA COUNTY COMMENTS 08/03/2018
4	REVISED PER SARASOTA COUNTY COMMENTS 08/03/2018
5	REVISED PER SARASOTA COUNTY COMMENTS 08/03/2018
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23	REVISED PER SARASOTA COUNTY COMMENTS 08/03/2018
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100	REVISED PER SARASOTA COUNTY COMMENTS 08/03/2018

RECORD DRAWING SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.
DATE OF LAST FIELD SURVEY: 03/25/2020
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L58837

P:\T_Ranch\A-8\Site\Skye Ranch - Neighborhood 1\Owner A-8\A-8\001010.dwg
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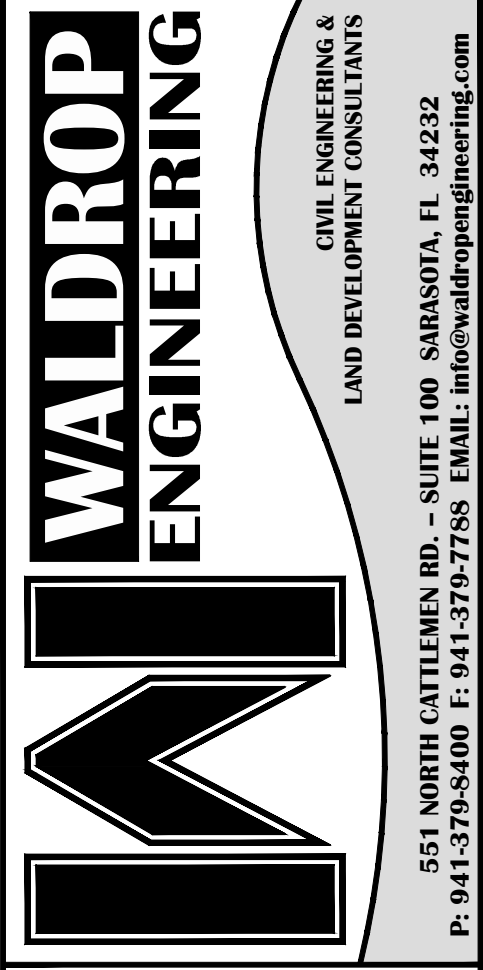
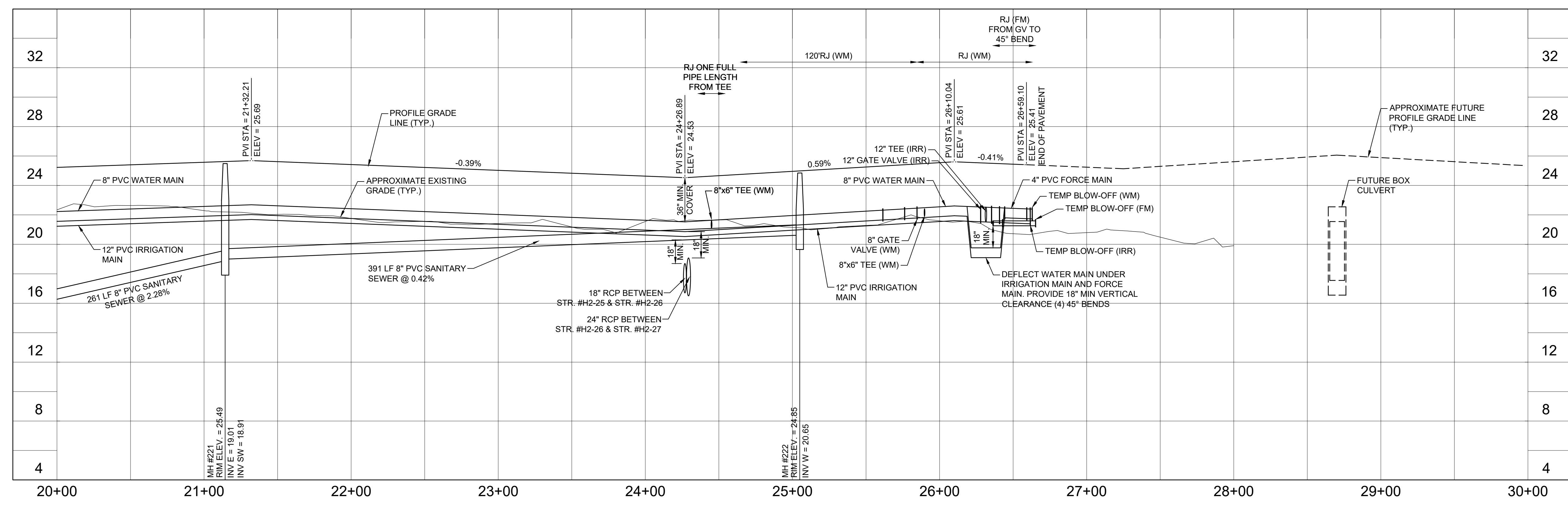


POINT NUMBER	DESCRIPTION
72925	12\"/>

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND
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 42.00 INDICATES "RECORD" ITEM DESCRIPTION
 42.07 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 54.5 INDICATES RECORD ELEVATION
 ✓ INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

RECORD DRAWING SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.
 DATE OF LAST FIELD SURVEY 12/21/2018
 JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. L56837



CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
 551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
 P: 941-379-5400 F: 941-379-7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 1
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE: SKYE RANCH BLVD (STA. 20+00 TO END)

05/07/18 REVISED PER SARASOTA COUNTY COMMENTS 04/02/2018
 06/08/18 REVISED PER UTILITY COMMENTS 05/18/2018

DATE	DESCRIPTION
07/13/18	REVISION SUBMITTED SARASOTA 10/4/17
08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 09/20/18
10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS
12/27/18	ADD SS SERVICES FUTURE INL. SHEET AS
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
01/16/19	REVISED UTILITY PERMIT REGISTRATION
02/04/19	REVISED UTILITY PERMIT REGISTRATION
02/04/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
03/06/19	UTILITY RECORD DRAWINGS, FORCE MAIN, AND IRRIGATION RELOCATION
12/07/19	REVISED UTILITY RECORD DRAWINGS
02/25/20	WATER MAIN RECORD DRAWINGS

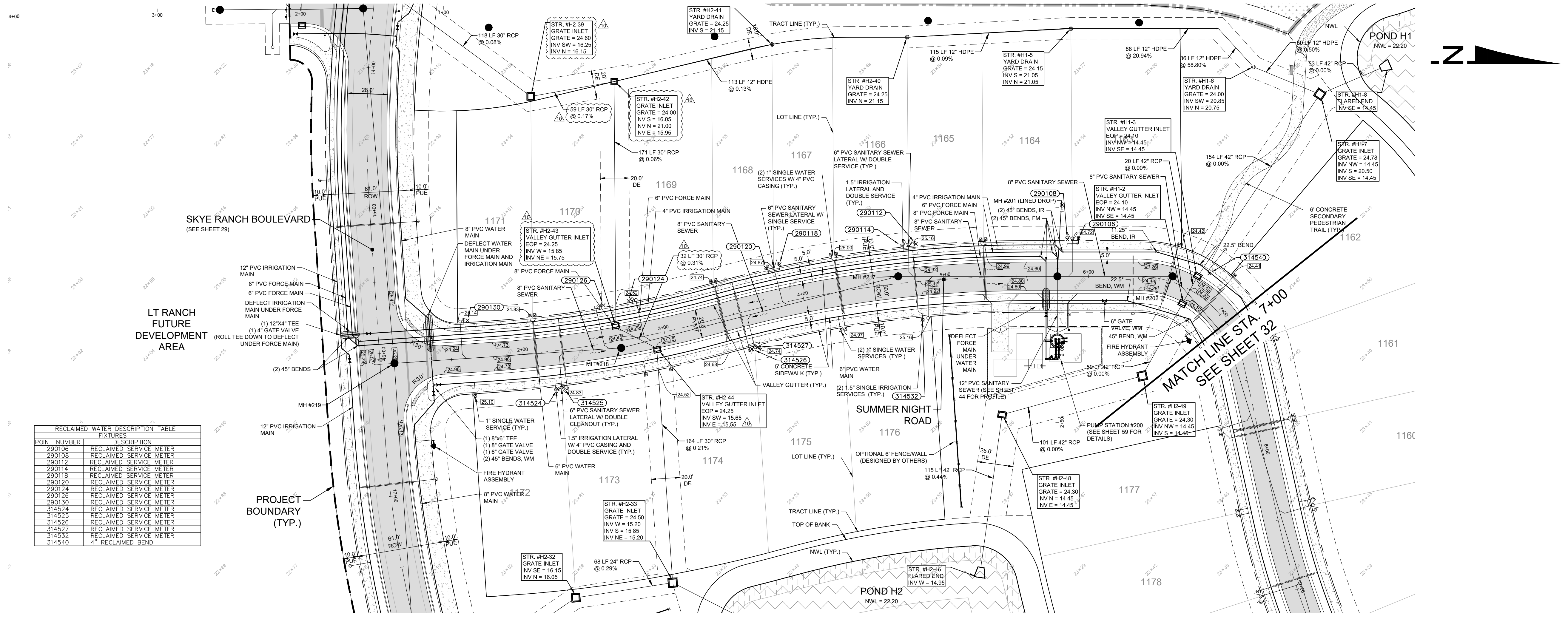
SEAN CROWELL, P.E.
 FL. LICENSE NO. 3884

SCALE IN FEET
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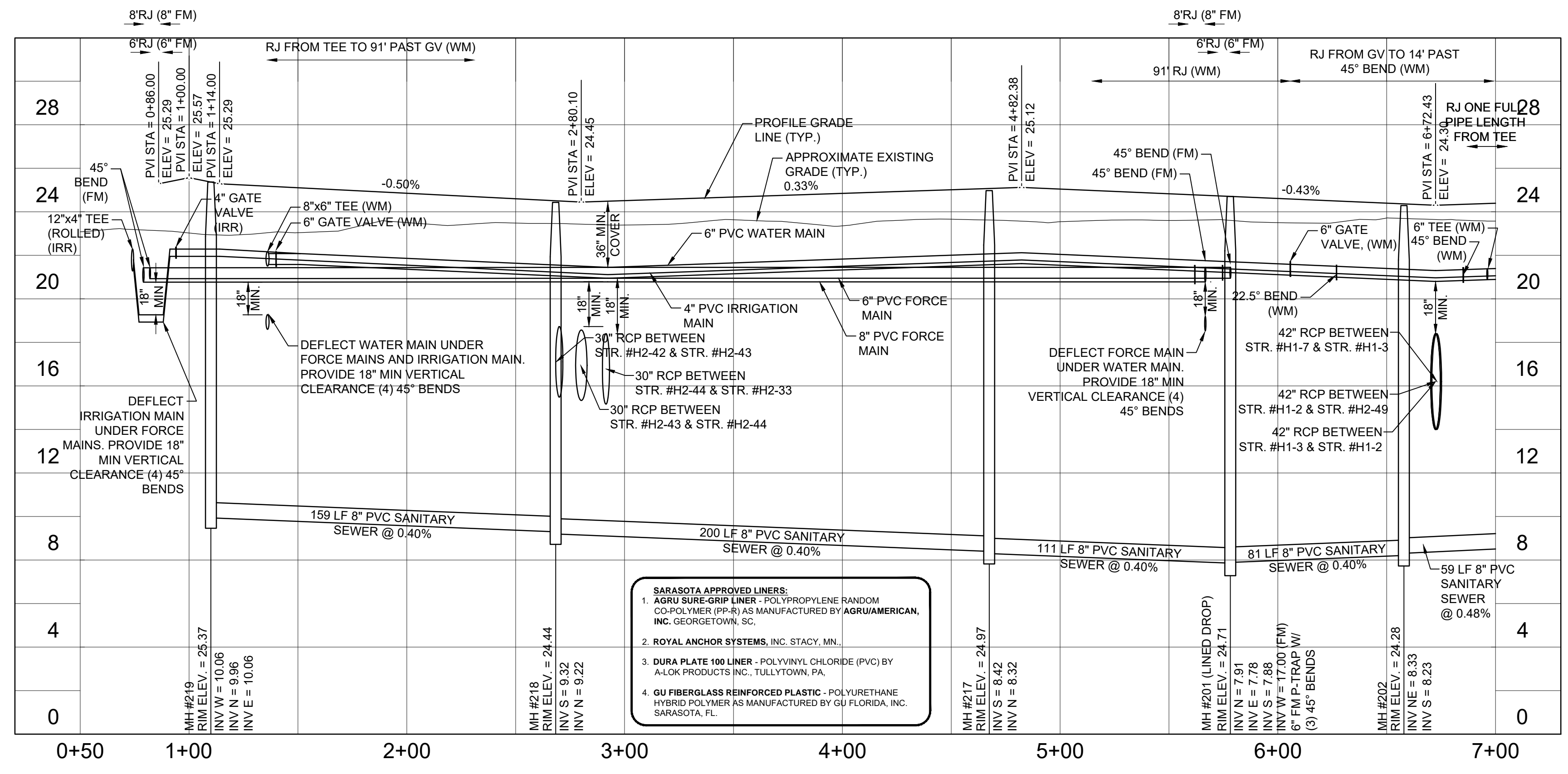
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

VERTICAL SCALE: 1" = 4'
 VERTICAL ELEVATIONS BASED ON: NGVD-29

SET NUMBER: 386-09-01
 SHEET: 30



POINT NUMBER	DESCRIPTION
290108	RECLAIMED SERVICE METER
290109	RECLAIMED SERVICE METER
290112	RECLAIMED SERVICE METER
290114	RECLAIMED SERVICE METER
290118	RECLAIMED SERVICE METER
290120	RECLAIMED SERVICE METER
290124	RECLAIMED SERVICE METER
290126	RECLAIMED SERVICE METER
290130	RECLAIMED SERVICE METER
314524	RECLAIMED SERVICE METER
314525	RECLAIMED SERVICE METER
314526	RECLAIMED SERVICE METER
314527	RECLAIMED SERVICE METER
314532	RECLAIMED SERVICE METER
314540	RECLAIMED BEND



- SARASOTA APPROVED LINERS:**
- AGRU SURE-GRIP LINER - POLYPROPYLENE RANDOM CO-POLYMER (PP-R) AS MANUFACTURED BY AGRUAMERICAN, INC. GEORGETOWN, SC.
 - ROYAL ANCHOR SYSTEMS, INC. STACY, MN.
 - DURA PLATE 100 LINER - POLYVINYL CHLORIDE (PVC) BY A-L-OK PRODUCTS INC. TULLYTOWN, PA.
 - GU FIBERGLASS REINFORCED PLASTIC - POLYURETHANE HYBRID POLYMER AS MANUFACTURED BY GU FLORIDA, INC. SARASOTA, FL.

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- INDICATES "RECORD" ITEM NUMBER
- INDICATES "RECORD" ITEM DESCRIPTION
- PROPOSED DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 12/21/2018

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. 156837

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
P: 941.379.5400 E: 941.379.7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE: SUMMER NIGHT ROAD (STA. 0+00 TO 7+00)

PLAN REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/02/2018	
06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018	
07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018	
08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/20/18	
10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 03/20/18	
10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS	
12/27/18	ADD SS SERVICES FUTURE IN SHEET 43	
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA	
01/16/19	REVISED UTILITY PASSAGE RELOCATION	
02/04/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION	
03/06/19	UTILITY RECORD DRAWINGS	
12/09/19	REVISED UTILITY RECORD DRAWINGS	
02/25/20	WATER MAIN RECORD DRAWINGS	

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL. LICENSE NO. 3884

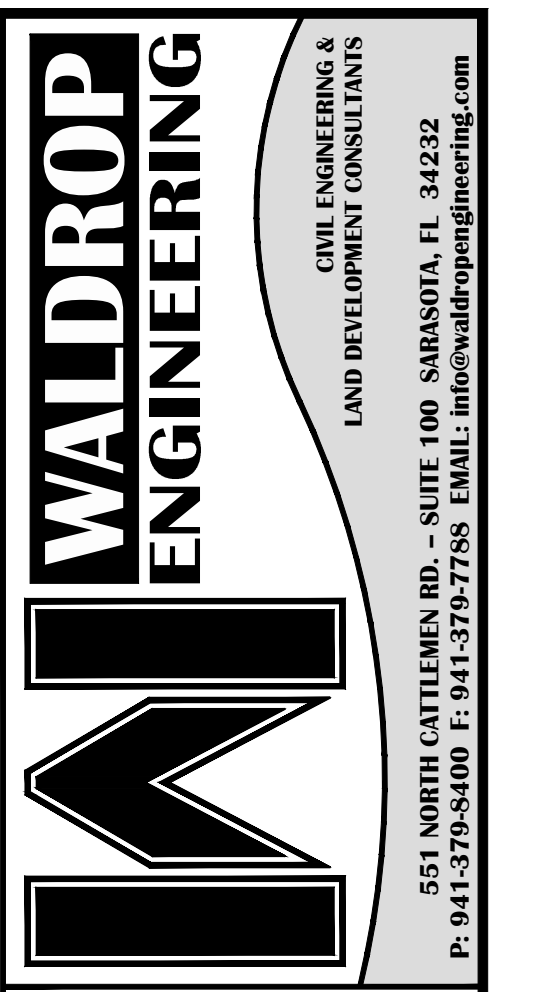
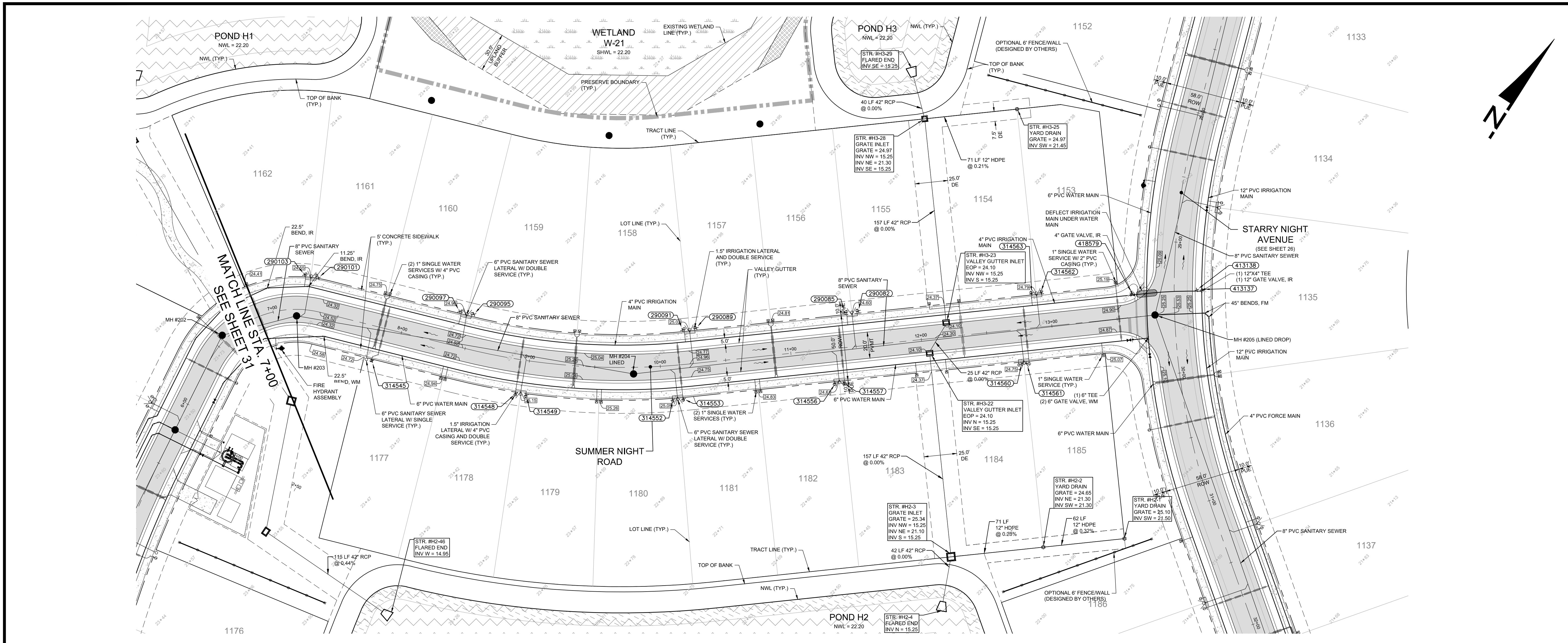
SCALE IN FEET

VERTICAL SCALE: 1" = 4'

SET NUMBER: 386-09-01

SHEET: 31

P:\L1 Ranch\A-8636\Skye Ranch - Neighborhood 1\Owner A-8636\080101.dwg
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WALDROP ENGINEERING
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
 551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
 P: 941-379-5400 F: 941-379-7588 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD I
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE: SUMMER NIGHT ROAD (STA. 7+00 TO END)

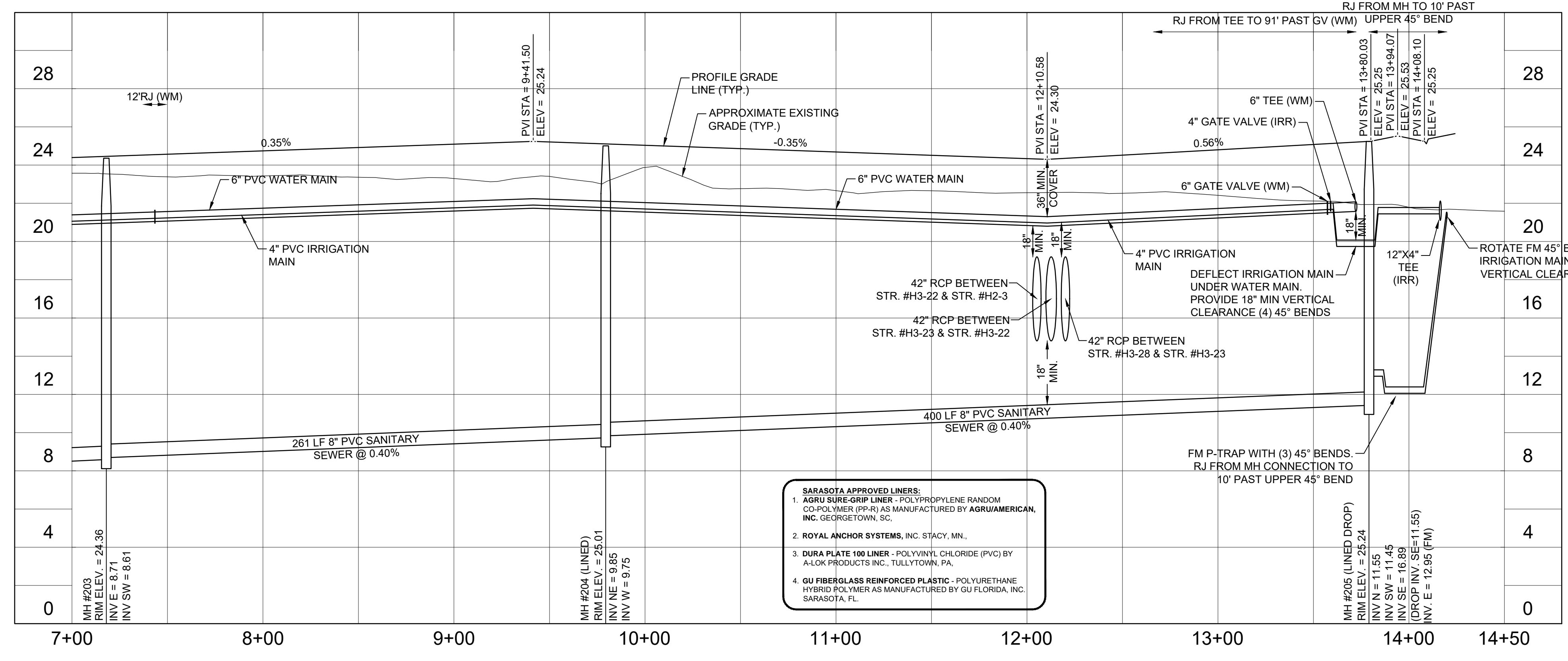
POINT NUMBER	RECLAIMED WATER DESCRIPTION TABLE FIXTURES
290082	RECLAIMED SERVICE METER
290085	RECLAIMED SERVICE METER
290089	RECLAIMED SERVICE METER
290091	RECLAIMED SERVICE METER
290095	RECLAIMED SERVICE METER
290097	RECLAIMED SERVICE METER
290101	RECLAIMED SERVICE METER
290103	RECLAIMED SERVICE METER
314545	RECLAIMED SERVICE METER
314548	RECLAIMED SERVICE METER
314549	RECLAIMED SERVICE METER
314552	RECLAIMED SERVICE METER
314553	RECLAIMED SERVICE METER
314556	RECLAIMED SERVICE METER
314557	RECLAIMED SERVICE METER
314560	RECLAIMED SERVICE METER
314561	RECLAIMED SERVICE METER
314562	RECLAIMED SERVICE METER
314563	RECLAIMED SERVICE METER
413137	12" X 4" RECLAIMED TEE
413138	8" RECLAIMED GATE VALVE
413579	4" RECLAIMED GATE VALVE

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND
 INDICATES "RECORD" ITEM NUMBER
 INDICATES "RECORD" ITEM DESCRIPTION
 42.00- PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 42.07
 54.5 INDICATES RECORD ELEVATION
 INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetero.

RECORD DRAWING SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.
 DATE OF LAST FIELD SURVEY 02/15/2020

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. L56837



- SARASOTA APPROVED LINERS:**
- AGRU SURE-GRIP LINER - POLYPROPYLENE RANDOM CO-POLYMER (PP-R) AS MANUFACTURED BY AGRU/AMERICAN, INC. GEORGETOWN, SC.
 - ROYAL ANCHOR SYSTEMS, INC. STACY, MN.
 - DURA PLATE 100 LINER - POLYVINYL CHLORIDE (PVC) BY ALOK PRODUCTS INC. TULLYTOWN, PA.
 - GU FIBERGLASS REINFORCED PLASTIC - POLYURETHANE HYBRID POLYMER AS MANUFACTURED BY GU FLORIDA, INC. SARASOTA, FL.

PLAN REVISIONS

NO.	DATE	REVISION
05/07/18		REVISED PER SARASOTA COUNTY COMMENTS 04/30/2018
06/08/18		REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18		REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/19/18		REVISED PER SARASOTA COUNTY COMMENTS 08/20/18
10/04/18		REVISED PER SARASOTA COUNTY COMMENTS 09/20/18
10/09/18		LOT W/ CHANGE FROM 245' TO 215' LOTS
12/27/18		ADD SS SERVICES FUTURE IN SHEET AS
01/13/19		REVISED PROJECT NAME & SOUTH MODEL AREA
03/19/19		REVISED UTILITY PASSING RELOCATION
05/24/19		REVISED UTILITY PASSING RELOCATION
10/10/19		REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
12/09/19		REVISED UTILITY RECORD DRAWINGS
02/25/20		WATER MAIN RECORD DRAWINGS

SEAN CROWELL, P.E.
 FL. LICENSE NO. 35854

SCALE IN FEET: 0 20 40 80

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

VERTICAL SCALE: 1" = 4'
 VERTICAL ELEVATIONS BASED ON: NGVD-29

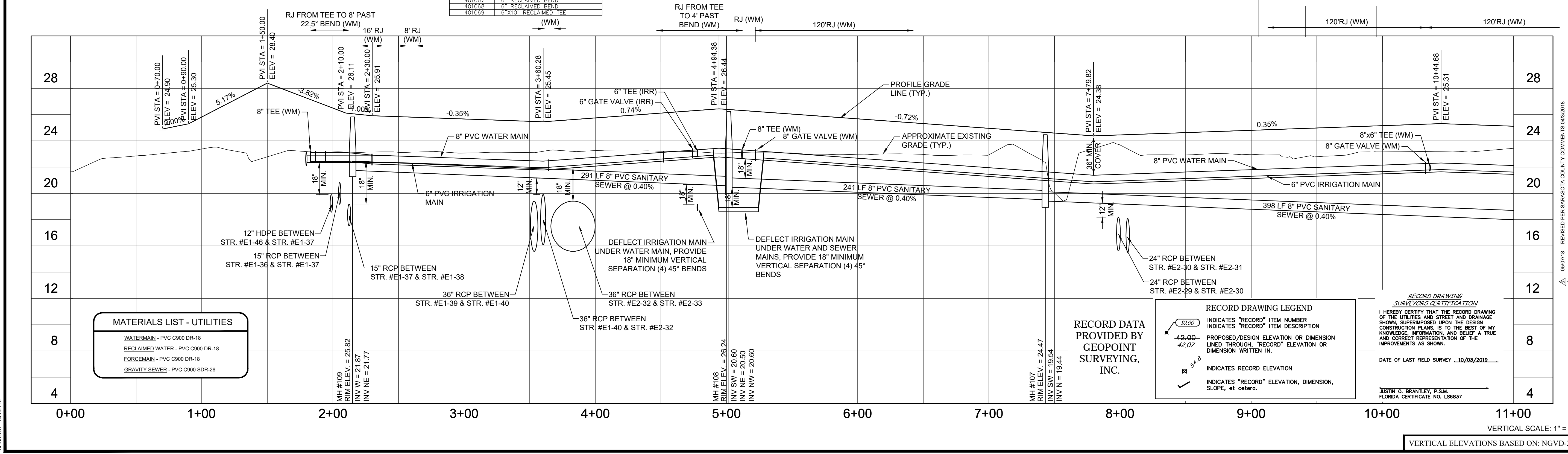
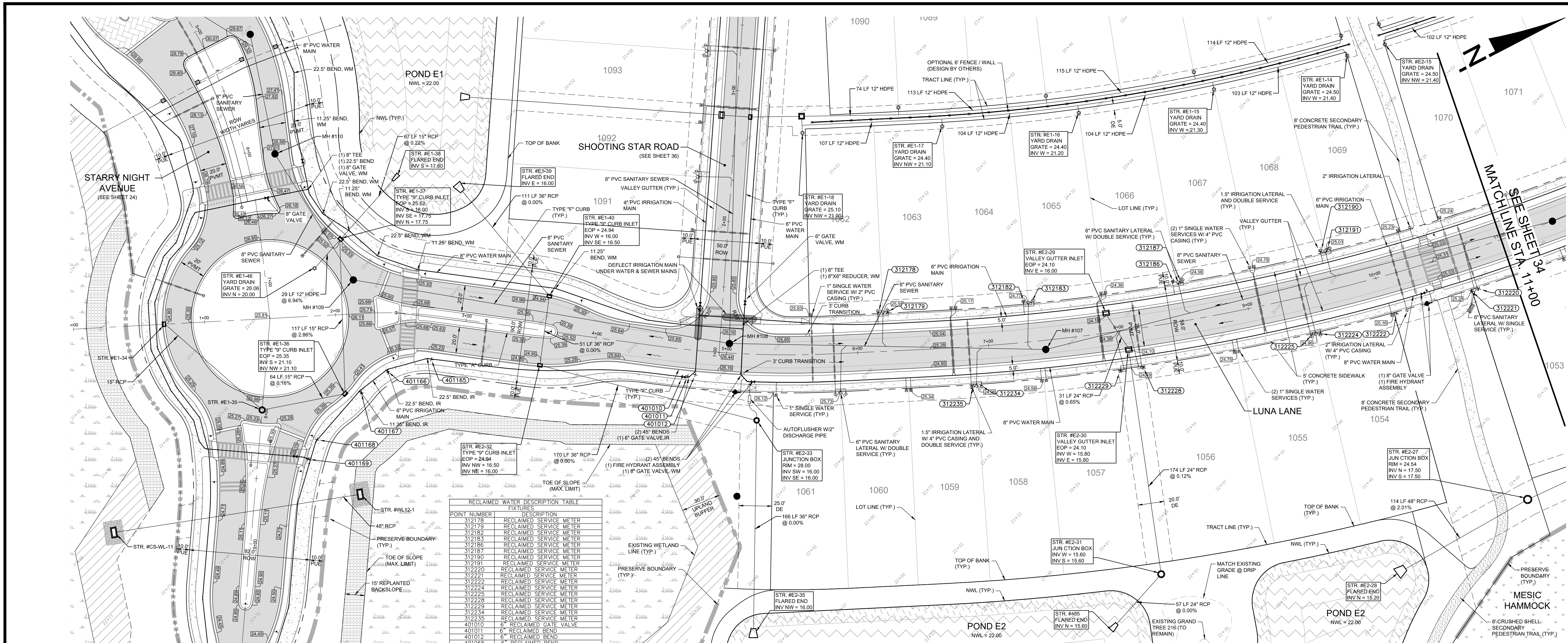
SET NUMBER: 386-09-01
 SHEET: 32

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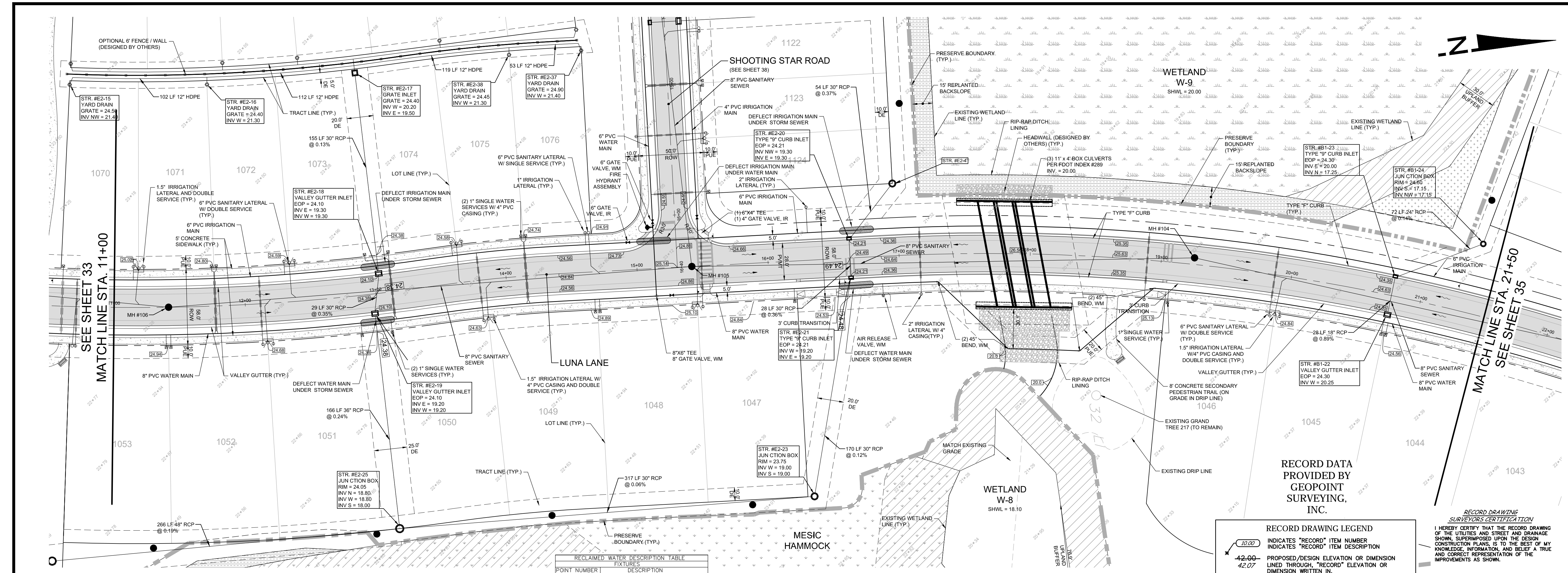
CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD I
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE: LUNA LANE
 (STA. 0+00 TO 11+00)

REVISIONS
 05/07/18 REVISED PER SARASOTA COUNTY COMMENTS 04/02/2018
 06/08/18 REVISED PER UTILITY COMMENTS 05/18/2018
 07/13/18 REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
 08/19/18 REVISED PER SARASOTA UTILITY COMMENTS 08/20/18
 10/04/18 REVISED PER SARASOTA UTILITY COMMENTS 10/20/18
 10/09/18 LOT MAX CHANGE FROM 24' TO 21' LOTS
 12/07/18 ADD SS SERVICES FUTURE IN SHEET 43
 01/13/19 REVISED PROJECT NAME & SOUTH MODEL AREA
 04/18/19 REVISED UTILITY EMBLEM RELOCATION
 05/09/19 REVISED UTILITY EMBLEM RELOCATION
 05/09/19 REVISED UTILITY EMBLEM RELOCATION
 12/09/19 REVISED UTILITY RECORD DRAWINGS
 02/29/20 WATER MAIN RECORD DRAWINGS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636
 SEAN CROWELL, P.E.
 FL LICENSE NO. 3884
 SHEET NUMBER: 386-09-01
 SHEET: 33



P:\LT\Revised\A-B\Sub\Skye Ranch - Neighborhood I\Owner A-B\180300103.dwg
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SEE SHEET 33
MATCH LINE STA. 11+00

MATCH LINE STA. 21+50
SEE SHEET 35

POINT NUMBER	DESCRIPTION
25155	4" RECLAIMED BEND
25156	4" RECLAIMED BEND
25157	4" RECLAIMED BEND
25158	4" RECLAIMED BEND
25159	4" RECLAIMED BEND
25218	4" RECLAIMED BEND
25219	4" RECLAIMED BEND
25220	4" RECLAIMED BEND
25234	6" RECLAIMED GATE VALVE
25235	4" RECLAIMED BEND
25236	6" RECLAIMED BEND
25237	6" RECLAIMED BEND
25239	6"x4" RECLAIMED TEE
71747	RECLAIMED SERVICE METER
71748	RECLAIMED SERVICE METER
71751	RECLAIMED SERVICE METER
71752	RECLAIMED SERVICE METER
312194	RECLAIMED SERVICE METER
312195	RECLAIMED SERVICE METER
312208	RECLAIMED SERVICE METER
312209	RECLAIMED SERVICE METER
312212	RECLAIMED SERVICE METER
312213	RECLAIMED SERVICE METER
312216	RECLAIMED SERVICE METER
312217	RECLAIMED SERVICE METER

RECORD DRAWING LEGEND

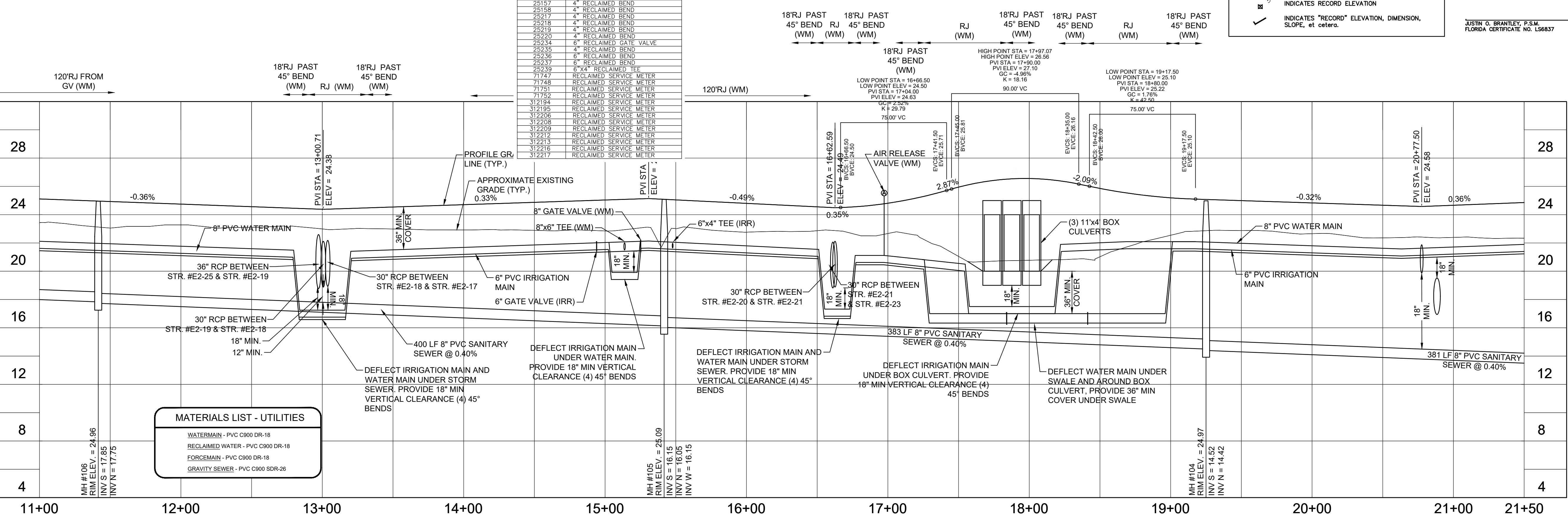
- INDICATES "RECORD" ITEM NUMBER
- INDICATES "RECORD" ITEM DESCRIPTION
- PROPOSED DESIGN ELEVATION OR DIMENSION LINED THROUGH "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, etc. cetera.

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

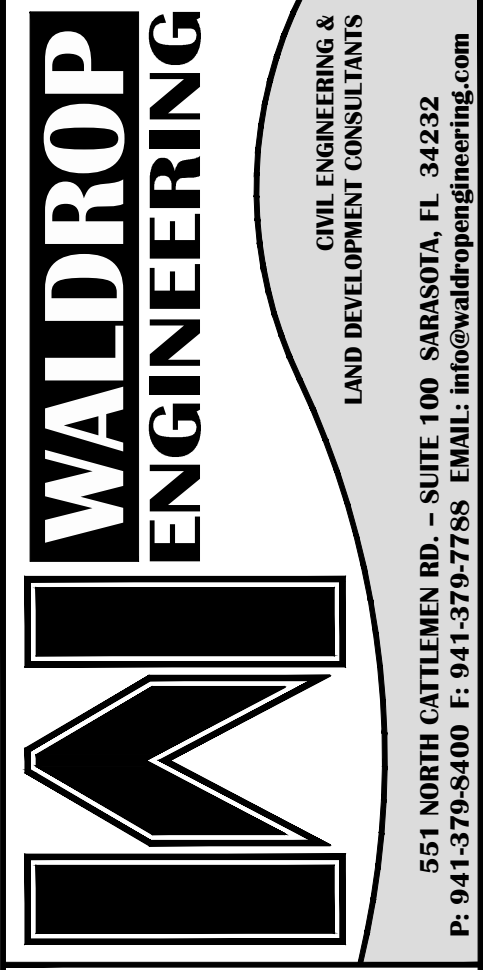
DATE OF LAST FIELD SURVEY: 10/03/2018

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L58837



MATERIALS LIST - UTILITIES

- WATER MAIN - PVC C900 DR-18
- RECLAIMED WATER - PVC C900 DR-18
- FORCE MAIN - PVC C900 DR-18
- GRAVITY SEWER - PVC C900 SDR-26



CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
PLAN AND PROFILE: LUNA LANE (STA. 11+00 TO 21+50)

REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	REVISOR PER SARASOTA COUNTY COMMENTS 04/03/2018	
06/08/18	REVISOR PER UTILITY COMMENTS 05/18/2018	
07/13/18	REVISOR PER SARASOTA COUNTY COMMENTS 07/03/2018	
08/19/18	REVISOR PER SARASOTA COUNTY COMMENTS 08/20/18	
10/04/18	REVISOR PER SARASOTA COUNTY COMMENTS 03/20/18	
10/09/18	LOT 14 CHANGE FROM 245 TO 215 LOTS	
12/27/18	ADD SS SERVICES FUTURE IN SHEET AS	
01/13/19	ADD SS SERVICES FUTURE IN SOUTH MODEL AREA	
03/19/19	REVISED UTILITY PASSING RECORDATION	
03/28/19	REVISED WATER FORCE MAIN AND IRRIGATION RECORDATION	
10/09/19	REVISED WATER FORCE MAIN AND IRRIGATION RECORDATION	
12/09/19	REVISED UTILITY RECORD DRAWINGS	
02/25/20	WATER MAIN RECORD DRAWINGS	

SEAN CROWELL, P.E.
FL. LICENSE NO. 35884

SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

VERTICAL SCALE: 1" = 4'

VERTICAL ELEVATIONS BASED ON: NGVD-29

SET NUMBER: 386-09-01

SHEET: 34

P:\T Ranch\A-8\Sub\Skye Ranch - Neighborhood 1\Owner A-8\Sub\3860901.dwg
01/10/2020 1:50:16 PM

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH NEIGHBORHOOD 1
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE: LUNA LANE (STA. 21+50 TO END)

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.00 - INDICATES "RECORD" ITEM NUMBER
- 42.07 - INDICATES "RECORD" ITEM DESCRIPTION
- 42.07 - PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 42.07 - INDICATES RECORD ELEVATION
- 42.07 - INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, etc.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 10/03/2019

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. US6837

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	07/15/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
2	09/19/18	REVISED PER SARASOTA COUNTY COMMENTS 09/20/18
3	10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 10/02/2018
4	10/09/18	LOT MK CHANGE FROM 242 TO 213 LOTS
5	12/17/18	ADD S/S SERVICES FUTURE W/ SHEET 43
6	01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
7	04/16/19	REVISED UTILITY EASEMENT RELOCATION
8	09/16/19	REVISED WATER, FORCE MAIN, AND IRRIGATION RELOCATION
9	12/19/19	REVISED UTILITY RECORD DRAWINGS
10	02/22/20	WATER MAIN RECORD DRAWINGS

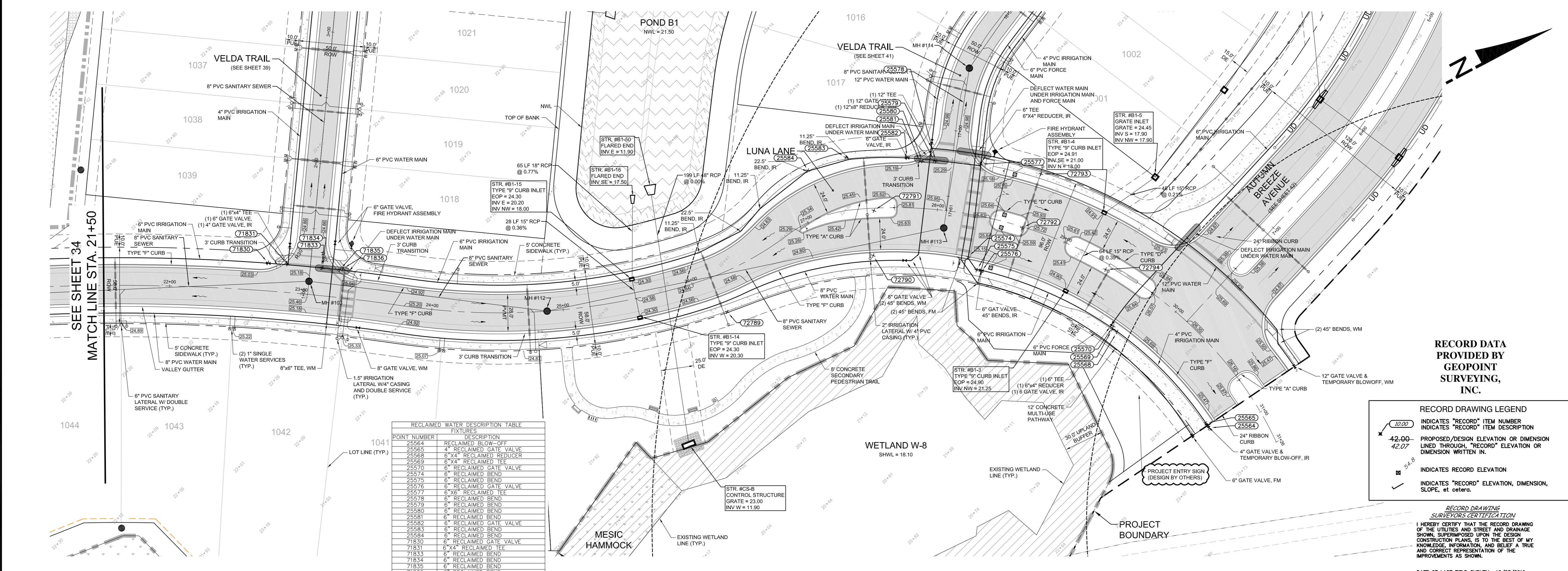
FLORIDA CERTIFICATE OF AUTHORIZATION #635

SEAN CROWELL, P.E.
 FL LICENSE NO. 38584

VERTICAL SCALE: 1" = 4'

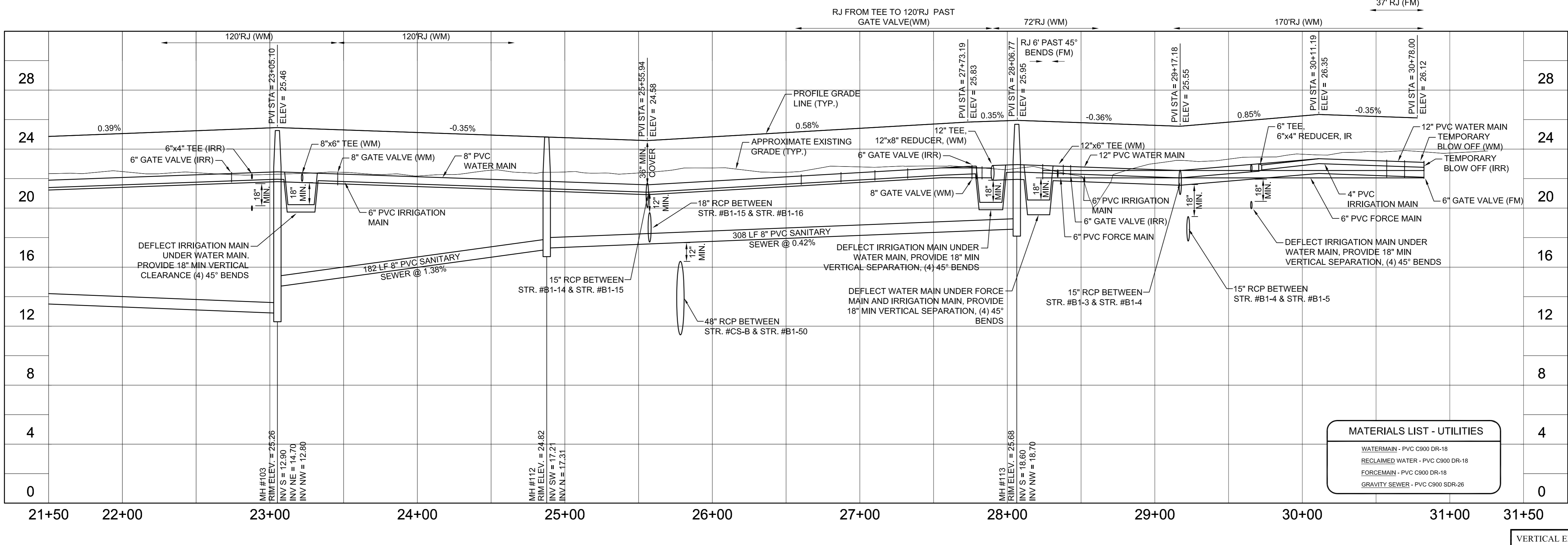
SET NUMBER: 386-09-01

SHEET: 35



RECLAIMED WATER DESCRIPTION TABLE

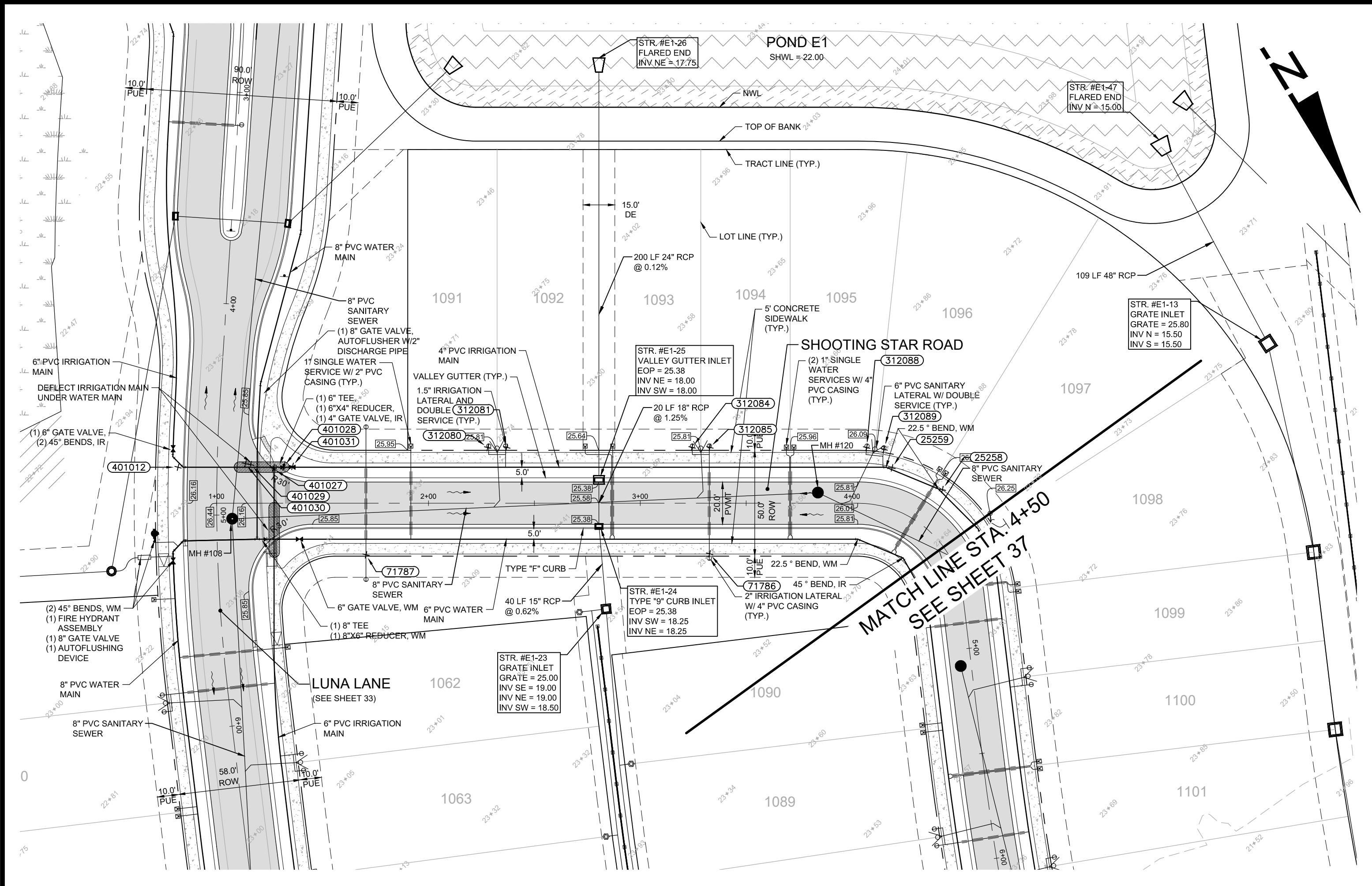
POINT NUMBER	DESCRIPTION
25564	RECLAIMED BLOW-OFF SIX LINES
25565	RECLAIMED GATE VALVE
25566	8" X 4" RECLAIMED REDUCER
25567	8" X 4" RECLAIMED TEE
25570	8" RECLAIMED GATE VALVE
25574	8" RECLAIMED BEND
25575	8" RECLAIMED BEND
25576	8" RECLAIMED GATE VALVE
25577	8" RECLAIMED TEE
25578	8" RECLAIMED BEND
25579	8" RECLAIMED BEND
25580	8" RECLAIMED BEND
25581	8" RECLAIMED GATE VALVE
25582	8" RECLAIMED GATE VALVE
25583	8" RECLAIMED BEND
25584	8" RECLAIMED BEND
71830	8" RECLAIMED GATE VALVE
71831	8" X 4" RECLAIMED TEE
71833	8" RECLAIMED BEND
71834	8" RECLAIMED BEND
71835	8" RECLAIMED BEND
71836	8" RECLAIMED BEND
72790	RECLAIMED SERVICE METER
72791	RECLAIMED SERVICE METER
72792	RECLAIMED SERVICE METER
72793	RECLAIMED SERVICE METER
72794	RECLAIMED SERVICE METER



MATERIALS LIST - UTILITIES

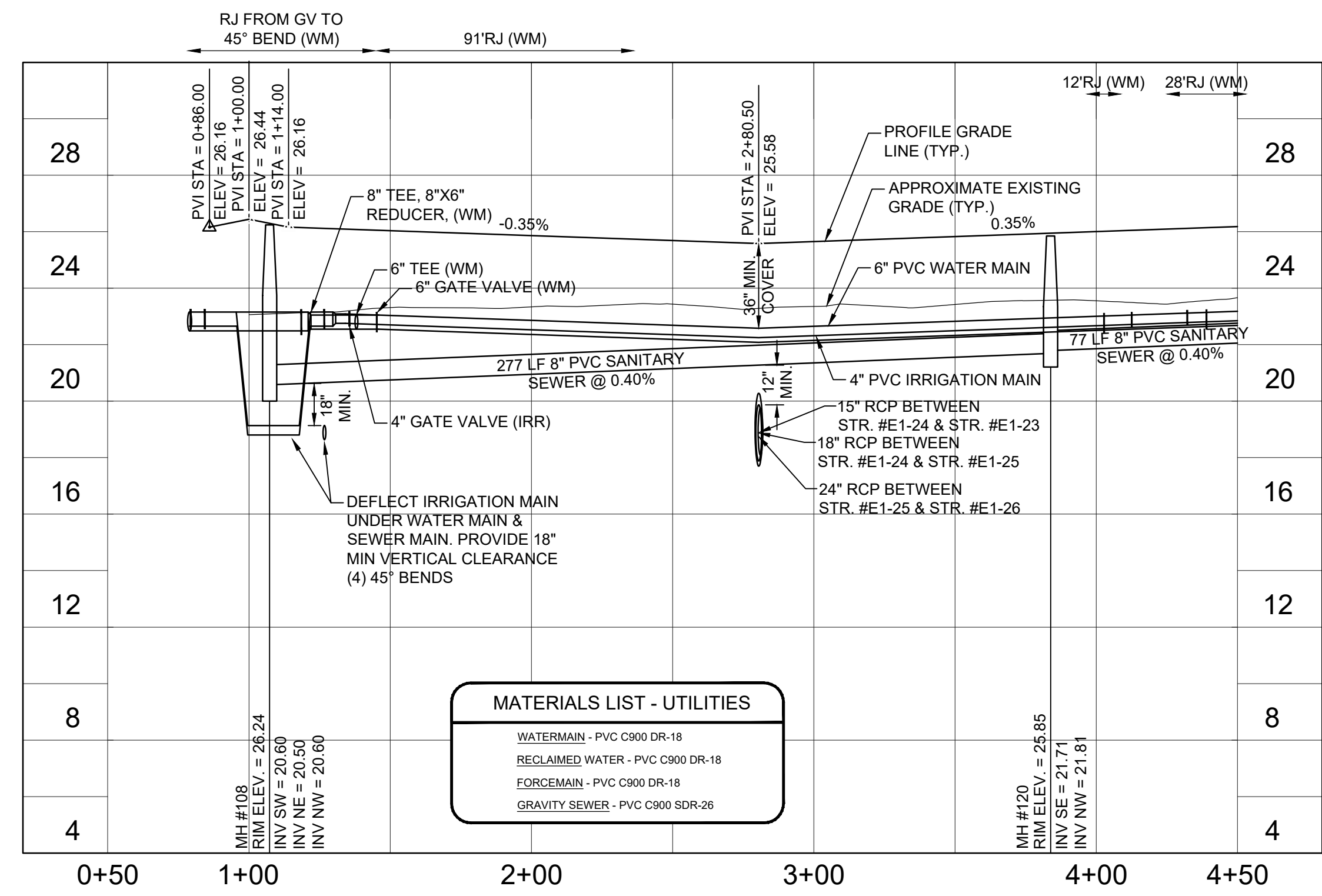
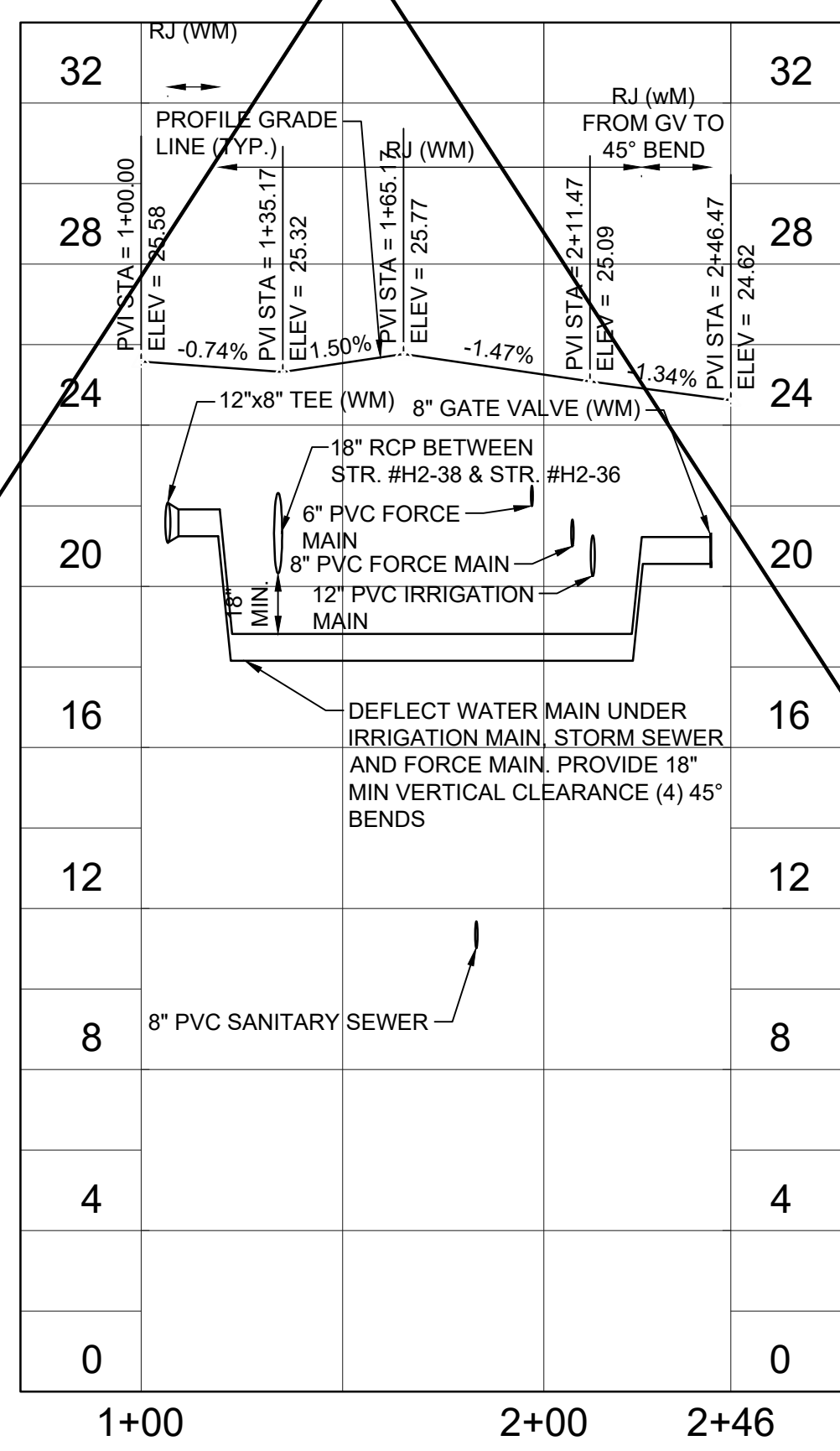
- WATERMAIN - PVC C900 DR-18
- RECLAIMED WATER - PVC C900 DR-18
- FORCEMAIN - PVC C900 DR-18
- GRAVITY SEWER - PVC C900 SDR-26

P:\LT_Brian\Auribus\Bayside Ranch - Neighborhood 1\Drawings\Auribus\386090135.dwg
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MATERIALS LIST - UTILITIES

- WATERMAIN - PVC C900 DR-18
- RECLAIMED WATER - PVC C900 DR-18
- FORCEMAIN - PVC C900 DR-18
- GRAVITY SEWER - PVC C900 SDR-26



MATERIALS LIST - UTILITIES

- WATERMAIN - PVC C900 DR-18
- RECLAIMED WATER - PVC C900 DR-18
- FORCEMAIN - PVC C900 DR-18
- GRAVITY SEWER - PVC C900 SDR-26

RECLAIMED WATER DESCRIPTION TABLE

POINT NUMBER	DESCRIPTION
25228	4" RECLAIMED BEND
25229	4" RECLAIMED BEND
71786	RECLAIMED SERVICE METER
71787	RECLAIMED SERVICE METER
312080	RECLAIMED SERVICE METER
312081	RECLAIMED SERVICE METER
312084	RECLAIMED SERVICE METER
312085	RECLAIMED SERVICE METER
312086	RECLAIMED SERVICE METER
312089	RECLAIMED SERVICE METER
401012	6" RECLAIMED BEND
401027	6"x4" RECLAIMED TEE
401028	6"x4" RECLAIMED REDUCER
401029	6" RECLAIMED BEND
401030	6" RECLAIMED BEND
401031	6" RECLAIMED GATE VALVE

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

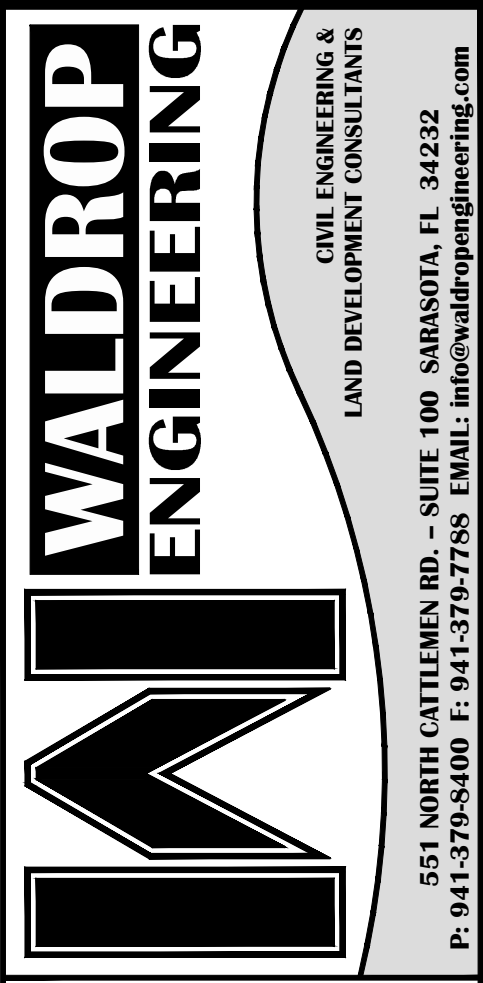
- INDICATES "RECORD" ITEM NUMBER
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- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

RECORD DRAWING SURVEYORS CERTIFICATION

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DATE OF LAST FIELD SURVEY: 10/03/2019

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. 156887



CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE: SHOOTING STAR ROAD (STA. 0+00 TO 4+50)

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/02/2018
2	08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/20/18
3	10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 03/20/18
4	10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS
5	12/27/18	ADD SS SERVICES FUTURE IN SHEET AS
6	01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
7	01/16/19	REVISED UTILITY PASSAGE RELOCATION
8	02/04/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
9	10/03/19	UTILITY RECORD DRAWINGS
10	12/03/19	REVISED UTILITY RECORD DRAWINGS
11	02/25/20	WATER MAIN RECORD DRAWINGS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL LICENSE NO. 38384

SCALE IN FEET

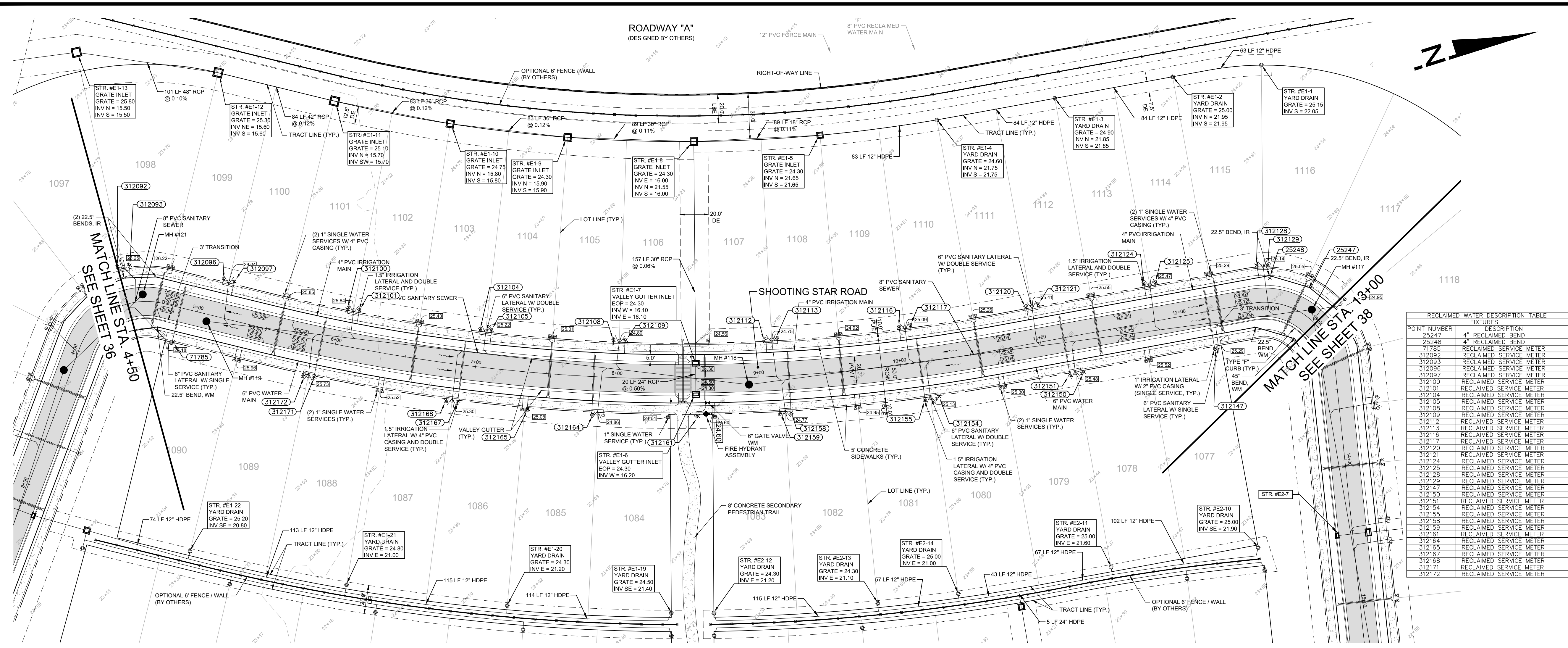
VERTICAL SCALE: 1" = 4'

DATE OF LAST FIELD SURVEY: 10/03/2019

SET NUMBER: 386-09-01

SHEET: 36

NOT INCLUDED IN RECORD DRAWINGS



POINT NUMBER	DESCRIPTION
25247	4" RECLAIMED BEND
25248	4" RECLAIMED BEND
71785	RECLAIMED SERVICE METER
312092	RECLAIMED SERVICE METER
312093	RECLAIMED SERVICE METER
312096	RECLAIMED SERVICE METER
312097	RECLAIMED SERVICE METER
312100	RECLAIMED SERVICE METER
312101	RECLAIMED SERVICE METER
312104	RECLAIMED SERVICE METER
312105	RECLAIMED SERVICE METER
312108	RECLAIMED SERVICE METER
312109	RECLAIMED SERVICE METER
312112	RECLAIMED SERVICE METER
312113	RECLAIMED SERVICE METER
312116	RECLAIMED SERVICE METER
312117	RECLAIMED SERVICE METER
312120	RECLAIMED SERVICE METER
312121	RECLAIMED SERVICE METER
312124	RECLAIMED SERVICE METER
312125	RECLAIMED SERVICE METER
312128	RECLAIMED SERVICE METER
312129	RECLAIMED SERVICE METER
312147	RECLAIMED SERVICE METER
312150	RECLAIMED SERVICE METER
312151	RECLAIMED SERVICE METER
312154	RECLAIMED SERVICE METER
312155	RECLAIMED SERVICE METER
312158	RECLAIMED SERVICE METER
312159	RECLAIMED SERVICE METER
312161	RECLAIMED SERVICE METER
312164	RECLAIMED SERVICE METER
312165	RECLAIMED SERVICE METER
312167	RECLAIMED SERVICE METER
312168	RECLAIMED SERVICE METER
312171	RECLAIMED SERVICE METER
312172	RECLAIMED SERVICE METER

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

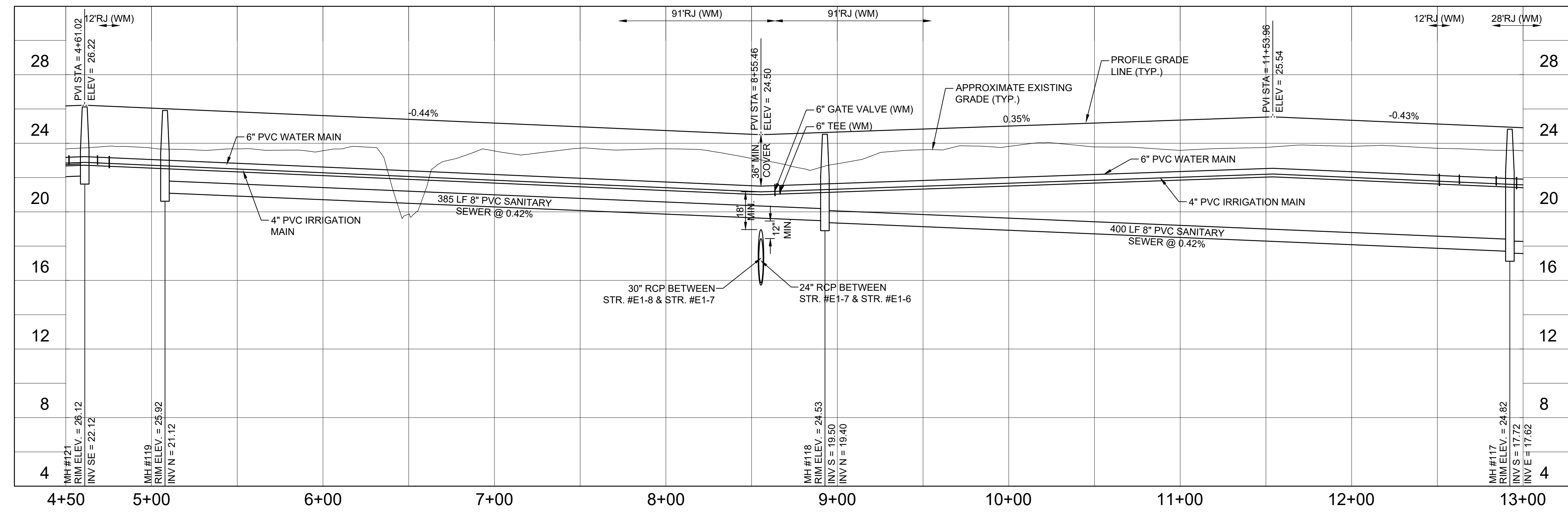
551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
P: 941.379.5400 F: 941.379.7188 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE: SHOOTING STAR ROAD (STA. 4+50 TO 13+00)



MATERIALS LIST - UTILITIES

- WATERMAIN - PVC C900 DR-18
- RECLAIMED WATER - PVC C900 DR-18
- FORCEMAIN - PVC C900 DR-18
- GRAVITY SEWER - PVC C900 SDR-26

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- INDICATES "RECORD" ITEM NUMBER
- INDICATES "RECORD" ITEM DESCRIPTION
- PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- INDICATES "RECORD" ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 10/03/2019

JUSTIN G. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L56837

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
2	08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/20/18
3	10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 03/20/18
4	10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS
5	12/27/18	ADD SS SERVICES FUTURE INL. SHEET AS
6	07/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
7	08/19/19	REVISED UTILITY PERMIT RECORDATION
8	08/24/19	REVISED UTILITY PERMIT RECORDATION
9	10/03/19	REVISED WATER FORCE MAIN, AND IRRIGATION RECORDATION
10	10/03/19	UTILITY RECORD DRAWINGS
11	12/07/19	REVISED UTILITY RECORD DRAWINGS
12	02/25/20	WATER MAIN RECORD DRAWINGS

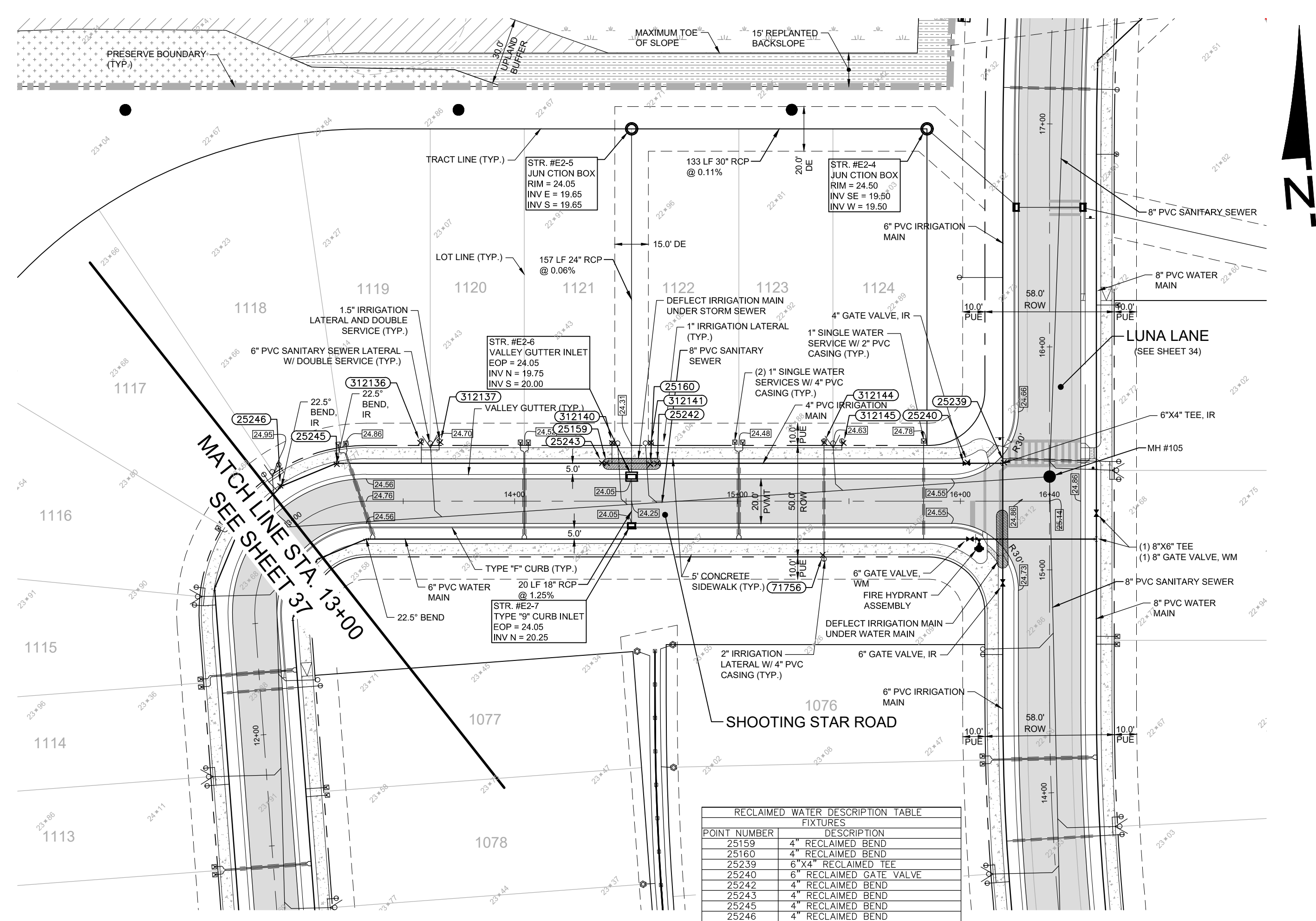
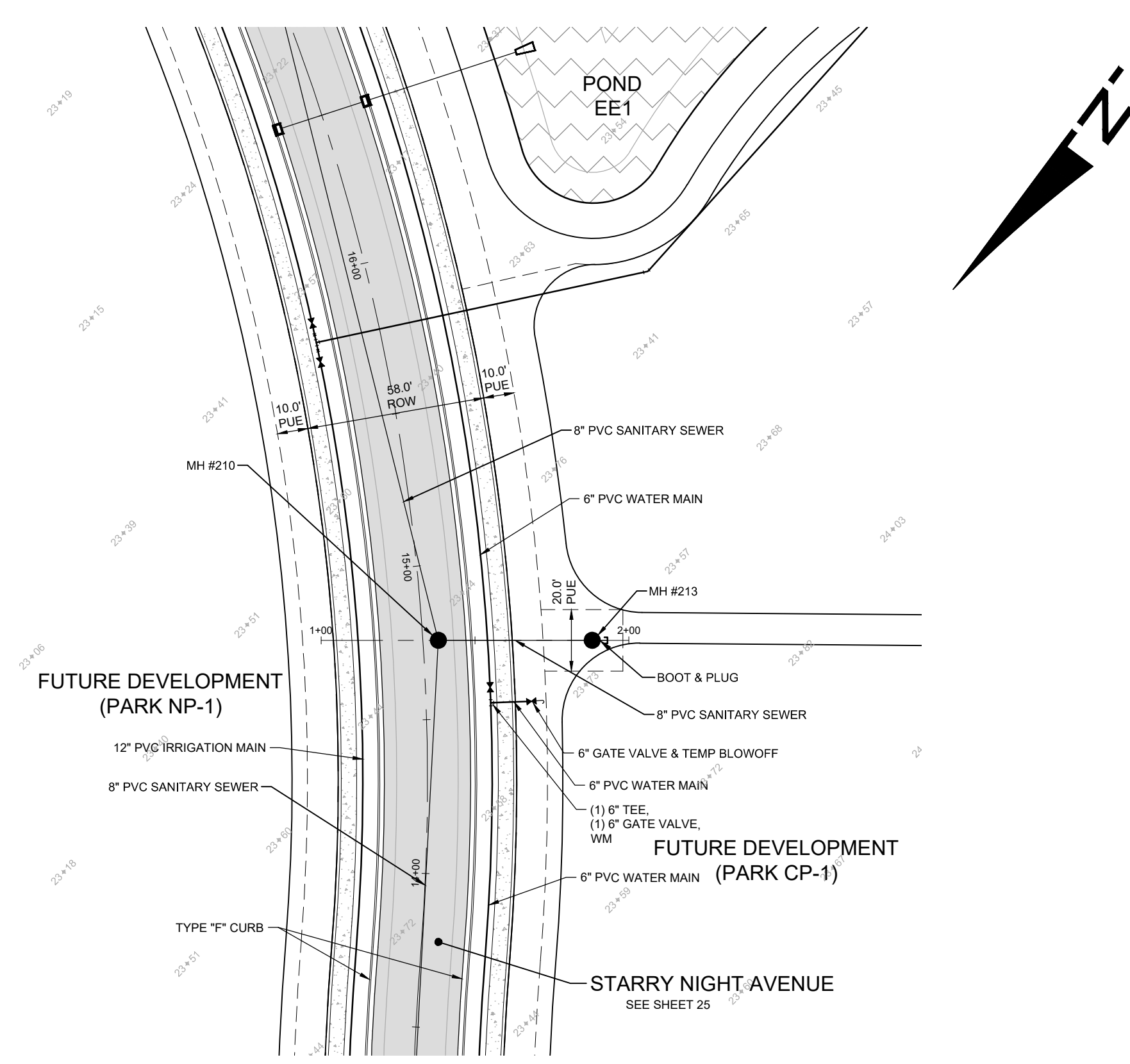
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL. LICENSE NO. 35884

SET NUMBER: 386-09-01

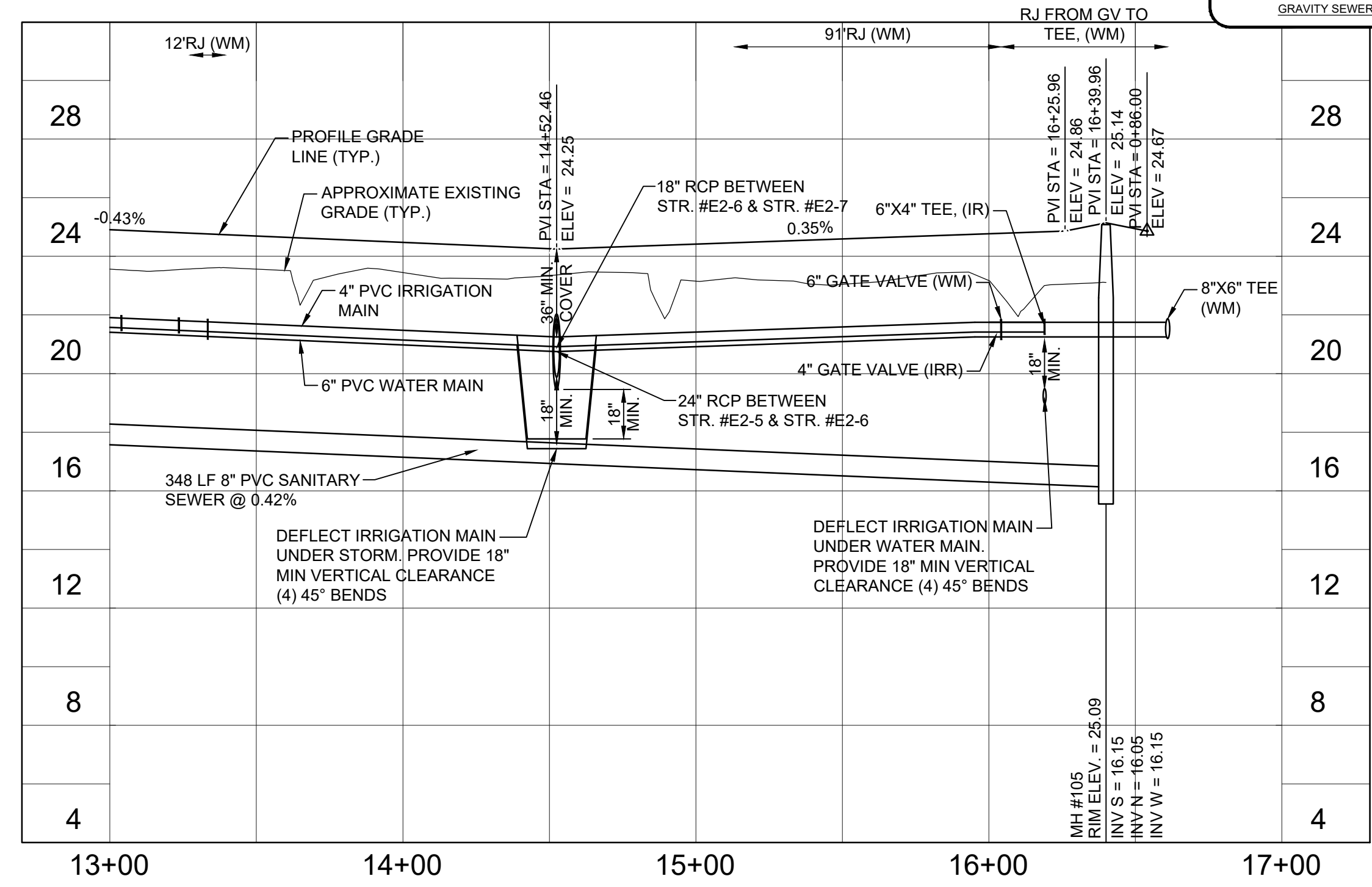
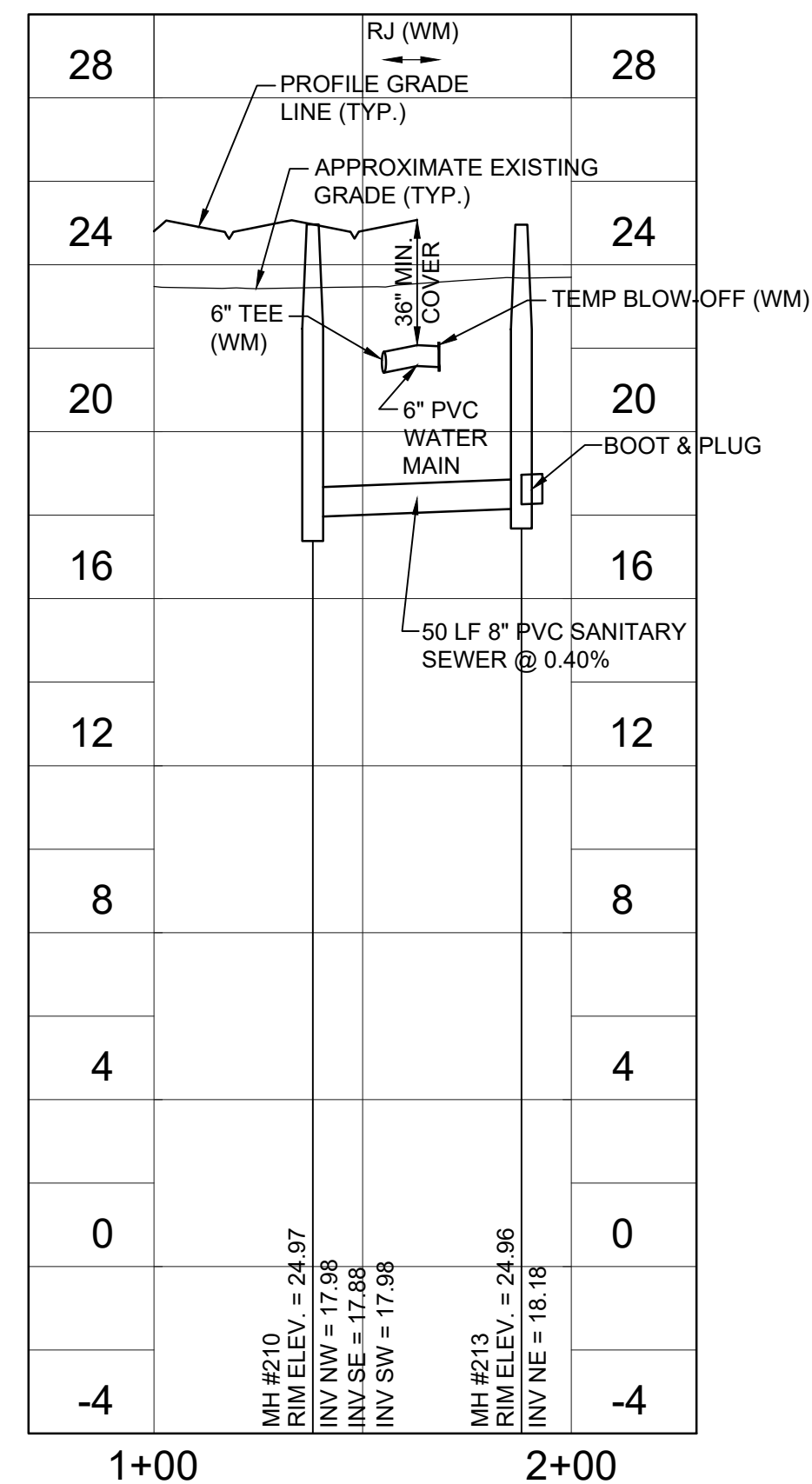
SHEET: 37



POINT NUMBER	DESCRIPTION
25159	4" RECLAIMED BEND
25160	4" RECLAIMED BEND
25239	6"x4" RECLAIMED TEE
25240	6" RECLAIMED GATE VALVE
25242	4" RECLAIMED BEND
25243	4" RECLAIMED BEND
25245	4" RECLAIMED BEND
25246	4" RECLAIMED BEND
71756	RECLAIMED SERVICE METER
312136	RECLAIMED SERVICE METER
312137	RECLAIMED SERVICE METER
312140	RECLAIMED SERVICE METER
312141	RECLAIMED SERVICE METER
312144	RECLAIMED SERVICE METER
312145	RECLAIMED SERVICE METER

MATERIALS LIST - UTILITIES	
WATERMAIN - PVC C900 DR-18	
RECLAIMED WATER - PVC C900 DR-18	
FORCEMAIN - PVC C900 DR-18	
GRAVITY SEWER - PVC C900 SDR-26	

MATERIALS LIST - UTILITIES	
WATERMAIN - PVC C900 DR-18	
RECLAIMED WATER - PVC C900 DR-18	
FORCEMAIN - PVC C900 DR-18	
GRAVITY SEWER - PVC C900 SDR-26	



RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

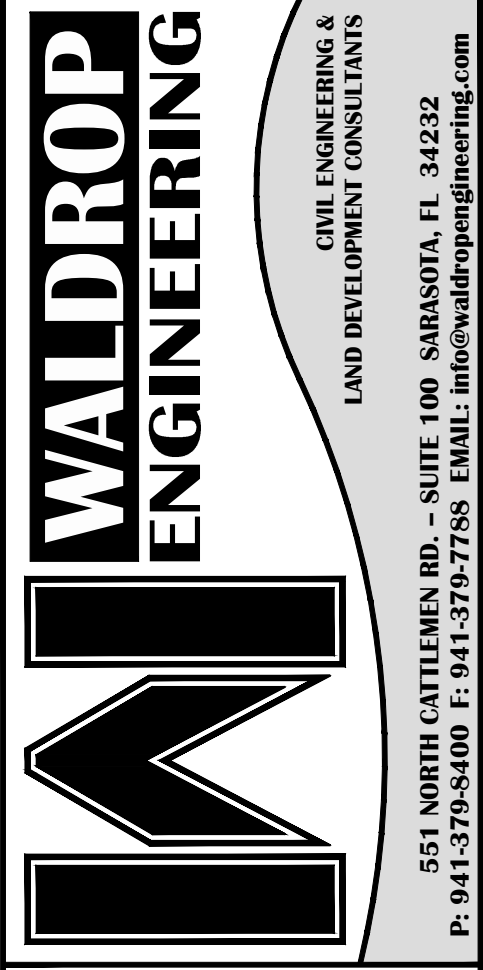
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 INDICATES RECORD ELEVATION
 INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
 SET PK NAIL & DISK FOR SWING DIMENSIONS

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 02/15/2020

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. L56837



CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE: SHOOTING STAR ROAD (STA. 13+00 TO END)

PLAN REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/02/2018
06/08/18	06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/16/18	08/16/18	REVISED PER SARASOTA COUNTY COMMENTS 08/02/18
10/04/18	10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 03/20/18
10/09/18	10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS
12/27/18	12/27/18	ADD S/S SERVICES FUTURE IN SHEET AS
01/13/19	01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
04/18/19	04/18/19	REVISED UTILITY PERMIT REGISTRATION
08/24/19	08/24/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
10/09/19	10/09/19	UTILITY RECORD DRAWINGS
12/09/19	12/09/19	REVISED UTILITY RECORD DRAWINGS
02/26/20	02/26/20	WATER MAIN RECORD DRAWINGS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
 FL. LICENSE NO. 38384

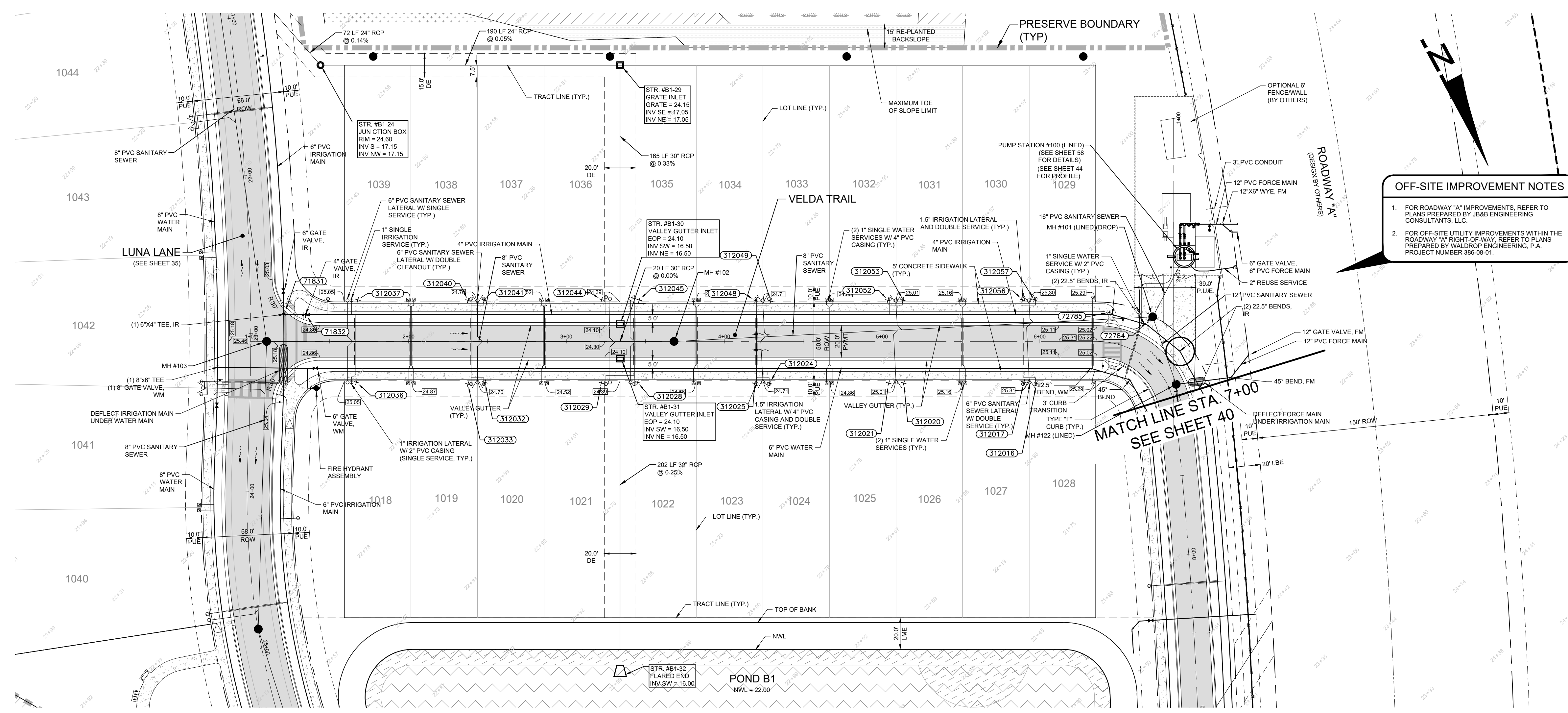
SET NUMBER: 386-09-01

SHEET: 38

VERTICAL SCALE: 1" = 4'

VERTICAL ELEVATIONS BASED ON: NGVD-29

POINT NUMBER	DESCRIPTION
71831	6" X4" RECLAIMED TEE
71832	4" RECLAIMED GATE VALVE
72784	4" RECLAIMED BEND
72785	4" RECLAIMED BEND
312016	RECLAIMED SERVICE METER
312017	RECLAIMED SERVICE METER
312020	RECLAIMED SERVICE METER
312021	RECLAIMED SERVICE METER
312024	RECLAIMED SERVICE METER
312025	RECLAIMED SERVICE METER
312028	RECLAIMED SERVICE METER
312029	RECLAIMED SERVICE METER
312032	RECLAIMED SERVICE METER
312033	RECLAIMED SERVICE METER
312036	RECLAIMED SERVICE METER
312037	RECLAIMED SERVICE METER
312040	RECLAIMED SERVICE METER
312041	RECLAIMED SERVICE METER
312044	RECLAIMED SERVICE METER
312045	RECLAIMED SERVICE METER
312048	RECLAIMED SERVICE METER
312049	RECLAIMED SERVICE METER
312053	RECLAIMED SERVICE METER
312056	RECLAIMED SERVICE METER
312057	RECLAIMED SERVICE METER



OFF-SITE IMPROVEMENT NOTES

- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY JB&B ENGINEERING CONSULTANTS, LLC.
- FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 388-08-01.

WALDROP ENGINEERING

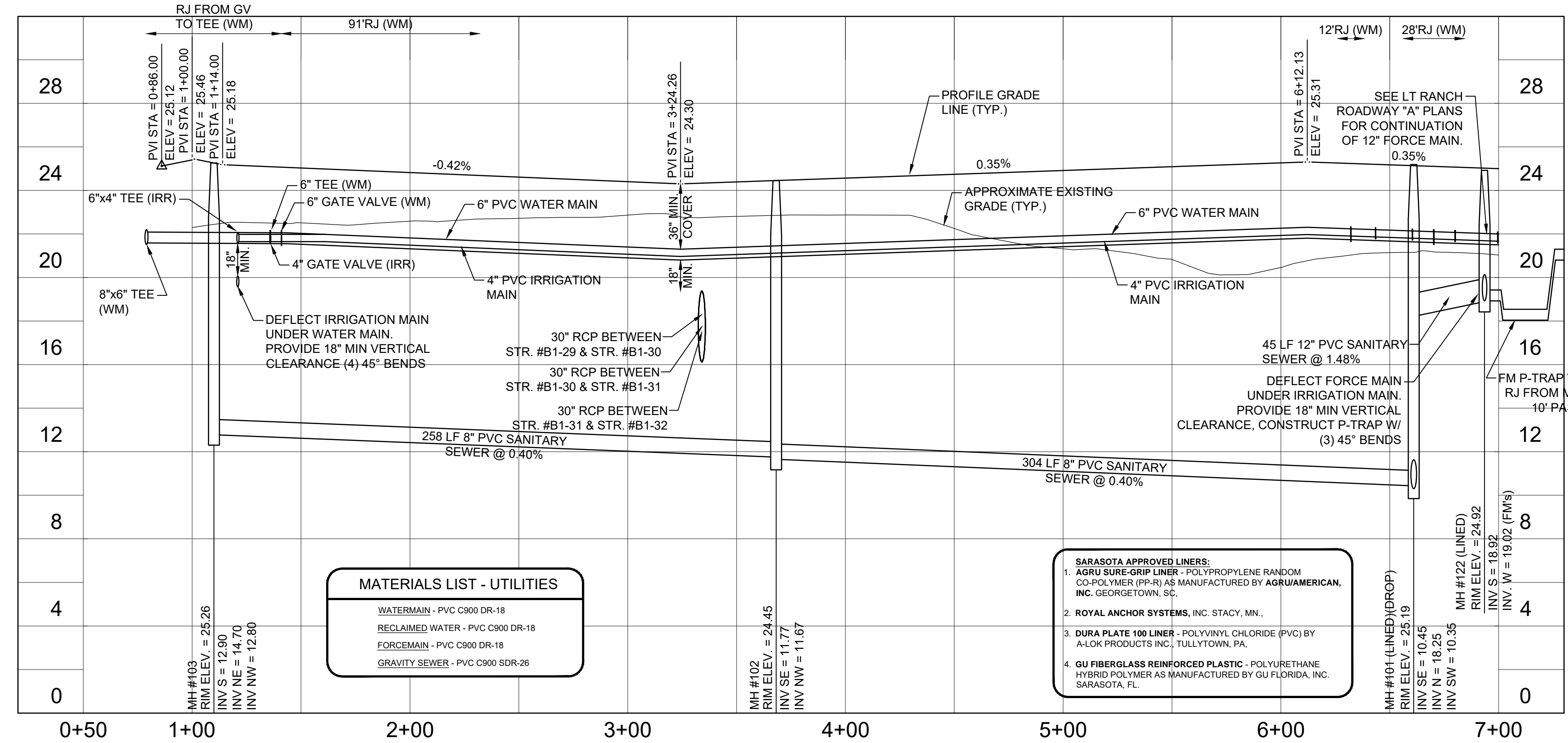
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

551 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
P: 941-379-5400 F: 941-379-7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
PLAN AND PROFILE: VELDA TRAIL
(STA. 0+00 TO 7+00)



RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- INDICATES "RECORD" ITEM NUMBER
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RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 10/03/2019

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

MATERIALS LIST - UTILITIES

WATERMAIN - PVC C900 DR-18
RECLAIMED WATER - PVC C900 DR-18
FORCEMAIN - PVC C900 DR-18
GRAVITY SEWER - PVC C900 SDR-26

- SARASOTA APPROVED LINERS:**
- AGRI SURE-GRIP LINER - POLYPROPYLENE RANDOM CO-POLYMER (PP-R) AS MANUFACTURED BY AGRI/AMERICAN, INC. GEORGETOWN, SC.
 - ROYAL ANCHOR SYSTEMS, INC. STACY, MN.
 - DURA PLATE 100 LINER - POLYVINYL CHLORIDE (PVC) BY A-LOK PRODUCTS INC., TULLYTOWN, PA.
 - GU FIBERGLASS REINFORCED PLASTIC - POLYURETHANE HYBRID POLYMER AS MANUFACTURED BY GU FLORIDA, INC. SARASOTA, FL.

REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018	
06/08/18	REVISED PER UTILITY	
07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018	
08/19/18	REVISED PER SARASOTA UTILITY COMMENTS 08/20/18	
10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 03/20/18	
10/09/18	LOT W/ CHANGE FROM 245 TO 211 LOTS	
12/27/18	ADD S/S SERVICES FUTURE IN SHEET AS	
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA	
02/19/19	REVISED UTILITY PERMIT RECORDATION	
03/28/19	REVISED UTILITY PERMIT RECORDATION	
05/01/19	REVISED WATER FORCE MAIN, AND IRRIGATION RELOCATION	
10/09/19	UTILITY RECORD DRAWINGS	
12/09/19	UTILITY RECORD DRAWINGS	
02/25/20	WATER MAIN RECORD DRAWINGS	

SCALE IN FEET

VERTICAL SCALE: 1" = 4'

VERTICAL ELEVATIONS BASED ON: NGVD-29

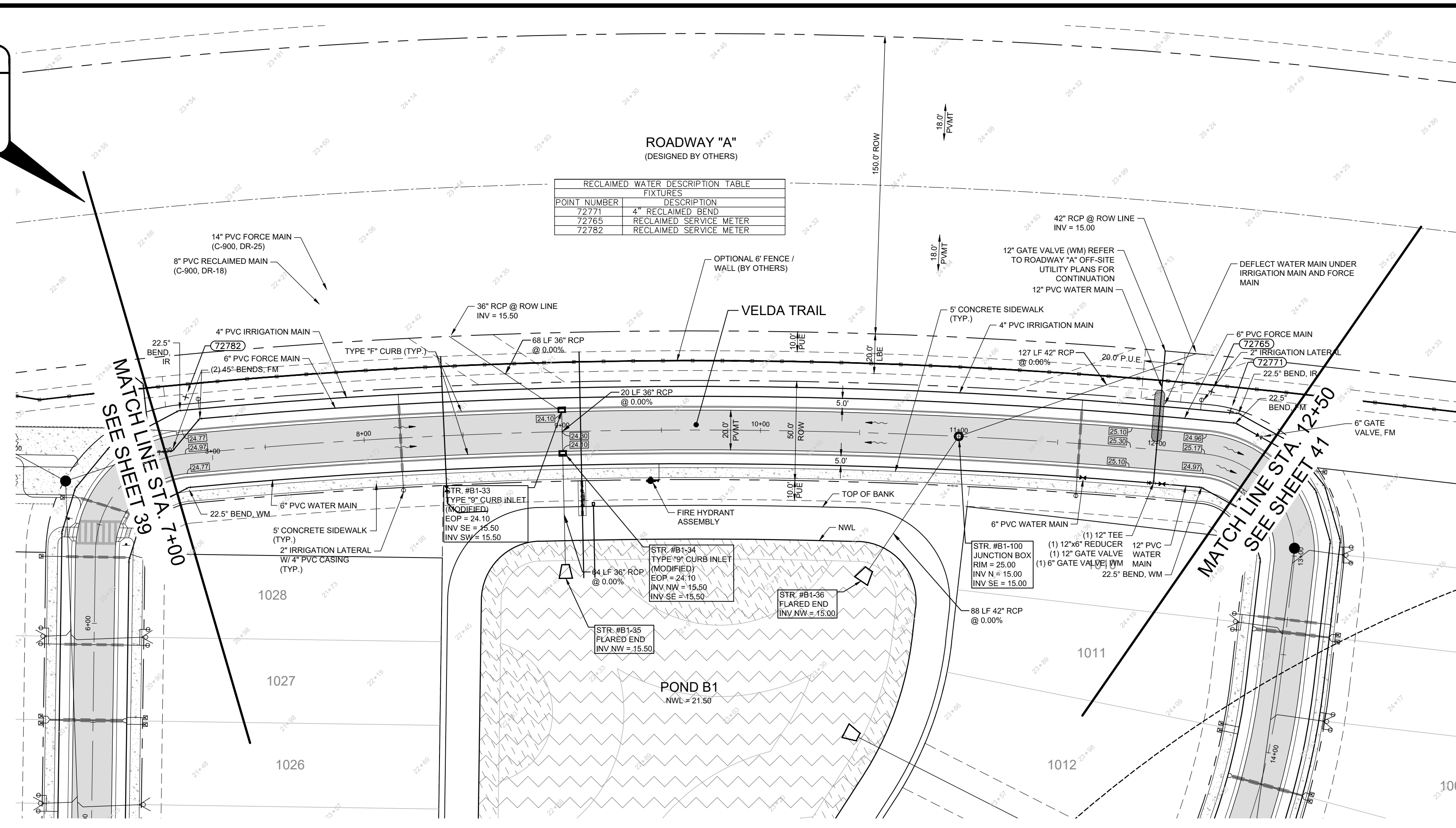
SEAN CROWELL, P.E.
FL LICENSE NO. 3884

SET NUMBER: 386-09-01

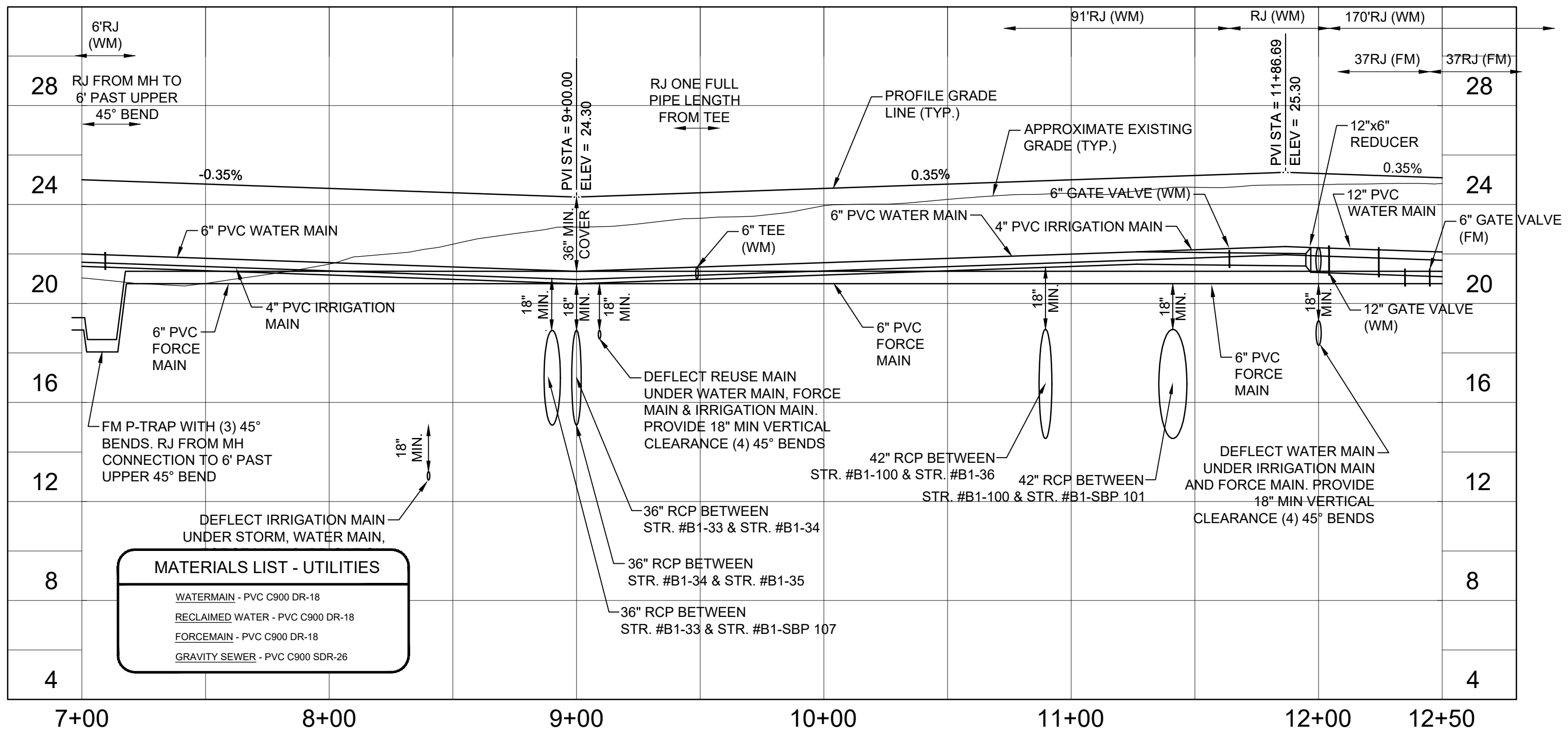
SHEET: 39

OFF-SITE IMPROVEMENT NOTES

- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY B&B ENGINEERING CONSULTANTS, LLC.
- FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 386-08-01.



POINT NUMBER	FIXTURES	DESCRIPTION
72771	4\"/>	



MATERIALS LIST - UTILITIES	
WATER MAIN - PVC C900 DR-18	
RECLAIMED WATER - PVC C900 DR-18	
FORCE MAIN - PVC C900 DR-18	
GRAVITY SEWER - PVC C900 SDR-26	

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 10/03/2019

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L56837

RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- INDICATES "RECORD" ITEM NUMBER
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- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- SET PK NAIL & DISK FOR SWING DIMENSIONS

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

541 NORTH CATTLEMAN RD., SUITE 100, SARASOTA, FL 34232
P: 941-379-5400 F: 941-379-7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
PLAN AND PROFILE: VELDA TRAIL
(STA. 7+00 TO 12+50)

PLAN REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/02/2018	
06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018	
07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018	
08/19/18	REVISED PER SARASOTA UTILITY COMMENTS 08/02/2018	
10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 03/20/2018	
10/09/18	LOT 14 CHANGE FROM 245 TO 215 LOTS	
12/27/18	ADD SS SERVICES FUTURE IN SHEET AS	
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA	
04/18/19	REVISED UTILITY PERMIT RECORDATION	
05/24/19	REVISED UTILITY PERMIT RECORDATION	
08/24/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION	
10/04/19	UTILITY RECORD DRAWINGS	
12/04/19	REVISED UTILITY RECORD DRAWINGS	
02/26/20	WATER MAIN RECORD DRAWINGS	

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
FL LICENSE NO. 38384

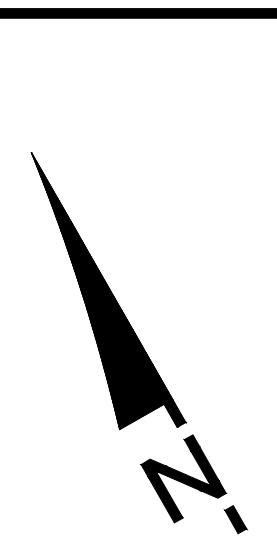
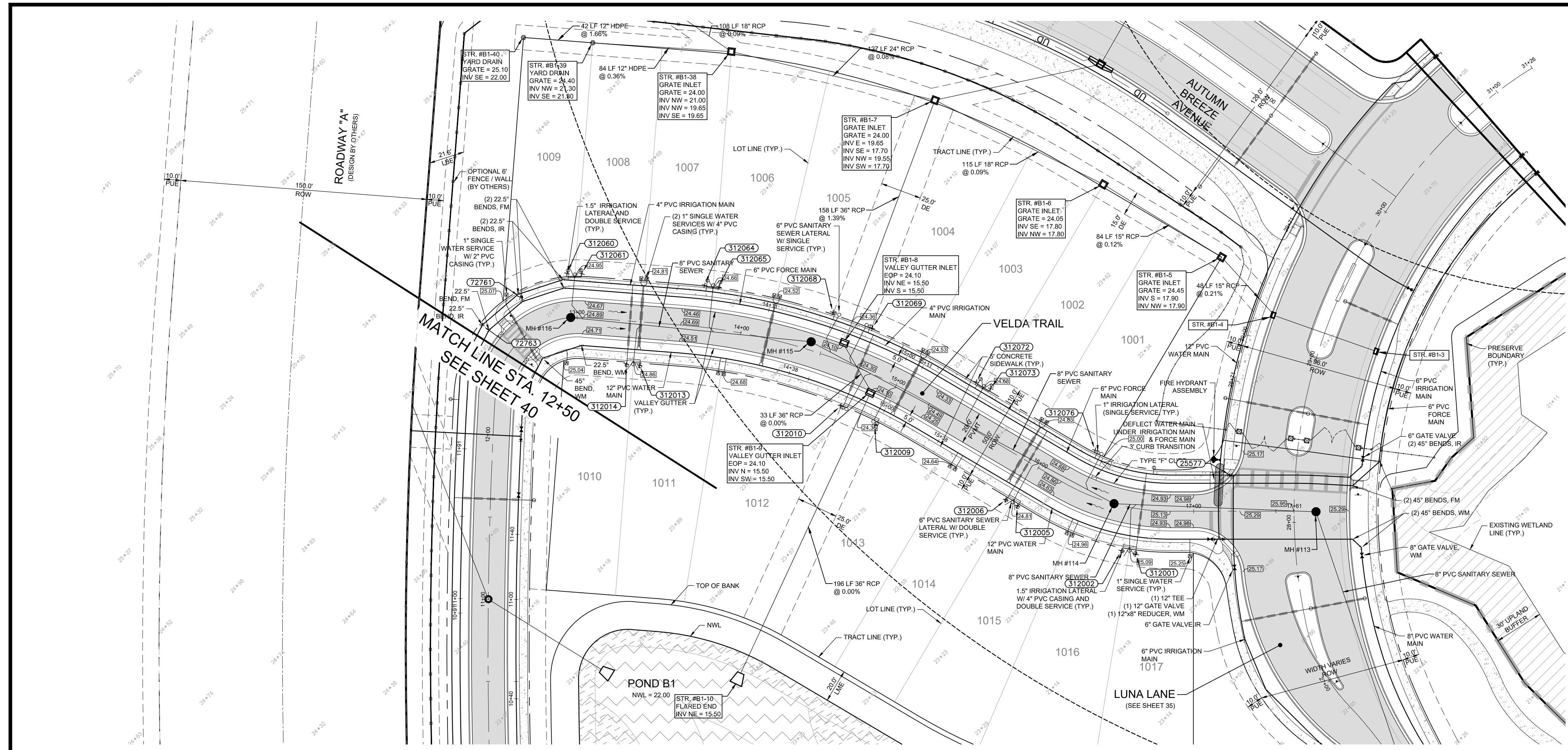
SCALE IN FEET

VERTICAL SCALE: 1" = 4'

DATE OF LAST FIELD SURVEY: 10/03/2019

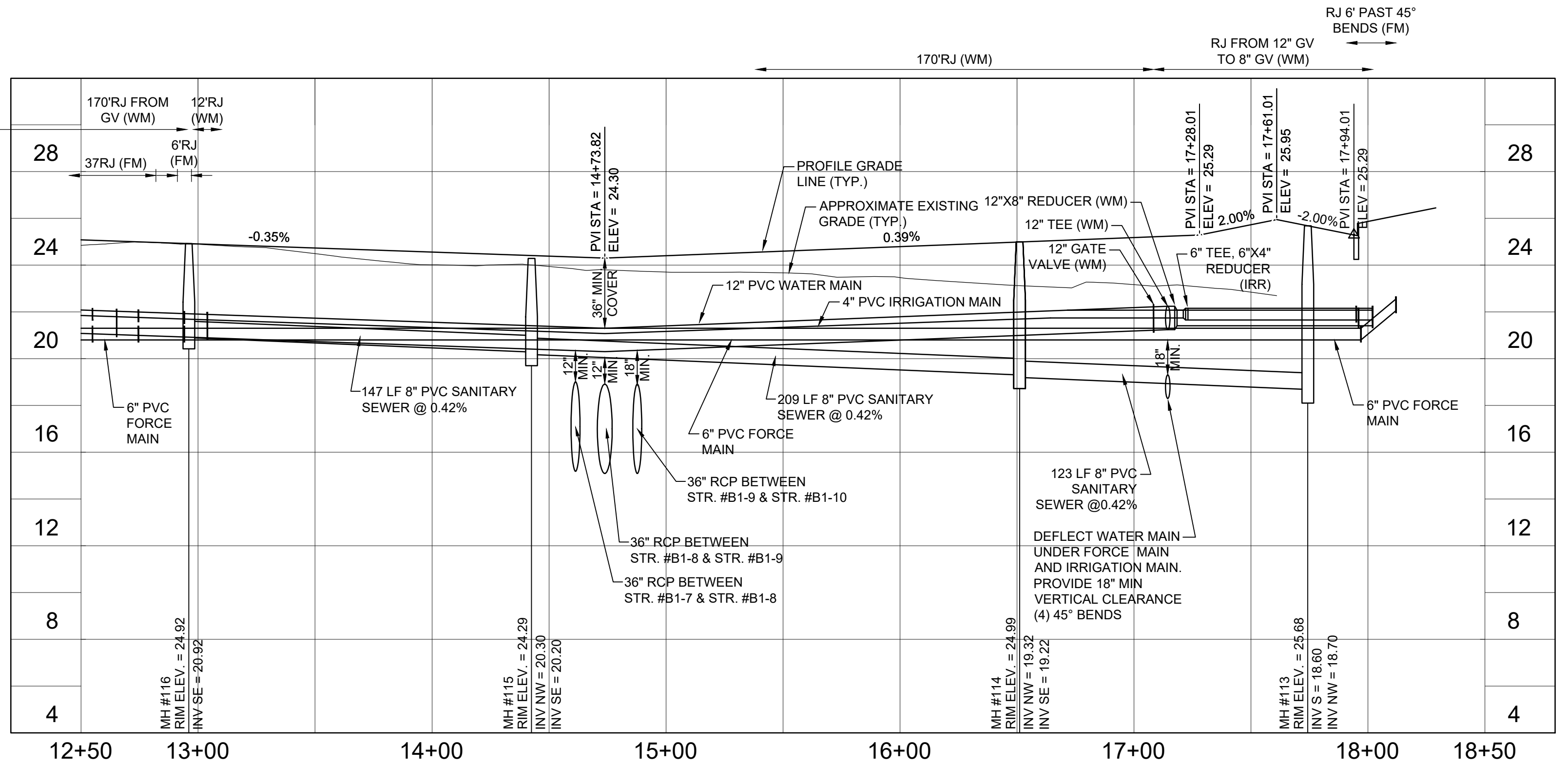
SET NUMBER: 386-09-01

SHEET: 40



POINT NUMBER	DESCRIPTION
25577	6" x 6" RECLAIMED TEE
72761	4" RECLAIMED BEND
72763	4" RECLAIMED BEND
312001	RECLAIMED SERVICE METER
312002	RECLAIMED SERVICE METER
312003	RECLAIMED SERVICE METER
312004	RECLAIMED SERVICE METER
312005	RECLAIMED SERVICE METER
312006	RECLAIMED SERVICE METER
312007	RECLAIMED SERVICE METER
312008	RECLAIMED SERVICE METER
312009	RECLAIMED SERVICE METER
312010	RECLAIMED SERVICE METER
312011	RECLAIMED SERVICE METER
312012	RECLAIMED SERVICE METER
312013	RECLAIMED SERVICE METER
312014	RECLAIMED SERVICE METER
312015	RECLAIMED SERVICE METER
312016	RECLAIMED SERVICE METER
312017	RECLAIMED SERVICE METER
312018	RECLAIMED SERVICE METER
312019	RECLAIMED SERVICE METER
312020	RECLAIMED SERVICE METER
312021	RECLAIMED SERVICE METER
312022	RECLAIMED SERVICE METER
312023	RECLAIMED SERVICE METER
312024	RECLAIMED SERVICE METER
312025	RECLAIMED SERVICE METER
312026	RECLAIMED SERVICE METER
312027	RECLAIMED SERVICE METER
312028	RECLAIMED SERVICE METER
312029	RECLAIMED SERVICE METER
312030	RECLAIMED SERVICE METER

MATERIALS LIST - UTILITIES	
WATER MAIN - PVC C900 DR-18	
RECLAIMED WATER - PVC C900 DR-18	
FORCE MAIN - PVC C900 DR-18	
GRAVITY SEWER - PVC C900 SDR-26	



RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

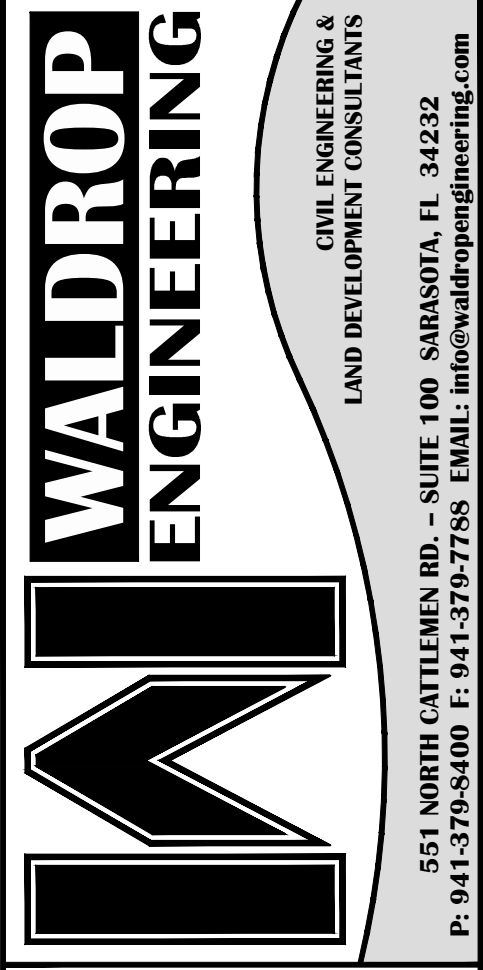
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- SET PK NAIL & DISK FOR SWING DIMENSIONS

RECORD DRAWING SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY 10/03/2019

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L56837



CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE: VELDA TRAIL (STA. 12+50 TO END)

DATE	REVISIONS
05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/03/2018
06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/02/2018
10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 09/20/2018
10/09/18	LOT W/ CHANGE FROM 245 TO 215 LOTS
12/27/18	ADD SS SERVICES FUTURE INL. SHEET AS
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
01/18/19	REVISED UTILITY PERMIT REGULATION
02/04/19	REVISED WATER FORCE MAIN, AND IRRIGATION RELOCATION
03/06/19	UTILITY RECORD DRAWINGS, AND IRRIGATION RELOCATION
12/09/19	REVISED UTILITY RECORD DRAWINGS
02/26/20	WATER MAIN RECORD DRAWINGS

SEAN CROWELL, P.E.
FL. LICENSE NO. 35884

SCALE IN FEET: 0 20 40 80

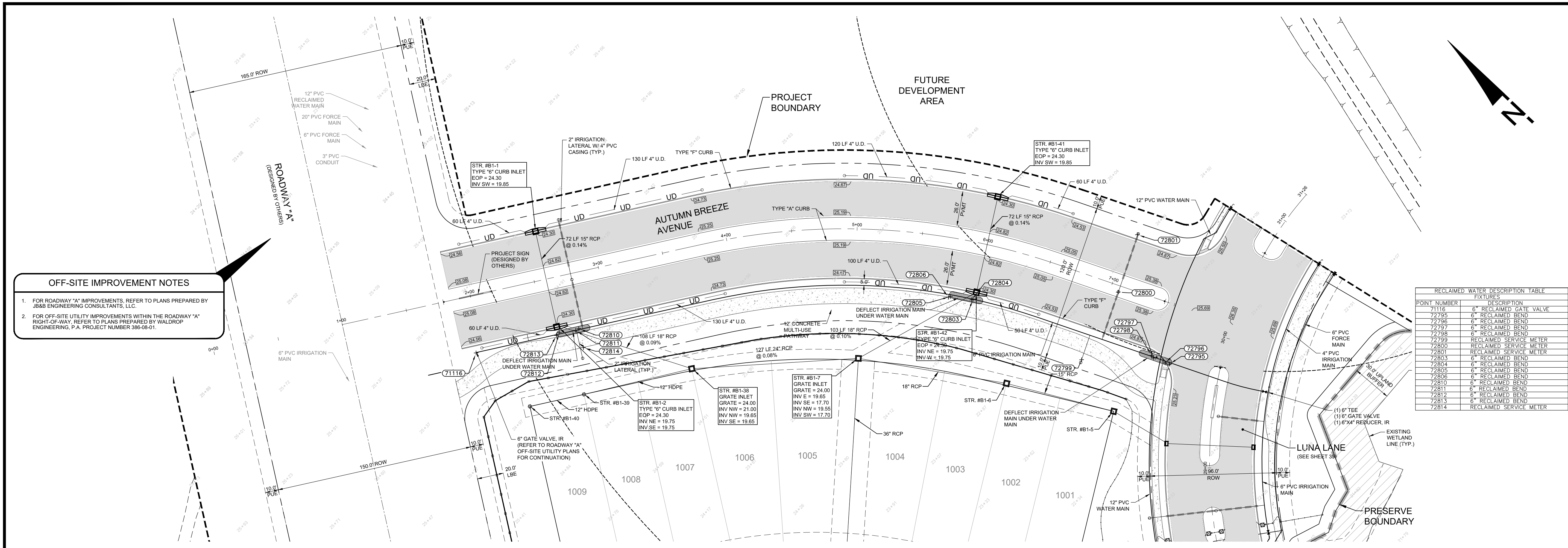
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

VERTICAL SCALE: 1" = 4'

SET NUMBER: 386-09-01

SHEET: 41

P:\L1 Ranch\A-8636\Skye Ranch - Neighborhood 1\Owner A-8636\080101.dwg
10/19/2019 8:25:39 AM



- OFF-SITE IMPROVEMENT NOTES**
- FOR ROADWAY "A" IMPROVEMENTS, REFER TO PLANS PREPARED BY JB&B ENGINEERING CONSULTANTS, LLC.
 - FOR OFF-SITE UTILITY IMPROVEMENTS WITHIN THE ROADWAY "A" RIGHT-OF-WAY, REFER TO PLANS PREPARED BY WALDROP ENGINEERING, P.A. PROJECT NUMBER 386-09-01.

POINT NUMBER	DESCRIPTION
7116	6\" RECLAIMED GATE VALVE
72795	6\" RECLAIMED BEND
72796	6\" RECLAIMED BEND
72797	6\" RECLAIMED BEND
72798	6\" RECLAIMED BEND
72799	RECLAIMED SERVICE METER
72800	RECLAIMED SERVICE METER
72801	RECLAIMED SERVICE METER
72802	6\" RECLAIMED BEND
72803	6\" RECLAIMED BEND
72804	6\" RECLAIMED BEND
72805	6\" RECLAIMED BEND
72806	6\" RECLAIMED BEND
72807	6\" RECLAIMED BEND
72808	6\" RECLAIMED BEND
72809	6\" RECLAIMED BEND
72810	6\" RECLAIMED BEND
72811	6\" RECLAIMED BEND
72812	6\" RECLAIMED BEND
72813	6\" RECLAIMED BEND
72814	RECLAIMED SERVICE METER

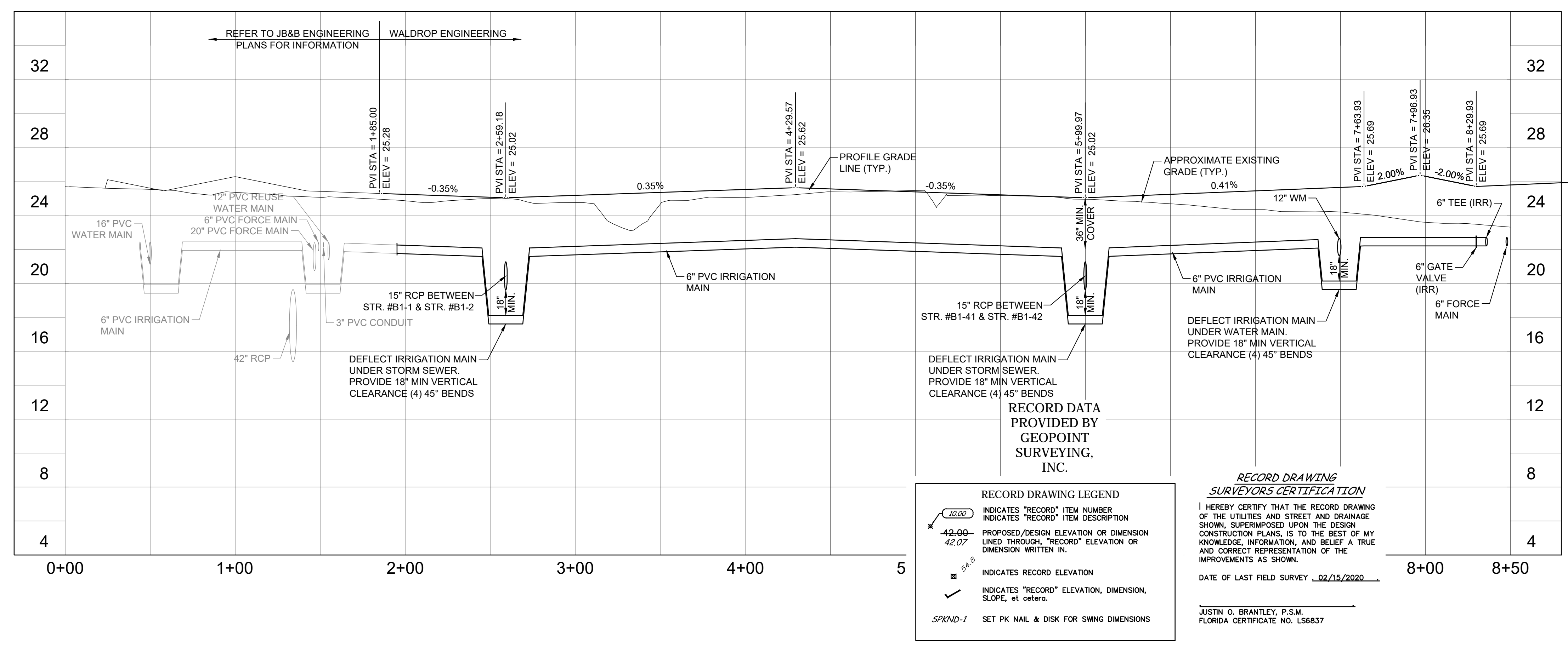
WALDROP ENGINEERING

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 P: 941.379.5400 F: 941.379.7788 EMAIL: info@waldropengineering.com

CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 PLAN AND PROFILE: AUTUMN BREEZE AVENUE (STA. 0+00 TO END)



RECORD DRAWING LEGEND

- INDICATES "RECORD" ITEM NUMBER
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- UNED THROUGH "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- INDICATES RECORD ELEVATION
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- SET PK NAIL & DISK FOR SHING DIMENSIONS

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 02/15/2020

JUSTIN O. BRANTLEY, P.S.M.
 FLORIDA CERTIFICATE NO. L56837

05/07/18 REVISED PER SARASOTA COUNTY COMMENTS 04/02/2018
 06/08/18 REVISED PER UTILITY COMMENTS 05/18/2018

PLAN REVISIONS

07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/19/18	REVISED PER SARASOTA COUNTY COMMENTS 08/02/2018
10/04/18	REVISED PER SARASOTA COUNTY COMMENTS 03/02/2018
10/09/18	LOT 14 CHANGE FROM 245 TO 215 LOTS
12/07/18	ADD SS SERVICES FUTURE IN SHEET AS
01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
01/16/19	REVISED UTILITY EASMENT RELOCATION
02/04/19	REVISED UTILITY EASMENT RELOCATION
02/04/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
10/09/19	UTILITY RECORD DRAWINGS
12/09/19	REVISED UTILITY RECORD DRAWINGS
02/29/20	WATER MAIN RECORD DRAWINGS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SEAN CROWELL, P.E.
 FL. LICENSE NO. 35884

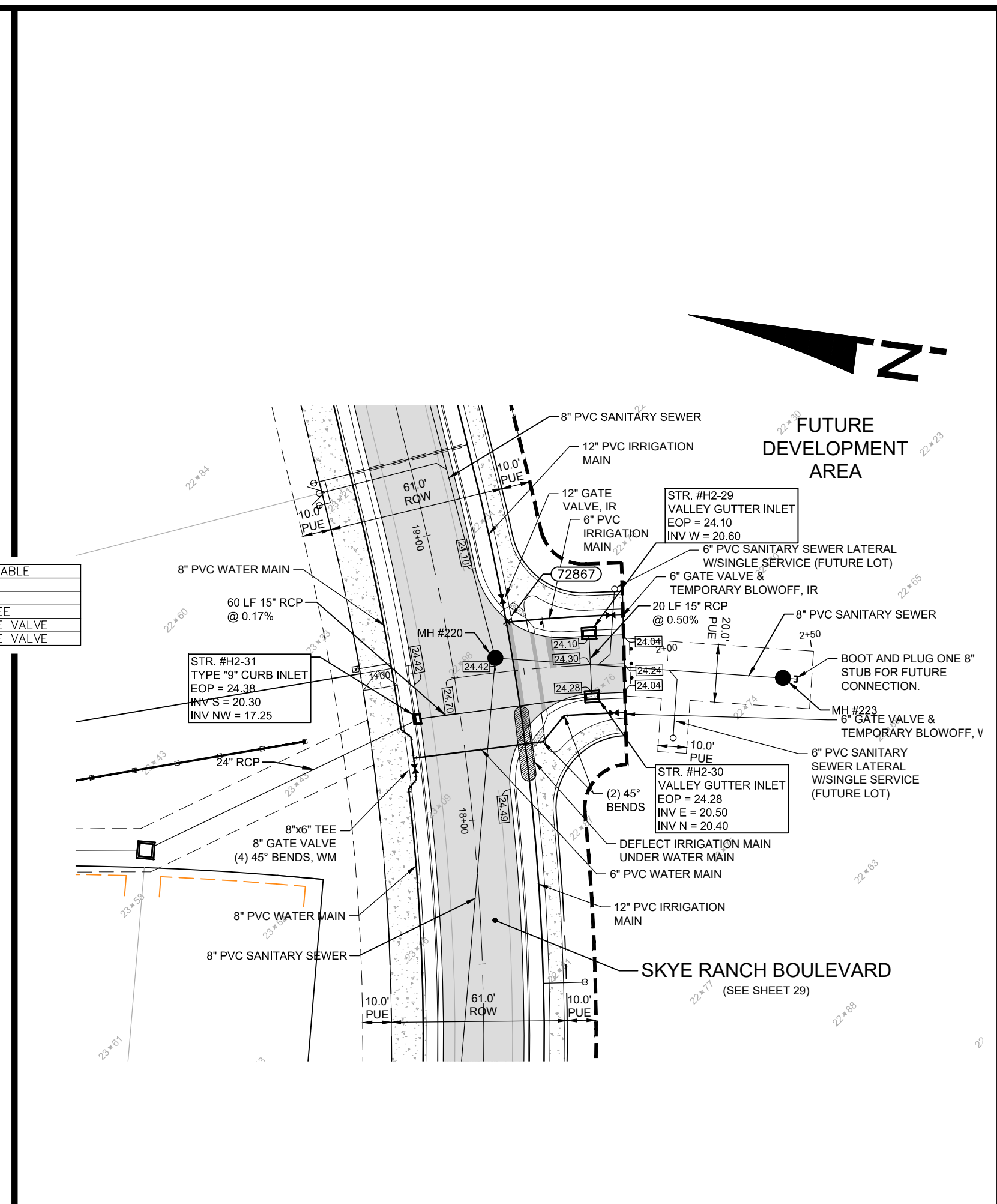
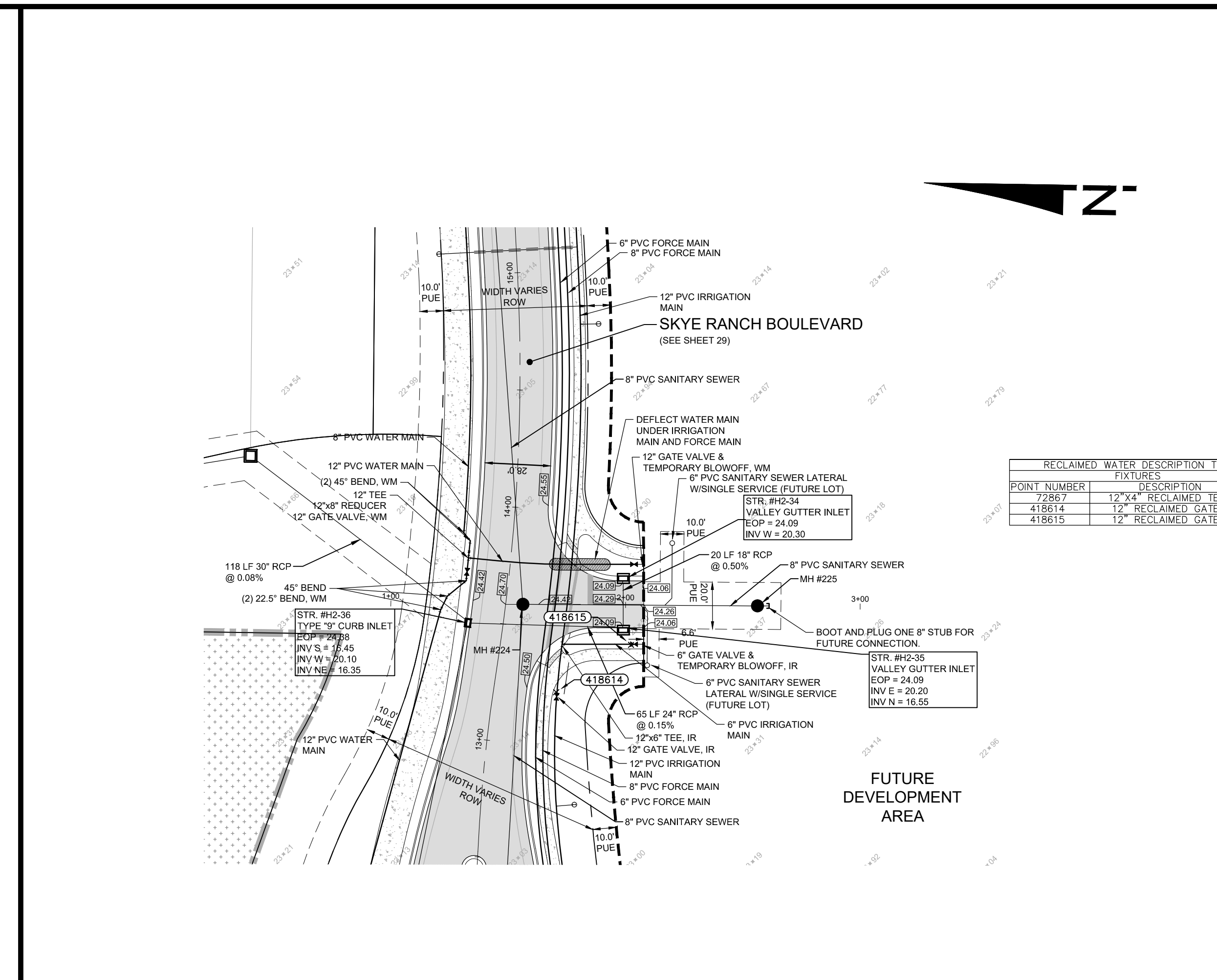
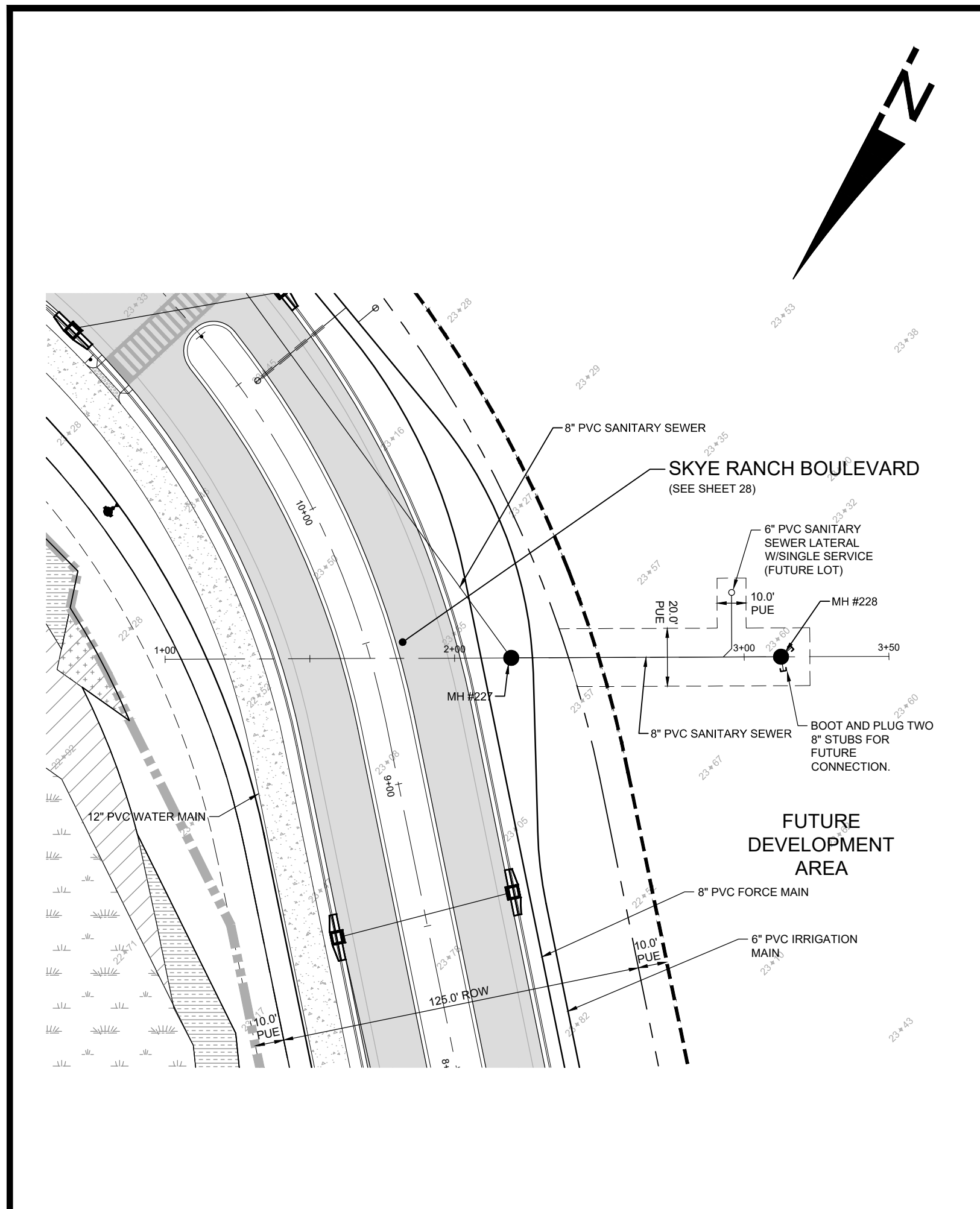
SCALE IN FEET

VERTICAL SCALE: 1" = 4'

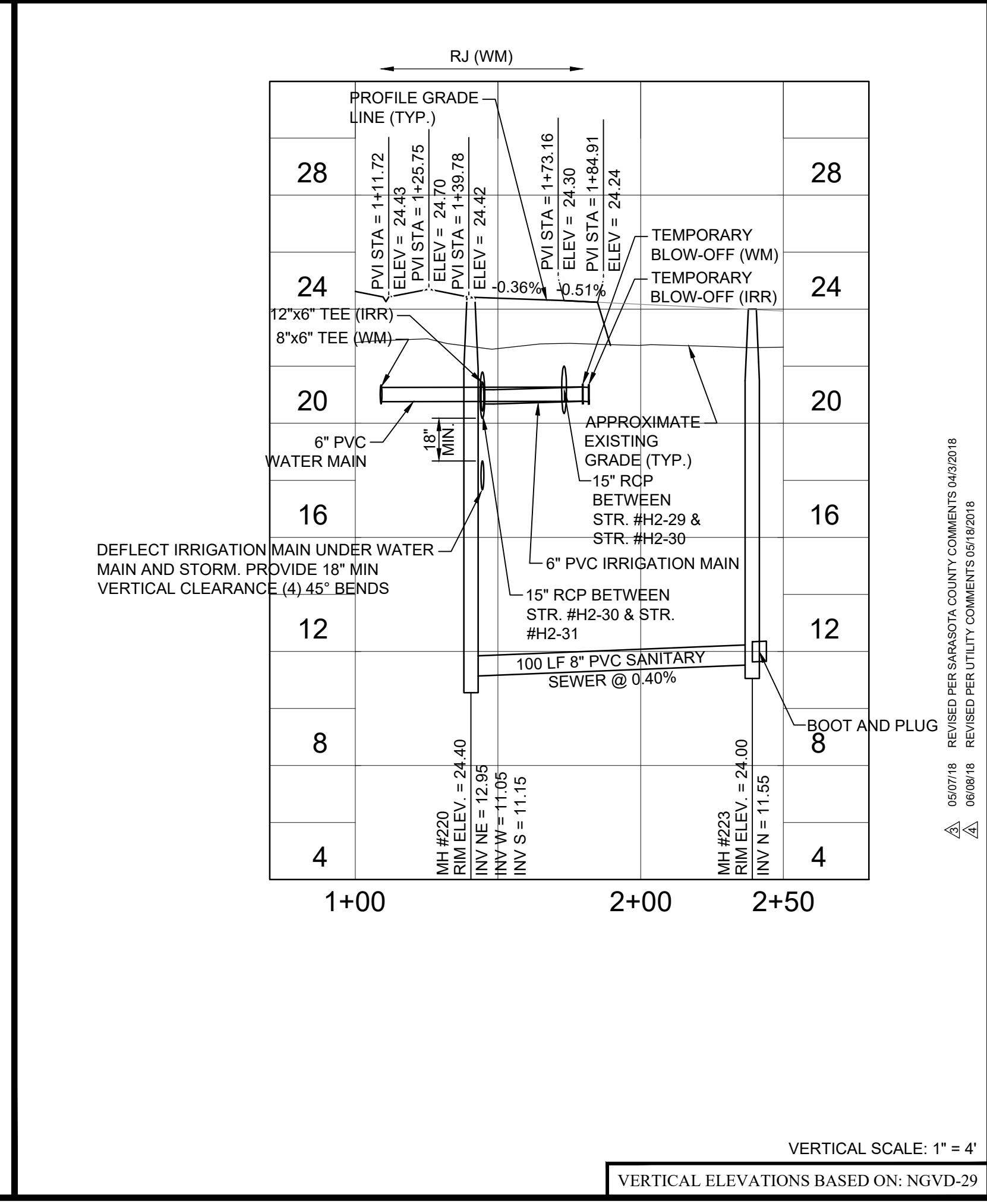
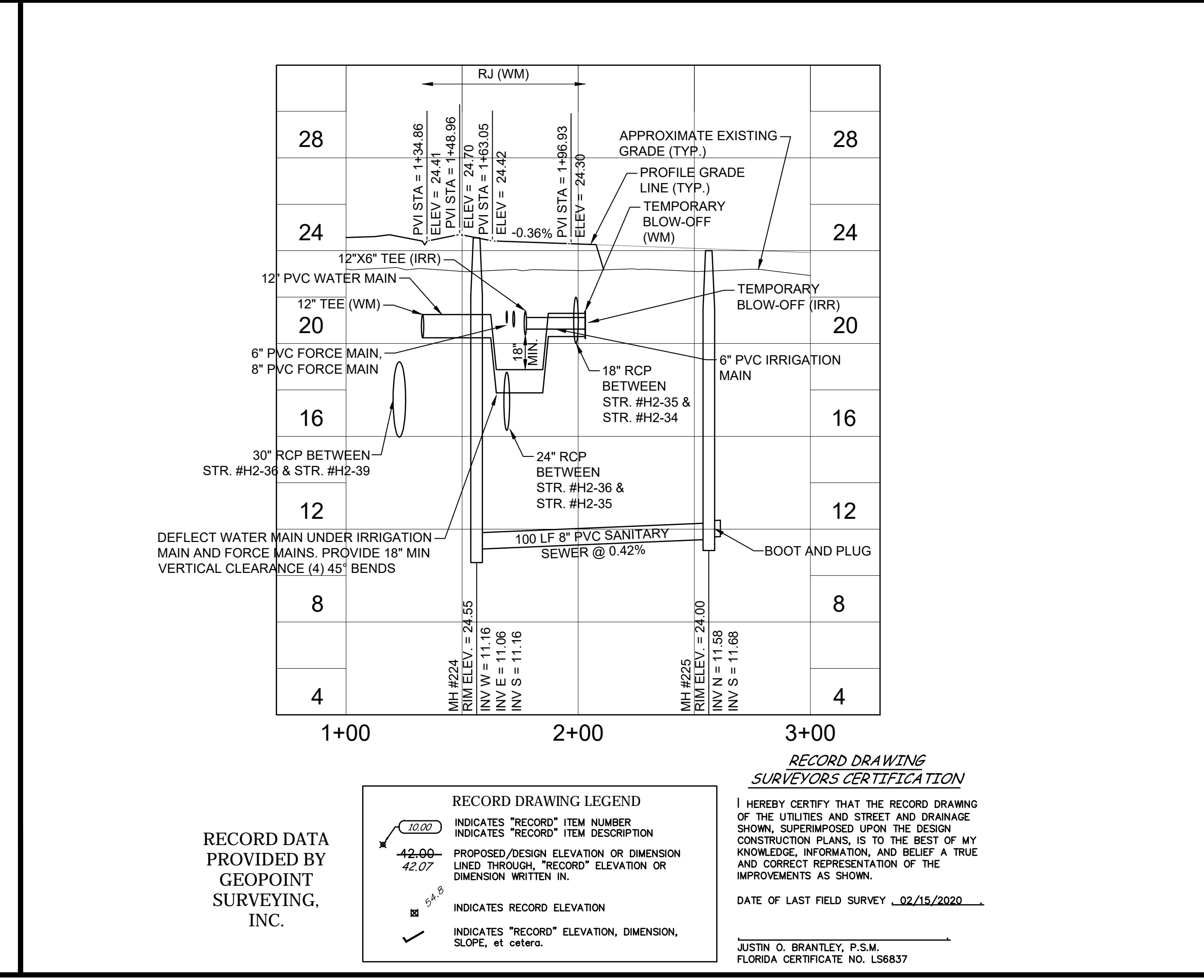
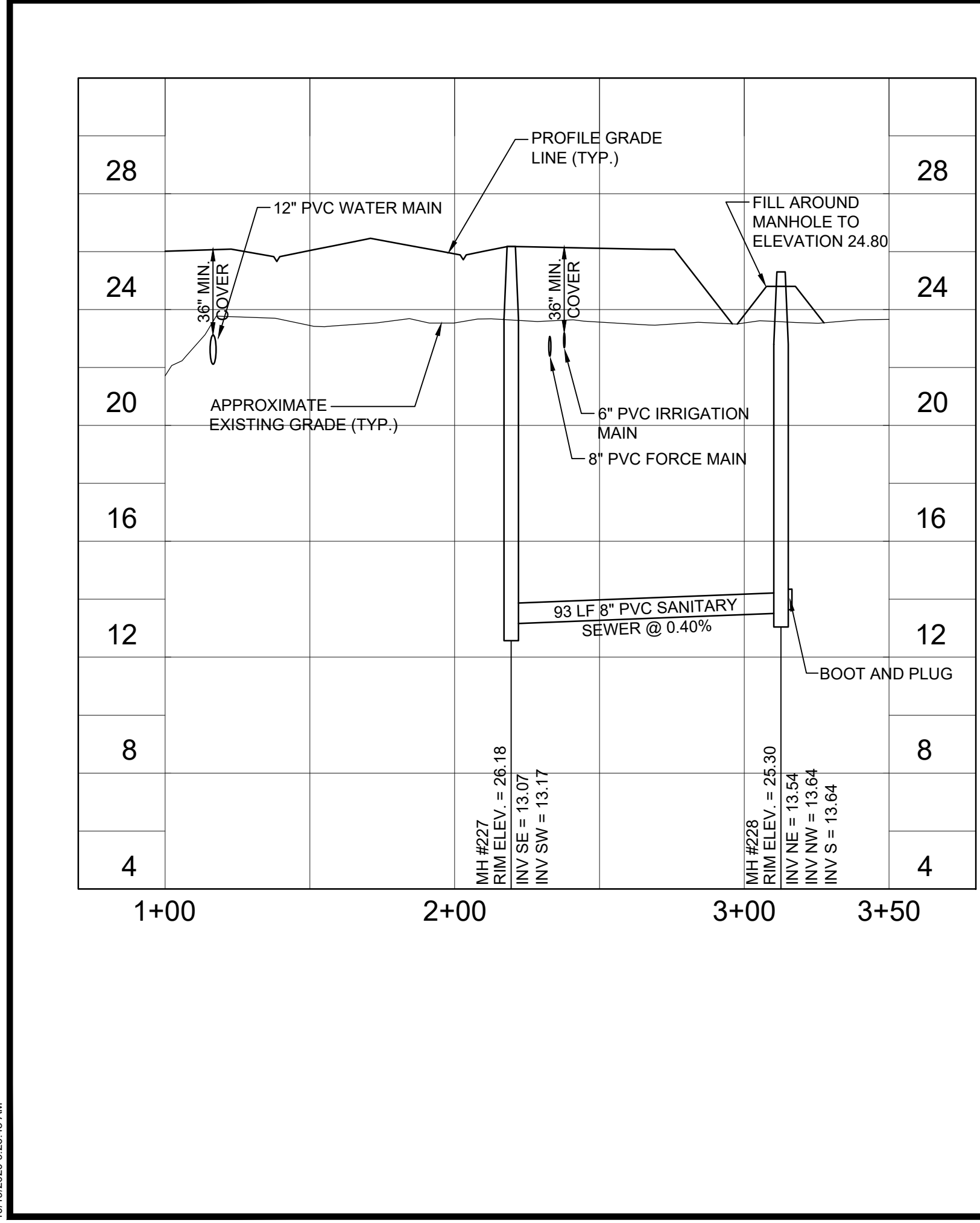
SHEET NUMBER: 386-09-01

SHEET: 42

P:\L\B\Arch\A-8\Aut\Skye Ranch - Neighborhood 1\Owner A-8\Aut\3860901.dwg
 01/19/2020 9:00:35 AM



POINT NUMBER	DESCRIPTION
418613	12" RECLAIMED TEE
418614	12" RECLAIMED GATE VALVE
418615	12" RECLAIMED GATE VALVE



RECORD DRAWING LEGEND

INDICATES "RECORD" ITEM NUMBER

INDICATES "RECORD" ITEM DESCRIPTION

PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.

INDICATES RECORD ELEVATION

INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

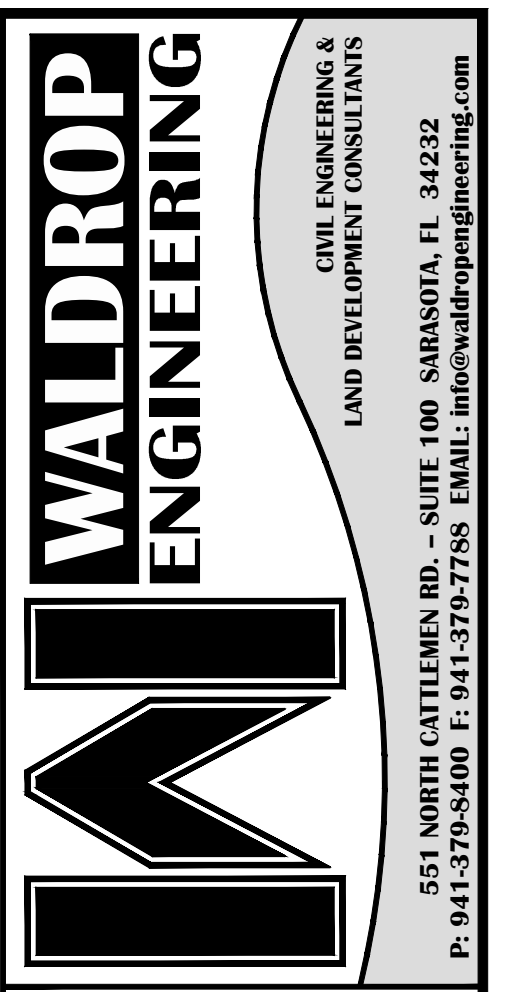
RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY: 02/15/2020

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. L56637



CONCURRENT SUBDIVISION CONSTRUCTION PLANS

SKYE RANCH NEIGHBORHOOD 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLAN AND PROFILE: MH 229 TO 230, MH 227 TO 231, MH 226 TO 221

PLAN REVISIONS

NO.	DATE	DESCRIPTION
05/07/18	05/07/18	REVISED PER SARASOTA COUNTY COMMENTS 04/03/2018
06/08/18	06/08/18	REVISED PER UTILITY COMMENTS 05/18/2018
07/13/18	07/13/18	REVISED PER SARASOTA COUNTY COMMENTS 07/03/2018
08/19/18	08/19/18	REVISED PER SARASOTA UTILITY COMMENTS 08/20/18
10/04/18	10/04/18	REVISED PER SARASOTA UTILITY COMMENTS 03/20/18
10/09/18	10/09/18	LOT W/ CHANGE FROM 245 TO 211 LOTS
12/27/18	12/27/18	ADD SS SERVICES FUTURE INL. SHEET AS
01/13/19	01/13/19	REVISED PROJECT NAME & SOUTH MODEL AREA
03/08/19	03/08/19	REVISED UTILITY PASSAGE RELOCATION
03/24/19	03/24/19	REVISED WATER FORCE MAIN AND IRRIGATION RELOCATION
03/24/19	03/24/19	UTILITY RECORD DRAWINGS
03/24/19	03/24/19	REVISED UTILITY RECORD DRAWINGS
03/29/20	03/29/20	WATER MAIN RECORD DRAWINGS

SEAN CROWELL, P.E.
FL LICENSE NO. 38384

SET NUMBER: 386-09-01

SHEET: 43

P:\LT Branch\A-8\Sub\Skye Ranch - Neighborhood 1\Owner A-8\Sub\3860901.dwg
01/10/2020 9:28:43 AM

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

Re: Letter Agreement for Acquisition of Public Infrastructure Improvements
Neighborhood One Irrigation

Dear Jim,

Pursuant to the *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**"), has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay and/or previously paid from bond proceeds the amount of \$736,511.23 which represents the actual cost of constructing and/or creating the Improvements and Work Product¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and Work Product and/or in connection with the Improvements and Work Product.

[CONTINUED ON FOLLOWING PAGE]


¹ As of August 15, 2022, the Developer has paid \$736,511.23 to the Contractor and Professional for the Improvements and Work Product. This amount will be processed by requisition from future bond proceeds by the District and paid to Developer. The District will process the remaining \$10,055.68 by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.


Sincerely,

Agreed to by:
**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation



John Wolke, Board of
Supervisors



Name: JASON POTE
Title: VP FINANCE

Exhibit A
Description of Improvements and Work Product
(Neighborhood One Irrigation)

Neighborhood One Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement) and Tracts 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 and 211 (Drainage, Landscape and Irrigation Area), identified in the plat known LT Ranch Neighborhood One subdivision plat, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Irrigation	\$524,465.93	\$524,465.93	\$0.00
Work Product	\$212,045.30	\$201,989.62	\$10,055.68
Total	\$736,511.23	\$726,455.55	\$10,055.68

**CORPORATE DECLARATION REGARDING COSTS PAID
NEIGHBORHOOD ONE IRRIGATION**

Taylor Morrison of Florida, Inc., a Florida corporation (“**Developer**”), the developer of certain lands within the LT Ranch Community Development District (“**District**”), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District’s *Master Engineer’s Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer’s Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer’s Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, “**Engineer’s Report**”) describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer’s Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

Executed this _____ day of _____, 2022.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Debbie Bakkeft

By: [Signature]
Name: Jason Pote
Title: VP FINANCE

By: [Signature]
Name: Mark Crow

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of SEPT, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

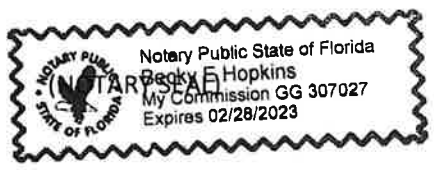


Exhibit A – Description of Improvements and Work Product

Exhibit A
Description of Improvements and Work Product
(Neighborhood One Irrigation)

Neighborhood One Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement) and Tracts 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 and 211 (Drainage, Landscape and Irrigation Area), identified in the plat known LT Ranch Neighborhood One subdivision plat, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Irrigation	\$524,465.93	\$524,465.93	\$0.00
Work Product	\$212,045.30	\$201,989.62	\$10,055.68
Total	\$736,511.23	\$726,455.55	\$10,055.68

ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD ONE IRRIGATION

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 6th day of OCTOBER, 2022, by Ripa and Associates, LLC, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 ("Contractor"), in favor of the LT Ranch Community Development District ("District"), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("Contract") dated _____, 20__, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

RIPA AND ASSOCIATES, LLC

By: CHRIS LAFALE
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6TH day of OCTOBER, 2022, by CHRIS LAFALE, as PRESIDENT of RIPA+ASSOC., LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Joseph Pitre
NOTARY PUBLIC, STATE OF FLORIDA

Name: JOSEPH PITRE
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

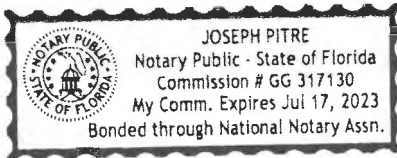


Exhibit A
Description of Improvements
(Neighborhood One Irrigation)

Neighborhood One Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement) and Tracts 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 and 211 (Drainage, Landscape and Irrigation Area), identified in the plat known LT Ranch Neighborhood One subdivision plat, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Irrigation	\$524,465.93	\$524,465.93	\$0.00

ACKNOWLEDGMENT AND RELEASE
NEIGHBORHOOD FOUR WORK PRODUCT

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 5th day of October, 2022, by **Atwell, LLC**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **LT Ranch Community Development District ("District")**, which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated 5/8/2017, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A ("Work Product")**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.
3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

[THIS SPACE INTENTIONALLY LEFT BLANK]

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC


By: Philip Brannon
Its: Project Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of October, 2022, by Philip Brannon, as Project Manager of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



Exhibit A
Description of Work Product
(Neighborhood One Irrigation)

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Neighborhood One Irrigation improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Work Product	\$212,045.30	\$201,989.62	\$10,055.68

CONSULTING ENGINEER'S CERTIFICATE
NEIGHBORHOOD ONE IRRIGATION

October 5th, 2022

Board of Supervisors
LT Ranch Community Development District

Re: LT Ranch Community Development District (Sarasota County, Florida)
Acquisition of Neighborhood One Irrigation

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" and "**Work Product,**" as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement program as set forth in the District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, , and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 5TH day of OCTOBER, 2022.



RONALD SCHWIECL, P.E.
Atwell, LLC
Florida Registration No. 65694
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 5 day of October, 2022, by Ronald Schwiecl, as Consulting Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA
Name: Jessica Fritz

(NOTARY SEAL)



(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A

**Description of Improvements and Work Product
(Neighborhood One Irrigation)**

Neighborhood One Irrigation Improvements – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement) and Tracts 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 and 211 (Drainage, Landscape and Irrigation Area), identified in the plat known LT Ranch Neighborhood One subdivision plat, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Irrigation	\$524,465.93	\$524,465.93	\$0.00
Work Product	\$212,045.30	\$201,989.62	\$10,055.68
Total	\$736,511.23	\$726,455.55	\$10,055.68

BILL OF SALE AND LIMITED ASSIGNMENT
NEIGHBORHOOD ONE IRRIGATION

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective the ____ day of _____, 2022, by and between **Taylor Morrison of Florida, Inc.**, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

- a) Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:
 - i. **Neighborhood One Irrigation Improvements** – All irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement) and Tracts 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 and 211 (Drainage, Landscape and Irrigation Area), identified in the plat known LT Ranch Neighborhood One subdivision plat, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224 ("**Improvements**"); and
 - b) **Work Product** – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.
 - c) **Additional Rights** - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements and Work Product.

- d) Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whatsoever.
- e) Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.
- f) By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: DoB Beckett

By: [Signature]
Name: JASON POTE
Title: VP FINANCE

By: [Signature]
Name: [Signature]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of Sept, 2022, by JASON POTE as VP FINANCE of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Becky E Hopkins
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

10/13/2022 8:58 AM

This instrument was prepared by and
upon recording should be returned to:

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

(This space reserved for Clerk)

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2924854

Doc Stamp-Deed: \$0.70

**EASEMENT AGREEMENT
[NEIGHBORHOOD ONE IRRIGATION]**

This **EASEMENT AGREEMENT** ("Agreement") is made and entered into this 10 day of October, 2022, by and among:

Taylor Morrison of Florida, Inc., a Florida corporation, whose mailing address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Developer 1**"); and

LT Partners, LLLP, a Florida limited liability limited partnership, whose mailing address is 200 S. Orange Avenue, Sarasota, Florida 34236 ("**Developer 2**", and together with Developer 1 and the Association, "**Grantor**"); and

Skye Ranch Master Association, Inc., a Florida not-for-profit corporation, whose address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Association**"); and

LT Ranch Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308. ("**District**" or "**Grantee**").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, irrigation improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of certain plats recorded in the Public Records of Sarasota County, Grantor reserved to itself the right to dedicate and/or dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plats; and

WHEREAS, Grantor desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described herein; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. Grantor hereby grants – to the extent of the Developer’s, Cassia Association’s and Master Association’s respective interests, if any – to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of irrigation facilities – including related lake bank landscaping – located within **Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement) and Tracts 201, 202, 203, 204, 205, 206, 207, 208, 209, 210 and 211 (Drainage, Landscape and Irrigation Area)**, identified in the plat known **LT Ranch Neighborhood One subdivision plat, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.**

3. INCONSISTENT USE. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein accorded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. DEFAULT. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either the District or any owner of property upon which the Easement Areas are located seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

7. PUBLIC RECORDS. Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

9. BINDING EFFECT. This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

10. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

13. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Matthew Stouss

By: [Signature]
Name: JOHN WOLLARD
Title: VICE PRESIDENT

By: [Signature]
Name: Rita Kutaviciene

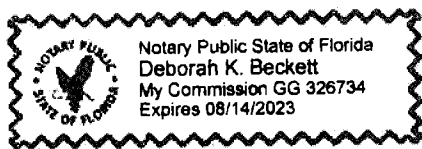
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of October, 2022, by John Wollard as of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



WITNESS

SKYE RANCH MASTER ASSOCIATION, INC.

[Signature]
Name: Matthew Strauss

[Signature]
Name: YOSVANI BARRIERO
Title: President

[Signature]
Name: Rita Kolaric

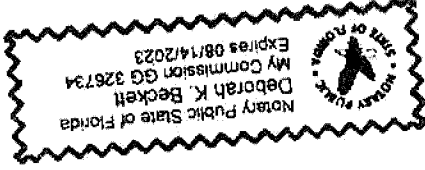
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of October, 2022, by YOSVANI BARRIERO, as President of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Name: Matthew Strauss

[Signature]
Name: John Wollard
Title: Chairperson

[Signature]
Name: Rita Krivavichene

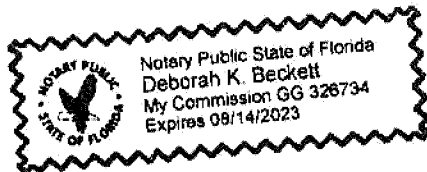
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of October, 2022, by John Wollard, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

LT PARTNERS, LLLP

By: [Signature]
Name: JODAN CRUM

By: [Signature]
Name: Charles Turner
Title: Partner / Manager

By: [Signature]
Name: Matthew Strauss

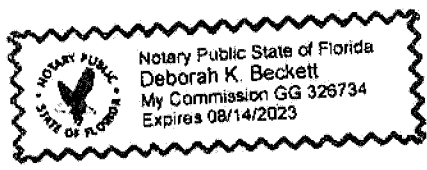
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of October 2022, by Charles Turner, as Partner / MANAGER of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



RESOLUTION 2023-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN CP-1, PHASES 1, 3 & 8 STORMWATER IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as Skye Ranch CP-1, Phases 1, 3 & 8, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Capital Improvement Program**"); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced and completed certain stormwater improvements located within the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq. ("**Improvements**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The acquisition of the Improvements, the execution of documents relating to such acquisition of the Improvements, and all actions taken in the furtherance of the acquisition of

the Improvements, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED THIS 8TH DAY OF NOVEMBER 2022.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

Exhibit A: Acquisition of CP-1, Phases 1, 3 & 8 Stormwater Improvements

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements

DATE: October 21, 2022

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain stormwater improvements and work product (“**Acquired Improvements**” or “**Acquired Work Product**”) located in Skye Ranch Neighborhood One CP-1 from the Developer pursuant to the *Acquisition Agreement* between the District and the Developer, dated October 1, 2019, and the *First Amendment to Acquisition Agreement*, dated December 20, 2019. The Acquired Improvements and Acquired Work Product being funded are:

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$356,788.02	\$356,788.02	\$0.00
Work Product	\$76,600.00	\$72,159.88	\$4,440.12
Totals	\$433,388.02	\$428,947.90	\$4,440.12

NOTES:

- Real estate rights for the conveyance exist by virtue of quit claim deeds and perpetual access easements in favor of the District.
- Note that the **\$433,388.02** worth of Acquired Improvements was constructed by Ripa & Associates, LLC, pursuant to contracts with the Developer, but the Acquired Improvements are only a portion of a larger contract which involves additional improvements within and without the District’s boundaries. Of this amount, **\$428,947.90** will be paid from future bond proceeds by the District to the Developer and the balance of **\$4,440.12** will be paid upon proof of payment by the Developer.
- The District Engineer has identified and certified that the District is paying the correct amount for the work.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

Re: Letter Agreement for Acquisition of Public Infrastructure Improvements
Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater
Improvements

Dear Jim,

Pursuant to the *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**"), has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay and/or previously paid from bond proceeds the amount of **\$433,388.02** which represents the actual cost of constructing and/or creating the Improvements and Work Product¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and Work Product and/or in connection with the Improvements and Work Product.

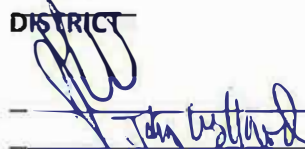
[CONTINUED ON FOLLOWING PAGE]

¹ As of October 1, 2022, the Developer has paid **\$428,947.90** to the Contractor for the Improvements. This amount will be processed by requisition from future bond proceeds by the District and paid to Developer. The District will process the remaining **\$4,440.12** by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.


If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

Agreed to by:
**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**


_____, Board of
Supervisors

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation



Name: Andrew Jansen
Title: VP Sales

Exhibit A

Description of Improvements and Work Product (Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements)

Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Phases 1, 3 and 8 of CP-1 located in Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq., and further depicted below:



Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits,

zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$356,788.02	\$356,788.02	\$0.00
Work Product	\$76,600.00	\$72,159.88	\$4,440.12
Totals	\$433,388.02	\$428,947.90	\$4,440.12

CORPORATE DECLARATION REGARDING COSTS PAID
[SKYE RANCH NEIGHBORHOOD ONE CP-1 (PHASES 1, 3 AND 8) STORMWATER IMPROVEMENTS]

Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), and the developer of certain lands within the LT Ranch Community Development District ("**District**"), which is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Andrew Sorensen, and I am Vice President of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the District.
4. The District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 ("**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
6. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
7. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

Executed this 17 day of October, 2022.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Jamie Kucra

By: [Signature]
Name: Andrew Sorensen
Title: VP Sales

By: [Signature]
Name: Brian Hughes

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed to before me by means of physical presence or online notarization, this 17 day of October, 2022, by Andrew Sorensen as Vice President of **TAYLOR MORRISON OF FLORIDA, INC.**, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product

Exhibit A
Description of Improvements and Work Product
(Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements)

Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Phases 1, 3 and 8 of CP-1 located in Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq., and further depicted below:



Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits,

zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$356,788.02	\$356,788.02	\$0.00
Work Product	\$76,600.00	\$72,159.88	\$4,440.12
Totals	\$433,388.02	\$428,947.90	\$4,440.12

ACKNOWLEDGMENT AND RELEASE

[SKYE RANCH NEIGHBORHOOD ONE CP-1 (PHASES 1, 3 AND 8) STORMWATER IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 20 day of October, 2022, by **Ripa and Associates, LLC**, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 (“Contractor”), in favor of the **LT Ranch Community Development District (“District”)**, which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated _____, 20__, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

RIPA AND ASSOCIATES, LLC

[Signature]
By: JOE PITRE
Its: CEO

STATE OF FLORIDA
COUNTY OF HALSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20TH day of OCTOBER 2022, by JOE PITRE as CEO of RIPA + ASSOCI., LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

Name: Devin Christian
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



Exhibit A

Description of Improvements and Work Product (Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements)

Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Phases 1, 3 and 8 of CP-1 located in Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq., and further depicted below:



Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$356,788.02	\$356,788.02	\$0.00

ACKNOWLEDGMENT AND RELEASE

[SKYE RANCH NEIGHBORHOOD ONE CP-1 (PHASES 1, 3 AND 8) STORMWATER WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 13th day of October, 2022, by **Atwell, LLC**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **LT Ranch Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated _____, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.


3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

[THIS SPACE INTENTIONALLY LEFT BLANK]

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC



By: Philip Brannon
Its: Project Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of October, 2022, by Philip Brannon, as Project Manager of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A

Description of Work Product

(Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements)

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Work Product	\$76,600.00	\$72,159.88	\$4,440.12

CONSULTING ENGINEER'S CERTIFICATE
[SKYE RANCH NEIGHBORHOOD ONE CP-1 (PHASES 1, 3 AND 8) STORMWATER IMPROVEMENTS]

OCTOBER 13th, 2022

Board of Supervisors
LT Ranch Community Development District

Re: LT Ranch Community Development District (Sarasota County, Florida)
Acquisition of Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater
Improvements

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" and "**Work Product**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement program as set forth in the District's *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 13 day of October, 2022.



Ronald Schwied, P.E.
Atwell, LLC
Florida Registration No. 65694
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 13 day of October, 2022, by Ronald Schwied as Consulting Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

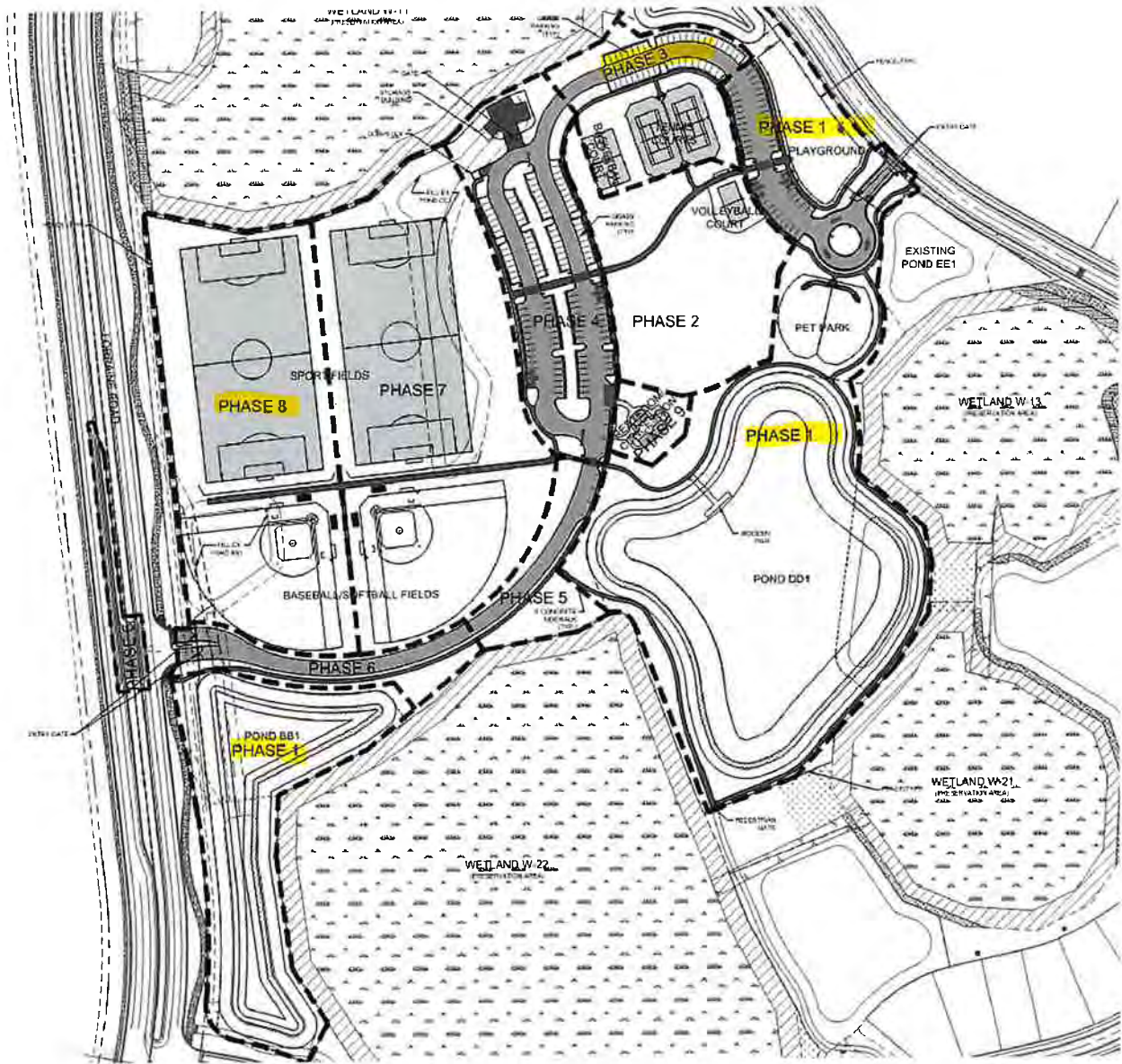




NOTARY PUBLIC STATE OF FLORIDA
Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Description of Improvements and Work Product
(Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements)

Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Phases 1, 3 and 8 of CP-1 located in Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq., and further depicted below:



Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits,

zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$356,788.02	\$356,788.02	\$0.00
Work Product	\$76,600.00	\$72,159.88	\$4,440.12
Totals	\$433,388.02	\$428,947.90	\$4,440.12

BILL OF SALE AND LIMITED ASSIGNMENT
NEIGHBORHOOD ONE CP-1 (PHASES 1, 3 AND 8) STORMWATER IMPROVEMENTS

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective the 17 day of October, 2022, by and between **Taylor Morrison of Florida, Inc.**, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whatsoever.

3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: Janie Koca

By: [Signature]
Name: Andrew Sorenson
Title: VP Sales

By: [Signature]
Name: Brian Hughes

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of October, 2022, by Andrew Sorenson, as _____ of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

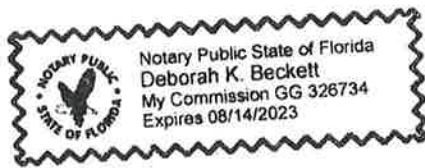


Exhibit A

Description of Improvements and Work Product (Skye Ranch Neighborhood One CP-1 (Phases 1, 3 and 8) Stormwater Improvements)

Drainage & Surface Water Management - All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Phases 1, 3 and 8 of CP-1 located in Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq., and further depicted below:



Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits,

zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Improvement	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Stormwater	\$356,788.02	\$356,788.02	\$0.00
Work Product	\$76,600.00	\$72,159.88	\$4,440.12
Totals	\$433,388.02	\$428,947.90	\$4,440.12

10/21/2022 9:18 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2928571

This instrument was prepared by and
upon recording should be returned to:

Doc Stamp-Deed: \$0.70
(This space reserved for Clerk)

KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

EASEMENT AGREEMENT

[CP-1, TRACT 502]

This **EASEMENT AGREEMENT** ("**Agreement**") is made and entered into this 17th day of October, 2022, by and among:

Taylor Morrison of Florida, Inc., a Florida corporation, whose mailing address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Developer**", and together with the Association, "**Grantor**"); and

LT Ranch Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes, whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("**District**" or "**Grantee**"); and

Skye Ranch Master Association, Inc., a Florida not-for-profit corporation, whose address is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Association**").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, irrigation improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of certain plats recorded in the Public Records of Sarasota County, Grantor reserved to itself the right to dedicate and/or dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plats; and

WHEREAS, Grantor desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described herein; and

WHEREAS, Grantor and District acknowledge that use of the Easement Areas is necessary for District to carry out its essential purpose; and

WHEREAS, the District has requested that Grantor grant to the District a perpetual easement over the Easement Areas and Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. Grantor hereby grants – to the extent of the Developer’s, and Association’s respective interests, if any – to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including but not limited to related lake bank landscaping – located within **Tract 502, LT Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq.**

3. INCONSISTENT USE. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein accorded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. DEFAULT. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that either the District or any owner of property upon which the Easement Areas are located seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

6. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

7. PUBLIC RECORDS. Grantor understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

9. BINDING EFFECT. This Easement Agreement and all of the provisions of this Easement Agreement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

10. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

12. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

13. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: Jamie Kuan
Name: Jamie Kuan

By: [Signature]
Name: Andrew Sorensen
Title: VP Sales

By: Brian Hughes
Name: Brian Hughes

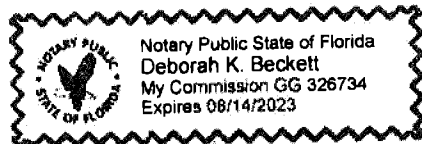
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of October 2022, by Andrew Sorensen as _____ of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Deborah K. Beckett
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

[Signature]
Name: Jamie Kucan

B-74
Name: Brian Hughes

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Name: John Holland
Title: Chairman

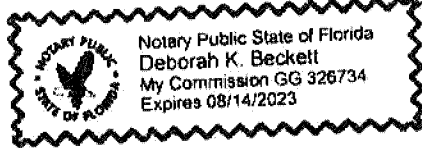
STATE OF FLORIDA
COUNTY OF Sar

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of October, 2022, by John Holland, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



WITNESS

SKYE RANCH MASTER ASSOCIATION, INC.

[Signature]
Name: June Kuc

[Signature]
Name: Yosvani Barreiro
Title: Board President

[Signature]
Name: Brian Hughes

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of October, 2022, by Yosvani Barreiro as President of Skye Ranch Master Association, who appeared before me this day in person, and who is either personally known to me, or produced [Signature] as identification.

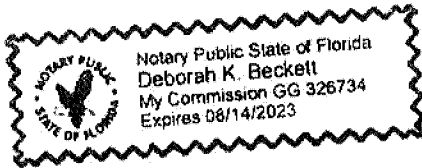
[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



RESOLUTION 2023-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN SKYE RANCH NEIGHBORHOOD ONE CP-1, PHASES 1 AND 2 UTILITIES AND CONVEYANCE OF CERTAIN SKYE RANCH NEIGHBORHOOD ONE CP-1, PHASES 1 AND 2 UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District and specifically relating to the area known as Skye Ranch Neighborhood One CP-1, Phases 1 and 2, which plan is detailed in the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 (together, "**Capital Improvement Program**"); and

WHEREAS, the District has authorized an *Acquisition Agreement* dated October 1, 2019, and the *First Amendment to the Acquisition Agreement* dated December 20, 2019, with Taylor Morrison of Florida, Inc. ("**Developer**") which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Program; and

WHEREAS, the Developer has advanced, funded, commenced, and completed certain utilities located within Tract 502, Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq ("**Utilities**"); and

WHEREAS, the District desires to confirm and approve all actions of the District Chairman and District Staff regarding the acquisition of the Utilities and subsequent conveyance of the Utilities to the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

RESOLUTION 2023-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN AND DISTRICT STAFF REGARDING THE ACQUISITION OF CERTAIN SKYE RANCH NEIGHBORHOOD ONE CP-1, PHASES 1 AND 2 UTILITIES AND CONVEYANCE OF CERTAIN SKYE RANCH NEIGHBORHOOD ONE CP-1, PHASES 1 AND 2 UTILITIES TO SARASOTA COUNTY, FLORIDA; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 1. The acquisition of the Utilities, the execution of documents relating to such acquisition of the Utilities, the conveyance of the Utilities to the County, and all actions taken in the furtherance of the acquisition and conveyance of the Utilities, are hereby declared and affirmed as being in the best interests of the District and are hereby approved and confirmed by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED THIS 8TH DAY OF NOVEMBER 2022.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman

Exhibit A: Acquisition of Public Infrastructure Improvements & Work Product, Skye Ranch Neighborhood One CP-1, Phases 1 and 2 Utilities

Exhibit A

Acquisition of Public Infrastructure Improvements & Work Product, Skye Ranch Neighborhood One
CP-1, Phases 1 and 2 Utilities

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308

TO: Jim Ward

FROM: Jere Earlywine and Katie Ibarra

RE: Summary of Acquisition of Skye Ranch Neighborhood One CP-1 Phases 1 & 2 Utilities

DATE: October 27, 2022

At this time, the LT Ranch Community Development District (“**District**”) is acquiring certain utilities improvements and work product (“**Acquired Improvements**” or “**Acquired Work Product**”) located in Skye Ranch Neighborhood One CP-1 from the Developer pursuant to the *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019. Upon acquisition, the District will convey the Acquired Improvements by Bill of Sale to Sarasota County for ownership, operation and maintenance. The Acquired Improvements and Acquired Work Product being funded are:

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Phase 1 Potable Water	\$39,522.50	\$39,522.50	\$0.00
Phase 1 Wastewater	\$18,260.00	\$18,260.00	\$0.00
Phase 1 Irrigation	\$46,308.05	\$46,308.05	\$0.00
Phase 1 Work Product	\$75,383.33	\$71,909.00	\$3,474.33
Phase 2 Potable Water	\$37,924.00	\$0.00	\$37,924.00
Phase 2 Wastewater	\$0.00	\$0.00	\$0.00
Phase 2 Irrigation	\$184,284.00	\$0.00	\$184,284.00
Phase 2 Work Product	\$86,383.33	\$71,909.00	\$14,474.33
TOTAL:	\$488,065.21	\$247,908.55	\$240,156.66

- Real estate rights for the conveyance exist by virtue of platted utility easements in favor of the County.
- Note that the **\$326,298.55** worth of Acquired Improvements was constructed by Ripa & Associates, LLC, pursuant to a contract with the Developer, but the Acquired Improvements are only a portion of a larger contract which involves additional improvements within and without the District’s boundaries. Of this amount, **\$104,090.55** will be paid immediately and the balance of **\$222,208.00** will be paid upon proof of payment by the Developer. Similarly, the **\$161,766.66** of Acquired Work Product were prepared by Atwell, LLC, pursuant to a contract with the Developer. Of this amount,

\$143,818.00 will be paid immediately and the balance of **\$17,948.66** will be paid upon proof of payment by the Developer.

- The District Engineer has identified and certified that the District is paying the correct amount for the Acquired Improvements and Acquired Work Product.

LT Ranch Community Development District
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements & Work Product
Skye Ranch Neighborhood One CP-1 Phases 1 & 2 Utilities

Dear Jim,

Pursuant to the *Acquisition Agreement* dated October 1, 2019 and the *First Amendment to the Acquisition Agreement* dated December 20, 2019 (together, "**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the LT Ranch Community Development District ("**District**") certain utilities improvements ("**Improvements**"), and work product ("**Work Product**") related to what is known as Skye Ranch Neighborhood One CP-1, and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds the amount of **\$488,065.21** which represents the actual cost of constructing and/or creating the Improvements¹ and Work Product.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to Sarasota County all of the District's rights, title and interest in the utility improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such Improvements to the extent required by Sarasota County, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

[CONTINUED ON FOLLOWING PAGE]

¹ As of October 1, 2022, the Developer has paid **\$247,908.55** to the Contractor and Engineer for the Improvements and Work Product. This amount will be processed by requisition from future bond proceeds by the District and paid to Developer. The District will process the remaining **\$240,156.66** by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

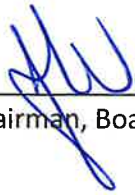
If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

Agreed to by:

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors



Name: JASON POTE

Title: Vice President

EXHIBIT A

Description of Skye Ranch Neighborhood One CP-1 Phases 1 & 2 Utilities Improvements & Work Product

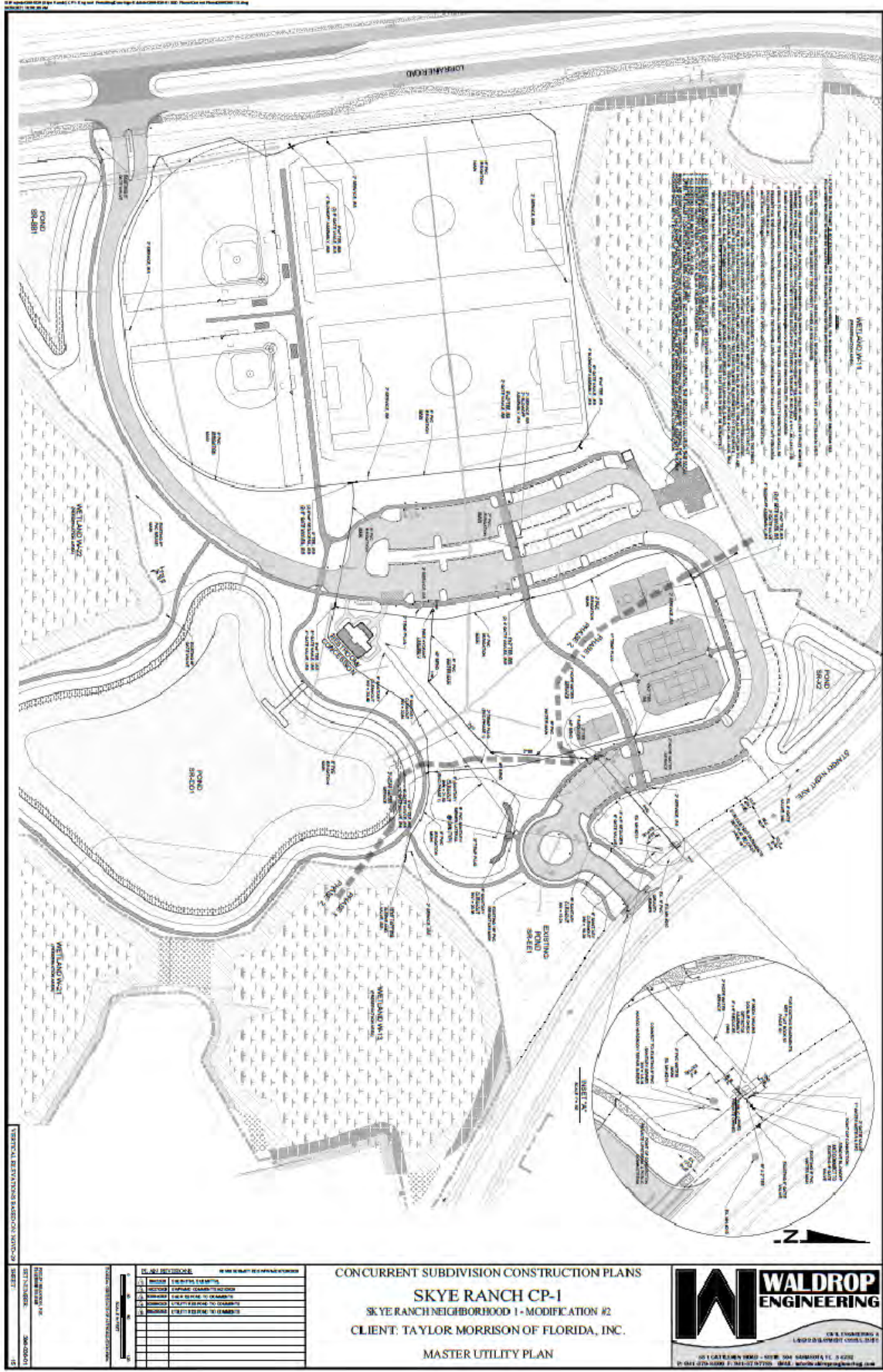
Utilities Improvements – All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq and further depicted in **Exhibit B** attached hereto.

Irrigation Improvements – All reclaim and irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq and further depicted in **Exhibit B** attached hereto.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Phase 1 Potable Water	\$39,522.50	\$39,522.50	\$0.00
Phase 1 Wastewater	\$18,260.00	\$18,260.00	\$0.00
Phase 1 Irrigation	\$46,308.05	\$46,308.05	\$0.00
Phase 1 Work Product	\$75,383.33	\$71,909.00	\$3,474.33
Phase 2 Potable Water	\$37,924.00	\$0.00	\$37,924.00
Phase 2 Wastewater	\$0.00	\$0.00	\$0.00
Phase 2 Irrigation	\$184,284.00	\$0.00	\$184,284.00
Phase 2 Work Product	\$86,383.33	\$71,909.00	\$14,474.33
TOTAL:	\$488,065.21	\$247,908.55	\$240,156.66

EXHIBIT B



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NO.	DESCRIPTION	DATE
1	DESIGN	10/15/10
2	REVISION	11/15/10
3	REVISION	12/15/10
4	REVISION	01/15/11
5	REVISION	02/15/11
6	REVISION	03/15/11
7	REVISION	04/15/11
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98	REVISION	11/15/18
99	REVISION	12/15/18
100	REVISION	01/15/19

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH CP-1
 SKYE RANCH NEIGHBORHOOD 1 - MODIFICATION #2
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
MASTER UTILITY PLAN

W

WALDROP

ENGINEERING

2015 CATHERINE ROAD - SUITE 304 SANDBORO, FL 33429
 P: 561-270-1000 F: 561-270-1070 WWW.WALDROPENGINEERING.COM

**CORPORATE DECLARATION REGARDING COSTS PAID
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]**


Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), and the developer of certain lands within the LT Ranch Community Development District ("**District**"), which is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Jason Pote, and I am Vice President of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the LT Ranch Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 ("**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

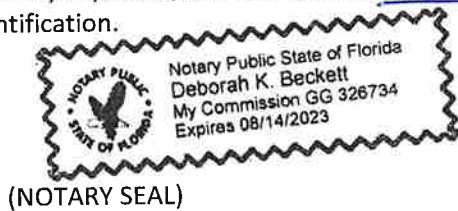
Executed this 26th day of October, 2022.

TAYLOR MORRISON OF FLORIDA, INC.


Name: Jason Pote
Title: Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn and subscribed to before me by means of physical presence or online notarization this 26 day of October, 2022, by Jason Pote as Vice President of TAYLOR MORRISON OF FLORIDA, INC., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA
Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Improvements and Work Product

EXHIBIT A

Description of Skye Ranch Neighborhood One CP-1 Phases 1 & 2 Utilities Improvements & Work Product

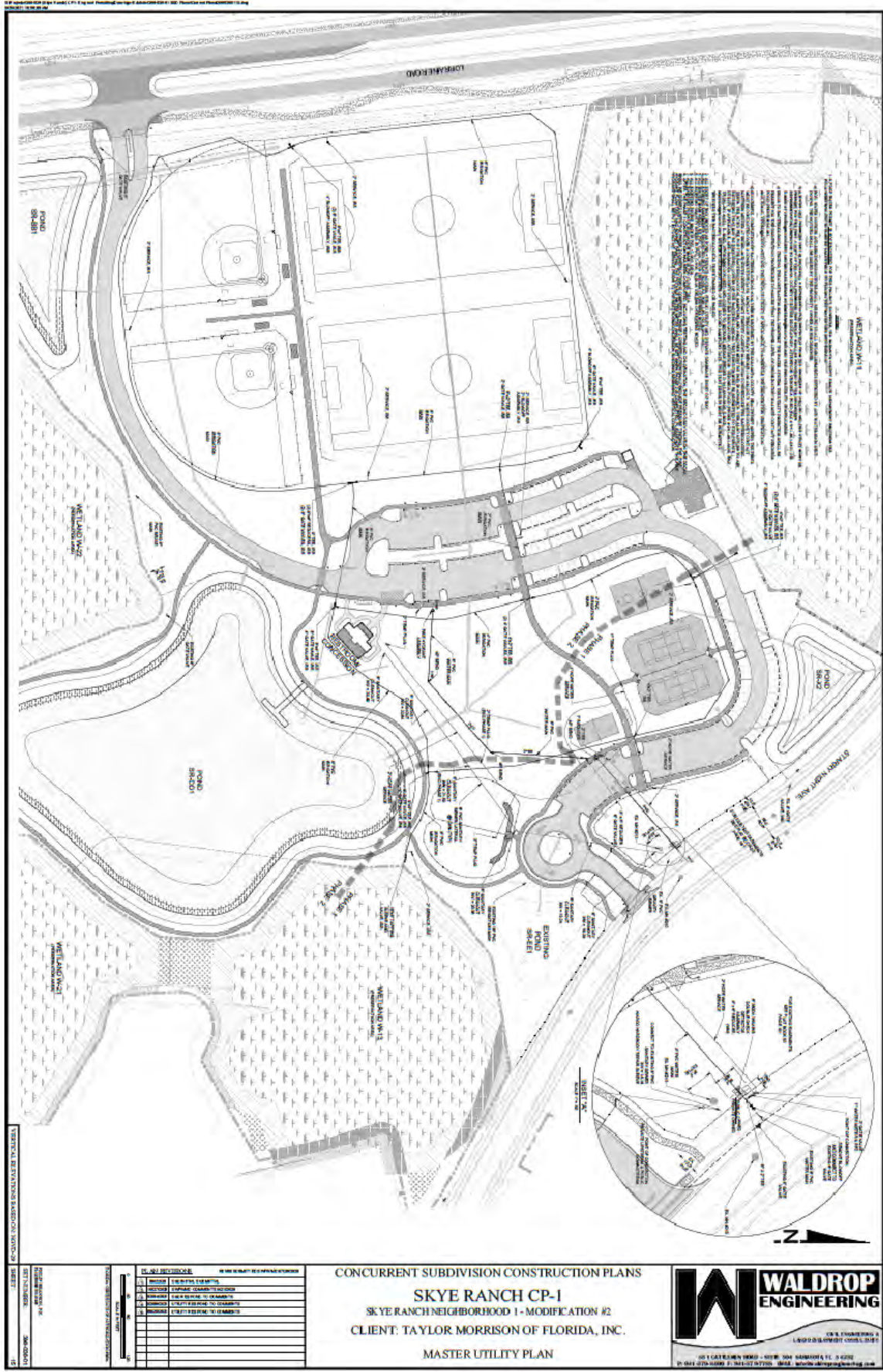
Utilities Improvements – All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq and further depicted in **Exhibit B** attached hereto.

Irrigation Improvements – All reclaim and irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq and further depicted in **Exhibit B** attached hereto.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Phase 1 Potable Water	\$39,522.50	\$39,522.50	\$0.00
Phase 1 Wastewater	\$18,260.00	\$18,260.00	\$0.00
Phase 1 Irrigation	\$46,308.05	\$46,308.05	\$0.00
Phase 1 Work Product	\$75,383.33	\$71,909.00	\$3,474.33
Phase 2 Potable Water	\$37,924.00	\$0.00	\$37,924.00
Phase 2 Wastewater	\$0.00	\$0.00	\$0.00
Phase 2 Irrigation	\$184,284.00	\$0.00	\$184,284.00
Phase 2 Work Product	\$86,383.33	\$71,909.00	\$14,474.33
TOTAL:	\$488,065.21	\$247,908.55	\$240,156.66

EXHIBIT B



DATE: 08/14/2014
 TIME: 10:00 AM
 PROJECT: SKYE RANCH CP-1
 SHEET: 15

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/2014
2	ISSUED FOR PERMITS	08/14/2014
3	ISSUED FOR PERMITS	08/14/2014
4	ISSUED FOR PERMITS	08/14/2014
5	ISSUED FOR PERMITS	08/14/2014
6	ISSUED FOR PERMITS	08/14/2014
7	ISSUED FOR PERMITS	08/14/2014
8	ISSUED FOR PERMITS	08/14/2014
9	ISSUED FOR PERMITS	08/14/2014
10	ISSUED FOR PERMITS	08/14/2014

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH CP-1
 SKYE RANCH NEIGHBORHOOD 1 - MODIFICATION #2
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING
 CIVIL ENGINEERING &
 LANDSCAPE ARCHITECTURE
 201 E. GATEWAY BLVD. - SUITE 300 - SANDBORO, FL 32082
 P: 407.270.1000 F: 407.270.1070 WWW.WALDROPENGINEERING.COM

CONSULTING ENGINEER'S CERTIFICATE
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]

OCTOBER 13th, 2022

Board of Supervisors
LT Ranch Community Development District

Ladies and Gentlemen:

The undersigned, a representative of Atwell, LLC ("**Consulting Engineer**"), as engineer for the LT Ranch Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), and work product ("**Work Product**") as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the *Master Engineer's Report*, dated April 2019, as revised November 6, 2019, as supplemented by the *2019 Project Supplement to the Master Engineer's Report*, dated April 2019, as revised November 6, 2019, and as supplemented by the *2022 Project Supplement to the Master Engineer's Report date April 2019 (as revised November 6, 2019)*, dated May 2022 ("**Engineer's Report**"), and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and/or Work Product, and (ii) the reasonable fair market value of the Improvements and/or Work Product.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements and Work Product.

I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

FURTHER AFFIANT SAYETH NOT.



Ronald Schwied, P.E.
Atwell, LLC
Florida Registration No. 65694
Consulting Engineer

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 13 day of October 2022, by Ronald Schwied as Consulting Engineer of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)





NOTARY PUBLIC, STATE OF FLORIDA
Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Skye Ranch Neighborhood One CP-1 Phases 1 & 2 Utilities Improvements & Work Product

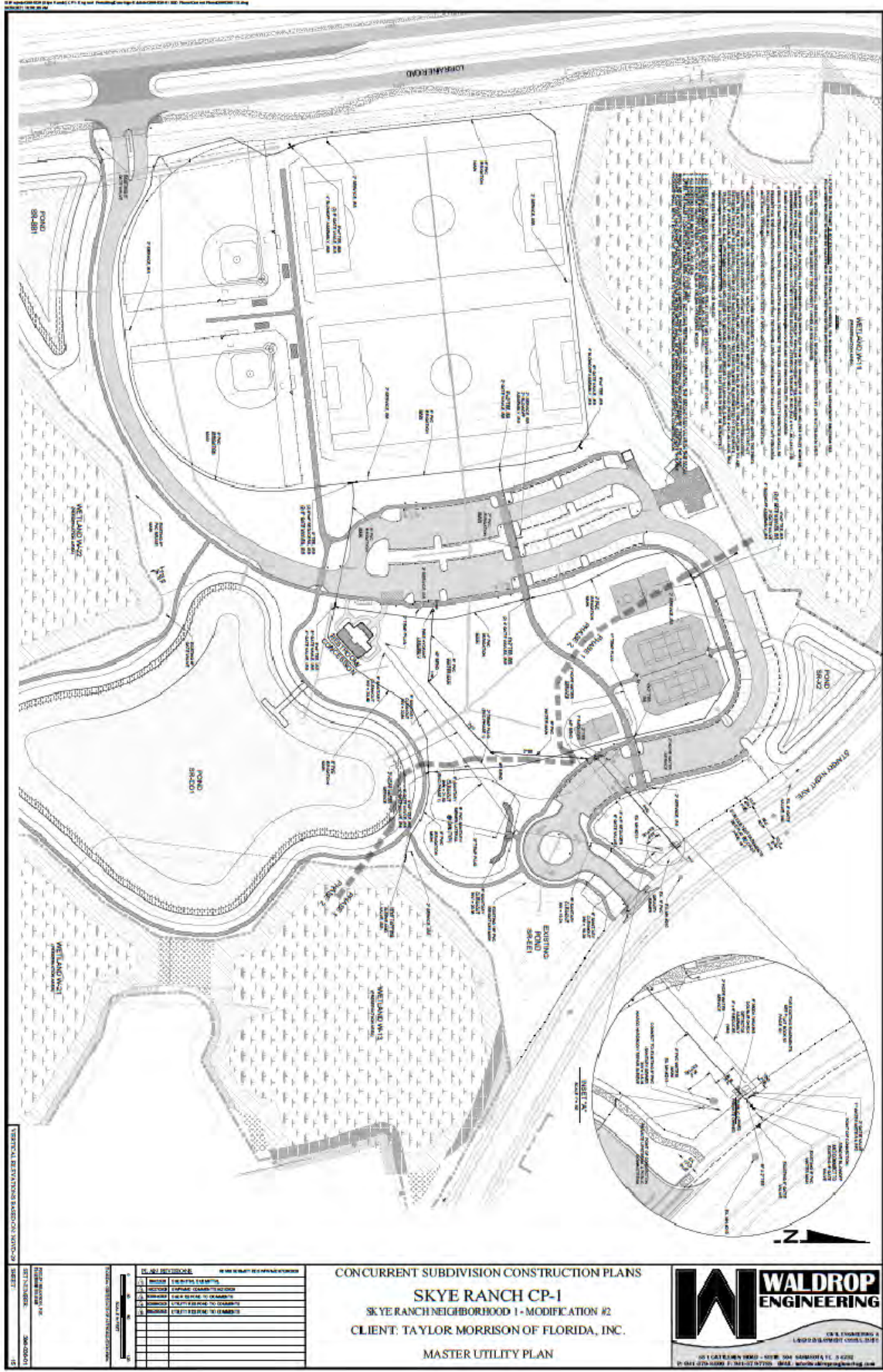
Utilities Improvements – All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq and further depicted in **Exhibit B** attached hereto.

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Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Phase 1 Potable Water	\$39,522.50	\$39,522.50	\$0.00
Phase 1 Wastewater	\$18,260.00	\$18,260.00	\$0.00
Phase 1 Irrigation	\$46,308.05	\$46,308.05	\$0.00
Phase 1 Work Product	\$75,383.33	\$71,909.00	\$3,474.33
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Phase 2 Wastewater	\$0.00	\$0.00	\$0.00
Phase 2 Irrigation	\$184,284.00	\$0.00	\$184,284.00
Phase 2 Work Product	\$86,383.33	\$71,909.00	\$14,474.33
TOTAL:	\$488,065.21	\$247,908.55	\$240,156.66

EXHIBIT B



SHEET NO. 15
 DATE: 08/14/2014
 PROJECT: SKYE RANCH CP-1
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/14/2014
2	REVISED	08/14/2014
3	REVISED	08/14/2014
4	REVISED	08/14/2014
5	REVISED	08/14/2014
6	REVISED	08/14/2014
7	REVISED	08/14/2014
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17	REVISED	08/14/2014
18	REVISED	08/14/2014
19	REVISED	08/14/2014
20	REVISED	08/14/2014

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH CP-1
 SKYE RANCH NEIGHBORHOOD 1 - MODIFICATION #2
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 201 GATEWAY BLVD - SUITE 300 - SANDBORO, FL 32082
 P: 407.270.1000 F: 407.270.1070 WWW: www.waldrop-engineering.com

ACKNOWLEDGMENT AND RELEASE
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 13th day of October, 2022, by **Atwell, LLC**, having offices located at 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135 ("**Professional**"), in favor of the **LT Ranch Community Development District ("District")**, which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement ("**Contract**") dated _____, as amended, and between Professional and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Professional has created for Developer certain work product, as described in **Exhibit A ("Work Product")**; and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes.


3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Professional in the amounts set forth in **Exhibit A**, and Developer agrees to timely make payment for all remaining amounts owed. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

ATWELL, LLC



By: Philip Brannon
Its: Project Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of October, 2022, by Philip Brannon, as Project Manager of Atwell, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Jessica Fritz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



EXHIBIT A

Description of Skye Ranch Neighborhood One CP-1
Phases 1 & 2 Utilities Work Product

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

ACKNOWLEDGMENT AND RELEASE
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the 20 day of October, 2022, by **Ripa and Associates, LLC**, having offices located at 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 (“Contractor”), in favor of the **LT Ranch Community Development District** (“District”), which is a local unit of special-purpose government situated in Sarasota County, Florida, and having offices at c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

RECITALS

WHEREAS, pursuant to that certain agreement (“Contract”) dated _____, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** (“Improvements”); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts may still be owed to Contractor in the amounts set forth in **Exhibit A**, and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

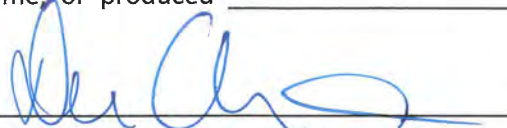
SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

RIPA AND ASSOCIATES, LLC


By: JOE PETILE
Its: CEO

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of OCTOBER, 2022, by JOE PETILE, as CEO of RIPA ASSOC. LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

Name: Devin Christian
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

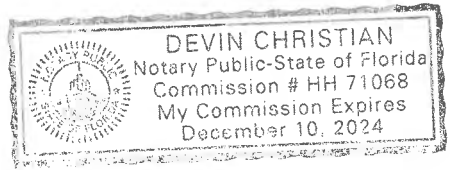


EXHIBIT A

Description of Skye Ranch Neighborhood One CP-1 Phases 1 & 2 Utilities Improvements & Work Product

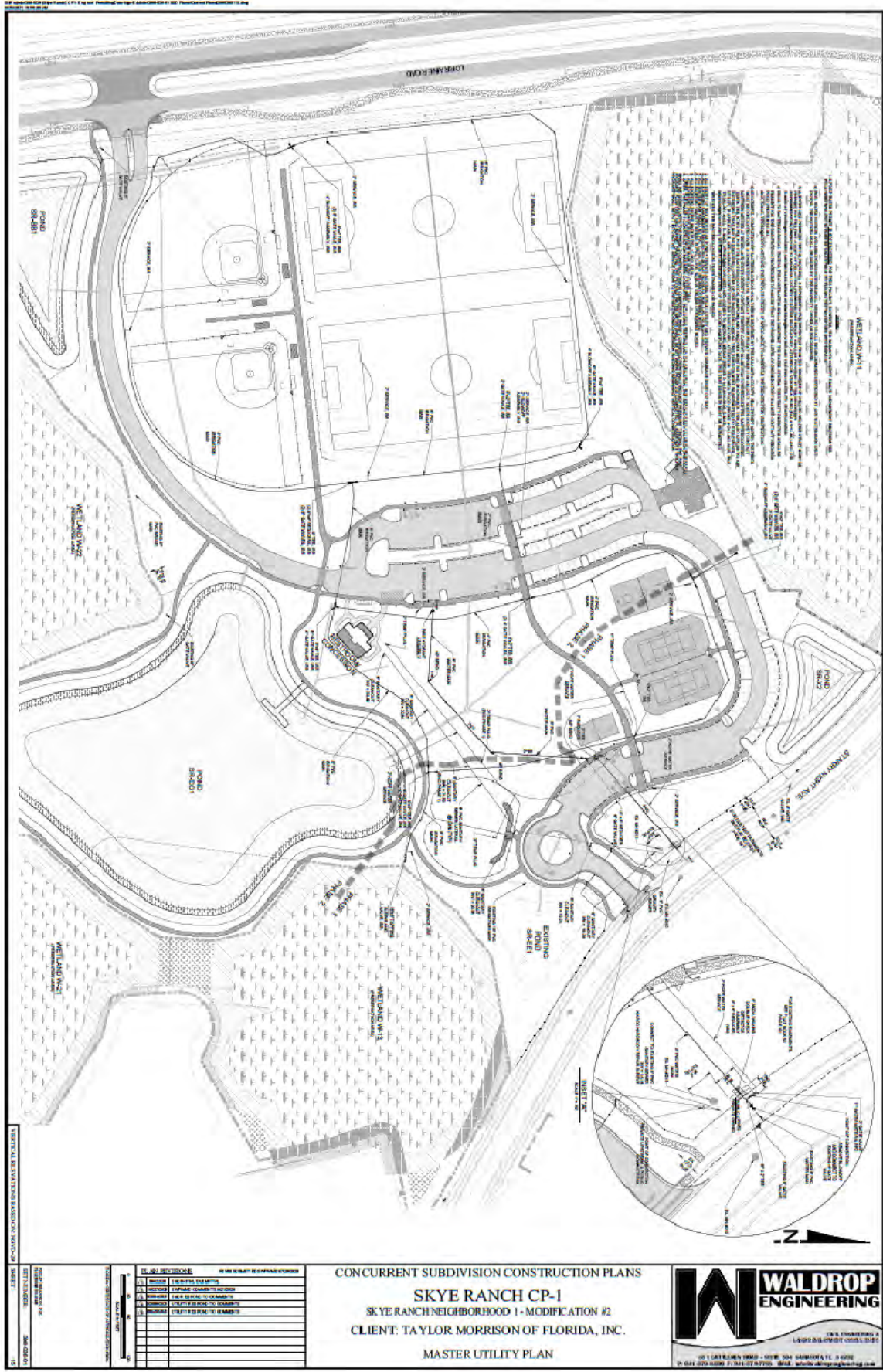
Utilities Improvements – All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq and further depicted in **Exhibit B** attached hereto.

Irrigation Improvements – All reclaim and irrigation systems, including but not limited to wells, pumps, lines, spray heads and related system components, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq and further depicted in **Exhibit B** attached hereto.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Phase 1 Potable Water	\$39,522.50	\$39,522.50	\$0.00
Phase 1 Wastewater	\$18,260.00	\$18,260.00	\$0.00
Phase 1 Irrigation	\$46,308.05	\$46,308.05	\$0.00
Phase 1 Work Product	\$75,383.33	\$71,909.00	\$3,474.33
Phase 2 Potable Water	\$37,924.00	\$0.00	\$37,924.00
Phase 2 Wastewater	\$0.00	\$0.00	\$0.00
Phase 2 Irrigation	\$184,284.00	\$0.00	\$184,284.00
Phase 2 Work Product	\$86,383.33	\$71,909.00	\$14,474.33
TOTAL:	\$488,065.21	\$247,908.55	\$240,156.66

EXHIBIT B



NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS.
2. THE CLIENT HAS REPRESENTED THAT ALL UTILITIES SHOWN ARE ACCURATE AND COMPLETE.
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS.
4. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE ACCURACY OF THE UTILITIES SHOWN.
5. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE DEPTHS OF THE UTILITIES SHOWN.
6. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE MATERIALS OF THE UTILITIES SHOWN.
7. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE CONDITION OF THE UTILITIES SHOWN.
8. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF THE UTILITIES SHOWN.
9. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE SIZE OF THE UTILITIES SHOWN.
10. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE TYPE OF THE UTILITIES SHOWN.
11. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE DATE OF THE UTILITIES SHOWN.
12. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE AUTHORITY OF THE UTILITIES SHOWN.
13. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE OWNERSHIP OF THE UTILITIES SHOWN.
14. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LIABILITY OF THE UTILITIES SHOWN.
15. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE RISK OF THE UTILITIES SHOWN.
16. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE COST OF THE UTILITIES SHOWN.
17. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE TIME OF THE UTILITIES SHOWN.
18. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE QUALITY OF THE UTILITIES SHOWN.
19. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE QUANTITY OF THE UTILITIES SHOWN.
20. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF THE UTILITIES SHOWN.

CONCURREN SUBDIVISION CONSTRUCTION PLANS

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/2010
2	FINAL PLAN	10/15/2010
3	AS BUILT	10/15/2010
4	REVISION	10/15/2010
5	REVISION	10/15/2010
6	REVISION	10/15/2010
7	REVISION	10/15/2010
8	REVISION	10/15/2010
9	REVISION	10/15/2010
10	REVISION	10/15/2010

CONCURREN SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH CP-1
 SKYE RANCH NEIGHBORHOOD 1 - MODIFICATION #2
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 201 GATEWAY BLVD - SUITE 300 - SANDBORO, FL 32082
 P: 407.270.1000 F: 407.270.1070 WWW.WALDROPENGINEERING.COM

BILL OF SALE AND LIMITED ASSIGNMENT
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this 26th day of October 2022, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **LT Ranch Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o James P. Ward, District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements and Work Product are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements or Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

TAYLOR MORRISON OF FLORIDA, INC.

By: [Signature]
Name: SANDRA L BURNS

By: [Signature]
Name: JASON POTE
Title: Vice President

By: [Signature]
Name: Matt Strauss

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of October 2022, by Jason Pote as Vice President of Taylor Morrison of Florida, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)

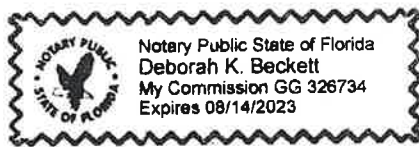


EXHIBIT A

Description of Skye Ranch Neighborhood One CP-1 Phases 1 & 2 Utilities Improvements & Work Product

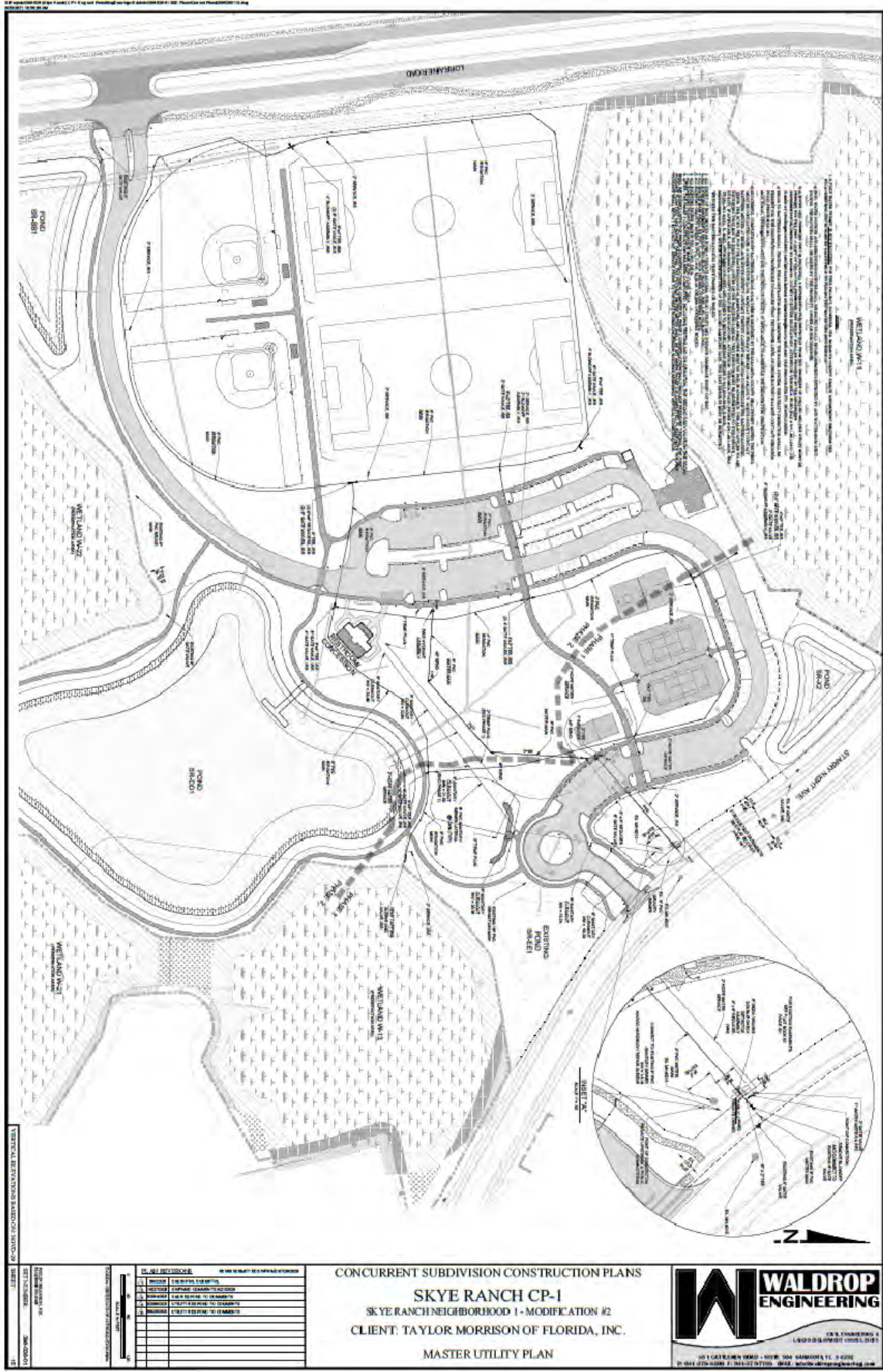
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Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

Description	CDD Eligible Amount	Paid to Date (From Developer to Contractor)	Balance Owed
Phase 1 Potable Water	\$39,522.50	\$39,522.50	\$0.00
Phase 1 Wastewater	\$18,260.00	\$18,260.00	\$0.00
Phase 1 Irrigation	\$46,308.05	\$46,308.05	\$0.00
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Phase 2 Work Product	\$86,383.33	\$71,909.00	\$14,474.33
TOTAL:	\$488,065.21	\$247,908.55	\$240,156.66

EXHIBIT B



DATE: 08/14/2014
 TIME: 10:00 AM
 PROJECT: SKYE RANCH CP-1
 SHEET: 15

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/2014
2	ISSUED FOR PERMITS	08/14/2014
3	ISSUED FOR PERMITS	08/14/2014
4	ISSUED FOR PERMITS	08/14/2014
5	ISSUED FOR PERMITS	08/14/2014
6	ISSUED FOR PERMITS	08/14/2014
7	ISSUED FOR PERMITS	08/14/2014
8	ISSUED FOR PERMITS	08/14/2014
9	ISSUED FOR PERMITS	08/14/2014
10	ISSUED FOR PERMITS	08/14/2014

CONCURRENT SUBDIVISION CONSTRUCTION PLANS
SKYE RANCH CP-1
 SKYE RANCH NEIGHBORHOOD 1 - MODIFICATION #2
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 MASTER UTILITY PLAN

WALDROP ENGINEERING
 CIVIL ENGINEERING &
 LANDSCAPE ARCHITECTURE
 201 GATEWAY BLVD - SUITE 300 - SANDBORO, FL 33429
 P: 407.270.1000 F: 407.270.1070 WWW.WALDROPENGINEERING.COM

**BILL OF SALE/AFFIDAVIT OF NO LIENS
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]**

KNOW ALL MEN BY THESE PRESENTS, that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it paid by the COUNTY OF SARASOTA, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto the COUNTY OF SARASOTA, its successors and assigns, all those certain goods and chattels located in the COUNTY OF SARASOTA, and the State of Florida, more particularly described as follows:

All potable water and wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, lift stations, services, tees, equipment and appurtenances hereto, in each case located within or upon Tract 502, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Pages 218 et seq and further depicted in **Exhibit B** attached hereto, identified in the plat known as Skye Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 et seq.

It is the purpose and intent of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT to convey to the COUNTY OF SARASOTA by this Bill of Sale all property comprising said water supply distribution system and/or wastewater collection system to and within the above described property, together with all of the rights of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT arising out of any and all guarantees, performance bonds, contracts and agreements of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT in connection with said water supply distribution system and/or wastewater collection system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the LT RANCH COMMUNITY DEVELOPMENT DISTRICT, in and to and in connection with the aforesaid water supply distribution system and/or wastewater collection system reserving however, similar non-exclusive easement rights in LT RANCH COMMUNITY DEVELOPMENT DISTRICT for other utility purposes.

TO HAVE AND TO HOLD the same unto the COUNTY OF SARASOTA, its successors and assigns, forever.

AND THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT does for itself and its successors covenant to and with the COUNTY OF SARASOTA, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the COUNTY OF SARASOTA, its successors and assigns, against lawful claims and demands of all persons whomsoever.


[CONTINUED ON FOLLOWING PAGE]


IN WITNESS WHEREOF, the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed and its name be its proper officers and its corporate seal to be affixed, this 26 day of October, 2022.

WITNESS

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



Name: Matt Stravy


Name: John Wollard
Title: Chairperson


Name: Anita Kintaricene

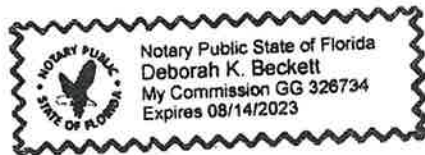
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of October, 2022, by John Wollard, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)




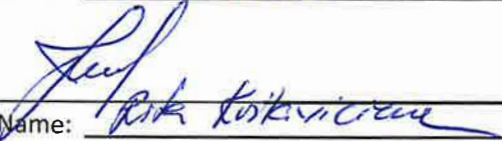
CERTIFICATION OF NO CONTRIBUTIONS
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]

This certifies that the LT RANCH COMMUNITY DEVELOPMENT DISTRICT has received no advances or contributions in aid of construction, refundable or non-refundable, from customers or potential customers of the SARASOTA COUNTY UTILITY SYSTEM, or from the owner or owners, past or present, of any lots or tracts being served by the water supply distribution system and/or wastewater collection system facilities to and within that subdivision and lands known and described on or in exhibit "A" attached hereto and made a part hereof or by others for the construction of such facilities; that there are no past, existing or pending agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being served or to be served by such facilities which might adversely affect the operation of the water supply distribution system and/or wastewater collection system which might result in claims that all or some part of the cost of the water supply distribution system and/or wastewater collection system has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.


Dated at _____ this 25th day of October, 2022.

WITNESS


Name: Matt Strauss

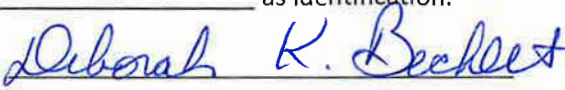

Name: Rick Lukivich

LT RANCH COMMUNITY DEVELOPMENT DISTRICT


Name: John Wollard
Title: CHAIR PERSON

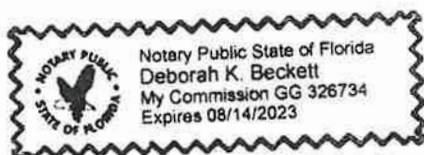
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of October, 2022, by John Wollard, as Chairperson of LT Ranch Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

Name: Deborah K. Beckett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

(NOTARY SEAL)



WARRANTY AND GUARANTEE
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]

Project Name: SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES


Permit No.: _____

This document does hereby convey to Sarasota County Government the required Contractual Guaranty required per Ordinance Number 2011-044 (Uniform Water, Wastewater and Reuse Systems Code).

As To District: LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("District")

The District represents and warrants District extension from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of final acceptance of developer's extension by Sarasota County Government.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By:  John Wollard
Its: Chairman
Date: October 26, 2022
c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone 954-658-4900

As To Contractor: RIPA AND ASSOCIATES, LLC

The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

[SIGNATURE ON NEXT PAGE]

By: _____
Its: _____
Date: _____
1409 Tech Boulevard, Suite 1
Tampa, Florida 33619
Phone: _____

Date of County Acceptance: _____ Utility Inspector: _____

WARRANTY AND GUARANTEE
[SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES]

Project Name: SKYE RANCH NEIGHBORHOOD ONE CP-1 PHASES 1 & 2 UTILITIES

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]

By: _____

Its: Chairman

Date: _____

c/o James P. Ward, District Manager
JP Ward & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
Phone 954-658-4900

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The contractor represents and warrants to and through the District that the District's extension they installed for the development from and against any defects in material and workmanship that is discovered or arises within a period of one (1) year following the date of acceptance of District's extension by Sarasota County Government.

RIPA AND ASSOCIATES, LLC

By: 

Its: CEO

Date: 10/20/2022

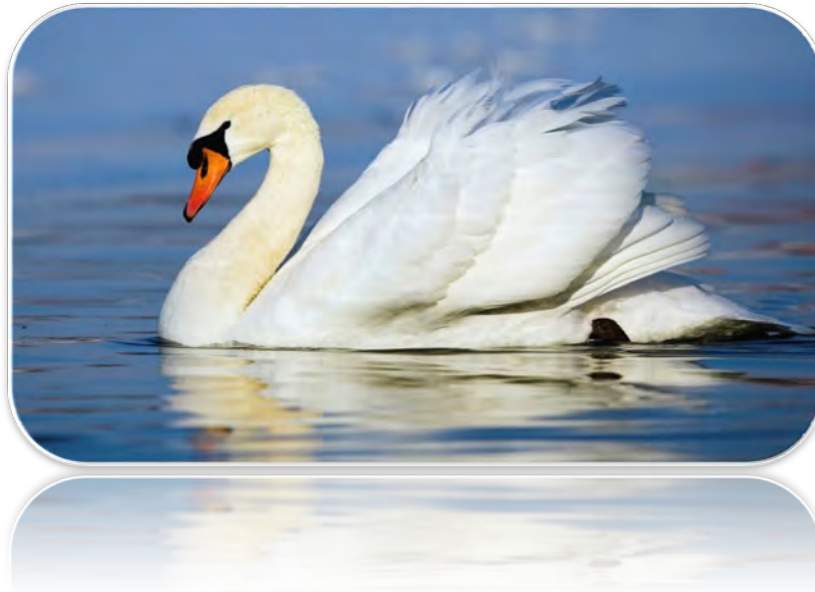
1409 Tech Boulevard, Suite 1

Tampa, Florida 33619

Phone: 813 623-6777

Date of County Acceptance: _____ Utility Inspector: _____

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
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<i>General Fund</i>	<i>3-7</i>
<i>Debt Service Fund</i> <i>Series 2019</i>	<i>8</i>
<i>Capital Project Fund</i> <i>Series 2019</i>	<i>9</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 20,763	\$ -	\$ -	\$ -	\$ 20,763
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,123			362,123
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
Due from Other Funds					
General Fund	-	9,641	-	-	9,641
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
	-	-	-	-	-
Other Assets - Current					
	-	-	-	-	-
Assessments Receivable	193,263	-	-	-	193,263
Amount Available in Debt Service Funds	-	-	-	848,614	848,614
Amount to be Provided by Debt Service Funds	-	-	-	15,246,386	15,246,386
Total Assets	\$ 214,026	\$ 848,614	\$ 374	\$ 16,095,000	\$ 17,158,014

LT Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2022

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	193,263		307,756		501,019
Due to Other Funds	-				
General Fund	-	-	-	-	-
Debt Service Fund(s)	9,641	-	-	-	9,641
Bonds Payable					
Current Portion				\$0	-
Long Term					
Series 2019				\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl			\$54,012		54,012
Total Liabilities	\$ 202,904	\$ -	\$ 361,768	\$ 16,095,000	\$ 16,659,672
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Audited)	-	848,583	(361,394)	-	487,189
Results from Current Operations	-	32	-	-	32
Unassigned					
Beginning: October 1, 2021 (Audited)	17,645	-	-	-	17,645
Results from Current Operations	(6,523)	-	-	-	(6,523)
Total Fund Equity and Other Credits	\$ 11,122	\$ 848,614	\$ (361,394)	\$ -	\$ 498,343
Total Liabilities, Fund Equity and Other Credits	\$ 214,026	\$ 848,614	\$ 374	\$ 16,095,000	\$ 17,158,014

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$0	\$ -	N/A
Interest				
Interest - General Checking	-	\$0	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	20	\$20	674,995	0%
Special Assessments - Off-Roll	-	\$0	-	N/A
Note Proceeds		\$0	-	N/A
Intragovernmental Transfer In	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$20	\$ 674,995	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,417	\$3,417	41,000	8%
Financial and Administrative				
Audit Services	-	\$0	4,300	0%
Accounting Services	1,417	\$1,417	17,000	8%
Assessment Roll Services	1,417	\$1,417	17,000	8%
Arbitrage Rebate Services	-	\$0	500	0%
Other Contractual Services				
Legal Advertising	-	\$0	2,000	0%
Trustee Services		\$0	6,695	0%
Dissemination Agent Services	-	\$0	5,000	0%
Property Appraiser Fees	-	\$0	-	N/A
Bank Service Fees	33	\$33	250	13%
Communications & Freight Services				
Postage, Freight & Messenger	-	\$0	200	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	\$0	2,000	0%
Insurance	-	\$0	6,000	0%
Printing & Binding	-	\$0	600	0%
Subscription & Memberships	-	\$0	175	0%
Legal Services				
Legal - General Counsel	-	\$0	7,500	0%
Legal - Series 2019 Bonds	-	\$0	-	N/A
Other General Government Services				
Engineering/ Asset Mgmt Services	-	\$0	7,500	0%
Stormwater Needs Analysis	-	\$0	-	N/A
NPDES	-	\$0	-	N/A
Contingencies	-	\$0	-	N/A
Other Current Charges	-	\$0	-	N/A
Stormwater Management Services				
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	\$0	19,000	0%
Repairs and Maintenance				
Aquatic Weed Control	-	\$0	15,500	0%
Littoral Shelf - Invasive Plant Control	-	\$0	3,200	0%
Lake Bank Maintenance	-	\$0	-	N/A
Detention Area Maintenance	-	\$0	-	N/A
Water Quality Testing	-	\$0	-	N/A
Littoral Shelf Planting	-	\$0	-	N/A
Control Structures, Catch Basins & Outfalls			22,500	0%
Preserve Services				N/A
Wetland Maintenance	-	\$0	37,800	0%
Enhancement Area Maintenance	-		33,400	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Creation Area Maintenance	-	\$0	-	N/A
Contingencies	-	\$0	11,240	0%
Operating Supplies	-	\$0	-	N/A
Capital Outlay	-	\$0	-	N/A
Lorraine Road Maintenance				
Professional Services				
Asset Management	-	\$0	10,000	0%
Utility Services				
Electric - Street Lights	260	\$260	11,200	2%
Irrigation Water	-	\$0	10,200	0%
Repairs and Maintenance				
Landscape Maintenance				
Periodic Maintenance	-	\$0	176,800	0%
Frost Damage	-	\$0	-	N/A
Vehicular Damage	-	\$0	36,000	0%
Tree Trimming	-	\$0	11,000	0%
Landscape Replacements	-	\$0	21,000	0%
Mulch Installation	-	\$0	34,000	0%
Annuals	-	\$0	6,000	0%
Roadway Lighting	-	\$0	6,000	0%
Landscape Lighting	-	\$0	-	N/A
Fountain Services	-	\$0	6,800	0%
Irrigation System	-	\$0	4,000	0%
Contingencies	-	\$0	15,080	0%
Operating Supplies	-	\$0	-	N/A
Capital Outlay	-	\$0	-	N/A
Contingencies	-	\$0	-	N/A
Community Park				

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Professional Services				
Asset Management	-	\$0	6,000	0%
Utility Services				
Electric	-	\$0	-	N/A
Water and Sewer	-	\$0	-	N/A
Repairs and Maintenance				
Landscape Maintenance	-	\$0	19,800	0%
Tree Trimming	-	\$0	-	N/A
Landscape Replacements	-	\$0	-	N/A
Mulch Installation	-	\$0	1,600	0%
Irrigation System	-	\$0	2,200	0%
Snack Shack				
Utility Services				
Electric	-	\$0	-	N/A
Water and Sewer	-	\$0	-	N/A
Building Maintenance	-	\$0	-	N/A
Miscellaneous Repairs	-	\$0	-	N/A
Playground				
Miscellaneous Repairs	-	\$0	2,500	0%
Dog Park				
Miscellaneous Repairs	-	\$0	1,000	0%
Outdoor Sport Courts				
Miscellaneous Repairs	-	\$0	2,000	0%
Contingencies	-	\$0	1,455	0%
Reserves				
Operational Reserve (Future Years)	-	\$0	30,000	N/A
Other Financing Uses				
Note Payable-TM to Fund FY 2022 Operations	-	\$0	-	N/A

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
Other Fees and Charges	-	\$0	-	N/A
Discounts/Collection Fees		\$0	-	
Sub-Total:	6,543	\$6,543	674,995	1%
<hr/>				
Total Expenditures and Other Uses:	\$ 6,543	\$6,543	\$ 674,995	1%
<hr/>				
Net Increase/ (Decrease) in Fund Balance	(6,523)	-\$6,523	-	
Fund Balance - Beginning	17,645	\$17,645	-	
Fund Balance - Ending	\$ 11,122	\$11,122	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	2	2	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	-	N/A
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	28	28	954,397	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 32	\$ 954,397	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019	-	-	335,000	0%
Principal Debt Service - Early Redemptions				
Series 2019	-	-	-	N/A
Interest Expense				
Series 2019	-	-	621,660	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	32	(2,263)	
Fund Balance - Beginning	848,583	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 848,614	\$ (2,263)	

Prepared by:

JPWARD and Associates, LLC

**LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	-	\$ -	N/A
Interest Income				
Construction Account	-	-	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
Debt Proceeds	-	-	\$ -	N/A
Developer Contributions	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	N/A
Other Contractual Services				
Trustee Services	-	-	\$ -	N/A
Printing & Binding	-	-	\$ -	N/A
Capital Outlay				
Water-Sewer Combination	-	-	\$ -	N/A
Stormwater Management	-	-	\$ -	N/A
Landscaping	-	-	\$ -	N/A
Roadway Improvement	-	-	\$ -	N/A
Cost of Issuance				
Legal - Series 2019 Bonds	-	-	\$ -	N/A
Underwriter's Discount	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ -	

Prepared by:

JPWARD and Associates, LLC