

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JUNE 24, 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NE 37th STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

June 17, 2025

Board of Supervisors

LT Ranch South Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch South Community Development District will be held on **Tuesday, June 24, 2025, at 1:30 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**

The following Webex link and telephone number are provided to join/watch the meeting remotely.

<https://districts.webex.com/districts/j.php?MTID=mb22407a5c256fa223d43a719edef37a1>

Access Code: **2330 096 0843**, Event password: Jpward

Phone: **408-418-9388** Access code **2330 096 0843**, password: **Jpward** to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda Item

1. Call to Order & Roll Call.
2. Notice of Advertisement of Meetings.
3. Administration of Oath of Office for the Board of Supervisors of the LT Ranch South Community Development District.
 - a) Oath of Office.
 - b) Guide to the Sunshine Amendment and Code of Ethics.
 - c) Form 1 – Statement of Financial Interests.
4. Consideration of **Resolution 2025-25**, a Resolution of the Board of Supervisors Re-Designating Officers of the LT Ranch South Community Development District following the Landowners' Election.
5. Consideration of **Resolution 2025-26**, 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*.

6. Consideration of **Resolution 2025-27**, a Resolution of the Board of Supervisors extending the Terms of Office of all current Supervisors to coincide with the General Election pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date
7. Consideration of Minutes:
 - I. April 23, 2025 – Organizational Meeting.
8. **PUBLIC HEARINGS.**
 - I. **FISCAL YEAR 2025 and 2026 BUDGET.**
 - a) Public Comment and Testimony.
 - b) Board Comment and Consideration.
 - c) Consideration of **Resolution 2025-28**, the Board of Supervisors of the LT Ranch South Community Development District adopting the annual appropriation and budget for Fiscal Year 2025 and Fiscal Year 2026.
 - II. **CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – MASTER LIEN FOR ASSESSMENT AREA ONE.**
 - a) Public Comment and Testimony.
 - b) Board Comment and Consideration.
 - c) Consideration of **Resolution 2025-29**, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District making certain findings; authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an estimated cost of improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the finalization of Special Assessments; addressing the payment of Special Assessments and the Method of Collection; Providing for the allocation of Special Assessments and True-Up Payments; Addressing Government Property, and making provisions relating to the transfer of Real Property to units of Local, State and Federal Government; Authorizing the recording of an Assessment Notice; and providing for severability, conflicts and an effective date.
 - III. **CONFIRMING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES.**
 - a) Public Comment and Testimony.
 - b) Board Comment and Consideration.
 - c) Consideration of **Resolution 2025-30**, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District confirming the Districts intent to utilize the Uniform Method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the LT Ranch South Community Development District.
9. Consideration of a Budget Funding Agreement between Taylor Morrison of Florida, Inc., and the District to fund the District’s Fiscal Year 2025 & 2026 General Fund Operating Budgets in lieu of the District levying assessments.
10. Consideration of **Resolution 2025-31**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026.

11. Ranking of engineering proposal to serve as District Engineer and consideration and approval of a Master Engineering Services Agreement.
 - a) Ranking of engineering proposals.
 - b) Consideration and approval of the form of Master Engineering Services Agreement between the LT Ranch South Community Development District and the chosen firm for Engineering Services.
12. Staff Reports
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Special District Reporting: Goals and Objectives for Fiscal Year 2026.
 - b) **Board Meeting Dates for Balance of Fiscal Year 2025.**
13. Supervisor's Requests.
14. Public Comments.

The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

15. Adjournment.

Summary of Agenda

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

The second order of business is the Notice of Advertisement of the Landowners, Public Hearings and Regular Meetings.

The third order of business is general in nature and the Board Members who were elected at the Landowners' meeting held just prior to today's meeting will subscribe to an Oath of Office and will be sworn in at the meeting.

In addition, the newly elected Board must file a Form 1 – Statement of Financial Interests, which must be filed with the Commission on Ethics within thirty (30) days of being seated on this Board (filing deadline is July 24, 2025). Please be advised that failure to file the Form 1 on time may result in a daily fine of up to \$25.00, as imposed by the Commission on Ethics. The State has recently become more stringent in enforcing timely filings. It is crucial submitting the Form 1 by the deadline to avoid any penalties.

Additionally, if any of the newly elected Board currently sits as members of any other Community Development District Boards, you must amend your current Form 1 – Statement of Financial Interests to now include the LT Ranch South Community Development District. The amended form must be filed with the Commission on Ethics within thirty (30) days of being seated on this Board of Supervisors (filing deadline is July 24, 2025).

The fourth order of business is the consideration of **Resolution 2025-25**, which designates the officers of the LT Ranch South Community Development District after the outcome of the Landowners' Election which was held on June 24, 2025. 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 consideration of **Resolution 2025-26**, a Resolution of the Board of Supervisors of the LT Ranch South 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.

We will insert the names and number of votes for each of the individuals that are elected at the landowners' meeting. Of specific note is the manner in which terms for the supervisors will be set.

The two persons receiving the highest two vote totals would serve the two terms expiring June 2029 and the other three persons would serve out the remainder of the terms expiring June 2027.

The sixth order of business is the consideration of **Resolution 2025-27**, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District extending the Terms of Office of all current Supervisors to coincide with the General Election pursuant to Section 190.006 of the Florida Statutes; providing for severability; and providing an effective date.

The seventh order of business is the consideration of the Minutes from the LT Ranch South Community Development District Board of Supervisors Organizational Meeting held on April 23, 2025.

The eighth order of business deals with the 3 (3) required Public Hearings to consider: (a) the adoption of the District's Fiscal Year 2025 & Fiscal Year 2026 Budgets (**Resolution 2025-28**), (b) confirming and levying of debt assessments (**Resolution 2025-29**), (c) confirming and approving the District's intent to use the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments (**Resolution 2025-30**).

Each Public Hearing is conducted in parts. First, the District's Staff will make a presentation on the purpose of the Public Hearing itself. At the completion of the staff presentation, the Board will be asked by the District's Staff to open the Public Comment/Testimony portion of the hearing. This is the time that any member of the public will be asked if he/she has any comments, questions, and/or testimony to provide to the Board. All questions will be limited to ONLY this item, and speakers will be asked to state their name of record, and to ask questions or make comments related to the assessments and/or financing, and then the Board or Staff will respond accordingly.

Generally, the Board will limit a speaker to no more than three (3) minutes, to afford the opportunity for all to be heard during the Public Comment portion of the hearing.

At the conclusion of the Public Comment/Testimony portion, the Board will close the Public Hearing, and no further comments, questions, and/or testimony will be heard by the Board at the close of the hearing.

The next portion of the Public Hearing will be for the Board Comment portion of the hearing, where the Board may fully discuss and make any comments that they determine appropriate or to ask the District's Staff any questions that they may have that either came up during the Public Comment/Testimony portion of the hearing, or that the Board may have related to the relevant resolution to be adopted. The staff will be prepared to address any questions from the Board.

At the conclusion of the Board Comment section of the Public Hearing, the final step in the process is to adopt the relevant resolution being presented, **Resolution 2025-28**, or **Resolution 2025-29** respectively.

8.I. The first Public Hearing deals with the adoption of the Fiscal Year 2025 and Fiscal Year 2026 Budgets which includes the General Fund operations. For background, the Board approved the Fiscal Year 2025 & 2026 Budgets at the April 23, 2025, meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

Once that is concluded, the Board will consider **Resolution 2025-28**, which adopts the annual appropriation and Budgets for the District.

8.II. The second Public Hearing deals with the confirming and levying of debt assessments. **Resolution 2025-29** does essentially three (3) things. First, it approves, adopts, and confirms, the Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area; (ii) second, it imposes Debt Assessments on the parcels specially benefited by the

within the Assessment Area, all as specified in the final assessment roll set forth in the Special Assessment Methodology and equalizes, approves, confirms and levies the Debt Assessments; and (iii) third, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Sarasota County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-29**.

At the conclusion of the second Public Hearing, I will ask the Board to consider and adopt **Resolution 2025-29**.

8.III. The third and final Public Hearing deals with the District's intent to use the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments. At the conclusion of the third Public Hearing, I will ask the Board to consider and adopt **Resolution 2025-30**, which expresses the Districts intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non- Ad Valorem Assessments which may be levied by the LT Ranch South Community Development District in accordance with Section 197.3632, Florida Statutes; providing a severability clause; and providing an effective date.

The ninth order of business is the consideration of a funding agreement between the Taylor Morrison of Florida, Inc., and the LT Ranch South Community Development District, for the Operations and Maintenance General fund for Fiscal Years 2025 and Fiscal Year 2026.

The tenth order of business is the consideration of **Resolution 2025-31**, a Resolution of the Board of Supervisors adopting and setting the proposed meeting schedule for Fiscal Year 2026. As you may recall, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year. The proposed meeting schedule is for the first Thursday of each month at **1:30 p.m.**, at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232**.

The Fiscal Year 2026 schedule is as follows:

October 14, 2025	November 11, 2025
December 9, 2025	January 13, 2026
February 10, 2026	March 10, 2026
April 14, 2026	May 12, 2026
June 9, 2026	July 14, 2026
August 11, 2026	September 8, 2026

The eleventh order of business is the consideration of the ranking of the engineering proposals that were received in response to the District's request for qualifications. There was two (2) proposals received, which were from the Engineering Firms; Atwell Engineering, and Alliant. The required procedure requires the Board to rank the proposals, (non-price based) based on each firm's qualifications, and I have enclosed an engineering ranking form for your use. The ranking form itself is NOT required, and you may use any procedure that you would like. Once ranked, staff must then negotiate a contract with the number one ranked firm and that proposed agreement will then be brought to the Board.

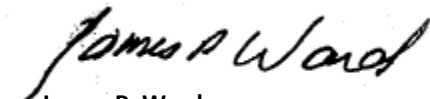
In order to shorten the process somewhat, I have enclosed a form of engineering services agreement that I will ask the Board to approve, subject only to non-substantive changes that may be needed once I review the agreement with the number one (1) ranked firm.

The twelfth order of business are staff reports by the District Attorney, District Engineer, and District Manager. The District Manager will report on the remainder of the Fiscal Year 2025 meeting schedule.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely,

LT Ranch South Community Development District



James P. Ward
District Manager

The Meetings for Fiscal Year 2025 are as follows:

June 24, 2025 – Public Hearings	July 8, 2025
August 12, 2025	September 9, 2025

Ad Preview

NOTICE OF LANDOWNERS' MEETING

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the LT Ranch South Community Development District will hold a Landowners Meeting at 1:30 p.m. on Tuesday, June 24, 2025, at the offices of Taylor Morrison, 551 North Cattleman Road, Suite 200, Sarasota, Florida 34232. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.LTRanchsouthcdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the office of the District Manager, JP Ward & Associates LLC, located at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, or by calling (954) 658-4900, emailing JimWard@JPWardAssociates.com, or on the District's website at www.LTRanchsouthcdd.org at least seven (7) days in advance of the meeting.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District at (954) 658-4900, at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at these board meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

LT Ranch South Community Development District
James P. Ward, District Manager

Ad Preview

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

NOTICE IS HEREBY GIVEN that the LT Ranch South Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments ("Uniform Method") to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Tuesday, June 24, 2025 at 1:30 p.m. at the offices of Taylor Morrison, 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232. The Board of Supervisors of the District will also hold a regular meeting at such date and time for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.ltranchsouthdcd.org.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager at JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you by contacting the District Manager's Office.

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

LT Ranch South Community
Development District
James P. Ward, District Manager
5/25; 6/1; 6/8; 6/15, 2025 #11266876

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, *FLORIDA STATUTES*, BY THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the LT Ranch South Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS	
DATE:	Tuesday, June 24, 2025
TIME:	1:30 P.M.
LOCATION:	Offices of Taylor Morrison 551 North Cattlemen Road Suite 200 Sarasota, Florida 34232

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report* ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Master Special Assessment Methodology Report* ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District consists of 696.05 acres of land and is located entirely within Sarasota County, Florida. The site is generally located east of Lorraine Road, west of the Cow Pen Slough Canal, south of State Road 72 and existing LT Ranch Community Development District, and north of certain undeveloped lands.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of **\$132,440,000.00** (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments*	Maximum Annual Bond Assessments**
Traditional				
40' – 49'	140	1.2857	\$67,132.90	\$5,218.53
50' – 59'	226	1.5714	\$82,051.32	\$6,378.20
60' – 69'	152	1.8571	\$ 96,969.74	\$ 7,537.88
Active Adult				
40' – 49'	140	1.0000	\$52,214.47	\$4,058.86
50' – 59'	212	1.5714	\$82,051.32	\$6,378.20
60' – 69'	63	1.8571	\$96,969.74	\$7,537.88
Townhomes				
16'	148	.4571	\$23,869.47	\$1,855.48
20'	204	.5714	\$29,836.84	\$2,319.35

*Amount includes principal only, and not interest or collect costs
**Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodation because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James P. Ward, District Manager

RESOLUTION 2025-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District *Engineer's Report* ("Project"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("District Records Office");

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

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
 - The total estimated cost of the Project is **\$70,119,041.18** ("Estimated Cost").
 - The Assessments will defray approximately **\$83,115,000.00**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$5,791,207.98** per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE:	Tuesday, June 24, 2025
TIME:	1:30 P.M.
LOCATION:	Offices of Taylor Morrison 551 Cattlemen Road Suite 200 Sarasota, Florida 34232

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[SIGNATURES ON THE FOLLOWING PAGE]

PASSED AND ADOPTED this 23rd day of April 2025.

ATTEST:

/s/ James P. Ward
James P. Ward, Secretary

Exhibit A: *Engineer's Report*

Exhibit B: *Master Special Assessment Methodology Report*

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

/s/ Christian Cotter, Chairperson
Christian Cotter, Chairperson



**LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025 BUDGET AND NOTICE OF
REGULAR BOARD OF SUPERVISORS MEETING**

The Board of Supervisors ("**Board**") of the Firethorn Community Development District ("**District**") will hold a public hearing on **Tuesday, June 24, 2025, at 1:00 PM** at the **offices of Taylor Morrison, 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232**. The meeting is being held for the necessary public purpose of considering such business as are more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.LTRanchsouthcdd.org.

The purpose of this meeting is for the Board to consider the adoption of the Proposed Budget(s) ("**Proposed Budget**") of the District for the fiscal year ending September 30, 2025 ("**Fiscal Year 2025**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JP Ward and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone (954) 658-4900 ("**District Manager's Office**"), during normal business hours.

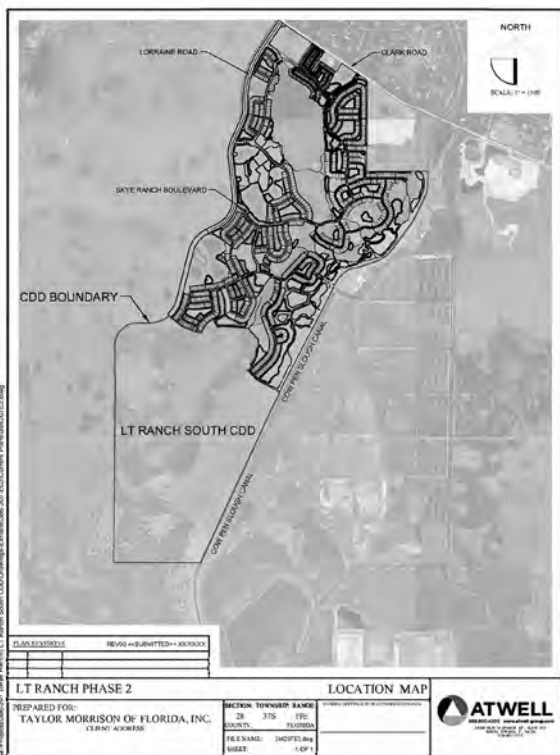
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District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

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's website: www.LTRanchsouthcdd.org.

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

LT Ranch South Community Development District
James P. Ward
District Manager



**LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026 BUDGET AND NOTICE OF
REGULAR BOARD OF SUPERVISORS MEETING**

The Board of Supervisors ("**Board**") of the Firethorn Community Development District ("**District**") will hold a public hearing on **Tuesday, June 24, 2025, at 1:00 PM** at the **offices of Taylor Morrison, 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232**. The meeting is being held for the necessary public purpose of considering such business as are more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.LTRanchsouthcdd.org.

The purpose of this meeting is for the Board to consider the adoption of the Proposed Budget(s) ("**Proposed Budget**") of the District for the fiscal year ending September 30, 2026 ("**Fiscal Year 2026**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone (954) 658-4900 ("**District Manager's Office**"), during normal business hours.

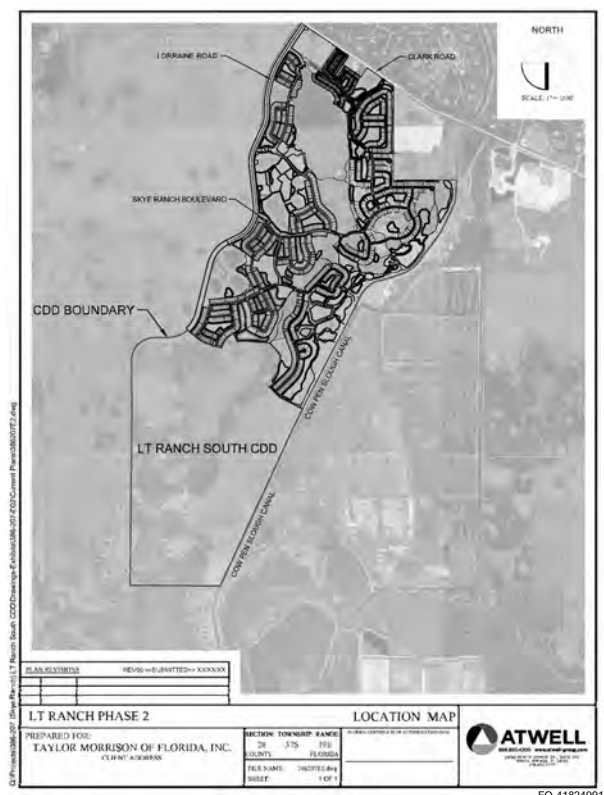
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District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

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. Toward that end, anyone wishing to listen and participate in the meeting can do so by connecting to a link that will be posted on the District's website: www.LTRanchsouth.org.

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

LT Ranch South 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 South 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 South Community Development District**, Sarasota County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) before me by means of ☐ Physical presence or ☐ online notarization this ____ day of _____, 2026, 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

2025

State of Florida

COMMISSION ON ETHICS

Luis M. Fusté, *Chair*
Coral Gables

Tina Descovich, *Vice Chair*
Indianapolis

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Linda Stewart
Orlando

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.

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 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. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *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.]

8. *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.]

9. *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.]

10. *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.]

11. *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) 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. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *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.

5. *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: 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 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.¹

¹ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

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:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

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:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

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 a city council and candidates for these offices²; 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.

² During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

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:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure 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.]

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 no later than 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. 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

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 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. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors³, 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. Filers must maintain an updated email address in their User Profile in EFDMS.

³ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

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 \$20,000⁴, 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 \$20,000*, 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 \$20,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

⁴ Conduct occurring prior to May 11, 2023, is subject to a recommended civil penalty of up to \$10,000. [Ch. 2023-49, Laws of Florida]

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.]

The Commission must undertake an investigation of a public officer or employee who accrues the \$1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal from office.

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.

As of June 21, 2024, the Commission on Ethics may only investigate complaints that are "based upon personal knowledge or information other than hearsay."⁵ In compliance with the new law, ethics complaints that are not "based upon personal knowledge or information other than hearsay" cannot be investigated and will be dismissed.

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

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.

⁵ Ch. 24-253, § 6, Laws of Fla. (codified at § 112.324(1)(a), Fla. Stat. (2024)).

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: 850/922-4990

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, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and elected local officers of independent special districts are required to receive a total of four hours training, per calendar year, in the areas of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

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.

2024 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2024.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(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

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (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

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2024 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission 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 \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

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, 2024.

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 those required to file full disclosure on Form 6 as well as 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: 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.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

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

This section 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.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

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.

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 "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.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

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.

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 its market 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.

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).

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.

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.

Training Certification

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

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or 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.

CE FORM 1 - Effective: January 1, 2025

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C

RESOLUTION 2025-25

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch South 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 190.006, *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; and

WHEREAS, the Board of Supervisors of the LT Ranch South 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 SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are hereby 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.

RESOLUTION 2025-25

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 24th day of June 2025.

ATTEST:

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH 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 South 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 June 24, 2025, 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 canvas 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 SOUTH 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	
	3	
	4	
	5	

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:

RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH 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.

NAME OF INDIVIDUAL ELECTED	TERM OF OFFICE	TERM UP FOR ELECTION
	FOUR (4)	November, 2029
	FOUR (4)	November, 2029
	TWO (2)	November, 2027
	TWO (2)	November, 2027
	TWO (2)	November, 2027

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 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 South Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 6th day of June 24, 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

RESOLUTION 2025-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006 OF THE FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District at the Landowners election of June 24, 2025, based on a one acre/one vote basis; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the Board to adopt a resolution extending or reducing the terms of office of the Board members to coincide with the general election in November of even number years; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November 2028:

Seat #__ (currently held by _____)

Seat #__ (currently held by _____)

Seat #__ (currently held by _____)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2030:

Seat #__ (currently held by _____)

Seat #__ (currently held by _____)

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

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

RESOLUTION 2025-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006 OF THE FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SECTION 4. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 24th day of June 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Name: _____
Chairperson / Vice-Chairperson

RESOLUTION 2025-28

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING APRIL 23, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the “Board”) a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the LT Ranch South Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set June 24, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of an “Annual Appropriation Resolution” shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby

RESOLUTION 2025-28

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING APRIL 23, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for LT Ranch South Community Development District for the Fiscal Year 2025 ending September 30, 2025, and for the Fiscal Year 2026 ending September 30, 2026”, as adopted by the Board of Supervisors on June 24, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the LT Ranch South Community Development District, for the Fiscal Year 2025 beginning April 23, 2025, and ending September 30, 2025, the sum of **\$84,875.00** and for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026, the sum of **\$155,075.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2025	\$ 84,875.00
TOTAL GENERAL FUND 2026	\$ 155,075.00

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. 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 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the LT Ranch South Community Development District.

RESOLUTION 2025-28

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING APRIL 23, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

PASSED AND ADOPTED this 24th day of June 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

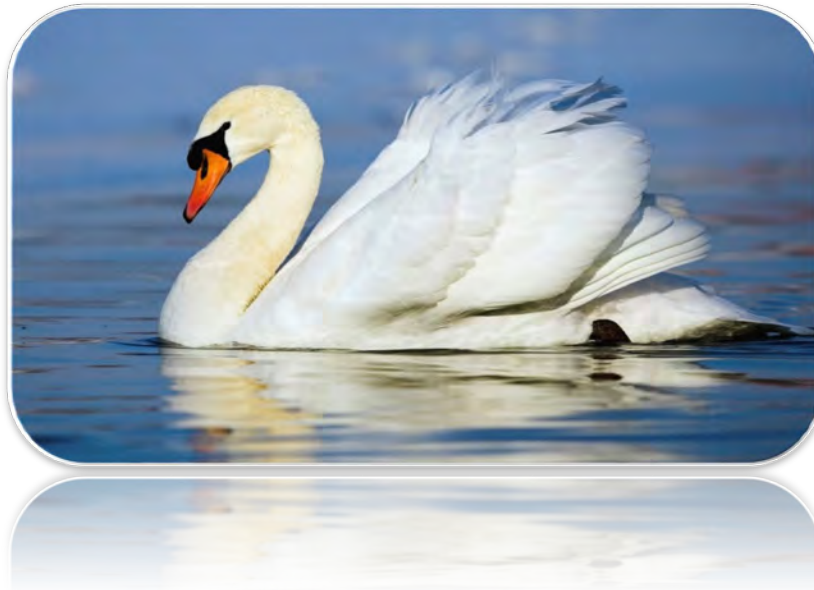
Name: _____
Chairperson / Vice-Chairperson

Exhibit A: Fiscal Year 2025 and Fiscal Year 2026 Proposed Budget

Exhibit A

Fiscal Year 2024 and Fiscal Year 2025 Proposed Budget

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

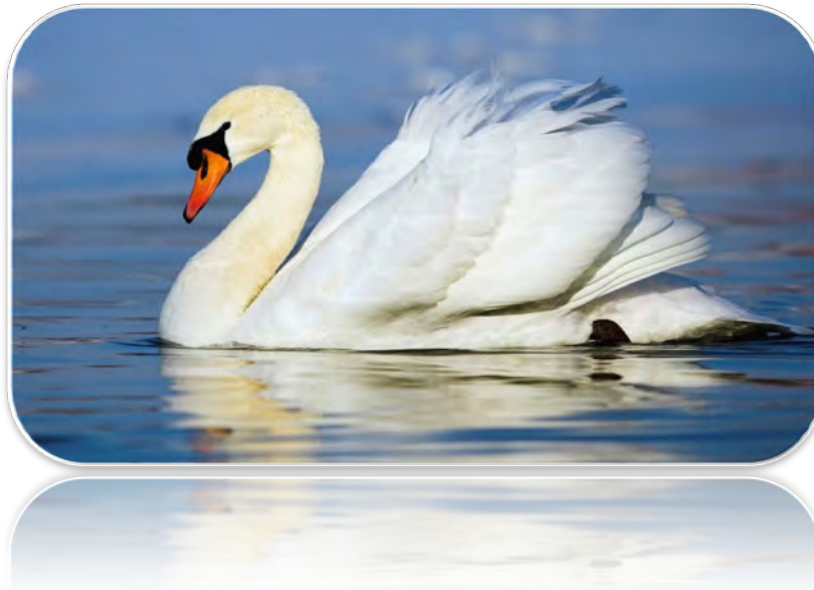
JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2025 (April 2025 through September 2025)

Description	FY 2025	Notes
Revenues and Other Sources		
Carryforward	\$	- Added Cash Required to Partially Fnd 1st Quarter Operations
Interest Income - General Account	\$	- Interest on Bank Account
Assessment Revenue		
Assessments - On-Roll		Assessment From Property Owner's
Assessments - Off-Roll		
Contributions - Private Sources		
Taylor Morrison	\$ 84,875	Developer Funding of Operations
Total Revenue & Other Sources	\$ 84,875	
Appropriations		
Legislative		
Board of Supervisor's Fees	\$	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$	- N/A
Executive		
Professional - Management	\$ 26,500	District Manager
Financial and Administrative		
Audit Services	\$	- Statutory Required Audit Yearly
Accounting Services	\$ 9,500	General Fund
Assessment Roll Preparation	\$	- Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services		
Recording and Transcription	\$	- Transcription of Board Meetings
Legal Advertising	\$ 5,000	Statutory Required Legal Advertising
Trustee Services	\$	- Trust Fees for Bonds
Dissemination Agent Services	\$	- Required Reporting for Bonds
Property Appraiser Fees	\$	- Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	Bank Fees - Governmental Bank Accounts
Travel and Per Diem		
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases		
Miscellaneous Equipment	\$	- N/A
Computer Services (Web Site)	\$ 1,200	Statutory Maintenance of District Web Site
Insurance		
	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships		
	\$ 175	Department of Economic Opportunity Fee
Printing and Binding		
	\$ 500	Agenda Books and Copies
Office Supplies		
	\$	- N/A
Legal Services		
General Counsel	\$ 20,000	District Attorney
Other General Government Services		
Engineering Services	\$ 15,000	District Engineer
Contingencies	\$	- N/A
Capital Outlay	\$	- N/A
Reserves		
Operational Reserve (Future Years)	\$	- N/A for FY 2025
Other Fees and Charges		
Discounts, Tax Collector Fee and Property Appraiser Fee		Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 84,875	

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 04/16/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	- Added Cash Required to Partially End 1st Quarter Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	- Interest on Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	- Assessment From Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	- Direct Bill to Developer
Contributions - Private Sources					
Taylor Morrison	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	Developer Funding of Operations
Total Revenue & Other Sources	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- N/A
Executive					
Professional - Management	\$ 26,500	\$ -	\$ 26,500	\$ 53,000	District Manager
Financial and Administrative					
Audit Services	\$ -	\$ -	\$ -	\$ 4,000	Statutory Required Audit Yearly
Accounting Services	\$ 9,500	\$ -	\$ 9,500	\$ 20,000	General and Debt Service Funds
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 20,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ -	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 5,000	\$ -	\$ 5,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ -	\$ -	\$ -	\$ 5,000	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Travel and Per Diem					N/A
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	- N/A
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 1,200	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	- N/A
Legal Services					
General Counsel	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	- N/A
Capital Outlay	\$ -	\$ -	\$ -	\$ -	- N/A
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2026
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee					Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	

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

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The organizational meeting of the Board of Supervisors of the LT Ranch South Community Development District was held on Wednesday, April 23, 2025, at 9:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

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Present and constituting a quorum:

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Christian Cotter	Chairperson
Ron Schweid	Vice Chairperson
Scott Turner	Assistant Secretary

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Absent:

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Jamie Kuca

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Also present were:

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James P. Ward	District Manager
Jere Earlywine	District Attorney
Denise Ganz	Bond Counsel

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Audience:

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All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 9:00 a.m. He conducted roll call; all individuals named in the petition to establish the District were present with the exception of Jamie Kuka and Karen Goldstein, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Organizational Meeting

THIRD ORDER OF BUSINESS

Oath of Office

Initial Board Members named in Ordinance 2024-069, an Ordinance of the County of Sarasota, Florida, establishing the LT Ranch South Community Development District, passed and adopted by the Board of County Commissioners of Sarasota County on April 8, 2025, and filed with the Florida Department of State on April 9, 2025

- a) Oath of Office**
- b) Guide to the Sunshine Amendment and Code of Ethics**
- c) Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing requirements)**

As a notary public, Mr. Ward administered the Oath of Office to Scott Turner, Christian Cotter, and Ron Schweid. He asked them to sign the Oath of Office and return it for notarization and inclusion in the record. He indicated the Board Members would be required to add LT Ranch South to their existing Form 1 filings by going back to the ethics website and adding LT Ranch South to the filing within the next 30 days.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-1

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors designating certain officers of the LT Ranch South Community Development District

Mr. Ward stated Resolution 2025-1 designated the officers of the Board. He asked the Board to discuss and decide who would serve in which positions.

The Board chose to appoint Christian Cotter to serve as Chairperson, Ron Schweid to serve as Vice Chairperson, and the rest of the Board Members to serve as Assistant Secretaries with James Ward as Secretary and Treasurer.

On MOTION made by Scott Turner, seconded by Christian Cotter, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-2

Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the LT Ranch South Community Development District, and providing for an effective date

Mr. Ward stated Resolution 2025-2 confirmed and ratified the recording of the notice of establishment for the LT Ranch South CDD. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Scott Turner, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-3****Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors retaining JP Ward & Associates, LLC, as the District Manager**

Mr. Ward stated Resolution 2025-3 retained JP Ward as District Manager. He noted five staff members would be retained at today's meeting, the District Manager, District Engineer, District Attorney, District Underwriter and Bond Counsel. He noted an RFQ process would be needed in order to retain an engineer on a more permanent basis, but for purposes of the next month or two an interim engineer would be selected. He stated in the next several motions the Board would retain JP Ward as District Manager, Kutak Rock as District Counsel, Atwell Engineering as Interim District Engineer, MBS Capital Markets as District Underwriter, and Holland and Knight as District Bond Counsel. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-4****Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors retaining Kutak Rock PLLC, as District Counsel**

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-5****Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors designating ATWELL LLC, as interim District Engineer, and authorizing the preparation of the District's Engineer's Report for the Capital Improvement Program for the District**

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-6**

Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors designating MBS Capital Markets as District Underwriter

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-7

Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors designating Holland & Knight as Bond Counsel

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-8

Consideration of Resolution 2025-8, a Resolution of the Board of Supervisors designating the Registered Agent, designating the office of the Registered Agent, and designation of the office of record for LT Ranch South Community Development District

Mr. Ward stated Resolution 2025-8 designated a registered agent and registered office for the District. He noted the Resolution appointed his firm, JP Ward and Associates, as the registered office of location and appointed himself, Jim Ward, as the registered agent. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-9

Consideration of Resolution 2025-9, a Resolution of the Board of Supervisors setting forth the policy regarding the support and legal defense of the Board of Supervisors and District officers

Mr. Ward stated Resolution 2025-9 set forth the legal defense in support of the Board. He explained the resolution allowed District Counsel and himself to respond to any litigation and defend the Board Members in the event of any litigation. He noted the Board also had Directors and Officers Liability Insurance. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

THIRTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-10****Consideration of Resolution 2025-10, a Resolution of the Board of Supervisors adopting an electronic records policy and policy on the use of electronic signatures**

Mr. Ward stated Resolution 2025-10 adopted the electronic records policy. He noted the State amended the statute to allow electronic records to preserve records. He noted this resolution conformed with State Statute in this regard. He noted his firm used only electronic records for storage. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Scott Turner, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

FOURTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-11****Consideration of Resolution 2025-11, a Resolution of the Board of Supervisors designating a Qualified Public Depository pursuant to Chapter 280 Florida Statutes, authorizing signatories on the account, authorizing the number of the signatories on the qualified depository account**

Mr. Ward stated Resolution 2025-11 designated the Qualified Public Depository for the District. He explained the District had a general banking account and was required to establish a banking relationship with a qualified public depository which was simply a bank authorized in the State to hold funds for a public agency. He noted he tended to use Truist as the qualified public depository simply because it was easy and all his CDDs used Truist. He indicated US Bank would be named as the District's trustee bank to hold bond related funds at a later date. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Turner, seconded by Christian Cotter, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

FIFTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-12****Consideration of Resolution 2025-12, a Resolution of the Board of Supervisors authorizing the District Manager to advertise a Request for Qualification (RFQ), pursuant to the Chapter 287.055 F.S. (Consultants Competitive Negotiations Act) for a District Engineer**

Mr. Ward stated Resolution 2025-12 authorized the RFQ process for engineering services. He noted statute required the CDD to use the RFQ process to obtain an Engineer. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Scott Turner, and with all in favor, Resolution 2025-12 was adopted, and the Chair was authorized to sign.

SIXTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-13**

Consideration of Resolution 2025-13, a Resolution of the Board of Supervisors providing for the Public's opportunity to be heard, designating a public comment period, designating a procedure to identify individual seeking to be heard, addressing public decorum, addressing exceptions

Mr. Ward stated Resolution 2025-13 set forth the policy related to public comments. He noted the policy designated two opportunities for residents to speak, one during an item, and one at the end of the Board Meeting during the Public Comments section. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Christian Cotter, and with all in favor, Resolution 2025-13 was adopted, and the Chair was authorized to sign.

SEVENTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-14**

Consideration of Resolution 2025-14, a Resolution of the Board of Supervisors designating the Regular Meeting dates, time, and location for the remainder of Fiscal Year 2025. The proposed meeting schedule will be for the second Tuesday of each month at 1:30 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward stated Resolution 2025-14 designated the remainder of Fiscal Year 2025 meeting dates, time, and location. He noted meetings were scheduled for the third Tuesday of each month at 1:30 p.m. He explained the resolution did not bind the Board to the meeting dates but simply set forth a schedule which could be changed as the Board deemed appropriate. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Christian Cotter, and with all in favor, Resolution 2025-14 was adopted, and the Chair was authorized to sign.

EIGHTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-15**

Consideration of Resolution 2025-15, a Resolution of the Board of Supervisors, designating the date, time, and location for the Landowners Meeting for Tuesday, June 3, 2025, at 1:30 P.M., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward stated Resolution 2025-15 ratified the actions of the District Manager to set the landowners meeting for June 3, 2025 at 1:30 p.m. He explained since this District was newly created, a landowners meeting was required to be held within 90 days of establishment. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, Resolution 2025-15 was adopted, and the Chair was authorized to sign.

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-16

Consideration of Resolution 2025-16, a Resolution of the Board of Supervisors designating a date, time, and location of a public hearing regarding the District's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem special assessments as authorized by Section 197.3632, Florida Statutes. The Public Hearing is scheduled for Tuesday, June 24, 2025, at 1:30 p.m., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward stated Resolution 2025-16 set a public hearing for the uniform method of collection on Tuesday, June 24, 2025 at 1:30 p.m. He indicated statute required a public hearing to be held regarding the uniform method of collection for special assessments. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Christian Cotter, and with all in favor, Resolution 2025-16 was adopted, and the Chair was authorized to sign.

TWENTIETH ORDER OF BUSINESS

Consideration of Resolution 2025-17

Consideration of Resolution 2025-17, a Resolution of the Board of Supervisors adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes

Mr. Ward stated Resolution 2025-17 adopted the Alternative Investment Guidelines for Public Funds related to Chapter 218 of the Florida Statutes. He noted the bonds would have specific investment criteria with respect to how the funds were invested but the Alternative Investment Guidelines allowed the District to establish procedures for investment of the general funds. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Scott Turner, and with all in favor, Resolution 2025-17 was adopted, and the Chair was authorized to sign.

TWENTY FIRST ORDER OF BUSINESS**Consideration of Resolution 2025-18**

Consideration of Resolution 2025-18, a Resolution of the Board of Supervisors granting authority to the Chairperson or Vice Chairperson to execute real and personal property conveyances and dedications documents, and plats and other document related to the development of the District's improvements, subject to the approval of the District Manager, District Engineer and District Counsel is legal, consistent with the District's improvement plan and necessary for the development of the Improvements

Mr. Ward stated Mr. Jere Earlywine would present Resolution 2025-18.

Mr. Jere Earlywine stated Resolution 2025-18 authorized the Chair to sign off on permits, plats, contracts, real estate advances, etc., outside of meetings. He explained Resolution 2025-8 protected the CDD and the developer and enabled both to move forward quickly without having to wait for meetings to get things done. He noted at the same time it was important to make sure everything went through Jim Ward; Mr. Ward needed to be aware of these things.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Christian Cotter, and with all in favor, Resolution 2025-18 was adopted, and the Chair was authorized to sign.

TWENTY SECOND ORDER OF BUSINESS**Consideration of Resolution 2025-19**

Consideration of Resolution 2025-19, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District authorizing the execution and delivery of an agreement regarding the acquisition of certain products, infrastructure and real property; authorizing the proper Officials to do all things deemed necessary in connection with the execution of such agreement; and providing for severability, conflicts, and an effective date

Mr. Earlywine explained Resolution 2025-19 approved a form of acquisition agreement. He stated the acquisition agreement obligated the District to buy completed work products and improvements and land from the developer and pay for them with bonds. He noted it included protections, such as easement rights, assigned rights and warranties against contractors, insulated the developer from liability, etc. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Christian Cotter, and with all in favor, Resolution 2025-19 was adopted, and the Chair was authorized to sign.

TWENTY THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-20**

Consideration of Resolution 2025-20, a Resolution of the Board of Supervisors approving the Fiscal Year 2025 Proposed Budget for and setting a Public Hearing for Tuesday, June 24, 2025, at 1:30 p.m., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward stated Resolution 2025-20 approved the proposed budget and set the public hearing for June 24, 2025 at 1:30 p.m. at the offices of Taylor Morrison. He noted in the first year or two of development, the budget was typically funded by an agreement between the primary developer and the District. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Scott Turner, and with all in favor, Resolution 2025-20 was adopted, and the Chair was authorized to sign.

TWENTY FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-21

Consideration of Resolution 2025-21, a Resolution of the Board of Supervisors approving the Fiscal Year 2026 Proposed Budget for and setting a Public Hearing for Tuesday, June 24, 2025, at 1:30 p.m., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232

Mr. Ward stated Resolution 2025-21 set a public hearing for Tuesday, June 24, 2025 at 1:30 p.m. for the fiscal year 2026 budget. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Scott Turner, and with all in favor, Resolution 2025-21 was adopted, and the Chair was authorized to sign.

TWENTY FIFTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of a Budget Funding Agreement between Taylor Morrison of Florida, Inc., and the District to fund the District's Fiscal Year 2025 and Fiscal Year 2026 General Fund Operating Budgets in lieu of the District levying assessments

Mr. Ward noted this was the Budget Funding Agreement between Taylor Morrison and the District. He indicated a copy of the Agreement was attached. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Christian Cotter, and with all in favor, the Budget Funding Agreement between Taylor Morrison of Florida, Inc., and the District to fund the District's Fiscal Year 2025 and Fiscal Year 2026 General Fund Operating Budgets in lieu of the District levying assessments was approved.

TWENTY SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-22

Consideration of Resolution 2025-22, a Resolution of the Board of Supervisors of the LT Ranch South Community Development District declaring special assessments, designating the nature and location of the proposed improvements, declaring the total estimated cost of the improvements the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid, designating the lands upon which the assessments shall be levied, providing for an assessment plat and a preliminary assessment roll, addressing the setting of a public hearing for Tuesday, June 24, 2025, at 1:30 P.M., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232, and providing for publication

Mr. Ward stated this began the process to levy assessments on all the land within the boundaries of the District. He indicated a public hearing in this regard would be held June 3, 2025 at 1:30 p.m. at the office of Taylor Morrison.

Mr. Earlywine asked if both public hearings could be held on June 24th, as opposed to one on June 3rd and one on June 24th.

Mr. Ward responded in the affirmative and indicated he would make that change. The public hearing set in Resolution 2025-22 would be on June 24, 2025.

Discussion ensued and the Board agreed to move the public hearing to June 24, 2025 at 1:30 p.m. at the offices of Taylor Morrison.

Mr. Ward stated the Resolution also adopted both an Engineer's Report and a Special Assessment Methodology with respect to the levying of the assessments. He noted in the Engineer's Report the estimated cost of the public improvements for this project were \$70,119,441.18 dollars; the total cost, including the private improvements, were \$112 million dollars. He stated for the public improvements, assessments would be levied based upon the \$70 million dollars which would be grossed up to include the reserve account, cost of issuance, capitalized interest, etc. He stated this project had a land plan consistent with LT Ranch with traditional active adult townhouses in the 40 to 60 foot range, and then townhouses in the 60, 40 and 20 foot ranges. He indicated there were 1,285 total units anticipated to be developed in the District; the resolution did not bind Taylor Morrison to 1,285 units, it simply set maximum caps. He stated the types of infrastructure included stormwater, stormwater management systems, water, wastewater, reclaim facilities, hardscapes, landscapes, walls, irrigation, electric and streetlights, recreational amenities, conservation areas, offsite improvements, Lorraine Road landscaping, etc. He stated from the Engineer's Report he prepared a Master Special Assessment Methodology which allocated all costs over the anticipated number of units and the product types associated. He noted the amount of issuance was typically less than the maximum allowed, but this would be decided as development moved forward. He stated the assessments would be calculated and allocated based on the general front foot size of the lots. He stated the assessments would range from \$1,825 dollars per year to \$7,073 dollars per year if all the bonds were issued. He indicated the first step would be to hold a public hearing regarding the assessment process, declare the special assessments, the nature and location of the proposed improvements, declare the total estimated costs and how these would be paid over the cost of the project itself. He asked if there were any questions; hearing none, he called for a motion.

466 **On MOTION made by Ron Schweid, seconded by Christian Cotter, and**
467 **with all in favor, Resolution 2025-22 was adopted, and the Chair was**
468 **authorized to sign.**

469
470
471 **TWENTY SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2025-23**

472
473 **Consideration of Resolution 2025-23, a Resolution of the LT Ranch South Community Development**
474 **District Authorizing the issuance of its Capital Improvement Revenue Bonds, in one or more series, in**
475 **an aggregate principal amount not exceeding \$79,715,000 to finance the cost of Public Infrastructure**
476 **and Facilities benefiting District lands and/or acquiring related interests in land and for refunding**
477 **purposes; approving the form of a Master Trust Indenture relating to the Bonds and authorizing**
478 **execution of the Master Trust Indenture; Providing for indentures supplemental thereto; Appointing a**
479 **Trustee, Paying Agent and Bond Registrar for the Bonds; Approving the form of and authorizing**
480 **execution of the Bonds; Authorizing the application of the proceeds of the Bonds; Authorizing Judicial**
481 **Validation of the Bonds; providing for severability; and providing an effective date**
482

483 Mr. Ward stated Resolution 2025-23 authorized the District to issue bonds. He asked Ms. Denise Ganz
484 to present this resolution.

485
486 Ms. Denise Ganz stated this Resolution allowed the District to accomplish the judicial validation of the
487 bonds required by State Law. She explained it authorized the issuance of special assessment bonds not
488 to exceed an aggregate par amount of \$79,715,000 dollars, approved a trustee for the bonds (US Bank),
489 and approved a form of a Master Trust Indenture which Mr. Earlywine would use to begin validation of
490 the bonds. She stated once the first bond issue was structured, she would return with a supplemental
491 indenture and related documents including those needed to market the bonds.
492

493 **On MOTION made by Christian Cotter, seconded by Ron Schweid, and**
494 **with all in favor, Resolution 2025-23 was adopted, and the Chair was**
495 **authorized to sign.**

496
497 Mr. Ward noted there was an add-on Resolution, Resolution 2025-24.

498
499 Mr. Earlywine explained often when doing construction an easement would be recorded allowing the
500 CDD to have property rights for permits and such, as well as for maintenance. He stated Resolution
501 2025-24 set up the construction easement for this project. He stated the construction easement would
502 be removed when the property was platted, so the easement would not cloud the title. He asked if
503 there were any questions; hearing none, he called for a motion.
504

505 **On MOTION made by Ron Schweid, seconded by Christian Cotter, and**
506 **with all in favor, Resolution 2025-24 was adopted, and the Chair was**
507 **authorized to sign.**

508
509 Mr. Ward asked the Board to reconsider Resolution 2025-15 with a meeting date change from June 3,
510 2025 to June 24, 2025. He called for a motion to reconsider Resolution 2025-15.
511

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, the Board agreed to reconsider Resolution 2025-15.

Mr. Ward called for a motion to approve Resolution 2025-15 as amended with the new Landowners Meeting date of June 24, 2025 at 1:30 p.m. at the offices of Taylor Morrison.

On MOTION made by Ron Schweid, seconded by Christian Cotter, and with all in favor, Resolution 2025-15 was adopted as amended, and the Chair was authorized to sign.

TWENTY EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

No report.

IV. District Manager

a) Board Meeting Dates for Balance of Fiscal Year 2025

i. Landowners and Regular Meeting – Tuesday, June 24, 2025, 1:30 P.M.

ii. Public Hearings:

1. Initial Capital Assessments – Tuesday, June 24, 2025, 1:30 P.M.

2. Uniform Method of Collection – June 24, 2025, 1:30 P.M.

3. Fiscal Year 2025 Budget – June 24, 2025, 1:30 P.M.

4. Fiscal Year 2026 Budget – June 24, 2025, 1:30 P.M.

No report.

TWENTY NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any supervisor's requests; there were none.

THIRTIETH ORDER OF BUSINESS

Audience Comments

Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer

may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments or questions; there were none.

THIRTY FIRST ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:37 a.m.

On MOTION made by Christian Cotter, seconded by Ron Schweid, and with all in favor, the meeting was adjourned.

LT Ranch South Community Development District

James P. Ward, Secretary

Christian Cotter, Chairperson

RESOLUTION 2025-28

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING APRIL 23, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

RECITALS

WHEREAS, the District Manager has submitted to the Board of Supervisors (the “Board”) a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the LT Ranch South Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set June 24, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of an “Annual Appropriation Resolution” shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board pursuant to the adoption of this Annual Appropriation Resolution (and as amended by the District Manager, as permitted), is hereby

RESOLUTION 2025-28

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING APRIL 23, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for LT Ranch South Community Development District for the Fiscal Year 2025 ending September 30, 2025, and for the Fiscal Year 2026 ending September 30, 2026", as adopted by the Board of Supervisors on June 24, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the LT Ranch South Community Development District, for the Fiscal Year 2025 beginning April 23, 2025, and ending September 30, 2025, the sum of **\$84,875.00** and for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026, the sum of **\$155,075.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 2025	\$ 84,875.00
TOTAL GENERAL FUND 2026	\$ 155,075.00

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Annual Appropriation Resolution shall not affect the validity or enforceability of the remaining portions of this Annual Appropriation Resolution, or any part thereof.

SECTION 5. 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 6. EFFECTIVE DATE. This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the LT Ranch South Community Development District.

RESOLUTION 2025-28

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2025 (PARTIAL YEAR) BEGINNING APRIL 23, 2025, AND ENDING SEPTEMBER 30, 2025, AND FISCAL YEAR 2026 BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

PASSED AND ADOPTED this 24th day of June 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

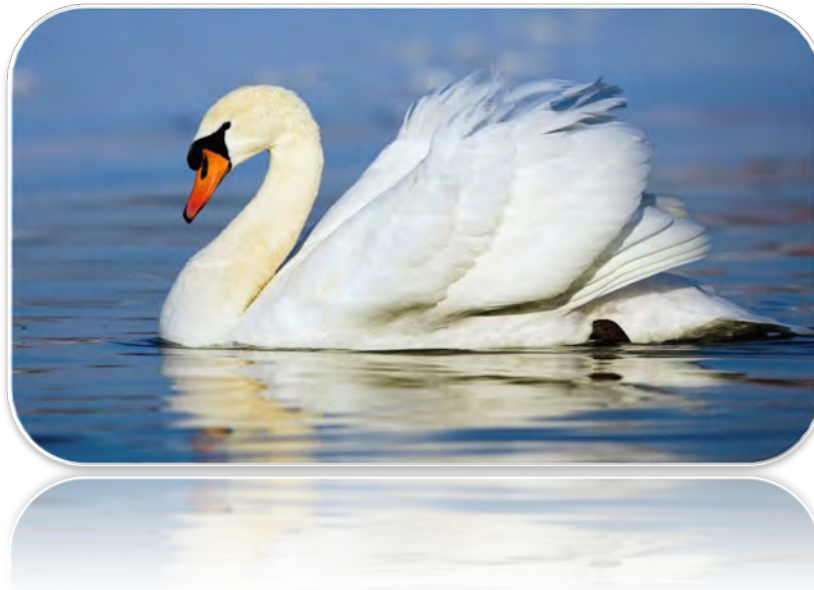
Christian Cotter, Chairman

Exhibit A: Fiscal Year 2025 and Fiscal Year 2026 Proposed Budget

Exhibit A

Fiscal Year 2024 and Fiscal Year 2025 Proposed Budget

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 04/16/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	- Added Cash Required to Partially End 1st Quarter Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	- Interest on Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	- Assessment From Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	- Direct Bill to Developer
Contributions - Private Sources					
Taylor Morrison	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	Developer Funding of Operations
Total Revenue & Other Sources	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- N/A
Executive					
Professional - Management	\$ 26,500	\$ -	\$ 26,500	\$ 53,000	District Manager
Financial and Administrative					
Audit Services	\$ -	\$ -	\$ -	\$ 4,000	Statutory Required Audit Yearly
Accounting Services	\$ 9,500	\$ -	\$ 9,500	\$ 20,000	General and Debt Service Funds
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 20,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ -	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 5,000	\$ -	\$ 5,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ -	\$ -	\$ -	\$ 5,000	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Travel and Per Diem					N/A
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	- N/A
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 1,200	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	- N/A
Legal Services					
General Counsel	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	- N/A
Capital Outlay	\$ -	\$ -	\$ -	\$ -	- N/A
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2026
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee					Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	

RESOLUTION 2025-29

**[SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR
LT RANCH SOUTH CDD MASTER LIEN FOR ASSESSMENT AREA ONE]**

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING ASSESSMENT REPORTS; DESIGNATING ASSESSMENT AREA ONE; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT SPECIAL ASSESSMENTS IN ASSESSMENT AREA ONE; ADDRESSING THE FINALIZATION OF SUCH DEBT SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF SUCH DEBT SPECIAL ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF SUCH DEBT SPECIAL ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the LT Ranch South Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on specially benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On April 23, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2025-22 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's capital improvements planned for the lands within the District ("**Project**"); and
- c. The Project is described in the Declaring Resolution and the *Engineer's Report* ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments ("**Debt Assessments**"); and
- e. At this time, the District intends to only finance a portion of the Project ("**Assessment Area One Project**") and to levy and impose Debt Assessments on specially benefited property within what is to be known as, "Assessment Area One" and created and designated as such hereby (herein, "**Assessment Area**") within the District, and intends to conduct a further public hearing at a later time in order to implement additional portions of the Project and levy Debt Assessments in accordance with the Master Report (hereinafter defined) on the remaining specially benefitted lands within the District, in the event it issues Bonds, notes or other specific financing mechanisms to finance such additional portions of the Project; and
- f. The *Master Special Assessment Methodology Report* attached hereto as **Exhibit B-1** ("**Master Report**") describes the method that the District intends to use in order to allocate Debt Assessments to all specially benefitted lands within the District, and the *First Supplemental Master Special Assessment Methodology Report* for Assessment Area One attached hereto as **Exhibit B-2** ("**First Supplemental Master Report**") applies the concepts in the Master Report to the levy of Debt Assessments in the Assessment Area (the Master Report, together with the First Supplemental Report, being referred to herein as the "**Assessment Report**"); and
- g. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and

- h. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- i. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- j. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- k. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- l. On June 24, 2025, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- m. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Assessment Area One Project; (2) the cost of such Assessment Area One Project be assessed against the lands specially benefited by such Assessment Area One Project, and within the Assessment Area, as set forth in the First Supplemental Assessment Report by the levy of Debt Assessments against the lands in Assessment Area One specially benefited by the Assessment Area One Project ("**Assessment Area One Debt Assessments**"); and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Assessment Area One Debt Assessments; and
 - ii. The provision of said Assessment Area One Project, the levying of the Assessment Area One Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public

purpose and are in the best interests of the District, its landowners and residents;
and

- iii. The estimated costs of the Project are as specified in the Engineer's Report and the estimated costs of the Assessment Area One Project are as set forth in the First Supplemental Assessment Report, and the amount of such costs is reasonable and proper; and
- iv. It is reasonable, proper, just and right to assess the cost of such Assessment Area One Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the Assessment Report, which results in the Assessment Area One Debt Assessments set forth on the final assessment roll; and
- v. The Assessment Area One Project specially benefits the Assessment Area as set forth in the Assessment Report; and
- vi. Accordingly, the Assessment Area One Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Assessment Area One Debt Assessments imposed thereon, as set forth in **Exhibit B-2**; and
- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, including the Assessment Area One Project, and the Assessment Area One Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B-2**; and
- viii. The Assessment Area One Debt Assessments are fairly and reasonably allocated across the benefitted property in the Assessment Area, as set forth in **Exhibit B-2**; and
- ix. It is in the best interests of the District that the Assessment Area One Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Assessment Area One Project which are to be assessed against the specially benefited properties in Assessment Area One, pending the collection of the Assessment Area One Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "Assessment Area One **Bonds**").

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of

the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated cost of the Project, inclusive of the Assessment Area One Project, and the cost to be paid by the Assessment Area One Debt Assessments on all specially benefited property in Assessment Area One are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Assessment Area One Debt Assessments to the specially benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds relating to the Assessment Area One Project ("**Assessment Area One Bonds**").

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENT AREA ONE DEBT ASSESSMENTS.** The Assessment Area One Debt Assessments imposed on the parcels specially benefited by the Assessment Area One Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B-2**, attached hereto, are hereby equalized, approved, confirmed and levied.

Immediately following the adoption of this Resolution, the lien of Assessment Area One Debt Assessments as reflected in **Exhibit B-2**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Assessment Area One Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Supplemental Assessment Resolutions for Assessment Area One Bonds.*** The lien for the Assessment Area One Debt Assessments established hereunder shall be inchoate until the District issues Assessment Area One Bonds. In connection with the issuance of any particular series of the Assessment Area One Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Assessment Area One Debt Assessments, in one or more separately enforceable Assessment Area One Debt Assessment liens, securing such Assessment Area One Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Assessment Area One Bonds each secured by the Assessment Area One Debt Assessments.
- b. ***Adjustments to Assessment Area One Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by

subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

- c. **Contributions.** In connection with the issuance of a series of the Assessment Area One Bonds, the project developer may request that any related Debt Assessments be reduced through prepayments for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Assessment Area One Project or other appropriate Project components and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment from the Assessment Area One Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Assessment Area One Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Assessment Area One Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Assessment Area One Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF ASSESSMENT AREA ONE DEBT ASSESSMENTS.** When the Assessment Area One Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Assessment Area One Debt Assessment the difference, if any, between the Assessment Area One Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Assessment Area One Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF ASSESSMENT AREA ONE DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Assessment Area One Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Assessment Area One Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Assessment Area One Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Assessment Area One Debt Assessments may, at its

option, pre-pay the entire amount of the Assessment Area One Debt Assessment any time, or a portion of the amount of the Assessment Area One Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Assessment Area One Bonds secured by the Assessment Area One Debt Assessments in question)), attributable to the property subject to Assessment Area One Debt Assessments owned by such owner. Prepayment of Assessment Area One Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the applicable Assessment Area One Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the applicable Project, upon payment in full of any Assessment Area One Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Assessment Area One Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessment Area One Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Assessment Area One Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Assessment Area One Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessment Area One Debt Assessments. The decision to collect Assessment Area One Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Assessment Area One Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the Assessment Area of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Assessment Area One Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. **ALLOCATION OF ASSESSMENT AREA ONE DEBT ASSESSMENTS; APPLICATION OF TRUE-**

UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the Assessment Area, as the Assessment Area's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Assessment Area One Debt Assessments securing each series of Assessment Area One Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B-2**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B-2**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B-2** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B-2** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B-2**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Assessment Area One Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Assessment Area One Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Assessment Area One Debt Assessments collected in excess of the District's total debt service obligations for the Assessment Area One Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessment Area One Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Assessment Area One Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Assessment Area One Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Assessment Area One Debt Assessments without specific consent thereto. If at any time, any real property on which Assessment Area One Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Assessment Area One Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which notice shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[CONTINUED ON NEXT PAGE]

APPROVED AND ADOPTED THIS 24th day of June 2025.

ATTEST:

**LT RANCH SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Chairman / Vice Chairman

Exhibit A: *Engineer's Report*

Exhibit B-1: *Master Special Assessment Methodology Report*

Exhibit B-2: *First Supplemental Master Special Assessment Methodology Report* Assessment Area One

**LT Ranch South
Community Development District**

Master Engineer's Report dated
April 2025

Prepared for:
**LT Ranch South
Community Development District
Sarasota County, Florida**

Prepared by:
**Philip Brannon, P.E.
ATWELL, LLC
Sarasota Florida**

Dated:
April 2025

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the public capital improvement plan ("CIP") and estimated costs of the public CIP, for the LT Ranch South Community Development District ("District"). Certain costs needed to serve the development planned for within the District and not included in the CIP are also shown in the table later in this report.

2. GENERAL SITE DESCRIPTION

The District is located entirely within the unincorporated portion of Sarasota County, Florida, and consists of approximately 696.095 acres of land. The site is generally located east of Lorraine Road, west of the Cow Pen Slough Canal, south of State Road 72 and the existing LT Ranch Community Development District, and north of certain undeveloped lands.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development. The following chart shows the planned product types for the development:

PRODUCT TYPES

Description	Unit Count	Percent of Total
<i>Traditional</i>		
40' - 49'	140	10.89%
50' - 59'	226	17.59%
60' - 69'	152	11.83%
<i>Active Adult</i>		
40' - 49'	140	10.89%
50' - 59'	212	16.50%
60' - 69'	63	4.90%
<i>Townhomes</i>		
16'	148	11.52%
20'	204	15.88%

The public infrastructure for the CIP is as follows:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane un-divided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-

lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable design requirements.

Collector roads are intended to be dedicated to a local general-purpose unit of government for ownership, operation, and maintenance, while the District anticipates owning and operating all other roads. These are referenced later in the report as “CDD Roadways.” No portions of roadways that solely lead from public roads to private gates will be included in the portion of the CIP financed by the District’s tax-exempt bonds.

Currently, the developer of the land within the District (the “Developer”) anticipates that it will finance the internal roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation and stormwater improvements behind such gated areas). If any internal roads are public, the same may be funded by the District.

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: Developer Funded Stormwater/Floodplain management includes lake excavations exceeding 8’ in depth, lot pad grading, road grading. This includes Lake Excavation to an 8’ minimum depth required by the Southwest Florida Water Management District. No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of any grading of lots or the transportation of any fill to such lots. Further, all lakes included in the CIP will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on publicly owned land or within public easements or public rights-of-way. Finally, it is less expensive to allow the Developer to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

Water, Wastewater and Reclaim Utilities:

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community. See discussion of irrigation below.

The water and reclaim distribution and wastewater collection systems for all phases will be constructed and/or acquired by the District and then dedicated to a local, public utility provider for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

With respect to any utilities that are the subject of oversizing arrangements, the allocable cost relating to oversizing will not be funded by the District.

Hardscape, Landscape, Walls and Irrigation:

The District will construct and/or install landscaping, irrigation, walls that serve a noise abatement/sound buffer function and hardscaping within District-owned common areas and public rights-of-way. The District must at least meet local design criteria requirements for planting and irrigation design.

All such landscaping, irrigation, walls and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by a local general-purpose government will be maintained pursuant to a right-of-way agreement or permit.

The irrigation demands will be served by a combination of County re-use water, surface water and groundwater via wells. The back-bone irrigation facilities which distribute the re-use water provided by the public County system to serve the development in the District and other portions of the County are to be owned and maintained by the District and are included in the CIP.

No payments are planned to be made to the District or any property or homeowner's association for irrigation water from irrigation facilities funded by the District.

Any landscaping, walls or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Electric and Streetlights:

The District may elect to purchase, install and maintain street lights on public roadways as part of the CIP. Alternatively, the District may elect to lease streetlights through an agreement with a local utility provider, in which case it will fund the streetlights through an annual operations and maintenance assessment. Any streetlights located on private roadways would not be funded by the District.

The District may fund the incremental cost of undergrounding of electrical utility lines within public right-of-way utility easements throughout the community as part of the CIP. Any electric lines and transformers would be owned by the local utility provider and not paid for by the District as part of the CIP.

Recreational Amenities:

The Developer may construct clubhouse and other amenity facilities and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. In such event, the amenities would be considered common elements for the exclusive benefit of the District landowners. In the event the clubhouse and other amenity facilities are open to the general public, they may be funded by the District and thereafter owned, operated and maintained by the District.

Environmental Conservation

The District will provide onsite conservation areas in order to offset wetland impacts associated with the construction of the development and to provide a drainage function. The District will be responsible for the design, permitting, construction, maintenance, and government reporting of on-site conservation areas. These costs (excluding maintenance and reporting costs) are included within the CIP.

Off-Site Improvements

Offsites include public Lorraine Road Phases 3 and 4, including landscaping, drainage, sanitary, water, irrigation, grading, platting, materials testing and professional fees. The offsite improvements will be dedicated to the County for ownership, operation and maintenance.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. Only the portion of these costs allocable to the District's CIP will be funded by the District.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, the use of such credits, if any, will be addressed in an acquisition agreement between the applicable developer and the District.

Only portions of the CIP that are eligible to be funded with tax-exempt bonds will be financed by tax-exempt bonds or other obligations issued by the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are reasonably expected to be obtained in the ordinary course of development. Only the portion of the costs of these permits allocable to the District's CIP will be funded by the District.

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents, among other things, a cost estimate for the CIP and certain other improvements needed for the development planned within the District. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

CIP COST ESTIMATE

No.	Facility	CIP	Private Improvements	Total Project Costs
		Public Improvements	Private Improvements	
1	Landscaping & Walls	\$5,316,525.00	\$1,510,000.00	\$6,826,525.00
2	Subdivision Potable Water System	\$5,115,513.19	\$0.00	\$5,115,513.19
3	Subdivision Wastewater System	\$9,321,246.21	\$0.00	\$9,321,246.21
4	Irrigation Facilities	\$4,404,072.09	\$0.00	\$4,404,072.09
5	Storm Water Facilities ⁽¹⁾⁽²⁾⁽³⁾	\$16,000,499.92	\$675,736.00	\$16,676,235.92
6	Environmental Preservation & Mitigation	\$1,474,136.00	\$0.00	\$1,474,136.00
7	Off-Site Utilities	\$4,809,142.38	\$0.00	\$4,809,142.38
8	Private Streets	\$0.00	\$11,155,710.17	\$11,155,710.17
9	CDD Roadways	\$4,419,157.18	\$0.00	\$4,419,157.18
10	Amenities	\$0.00	\$18,081,427.15	\$18,081,427.15
11	Streetlights in Off-site Roadway	\$0.00	\$215,000	\$215,000
12	Electrical	\$150,510.00	\$1,665,135.00	\$1,815,645.00
13	Miscellaneous Structures	\$0.00	\$1,635,500.00	\$1,635,500.00
14	Municipal Fees & Permits	\$1,693,123.95	\$221,500.00	\$1,914,623.95
	Subtotal (Improvements Benefiting All Units)	\$52,703,925.92	\$35,160,008.32	\$87,863,934.24
15	Contingency (15%)	\$7,905,588.89	\$5,274,001.25	\$13,179,590.14
16	Professional Fees	\$9,509,526.37	\$1,615,015.00	\$11,124,541.37

Total			
Improvements	\$70,119,041.18	\$42,049,024.57	\$112,168,065.75

⁽¹⁾ Public Stormwater/Floodplain management includes storm sewer pipes, inlets, catch basins, control structures, headwalls

⁽²⁾ Developer Funded Stormwater/Floodplain management includes lake excavations exceeding 8' in depth, lot pad grading, road grading.

⁽³⁾ Includes Lake Excavation to an 8' minimum depth required by the Southwest Florida Water Management District.

Note: Only the portion of municipal fees and permits and professional fees allocable to the District's CIP are eligible to be funded by the District. With respect to any utilities that are the subject of oversizing arrangements, the allocable cost relating to oversizing will not be funded by the District.

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to the costs of that project.

The general public, property owners, and property outside of each assessment area may receive benefit from the District's projects; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any lake excavations exceeding 8' in depth, grading or other improvements on private lots or property. In connection with any acquisition of components of the CIP from the Developer or other applicable party, the District will pay the lesser of the cost of such components of the CIP or the fair market value thereof.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

ATWELL, LLC

This item has been digitally
signed and sealed by Philip
Brannon, P.E.
on 02/25/2025.
Printed copies of this
document are not
considered signed and
sealed and the signature
must be verified on any
electronic copies.

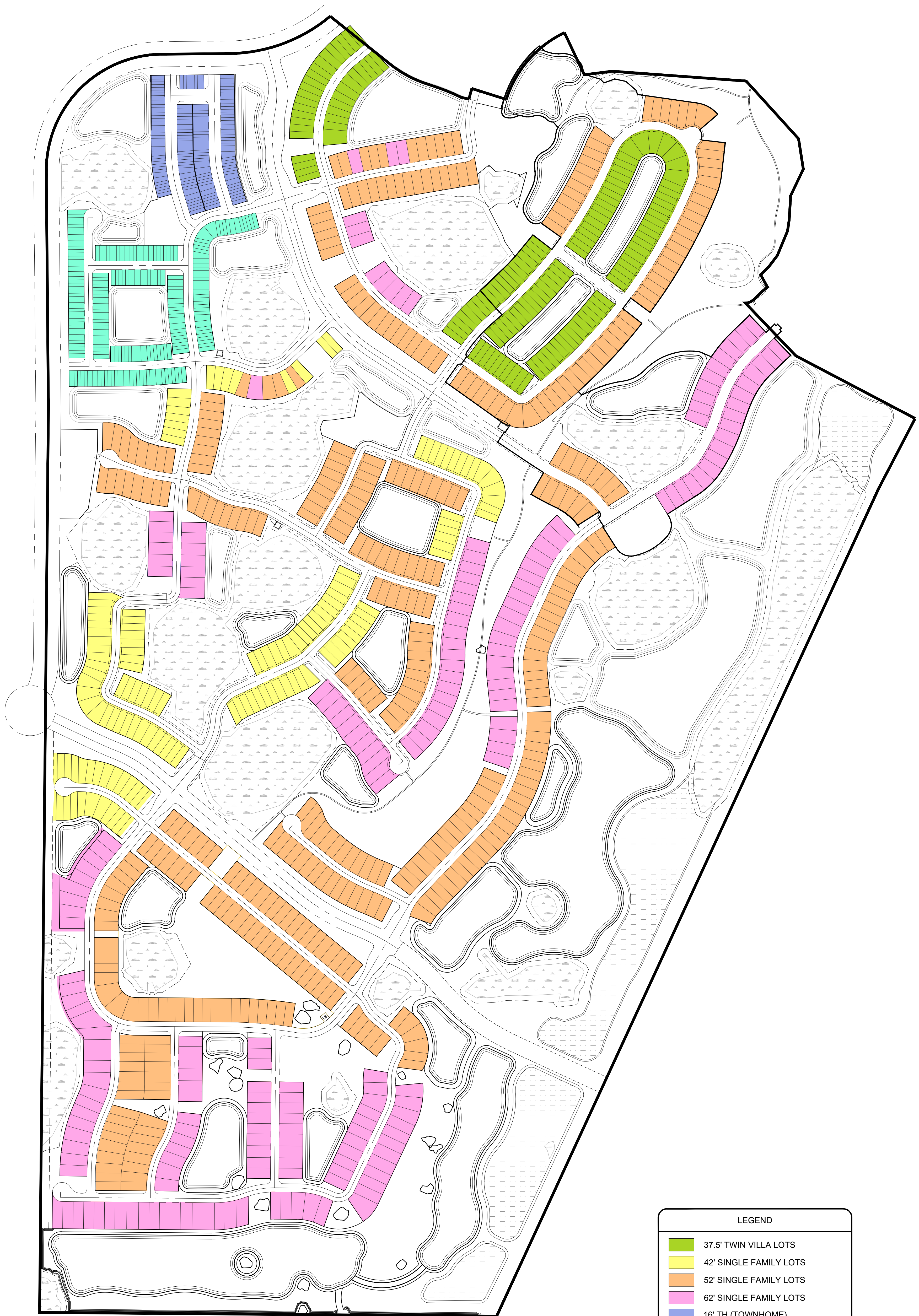
Philip Brannon, P.E.

District Engineer

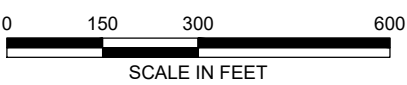
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EXHIBIT A

LT RANCH SOUTH ASSESSMENT AREA MAP

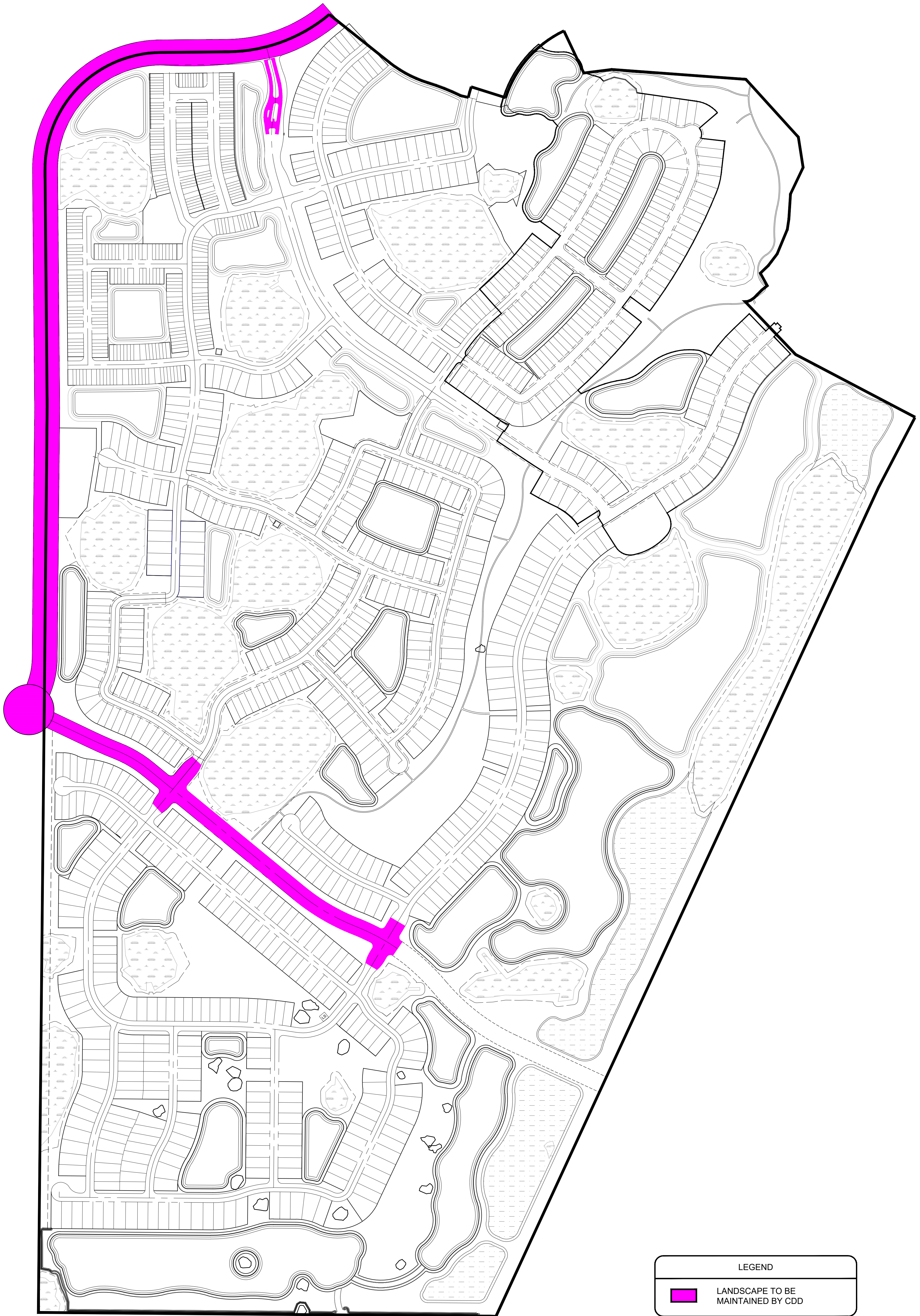



LEGEND	
■	37.5' TWIN VILLA LOTS
■	42' SINGLE FAMILY LOTS
■	52' SINGLE FAMILY LOTS
■	62' SINGLE FAMILY LOTS
■	16' TH (TOWNHOME)
■	20' TH (TOWNHOME)

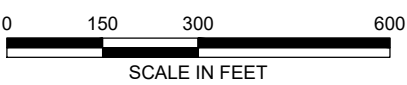


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EXHIBIT B
LT RANCH SOUTH CDD ROADWAYS MAP



LEGEND	
	LANDSCAPE TO BE MAINTAINED BY CDD



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LT RANCH SOUTH
COMMUNITY DEVELOPMENT DISTRICT

First Supplemental Master Special Assessment
Methodology - Assessment Area One

Prepared by:

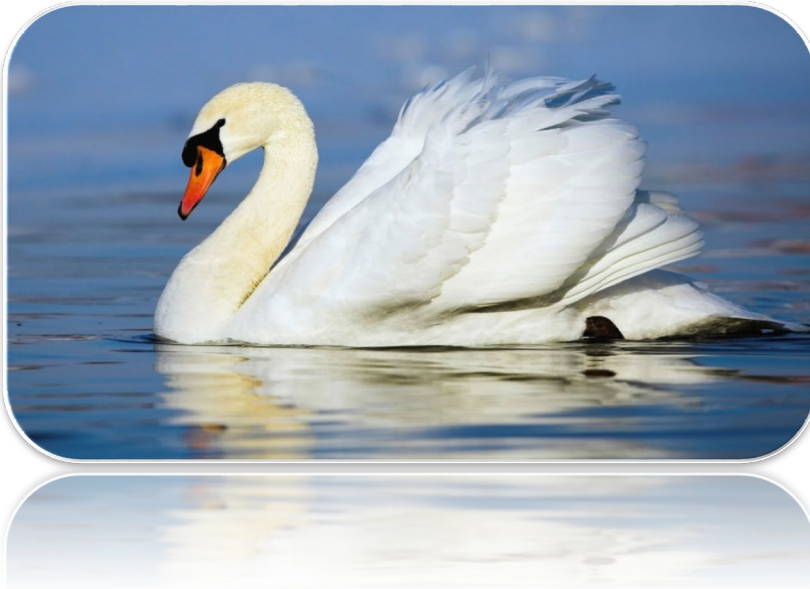
6/24/2025

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1.0 INTRODUCTION

This First Supplemental Master Special Assessment Methodology – Assessment Area One (**“Supplemental Master Report”**) is prepared for the LT Ranch South Community Development District (**“District”**) and supplements the Master Assessment Special Assessment Methodology dated April 23, 2025 (**“Master Assessment Report”**) adopted by the Board of Supervisors (**“Board”**) of the District. This Assessment Area One Master Assessment Report is intended to stand alone as the master report providing for the allocation of the District's capital special assessments (**“Assessments”**) to the assessable land within the District designated by the District as “Assessment Area One” (**“Assessment Area One”**). Assessment Area One is currently planned to include 214 residential units. Overall, the District is planned to include 1,285 residential units. The Master Assessment Report sets forth a methodology (**“Master Methodology”**) for allocating the Assessments to the assessable lands within the District.

The District’s public infrastructure capital improvement program (**“CIP”**) is described in that *Master Engineer’s Report, Dated March 2025* (**“Engineer’s Report”**) prepared by Atwell, LLC (**“District Engineer”**). The Engineer’s Report indicates that the CIP has an estimated cost of \$70,119,041.18 and is a system of improvements benefitting all assessable property in the District. The CIP will allow for the development of the property within the District and will be partially or fully funded through the issuance of District bonds (**“Bonds”**).

The CIP will be developed in multiple phases as lands are taken down by the project developer. The first phase to be developed is Assessment Area One. It is anticipated that the District will issue Bonds in one or more series to fund all or a portion of the CIP related to a phase, with each phase comprising an assessment area. In connection with each phase of development of the CIP, the District will hold a public hearing to levy Assessments within that phase. Because the CIP functions as a system of improvements, and to ensure that the Assessments are fairly and reasonably allocated across phases, the Assessments as allocated to each phase/assessment area will be based on the number of units anticipated to be developed in that assessment area, but taking into account the total 1,285 residential units planned for within the District. From an assessment perspective, Bonds secured by Assessments levied in any assessment area can fund any portion of the CIP, subject to further definition of such portion at the time of bond issuance. Note that it is possible that within an assessment area more than one lien of the Assessments may be established on the same lands in that assessments area for related portions of the CIP and related Bonds.

The portion of the costs of the CIP allocated to Assessment Area One is shown in Table II (**“Assessment Area One Project”**). In the case of Assessment Area One, the District will issue

Bonds in one or more series ("**Assessment Area One Bonds**") to finance all of a portion of the costs of the Assessment Area One Project.

The debt associated with the Assessment Area One Bonds will be repaid from the proceeds of Assessments ("**Assessment Area One Assessments**") levied by the District's Board of Supervisors on assessable properties within Assessment Area One, following a public hearing. The Assessment Area One Assessments will be liens against assessable properties within Assessment Area One.

As more fully described herein, this Supplemental Master Report applies the Master Methodology to allocate the Assessment Area One Assessments to the assessable property in Assessment Area One. In connection with each issuance of specific series of Assessment Area One Bonds, the District will adopt one or more supplemental assessment reports that will specifically allocate the financing costs of the components of the Assessment Area One Project being financed, all or in part, by the applicable series. Such project components will also be described in a report of the District Engineer, supplementing the Engineer's Report.

The District will **NOT** levy Assessments on any portion of the lands within the District at this time other than within Assessment Area One.

With that said, the District's limited purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, system, facilities, services and improvement.

This Supplemental Master Report will identify for Assessment Area One the special and peculiar benefits for the works and services of the Assessment Area One Project, including added use of the property, added enjoyment of the property, and probability of increased marketability, value of the property and decreased insurance premiums will be evaluated for each of the residential product types in order to ensure that the new assessments are fair, just and reasonable for all property in Assessment Area One.

2.0 THE DISTRICT AND BOND STRUCTURE

The District is a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes, and by Ordinance of the Sarasota County Board of County Commissioners. The District encompasses approximately 696.095 acres of land.

According to the District's Engineer's Report, the District shares the same boundary with the master planned community also called Skye Ranch (the "**Master Development**"). As noted above, 1,285 residential units are currently planned for the Master Development.

The Master Report sets forth the anticipated product mix for the Master Development. Table I depicts the anticipated product mix for the lands within Assessment Area One of the District. Please note that the referenced table in the Master Report and Table I may be revised as development commences and the final site plans are further refined by the developer of the Master Development (the “Developer”).

3.0 PURPOSE OF THIS REPORT

This Supplemental Master Report has been developed to provide a roadmap, and the report lays out in detail each step for use by the Board for the imposition and levy of the Assessment Area One Assessments.

The Master Methodology applied herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in Assessment Area One as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable. As noted above, the District has adopted a CIP comprising certain public infrastructure and facilities. The District plans to fund the CIP, all or in part, through the issuance of Bonds in phases which are intended to tie into the development phasing for the community. The methodology herein is intended to set forth a framework to apportion the special and peculiar benefits from the portions of the CIP financed with the proceeds of the Assessment Area One Bonds payable from and secured by the Assessment Area One Assessments imposed and levied on the assessable properties in Assessment Area One of the District. The report is designed to conform to the requirements of the Constitution, Chapters 170, 190 and 197 F.S. with respect to the Assessment Area One Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Assessment Area One Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within Assessment Area One of the District that receive special benefits from the Assessment Area One Project.

4.0 MASTER DEVELOPMENT PROGRAM

4.1 Land Use Plan

The anticipated Land Use Plan for the entire District is identified in the Master Report. Table I identifies the expected number of residential units to be constructed by type of unit by the Developer in Assessment Area One. As with any land use plan, this may change during development, however, the District anticipates this in the methodology, by utilizing the concept that the Assessment Area One Assessments are levied in Assessment Area One on a per acre basis initially for all undeveloped lands, and as land is platted in Assessment Area One, the District

assigns debt to the platted units, based on the type of units noted in the land use plan noted herein, all as applied to Assessment Area One.

4.2 Capital Requirements

In the Engineer's Report, the District Engineer has identified the CIP for the entire Master Development and has provided a cost estimate for these improvements, as described in the Engineer's Report. The cost estimate for the portion of the District's CIP comprising the Assessment Area One Project can be found below in Table II. It is estimated the cost of the Assessment Area One Project will be approximately \$12,239,912.47 and will be constructed in one or more phases without taking into consideration the various costs of financing the improvements.

5.0 ASSESSMENT AREA ONE BONDS REQUIREMENTS

The District intends to finance some or all of the Assessment Area One Project through the issuance of the Assessment Area One Bonds. As shown in Table III, it is estimated that the District may issue not exceeding an aggregate principal amount of \$15,110,000.00 in Assessment Area One Bonds to fund the implementation of the Assessment Area One Project, assuming all of the Assessment Area One Project is financed. A number of items comprise the estimated bond size required to fund the \$12,239,912.47 construction cost, necessary to complete the Assessment Area One Project. These items may include, but are not limited to, a period of capitalized interest, a debt service reserve, an underwriter's discount, issuance costs, and rounding, also noted in Table III.

As the finance plan is implemented a supplemental methodology will be issued for each phase of development within Assessment Area One, that mirrors the Master Methodology, and the final source and use of funds will be determined at the time of issuance of the applicable Assessment Area One Bonds and is dependent on a variety of factors, most importantly, the interest rate that the District is able to secure on the Bonds, along with such items as the capitalized interest period, reserve requirement and costs of issuance. Stated another way, the application of the Master Methodology described herein is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien in Assessment Area One, which may give rise to one or more individual assessment liens in Assessment Area One relating to individual Assessment Area One Bond issuances necessary to fund all or a portion of the Assessment Area One Project referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein and shall be described in one or more supplemental reports.

Contributions / Impact Fees / Reallocation - As set forth in any supplemental report, and for any particular bond issuance of the Assessment Area One Bonds, the Developer may opt to “buy down” (prepay) the Assessment Area One Assessments on particular product types and/or lands using a contribution of cash, Assessment Area One Project infrastructure or other consideration, and in order for Assessment Area One Assessments to reach certain target levels. Note that any debt reduction payment or “true-up,” as described herein, may require a payment to satisfy the “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Assessment Area One Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance relating to the Assessment Area One Bonds.

Any estimated capital requirements/contributions necessary for the entire Assessment Area One not financed with a contemplated series of Assessment Area One Bonds may be deferred from time to time and considered at different stages of development (e.g., at the time of platting and/or issuance of bonds, project completion, etc.), and the Developer's obligation will be limited to the difference in the actual cost of construction of the public infrastructure and that amount deposited and available in all construction accounts of all series of Assessment Area One Bonds. In addition to the extent any Assessment Area One Project components financed by a series of Assessment Area One Bonds give rise to impact fee credits or cash payments from another governmental entity, the supplemental assessment methodology report and related trust indentures will address the application of the same consistent with the requirements of applicable state and federal law. In the event that any Assessment Area One Project components to be financed by a series of Assessment Area One Bonds is not completed, required contributions or other payments are not made, or under certain other circumstances, the District may elect to reallocate the Assessment Area One Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 ASSIGNMENT OF ASSESSMENTS

It is useful to consider three broad states or conditions of development. The initial condition is the “unplatted state”. At this point infrastructure may or may not be constructed, but in general, home sites or other development units have not been defined and all of the developable land within an assessment area, such as Assessment Area One, is considered unplatted acreage (“**Unplatted Acres**”). In the unplatted state, all of the lands within an assessment area, such as Assessment Area One, receive benefit from all or a portion of the components of the financed CIP projects, such as the Assessment Area One Project components, and Assessments, such as the Assessment Area One Assessments, will be imposed upon all of the land within the assessment area on an equal acre basis to repay the applicable Bonds in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or “approved state”. At this point, a developer would have received approval for a site development plan from the County primarily for the building of a particular type of multi-family product. By virtue of the County granting an approval for its site development plan for a neighborhood, certain development rights are committed to and peculiar to that neighborhood, thereby changing the character and value of the land by enhancing the capacity of the Unplatted Acres within a neighborhood with the special and peculiar benefits flowing from components of the CIP and establishing the requisite logical connection for the flow of the special benefits peculiar to the property, while also incurring at the same time a corresponding increase in the responsibility for the payment of the levied debt assessment to amortize the portion of the debt associated with those improvements. However, for multi-family products, this increased state of development does not fully allocate the units to be constructed within this state until a declaration of condominium is recorded and the District knows exactly the type and number of units that will be constructed on the site. Therefore, the approved stated becomes final once the declaration of condominium is filed.

Therefore, once the land achieves this approved state, the District will allocate a portion of this debt to such assessment area in the “approved state”.

This apportionment of benefit is based on accepted practices for the fair and equitable apportionment of special and peculiar benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non-ad valorem special assessments in conformity with State laws applicable to such assessments.

Development enters its third and “Platted State”, as property is platted. Land becomes platted property (the “**Platted Property**”) which single-family units are platted or multi-family land uses receive a building permit and a separate tax parcel identification number is issued for such parcel. At this point, and only at this point, is the use and enjoyment of the property fixed and determinable and it is only at this point that the ultimate special and peculiar benefit can be determined flowing from the components of the CIP peculiar to such platted parcel. At this point, a specific apportionment of the debt assessments will be fixed and determinable from the supplemental assessment report to be prepared once the final pricing details of the bonds are known.

When the development program contains a mix of residential land uses, an accepted method of allocating the costs of public infrastructure improvements to benefiting properties is through the establishment of a system that “equates” the benefit received by each property to the benefit received by a single-family unit to other unit types. To implement this technique for CIP cost allocation purposes, a base unit type must be set.

Unlike property taxes, which are ad-valorem in nature, a community development district may levy special assessments under Florida Statutes only if the parcels to be assessed receive

special benefit from the infrastructure improvement acquired and/or constructed by the District. Special benefits act as a logical connection to property from the improvement system or service facilities being constructed and include, but are not limited to, added use, added enjoyment, increased access and increased property values. These special benefits are peculiar to lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A District must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

System of Improvements - It is anticipated that the CIP will function as a system of improvements and provide special benefit to all lands within the District. Stated differently, this infrastructure project is a program of improvements and was designed specifically to facilitate the development of the lands within the District, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property or designated assessment area within the District, regardless of where the Assessments are levied, provided that Assessments are fairly and reasonably allocated across all benefitted properties.

As noted above, the CIP includes certain master infrastructure that will provide benefit to all future development staged within the District. To ensure that the CIP fairly apportioned to the entire project, the Master Report allocates the entire CIP program, using the Master Methodology across the projected 1,285 anticipated units in the District. Table IV allocates the cost of the Assessment Area One Project to the anticipated 214 residential units in Assessment Area One, based on the assumptions regarding the Assessment Area One Bonds set forth in Table III.

Amenities - Also, one or more amenity facilities are planned as part of the CIP. If the amenity facilities are privately owned a debt assessment is not appropriate in connection with the development of the amenities because the amenities will be owned and operated by a homeowner's association and are considered a common element for the exclusive benefit of lot owners. Stated differently, any benefit for these facilities flows directly to the benefit of all of the platted lots in the District. As such, no assessment would be assigned to these amenities.

Valid assessments under Florida Law have two (2) requirements that must be met by the Board using this methodology to provide that the assessments will be liens on property equal in

dignity to county property tax liens and to justify reimbursement by the property owners to the District for the special benefits received by and peculiar to their properties.

First, the properties assessed must receive, peculiar to the acre or parcel of property, a special benefit that flows as a logical connection from the systems, facilities and services constituting improvements.

The courts recognize added use, added enjoyment, enhanced value and decreased insurance premiums as the special benefits that flow as a logical connection from the systems, facilities and services peculiar to the property. Additionally, the properties will receive the special benefit of enhanced marketability.

With this provision of infrastructure, the Board is enhancing the delivery of those identified special benefits as well as adding the special benefit of enhanced marketability.

Second, the special benefits must be fairly and reasonably apportioned in relation to the magnitude of the special benefit received by and peculiar to the various properties being assessed,¹ resulting in the proportionate special benefit to be applied.

Although property taxes are automatically liens on the property, non-ad valorem assessments, including special assessments, are not automatically liens on the property but will become liens if the governing Board applies the following test in an informed, non-arbitrary manner. If this test for lienability is determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be imposed, levied, collected and enforced as a first lien on the property equal in dignity to the property tax lien. Florida courts have found that it is not necessary to calculate property by the services for which an assessment is imposed “is whether there is a ‘logical relationship’ between the services provided and the benefit to real property, and so long as the levying and imposition process is not arbitrary, capricious or unfair.

Focused, pinpointed and responsive management by the District of its systems, facilities and services, create and enhance special benefits that flow peculiar to property within the boundaries of the District. All benefits conferred on District properties are special benefits conferred on property because only property within the District will specially benefit from the enhanced services to be provided as a result of these new assessments. Any general benefits resulting from

¹ *City of Boca Raton v. State*, 595 So. 2d 25, 29 (Fla. 1992) *holding modified by Sarasota County v. Sarasota Church of Christ, Inc.*, 667 So. 2d 180 (Fla. 1995) and *modified sub nom. Collier County v. State*, 733 So. 2d 1012 (Fla. 1999).

these assessments are incidental and are readily distinguishable from the special benefits that accrue to the property within the District. Properties outside the District do not depend on the District's programs and undertakings in any way for their own benefit and are therefore not considered to receive benefits for the purposes of this methodology.

Because the benefits of the District control and management are greater than the costs of the assessments, an overall net special benefit occurs. This net special benefit equates into an increase in at least some of the property values of the surrounding homes. An increase in property values makes these properties more marketable and more saleable.

Further, a derivative special benefit also exists from this increased marketability. Each property will enjoy the special benefit of the added use and enjoyment of the properties, and this too equates to a net benefit, even though the exact benefit is not yet capable of being calculated with mathematical certainty; however, the magnitude of the benefit can be determined with reasonable certainty today. Each special benefit is by order of magnitude more valuable than the cost of, or the actual assessment imposed and levied for, the services and improvements that they provide peculiar to the receiving properties.

B. Allocation/Assignment Methodology

The Assessment Area One Assessments assignable to Platted Property and Unplatted Acres are shown in Table IV. This table provides the maximum assessments for Assessment Area One. As noted earlier in this report, to the extent there are Unplatted Acres, the initial assessment on those parcels will be on an equal assessment per acre basis. When the Unplatted Acres are platted into Platted Property, Assessment Area One Assessments will be assigned on a first-assigned, first-platted basis, as set forth in more detail in the supplemental special assessment methodolog(ies) applicable to particular series of Assessment Area One Bonds. Note that while the CIP functions as a system of improvements benefitting all lands within the District, debt assessments associated with different bond issuances (including the Assessment Area One Bonds) may differ in amount, due to changes in construction costs, financing costs, or other matters.

Governmental Property - If at any time, any portion of the property contained in Assessment Area One is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessment Area One Assessments thereon), or similarly exempt entity, all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

New Unit Types - As noted herein, this report identifies the anticipated product types for the development planned for Assessment Area One, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District's Assessment Consultant – without a further hearing – may determine the ERU factor for the new

product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs.

7.0 Prepayment of Assessment Area One Assessments

The Assessment Area One Assessments encumbering a Platted Property may be prepaid in full at any time, at such times and in such manner as more fully described in the related assessment proceedings of the District, without penalty, together with interest at the rate on the bond series to the Interest Payment Date (as defined in the applicable bond trust indenture) that is more than forty-five (45) days before the next succeeding date of prepayment, or such other date as set forth in the applicable bond trust indenture. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the Platted Property being prepaid is subject to an assessment delinquency.

8.0 Overview of the Inventory Adjustment Determination

This Supplemental Assessment Report is based on the development plan that is currently proposed by the Developer for Assessment Area One. As with all projects of this size and magnitude, and as development occurs, there may be changes to various parts of the proposed project mix, the number of units, the types of units, etc. The inventory adjustment determination mechanism is intended to ensure that all of the debt assessments are levied only on developable properties, such that by the end of the development period there will be no remaining debt assessments on any undevelopable property.

First, as property in Assessment Area One is taken from an undeveloped (raw land) state and readied for development, the property is platted or alternatively specific site plans are developed and processed through the County Property Appraiser, who assigns distinct parcel identification numbers for land that is ready to be built upon. Alternatively, and in the case of property in Assessment Area One where a condominium is being developed the land is platted as a large tract of land, and ultimately as the developer files the declaration of condominium, the County Property Appraiser will assign distinct parcel identifications to each condominium unit that will be constructed on the property.

When either of these events occur, the District must allocate the appropriate portion of its debt to the newly established and distinct parcel identification numbers. The inventory adjustment determination allows for the District to take the debt on these large tracts of land, and assign the correct allocation of debt to these newly created units. This mechanism is done to ensure that the principal assessment for each type of property constructed in Assessment Area One never exceeds the initially allocated assessment contained in this Supplemental Master Report.

This is done periodically as determined by the District Manager or their authorized representative and is intended to ensure that the remaining number of units to be constructed in Assessment Area One can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan for Assessment Area One, the applicable landowner will be required to make a density reduction payment, such that the debt remaining after the density reduction payment does not exceed principal assessment for each type of property is exceeded in the initially allocated assessment contained in this report.

The specific process for handling inventory adjustments is set forth in more detail in the District's assessment resolution adopting this report, as well as one or more true-up agreements to entered into between the Developer and the District. Further, please note that, in the event that the District's capital improvement plan is not completed, required contributions or payments are not made, or under certain other circumstances, the District may be required to reallocate the Assessment Area One Assessments.

9.0 Preliminary Assessment Roll

Exhibit I provides the Assessment Roll for Assessment Area One.

JPWard and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, JPWard and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

LT Ranch South Community Development District
Land use Type - Master Development
Table I

Product Type		
Description	Unit Count	Percent of Total
<i>Traditional</i>		
40' - 49'	140	10.89%
50' - 59'	226	17.59%
60' - 69'	152	11.83%
<i>Active Adult</i>		
30' - 39'	140	10.89%
40' - 49'	0	0.00%
50' - 59'	212	16.50%
60' - 69'	63	4.90%
<i>Townhomes</i>		
16'	148	11.52%
20'	204	15.88%
Total	1285	100.00%

LT Ranch South Community Development District
Land Use Type - Assessment Area 1
Table I

Product Type		
Description	Unit Count	Percent of Total
<i>Traditional</i>		
40' - 49'	15	7.01%
50' - 59'	29	13.55%
60' - 69'	14	6.54%
<i>Active Adult</i>		
30' - 39'	44	20.56%
40' - 49'	0	0.00%
50' - 59'	46	21.50%
60' - 69'	12	5.61%
<i>Townhomes</i>		
16'	0	0.00%
20'	54	25.23%
Total	214	100.00%

LT Ranch South Community Development District
Capital Improvement Program Cost Estimate - Master Development
Table II

No.	Facility	Districts Capital Improvement Plan		
		Private Development		Total Project Costs
1	Landscaping and Walls	\$ 5,316,525.00	\$ 1,510,000.00	\$ 6,826,525.00
2	Subdivision Potable Water System	\$ 5,115,513.19	\$ -	\$ 5,115,513.19
3	Subdivision Wastewater System	\$ 9,321,246.21	\$ -	\$ 9,321,246.21
4	Irrigation Facilities	\$ 4,404,072.09	\$ -	\$ 4,404,072.09
5	Storm Water Facilities(1)(2)(3)	\$ 16,000,499.92	\$ 675,736.00	\$ 16,676,235.92
6	Environmental Preservation & Migigation	\$ 1,474,136.00	\$ -	\$ 1,474,136.00
7	Off-Site Utilities	\$ 4,809,142.38	\$ -	\$ 4,809,142.38
8	Private Roadways & Pavement	\$ -	\$ 11,155,710.17	\$ 11,155,710.17
9	CDD Roadways	\$ 4,419,157.18	\$ -	\$ 4,419,157.18
10	Public Park	\$ -	\$ -	\$ -
11	Amenities	\$ -	\$ 18,081,427.15	\$ 18,081,427.15
12	Streetlights in Off-Site Roadways	\$ -	\$ 215,000.00	\$ 215,000.00
13	Electrical	\$ 150,510.00	\$ 1,665,135.00	\$ 1,815,645.00
14	Miscellaneous Structures	\$ -	\$ 1,635,500.00	\$ 1,635,500.00
15	Municipal Fees & Permits	\$ 1,693,123.95	\$ 221,500.00	\$ 1,914,623.95
Subtotal (Improvements Benefiting All Units)		\$ 52,703,925.92	\$ 35,160,008.32	\$ 87,863,934.24
16	Contingency	\$ 7,905,588.89	\$ 5,274,001.25	\$ 13,179,590.14
17	Professional Fees	\$ 9,509,526.34	\$ 1,615,015.00	\$ 11,124,541.34
Total Improvements		\$ 70,119,041.15	\$ 42,049,024.57	\$ 112,168,065.72
Total Public Infrastructure - Master CIP		\$ 70,119,041.15		
Assessment Area 1 - Allocation of Master CIP				\$12,239,000.00

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the ‘CIP Project’ as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development.

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- (3) Includes Lake Excavation to a 10' minimum depth required by the South Florida Water Management District

**LT Ranch South Community Development District
Special Assessment Bonds
Source and Use of Funds - Assessment Area One**

Table III		
Sources:		
Bond Proceeds		
Par Amount	\$	15,110,000.00
Original Issue Premium/Discount	\$	-
Total Source of Funds:	\$	15,110,000.00
Uses:		
Project Funds Deposit		
Const of Construction	\$	12,239,000.00
Rounding Proceeds	\$	912.47
	\$	12,239,912.47
Other Funds Deposits:		
Capitalized Interest (24 Months)	\$	1,813,200.00
Debt Service Reserve at 50% MADS	\$	548,862.53
	\$	2,362,062.53
Delivery Date Expenses		
Cost of Issuance	\$	205,825.00
Underwriter's Discount	\$	302,200.00
	\$	508,025.00
Total Use of Funds:	\$	15,110,000.00
Average Coupon:		6.0000%
Capitalized Interest Period		24 Months
Max Annual Debt Service		\$1,097,725.05

LT Ranch South Community Development District
Assessment Allocation - Assessment Area 1
Table IV

Description of Product	EAU Factor	Development Plan	Total EAU	Total Par Debt Allocation for Entire District	Total Par Debt Allocation Per Unit	Total Par Debt Allocation for Assessment Area One	Estimated Annual Debt Service (1)	Estimated Discounts and Collections (2)	Estimated Total Annual Debt Service Per Unit	Estimated Total Annual Debt Service (1)	Total Annual Debt Service (3)
Traditional											
40' - 49'	1.2857	15	19.2857	\$ 10,450,810.40	\$ 74,648.65	\$ 1,119,729.69	\$ 5,423.14	\$ 379.62	\$ 5,802.76	\$ 81,347.14	\$ 87,041.44
50' - 59'	1.5714	29	45.5714	\$ 20,619,614.81	\$ 91,237.23	\$ 2,645,879.78	\$ 6,628.29	\$ 463.98	\$ 7,092.27	\$ 192,220.29	\$ 205,675.71
60' - 69'	1.8571	14	26.0000	\$ 16,389,524.89	\$ 107,825.82	\$ 1,509,561.50	\$ 7,833.43	\$ 548.34	\$ 8,381.77	\$ 109,668.00	\$ 117,344.76
Active Adult	0.0000	0							\$ -	\$ -	\$ -
30' - 39'	1.0000	44	44.0000	\$ 8,128,408.09	\$ 58,060.06	\$ 2,554,642.54	\$ 4,218.00	\$ 295.26	\$ 4,513.26	\$ 185,592.00	\$ 198,583.44
40' - 49'	1.2857	0	0.0000						\$ -	\$ -	\$ -
50' - 59'	1.5714	46	72.2857	\$ 19,342,293.54	\$ 91,237.23	\$ 4,196,912.75	\$ 6,628.29	\$ 463.98	\$ 7,092.27	\$ 304,901.14	\$ 326,244.22
60' - 69'	1.8571	12	22.2857	\$ 6,793,026.76	\$ 107,825.82	\$ 1,293,909.86	\$ 7,833.43	\$ 548.34	\$ 8,381.77	\$ 94,001.14	\$ 100,581.22
Townhomes	0.0000	0							\$ -	\$ -	\$ -
16'	0.4571	0	0.0000	\$ 3,928,177.62	\$ 26,541.74	\$ -	\$ 1,928.23	\$ 134.98	\$ 2,063.20	\$ -	\$ -
20'	0.5714	54	30.8571	\$ 6,768,143.88	\$ 33,177.18	\$ 1,791,567.50	\$ 2,410.29	\$ 168.72	\$ 2,579.01	\$ 130,155.43	\$ 139,266.31
Totals:	214	214	260.2857	\$ 92,420,000.00		\$ 15,112,203.61				\$ 1,097,885.14	\$ 1,174,737.10
Maximum Permitted Bond Allocation						\$ 15,110,000.00	Estimated Max Annual Debt Service:		\$1,097,725.05		
Rounding						\$ (2,203.61)	Rounding (Not Material):		\$ 160.09		

(1) Excludes Discounts/Collection Costs

(2) Estimated at 4% for Discounts and 3% for Collection Costs by County

(4) Includes Discounts and Collection Costs

(5) Amounts Calculated as a percentage of "Construction Allocation Per Unit"

LT Ranch South Community Development District
Exhibit 1 - Assessment Roll

Property Identification Number	Legal Description	Unplatted Acreage	Property Owner	Assessment by Acre	Total Assessment
306001000	Takedown 1	126.4980	Taylor Morrison of Florida, Inc 551 N Cattlemen Rd, suite 200 Sarasota, FL 34232	\$ 104,566.03	\$ 13,227,393.25
315002000	Takedown 1	18.0040	Taylor Morrison of Florida, Inc 551 N Cattlemen Rd, suite 200 Sarasota, FL 34232	\$ 104,566.03	\$ 1,882,606.75
Total Acres (Assessment Area One)		144.5020		Total Assesment	\$ 15,110,000.00
Total Acres in Ordinance		696.0950		Total Par Debt	\$ 15,110,000.00

RESOLUTION 2025-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON- AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, LT Ranch South Community Development District (“**District**”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above-referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Sarasota County, Florida for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Sarasota County, Florida and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICT. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED by the Board of Supervisors of LT Ranch South Community Development District, Sarasota County, Florida, this 24th day of June, 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Christian Cotter, Chairman

Exhibit A: Legal Description of Real Property Subject to a Levy of Assessments

Exhibit A

Legal Description of Real Property Subject to a Levy of Assessments

Exhibit A
Property Description

Legal Description of N6, N7, N8 & N9

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 28 & 33, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 33, N.88°30'25"W., A DISTANCE OF 2494.84 FEET TO THE POINT OF BEGINNING; THENCE N.88°30'25"W., A DISTANCE OF 32.91 FEET TO THE SOUTH 1/4 CORNER OF SECTION 33; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 33, N.89°31'47"W., A DISTANCE OF 2690.25 FEET TO THE SOUTHWEST CORNER OF SECTION 33; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 33, N.00°33'36"E., A DISTANCE OF 5381.82 FEET TO THE NORTHWEST CORNER OF SECTION 33, ALSO BEING THE SOUTHWEST CORNER OF SECTION 28; THENCE ALONG THE WEST LINE OF SECTION 28 N.00°30'06"W., A DISTANCE OF 1417.28 FEET; THENCE NORTHEASTERLY, 1089.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 694.00 FEET AND A CENTRAL ANGLE OF 89°57'34" (CHORD BEARING N.44°28'41"E., 981.12 FEET); THENCE N.89°27'28"E., A DISTANCE OF 400.65 FEET; THENCE EASTERLY, 656.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET AND A CENTRAL ANGLE OF 39°22'11" (CHORD BEARING N.69°46'22"E., 643.38 FEET); THENCE S.51°23'16"E., A DISTANCE OF 458.60 FEET; THENCE SOUTHEASTERLY, 259.65 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 21°33'40" (CHORD BEARING S.62°10'33"E., 258.12 FEET); THENCE EASTERLY, 207.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1327.32 FEET AND A CENTRAL ANGLE OF 08°58'15" (CHORD BEARING S.68°28'15"E., 207.61 FEET); THENCE S.76°46'38"E., A DISTANCE OF 263.43 FEET; THENCE NORTHEASTERLY, 592.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 660.08 FEET AND A CENTRAL ANGLE OF 51°24'01" (CHORD BEARING N.38°55'23"E., 572.50 FEET); THENCE S.25°12'56"E., A DISTANCE OF 277.15 FEET; THENCE N.82°50'50"E., A DISTANCE OF 168.62 FEET; THENCE S.85°47'14"E., A DISTANCE OF 707.72 FEET; THENCE S.85°47'13"E., A DISTANCE OF 15.67 FEET; THENCE S.62°30'49"E., A DISTANCE OF 16.08 FEET; THENCE N.27°29'11"E., A DISTANCE OF 6.91 FEET; THENCE S.85°47'13"E., A DISTANCE OF 58.85 FEET; THENCE S.42°13'41"E., A DISTANCE OF 464.45 FEET; THENCE S.08°46'38"E., A DISTANCE OF 182.89 FEET; THENCE S.25°25'22"W., A DISTANCE OF 174.19 FEET; THENCE S.03°46'48"W., A DISTANCE OF 149.74 FEET; THENCE S.08°19'05"W., A DISTANCE OF 62.59 FEET; THENCE S.22°32'15"W., A DISTANCE OF 158.16 FEET; THENCE S.37°15'47"W., A DISTANCE OF 58.78 FEET; THENCE S.37°15'29"W., A DISTANCE OF 27.83 FEET; THENCE S.46°18'09"W., A DISTANCE OF 65.83 FEET; THENCE S.28°57'29"E., A DISTANCE OF 85.01 FEET; THENCE S.51°22'55"W., A DISTANCE OF 42.08 FEET; THENCE S.42°52'46"W., A DISTANCE OF 14.61 FEET; THENCE S.46°23'50"W., A DISTANCE OF 24.79 FEET; THENCE S.43°21'45"W., A DISTANCE OF 23.32 FEET; THENCE S.55°00'32"W., A DISTANCE OF 27.49 FEET; THENCE S.68°57'37"W., A DISTANCE OF 20.59 FEET; THENCE S.88°09'08"W., A DISTANCE OF 13.22 FEET; THENCE S.43°40'55"E., A DISTANCE OF 434.49 FEET; THENCE S.62°30'49"E., A DISTANCE OF 803.59 FEET; THENCE S.27°29'11"W., A DISTANCE OF 468.38 FEET; THENCE S.24°46'44"W., A DISTANCE OF 5439.15 FEET TO THE POINT OF BEGINNING.

FOR A TOTAL OF 696.095 ACRES

**DEVELOPER FUNDING AGREEMENT – GENERAL FUND
FISCAL YEAR 2025 AND FISCAL YEAR 2026**

This Agreement is made and entered into this 24th day of June, 2025, by and between:

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Sarasota County, Florida ("**District**"), and

TAYLOR MORRISON OF FLORIDA, INC., a Florida limited liability company, and a landowner in the District ("**Developer**") with a mailing address of Taylor Morrison, 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Sarasota County, Florida, for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025, which year concludes on September 30, 2025, and for Fiscal Year 2026, which year concludes on September 30, 2026; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A** and **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A** and **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations, and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** and **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A** and **Exhibit B**;

**DEVELOPER FUNDING AGREEMENT – GENERAL FUND
FISCAL YEAR 2025 AND FISCAL YEAR 2026**

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

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** and **Exhibit B** (and as **Exhibit A** and **Exhibit B** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

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

6. **ENFORCEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the

**DEVELOPER FUNDING AGREEMENT – GENERAL FUND
FISCAL YEAR 2025 AND FISCAL YEAR 2026**

assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**LT RANCH SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

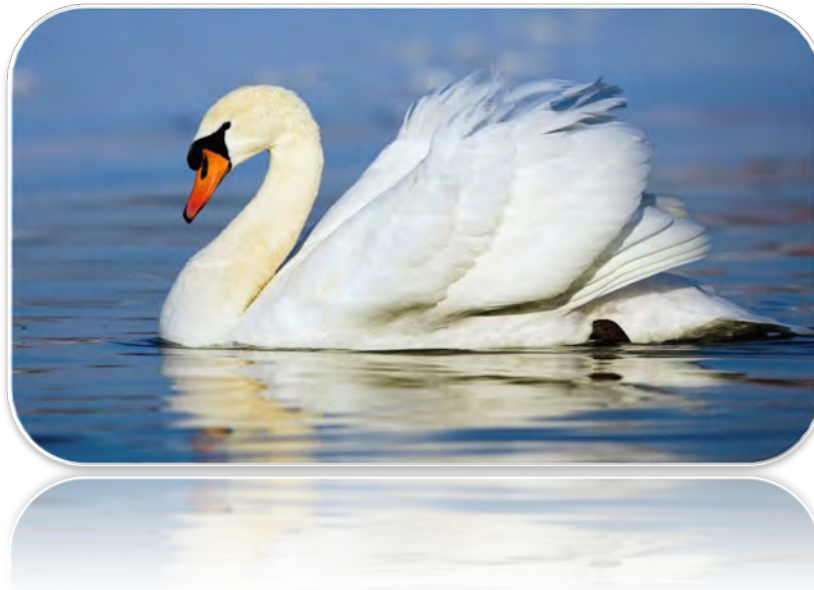
Name: _____
Chairperson / Vice-Chairperson

TAYLOR MORRISON OF FLORIDA, INC.

Name: _____
Position: _____

Exhibit A Fiscal Year 2025 General Fund Budget
Exhibit B Fiscal Year 2026 General Fund Budget

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

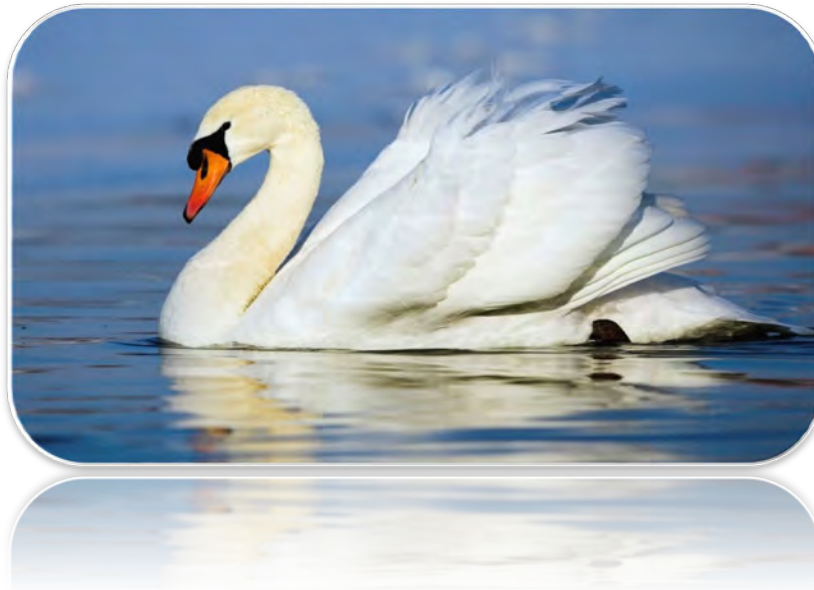
JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2025 (April 2025 through September 2025)

Description	FY 2025	Notes
Revenues and Other Sources		
Carryforward	\$	- Added Cash Required to Partially Fnd 1st Quarter Operations
Interest Income - General Account	\$	- Interest on Bank Account
Assessment Revenue		
Assessments - On-Roll		Assessment From Property Owner's
Assessments - Off-Roll		
Contributions - Private Sources		
Taylor Morrison	\$ 84,875	Developer Funding of Operations
Total Revenue & Other Sources	\$ 84,875	
Appropriations		
Legislative		
Board of Supervisor's Fees	\$	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$	- N/A
Executive		
Professional - Management	\$ 26,500	District Manager
Financial and Administrative		
Audit Services	\$	- Statutory Required Audit Yearly
Accounting Services	\$ 9,500	General Fund
Assessment Roll Preparation	\$	- Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services		
Recording and Transcription	\$	- Transcription of Board Meetings
Legal Advertising	\$ 5,000	Statutory Required Legal Advertising
Trustee Services	\$	- Trust Fees for Bonds
Dissemination Agent Services	\$	- Required Reporting for Bonds
Property Appraiser Fees	\$	- Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	Bank Fees - Governmental Bank Accounts
Travel and Per Diem		
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases		
Miscellaneous Equipment	\$	- N/A
Computer Services (Web Site)	\$ 1,200	Statutory Maintenance of District Web Site
Insurance		
	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships		
	\$ 175	Department of Economic Opportunity Fee
Printing and Binding		
	\$ 500	Agenda Books and Copies
Office Supplies		
	\$	- N/A
Legal Services		
General Counsel	\$ 20,000	District Attorney
Other General Government Services		
Engineering Services	\$ 15,000	District Engineer
Contingencies	\$	- N/A
Capital Outlay	\$	- N/A
Reserves		
Operational Reserve (Future Years)	\$	- N/A for FY 2025
Other Fees and Charges		
Discounts, Tax Collector Fee and Property Appraiser Fee		Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 84,875	

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 04/16/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	- Added Cash Required to Partially End 1st Quarter Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	- Interest on Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	- Assessment From Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	- Direct Bill to Developer
Contributions - Private Sources					
Taylor Morrison	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	Developer Funding of Operations
Total Revenue & Other Sources	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	- N/A
Executive					
Professional - Management	\$ 26,500	\$ -	\$ 26,500	\$ 53,000	District Manager
Financial and Administrative					
Audit Services	\$ -	\$ -	\$ -	\$ 4,000	Statutory Required Audit Yearly
Accounting Services	\$ 9,500	\$ -	\$ 9,500	\$ 20,000	General and Debt Service Funds
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 20,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ -	\$ -	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 5,000	\$ -	\$ 5,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ -	\$ -	\$ -	\$ 5,000	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Travel and Per Diem					N/A
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	- N/A
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 1,200	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	- N/A
Legal Services					
General Counsel	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	District Attorney
Other General Government Services					
Engineering Services	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	- N/A
Capital Outlay	\$ -	\$ -	\$ -	\$ -	- N/A
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2026
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee					Discounts/Fees on assessments on Tax Rolls
Total Appropriations	\$ 84,875	\$ -	\$ 84,875	\$ 155,075	

RESOLUTION 2025-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the LT Ranch South Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a) **Date:** The second Tuesday of each month for Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

October 14, 2025	November 11, 2025
December 9, 2025	January 13, 2026
February 10, 2026	March 10, 2026
April 14, 2026	May 12, 2026
June 9, 2026	July 14, 2026
August 11, 2026	September 8, 2026

- b) **Time:** 1:30 P.M. (Eastern Standard Time)

- c) **Location:** Offices of Taylor Morrison
551 Cattlemen Road - Suite 200
Sarasota, Florida 34232

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District

RESOLUTION 2025-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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 South Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch South Community Development District, Sarasota County, Florida, this 24th day of June 2025.

ATTEST:

**LT RANCH SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Christian Cotter, Chairperson

LT Ranch South Community Development District

RANKING OF ENGINEER FOR EVALUATION OF RE-USE SYSTEM

<u>Independent Engineering Firms</u>		Atwell Engineering	Alliant			
<u>Selection Criteria</u>						
	<u>Max. Pts</u>					
<u>1</u> Ability of Personnel	20					
<u>2</u> Proposer's Experience	20					
<u>3</u> Understanding Scope of Work	20					
<u>4</u> Ability to Furnish Required Services	20					
<u>5</u> Price	20					
TOTAL POINTS		100				
BID AMOUNT						

RESPONSE TO REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES

May 26, 2025

Prepared for:

LT Ranch South
Community Development District

Sarasota County, Florida



Prepared by:



Building better communities with excellence and passion.



May 26, 2025

3901 Coconut Palm Drive, Suite 102
Tampa, Florida 33619
813.940.3465 MAIN
alliant-inc.com

JPWard and Associates, LLC
2301 N.E. 37th Street
Ft. Lauderdale, Florida 33308
954.658.4900
(District Managers Office)

Dear Members of the Evaluation Committee:

Alliant Engineering, Inc. (Alliant) is a local and highly experienced firm that is perfectly suited to provide professional engineering services to the **LT Ranch South Community Development District**. Our Senior Civil Engineer, **Jeff Sprouse, PE** of our Tampa Office will serve as the Client Manager and be the district's main point of contact.

Alliant's proposed team of professionals provides the district with a comprehensive understanding and approach to meet (and exceed) the district's objectives and goals. Our corporate mission to build better communities with excellence and passion is evident within our culture and separates us from the rest.

Alliant, headquartered in Minneapolis, MN, was established in 1995 and has since expanded to over 200 professionals and support staff. Serving clients like **The LT Ranch South Community Development District**, Alliant extended its reach to Jacksonville, Florida in 2015 and Tampa, Florida in 2023. Alliant is an S-Corporation and offers a comprehensive range of services including, but not limited to civil engineering, construction services, transportation systems, traffic engineering, land surveying, landscape architecture, roadway design, and water resources. Our team offers the district the following benefits:

CLIENT AND PROJECT LEADERSHIP. **The LT Ranch South Community Development District** seeks a consultant partner who goes beyond mere design and engineering. You need a leader capable of managing projects from inception to completion, adept at addressing challenges efficiently. In Jeff's role as Client Manager, he'll be your main contact ensuring our team remains focused, adaptable, and responsive to the district's needs. We prioritize timely, transparent communication and aim for quality throughout every phase, from project initiation to bidding, construction, and closeout.

SUCCESSFUL TRACK RECORD. Alliant has been serving municipal clients in Florida since the opening of our Jacksonville office. We are proud of the relationships we have built with our clients and encourage you to contact our references in our project experience section for feedback on our commitment to quality and exceptional service. Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, drainage, and structural projects. He's served as both a Client Manager and Design Engineer on numerous similar projects, combining technical knowledge with hands-on leadership.

DEDICATED CORE TEAMS. We provide a skilled team of engineers to the district, ensuring a blend of specialized knowledge, hands-on experience, and innovative thinking. By aligning the right expertise with each project, we aim to enhance the quality of life across Florida through high-quality engineering services delivered within budget and schedule constraints, while prioritizing exceptional client service. Our team is committed and available to serve the district.

We are excited to serve **The LT Ranch South Community Development District** for continuing professional engineering services. Please feel free to contact me with any questions or if you require additional information.

Sincerely, **Alliant Engineering, Inc.**

A blue ink signature of Wayne "Jeff" Sprouse, written in a cursive style.

Wayne "Jeff" Sprouse, PE, Client Manager

☎ 813.954.4337 ✉ jsprouse@alliant-inc.com

A blue ink signature of Andrew Mansen, written in a cursive style.

Andrew Mansen, PE, Project Manager

☎ 904.329.4001 ✉ amansen@alliant-inc.com

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Strong relationships are the cornerstone of our business. We've seen firsthand how they can result in better project outcomes, which benefit our client's reputation and future opportunities. We value and protect these relationships, which is why we've spent the last 30 years building connections nationwide in the public and private sectors and why our clients continue to choose Alliant for their projects.

Alliant is comprised of individuals from a variety of disciplines, backgrounds, and experience levels. We provide complex engineering and design solutions for projects that need to be completed on schedule and within budget—without sacrificing standards of performance. Together, our employee-owners are committed to excellence, collaboration, and integrity, bringing value to our employees, clients, and communities.

For over 30 years, we have focused on the values that drive our company. Keeping these values at the forefront of everything we do helps us provide opportunities to our employee-owners and serve our clients with the same level of integrity and sense of entrepreneurialism that has defined us for those three-plus decades.

Alliant's Team Guiding Principles:

- ▶ We innovate before, during, and after the design to provide the best solutions for our clients.
- ▶ We communicate with our clients, employees, sub-consultants, and project stakeholders to ensure that our projects stay on task, on schedule, and within budget.
- ▶ We dedicate ourselves to our business and our community.
- ▶ We deliver successful projects.
- ▶ We keep our ear to the rail and our nose to the grindstone.



COMMUNITY

Our community is where we live, work and play – it is who we are at Alliant – it is our industry and the world around us.



EXCELLENCE

It's about always doing our best and being the best at what we do.



CREATE VALUE

By solving challenges and delivering the best solutions, we create value that lives on long after the project is finished.



COLLABORATION

To take on the BIG challenges we collaborate with our clients, our partners, and each other.



FUTURE FOCUSED

We look forward to the next idea, the next solution, and the next opportunity to build better communities.



INTEGRITY

The foundation of our success comes from the trust our clients and partners place with us to do business the right way.

**ENGINEER POINT OF CONTACT AND PROPOSED TEAM****Response to RFQ for Engineering Services for The LT Ranch South Community Development District, Sarasota County, FL**

Public Notice Date: April 28, 2025

Solicitation No. 11258222

Engineer Point of Contact:

Jeff Sprouse, PE / Project Manager

(813) 954-4337

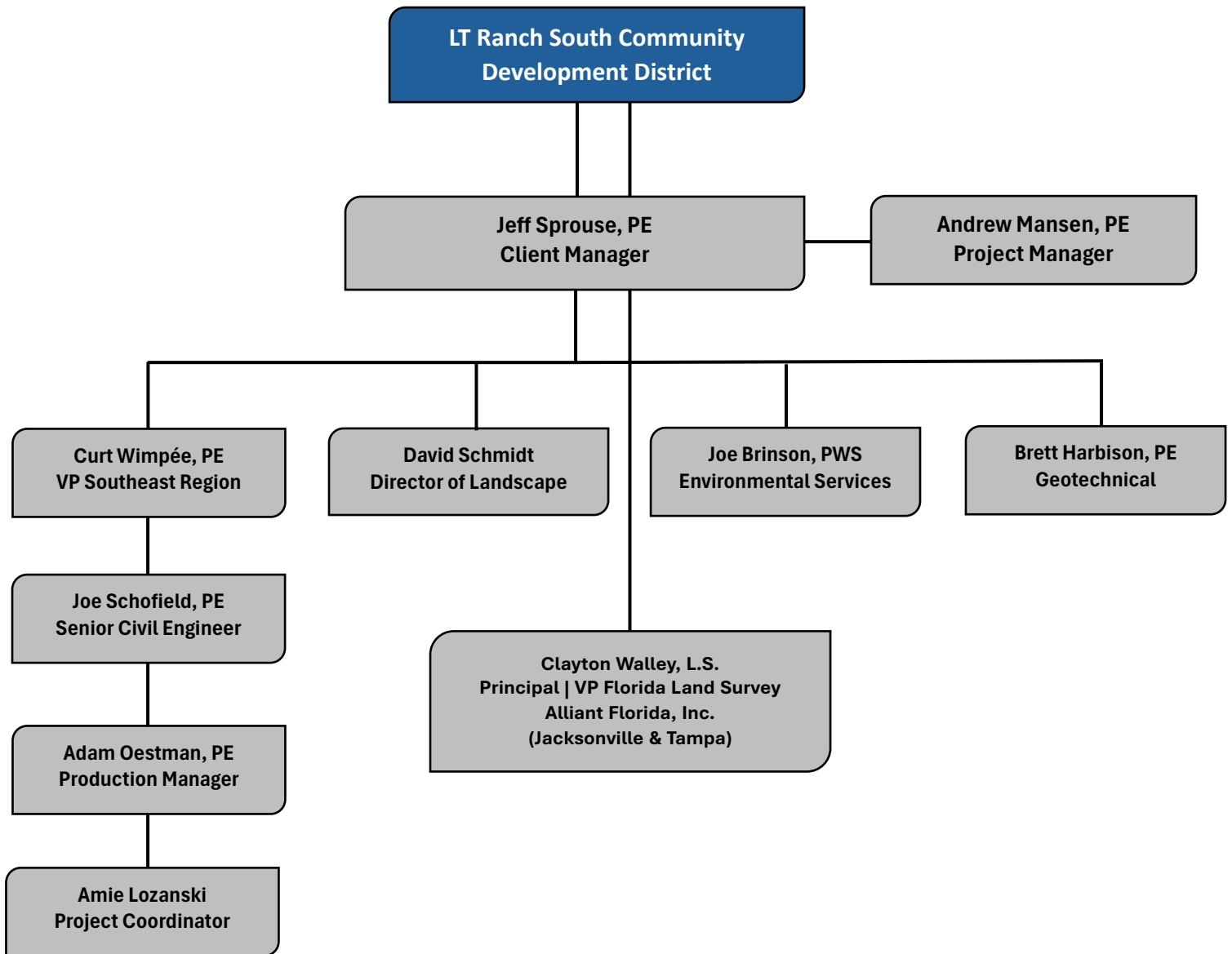
Alliant Engineering, Inc.

jsprouse@alliant-inc.com**PROPOSED TEAM**

Check		FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Prime	Subcontractor			
X		Alliant Engineering	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Project Management, Civil Engineering, and Landscape Services
	X	ESC Florida, LLC	4524 N. 56th Street Tampa, Florida 33610	Environmental Services
	X	Meskel & Associates Engineering	2202 N. West Shore Boulevard Suite 200 Tampa, Florida 33607	Geotechnical Services
	X	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Land Survey Services



Exhibit 1. Organizational Chart of Proposed Team





RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Jeff Sprouse, PE
Client Manager

Mr. Sprouse brings over 28 years of diverse experience in design and construction across a wide range of projects. His expertise includes land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. He has also worked on vertical construction, structural fabrication and erection, as well as SCADA system design and integration for sanitary sewer and stormwater treatment facilities, like Alum Injection Systems. In addition, Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, site, drainage, and structural projects. He's served as both a Project Manager and Design Engineer on numerous similar projects, combining technical knowledge with hands-on leadership.

YEARS EXPERIENCE

28 years overall, and 1 year with Alliant.

EDUCATION

- ◆ BS, Nuclear Engineering, Mississippi State University
- ◆ FDEP Stormwater Management Inspector #40208
- ◆ Advanced MOT Certified
- ◆ 40-Hour OSHA Hazmat Certified
- ◆ US Navy Engineering Lab Technician
- ◆ Nuclear Power Plant Operations

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (60821)

SHANNON ESTATES SUBDIVISION ♦ PLANT CITY, FLORIDA

This subdivision is on a 6.26-acre lot located along N. Shannon Avenue. The project included 8 lots, access road, stormwater facilities, potable water, reclaimed water, lift station, sanitary sewer, and stormwater system. The site contained 2.65-acres of wetland and was partially located within the 100-year floodplain. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.

WEG PARK ROAD COMMERCIAL COMPLEX ♦ PLANT CITY, FLORIDA

Development of a 15.73-acre site which included a feed store, feed storage buildings, self-storage, RV storage, sidewalks, vehicular use areas and other miscellaneous impervious areas. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.

NORTH PARK ROAD COMMERCIAL SUBDIVISION ♦ PLANT CITY, FLORIDA

This development included a 12.68-acre site located along North Park Road. The project included 5 commercial roads, stormwater facilities, potable water, sanitary sewer, stormwater, and the design of right and left turn lanes on N. Park Road. The site had 4.44-acres of wetland with 0.2-acres of impacts to the wetlands and was partially located within the 100-year floodplain. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.

SWAN LAKE VILLAGE – MULTI-FAMILY DEVELOPMENT ♦ LAKELAND, FLORIDA

This development was a 19.08-acre site located along the south side of Griffin Road. The project included two 3-story apartment buildings which were 15,927 SF each, a 2,802 SF clubhouse with a pool, sidewalks, access roads, stormwater facilities, 3 ponds, potable water, and sanitary sewer. The project included the design of a 24'-0" x 5'-9" arch pipe across the wetland. The site has 5.83-acres of wetland with 0.18-acres of impacts to the wetlands and was partially located within the 100-year floodplain. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 and ICPR4 to ensure no floodplain impacts and for the design of the stormwater system.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Andrew Mansen, PE**
Project Manager

Mr. Mansen is a Civil Engineer with 4 years of experience in civil design. He graduated in 2011 with a BS in Civil Engineering from California State University. He has provided design, review, and/or management on many public and private site development projects in California and Florida.

YEARS EXPERIENCE

14 years overall, and 3.5 year with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, California State University, Sacramento, CA

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (91277)

BARBER POINTE SUBDIVISION ♦ CITY OF MACCLENLY, FLORIDA

Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of the civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.

GROVELAND RETAIL DEVELOPMENT ♦ CITY OF GROVELAND, FLORIDA

Andrew led civil engineering efforts for the Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.

THE HARBOUR ♦ CITY OF JACKSONVILLE, FLORIDA

Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Joseph Schofield, PE
Senior Civil Engineer

Mr. Schofield is a Senior Engineer with 21 years of experience in civil design and construction oversight. He has provided design, review, and/or management on hundreds of public and private roadway and site development projects in the southeast United States. He has partnered with dozens of state agencies along with local communities to advance a wide variety of projects to improve transportation infrastructure across the continental United States.

YEARS EXPERIENCE

21 years overall, and 3 years with Alliant.

EDUCATION

- ◆ MBA, St. Leo University
- ◆ BS, Civil Engineering, University of North Florida (UNF)

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (69219)

SHADOWCREST AT ROLLING HILLS CDD ♦ PHASES 3B & 3D ♦ CITY OF GREEN COVE SPRINGS, FLORIDA

Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractor, vendor, and supplier invoices and pay applications to help ensure proper use of the bond funds. Scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.

BEACHVIEW COVE SUBDIVISION ♦ CITY OF ORMOND BEACH, FLORIDA

Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.

PONCE PRESERVE SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

David served as Pipelines Engineer on this project. Route planning, feasibility, and constructability input to add redundancy to an existing 3,500 LF of 30-inch, 10,050 LF of 42-inch, 53,500 LF of 48-inch, and 5,200 LF of 54-inch large diameter DI transmission force main transporting sewage from ECUA's Main Street WTP situated along Pensacola Bay to ECUA's Chemstrand Treatment Plant in Escambia County. For this project David personally participated in team meetings, assisted with route selection, made recommendations in support of and produced route sketches for the project as well as investigating and making recommendations for bypass points of connection between the various force main segments.

RYAN'S LANDING SUBDIVISION ♦ CITY OF PALM COAST, FLORIDA

Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.

UNIVERSITY OF FLORIDA CLUBHOUSE ♦ CITY OF JACKSONVILLE, FLORIDA

Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.

NAVFAC MAYPORT WHARF CHARLIE – 2 RENOVATIONS ♦ CITY OF JACKSONVILLE, FLORIDA

Project engineering overseeing design of a stormwater facility to provide overcompensating treatment that would accommodate expansion of Mayport Naval Station Wharf C-2. The project included installation of a new sheet pile bulkhead, fill of open water, wharf expansion, stormwater facility construction, and dredging activities. Assisted to obtain permit from the Army Corps of Engineers (ACOE) to the foregoing activities.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Adam Oestman, PE**
Production Engineer

Mr. Oestman has more than six years' experience in the design and construction of private infrastructure projects. He has worked on numerous developments and infrastructure improvements for commercial, medical, municipal, and residential projects around the country. Typical project requirements are land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, approval coordination, preparation of contract documents, and construction administration.

YEARS EXPERIENCE

6 years overall, and 3 years with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, Murray State University

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (98440)

HYMON CIRCLE DRAINAGE IMPROVEMENTS ◆ CITY OF BUNNELL, FLORIDA

Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.

SHADOWCREST AT ROLLING HILLS SUBDIVISION ◆ CITY OF GREEN COVE SPRINGS, FLORIDA

Lead design engineer preparing construction documents for a single-family, 247 lot subdivision as well as associated construction administration throughout the project.

SAWMILL BRANCH SUBDIVISION ◆ MULTIPHASE SUBDIVISION ◆ CITY OF PALM COAST, FLORIDA

Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.

PANAMA CITY BEACH HEALTH CAMPUS ◆ CITY OF PANAMA CITY BEACH, FLORIDA

Lead design engineer preparing the construction documents for a phased medical campus as well as associated construction administration throughout the project.

RECLAIM WATER MAIN EXTENSION ◆ CITY OF DELAND, FLORIDA

Lead design engineer preparing the construction documents for a +/- 6,000 LF reclaim main extension.

REVERIE AT PALM COAST CDD ◆ MULTIPHASE SUBDIVISION ◆ CITY OF PALM COAST, FLORIDA

Preparing construction documents, cost estimate, and associated construction administration for a single-family subdivision with multiple phases for a total of 421 lots.

EPIC CHURCH ◆ CITY OF PALM COAST, FLORIDA

Lead design engineer preparing construction documents for a church and associated recreational areas.

CARMEL COURT TOWNHOMES ◆ CLAY COUNTY, FLORIDA

Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.

LADY LAKE APARTMENTS ◆ TOWN OF LADY LAKE, FLORIDA

Lead design engineer preparing construction documents for a 330 multi-family units and associated recreation areas.

RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS



Curt Wimpée, PE **Vice President Southeast Region**

Mr. Wimpée is the VP of the Southeast Region with 28 years of experience in municipal engineering, land development, and transportation. Curt's experience includes localized and regional utility extensions, lift stations, city and DOT roadway reconstructions, new roadways, MOT plans, signage and striping plans, concrete and asphalt pavement design, storm water management systems, regional drainage studies, residential mixed use, and large-scale commercial developments. As Alliant's Principal-in-Charge, his goal is to successfully lead the project design team by using constant communication that establishes clear expectations, well defined goals, and regular accountability. In addition, Curt will work as a liaison between district staff, permitting agencies, and the design team.

YEARS EXPERIENCE

29 years overall, 10 years with Alliant.

EDUCATION

BS, Civil Engineering
University of Minnesota

PROFESSIONAL REGISTRATIONS

- Professional Engineer in Florida (79764)
- Minnesota (40487)
- Georgia (031340)
- N. Carolina (053415)
- S. Carolina (41355)
- Tennessee (125610)

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
FCARD
NEFBA
NAIOP
ULI

CITY ENGINEER (CONSULTANT) ♦ CITY OF BUNNELL, FLORIDA

Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.

CITY ENGINEER (CONSULTANT) ♦ CITY OF FLAGLER BEACH, FLORIDA

Engineer of Record for numerous city infrastructure projects some of which included roadway paving/assessment/rehabilitation/replacement stormwater system design and modeling, water main (potable and reclaim) extensions, rehabilitation, replacements, sanitary sewer design/rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentation and representation. Public messaging and interaction.

CIVIL ENGINEER (CONSULTANT) ♦ TOWN OF ORANGE PARK, FL

This is an on-going contract with the Town. Projects are based on a work order system. Alliant is currently under contract for a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aims to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.

CITY ENGINEER (CONSULTANT) ♦ CITY OF JACKSONVILLE BEACH, FL

City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.

CITY ENGINEER (CONSULTANT) ♦ CITY OF ATLANTIC BEACH, FL

Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.

CITY ENGINEER (CONSULTANT) ♦ CITY OF FERNANDINA BEACH, FL

Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**

David Schmidt
Director of Landscape Architecture

Mr. Schmidt has more than 16 years' experience in the fields of land development planning, landscape architecture, urban design, and project management and is the Director of Landscape Architecture at Alliant. His primary responsibilities include project management, regulatory approvals, site layout and design, construction documentation, regional and community planning, and graphic design.

YEARS EXPERIENCE

16 years overall, and 2 years with Alliant.

EDUCATION

- ◆ BS, Landscape Architecture, University of Arkansas, Minor in Horticulture
- ◆ Currently pursuing licensure as a Landscape Architect in Florida, 2025

SWEETGRASS ♦ CITY OF ST. MARY'S, GA

Served as project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog walk, and amenities at the clubhouse. Sweetgrass is a 150-acre community that will feature 312 multifamily units, 194 townhomes, 143 single family homes, and 212,600 SF of commercial space. The Sweetgrass community will be home to almost 650 families in a walkable, mixed-use neighborhood that provides not only housing, but places for working, shopping, recreation, and civic engagement.

REVERIE AT TRAILMARK ♦ CITY OF ST. AUGUSTINE, FLORIDA

David served as the project manager and designer responsible for the neighborhood entry, common area, pocket parks, beer garden, dog park, and amenities at the clubhouse. Reverie is a 55+ community located in St. Augustine, FL permitted as a Community Development District that consists of 487 single family homes and a 4,600 SF clubhouse.

BRADENTON RIVERWALK ♦ CITY OF BRADENTON, FLORIDA

David and his team were responsible for multiple project components, such as data collection, landscape design, renderings, and 3D modeling for the master plan. Kimley-Horn completed the master planning process for the 1.5-mile-long riverfront area in Bradenton known as the Riverwalk. Services included grant funding analysis, master planning, public involvement, design development, and stakeholder coordination. Unanimous approval was given from the Bradenton City Council with the preparation of construction documents and permitting drawings.

TOM BENNETT PARK ♦ MANATEE COUNTY, FLORIDA

Provided master plan design and renderings for the public meeting process. Substantial environmental restoration of the waterfront was key to the project's success. Key design elements included a civic open space, amphitheater, several miles of trails and waterfront promenades, active recreation fields, a community building, and interpretive signage highlighting the significant environmental restoration of that project.

EMERALD TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

Served as senior project manager for segment #1 construction and segment #2 design of a multi-modal trail system in the urban core. This expansive trail network, spanning about 30 miles, connects 14 historic neighborhoods to downtown, creeks, the St. Johns River, 16 schools, two colleges, and 21 parks, with numerous other amenities and businesses. An additional 13 schools and 17 parks are nearby.

US 41 LANDSCAPING ENHANCEMENTS AND GATEWAY FEATURES ♦ CITY OF NORTH PORT, FLORIDA

Provided landscape architectural services and enhancements for US 41 spanning nearly three miles of highway through the City of North Port. The project provides a harmonious streetscape that utilizes rhythm and repetition of landscape along with lighting elements to create a sense of place within the area.

GORDON RIVER GREENWAY PARK ♦ COLLIER COUNTY, FLORIDA

Provided landscape architectural services and enhancements for US 41 spanning nearly three miles of highway through the City of North Port. The project provides a harmonious streetscape that utilizes rhythm and repetition of landscape along with lighting elements to create a sense of place within the area.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Clayton Walley, L.S., PSM**
VP Florida Land Survey

Mr. Walley has over 25 years of land surveying experience. Clayton has provided survey services in numerous states, his expertise includes largescale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is skilled in project management, GPS mission planning and execution, low altitude UAV data acquisition, and CAD. He is well-versed in all aspects of surveying and project management.

YEARS EXPERIENCE

25 years overall, and 6 years with Alliant.

EDUCATION

- ◆ A.A.S. Industrial Engineering Technology, Paul D. Camp Community College
- ◆ BS Business, Project Management, University of Phoenix

PROFESSIONAL REGISTRATIONS

Licensed Surveyor in Florida (LS7209)

STADIUM OF THE FUTURE – AREA C ♦ CITY OF JACKSONVILLE, FLORIDA

Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.

RIVER CITY SCIENCE ACADEMY ♦ CITY OF JACKSONVILLE, FLORIDA

Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced filed technology, and pre-calculated data workflows allowed for accurate, efficient fieldwork and reduced costs to the client. Optional services such as building pad layout and storm-tech system staking were also available.

RIVER GLEN SUBDIVISION ♦ NASSAU COUNTY, FLORIDA

Oversight of platting for four (4) new phases of an existing subdivision.

TOPOGRAPHIC SURVEY OF BLACK BRANCH CREEK & HYMON CIRCLE ♦ CITY OF BUNNELL, FLORIDA

Utilizing UAV technology as well as conventional methods to collect data and provide a survey for design. This project focused on drainage to improve localized flooding.

SR 100 MOODY BOULEVARD ROUTE SURVEY / TOPOGRAPHIC SURVEY ♦ CITY OF BUNNELL, FLORIDA

Oversight of 5,000 LF ± route survey for utility design.

PECAN PARK ROAD ♦ CITY OF JACKSONVILLE, FLORIDA

Survey Manager on this project that will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.

A1A / MAY STREET ♦ CITY OF ST. AUGUSTINE, FLORIDA

Survey Manager on this project that rebuilt the intersection with new infrastructure. Responsible for coordinating crews and scheduling. QC field work including construction stake out, as-built data collection, and monitoring structures for movement and settling. Regularly met with CEI on settlement monitoring results to ensure procedure and protocol.

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS****Joe Brinson, PWS****Environmental Senior Project Manager****TOWN CENTER BOULEVARD PROPERTY ♦ CITY OF PALM COAST, FLORIDA**

Project Manager, ECS completed an ecological study with the purpose to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

DIX ELLIS TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.

BEAUTYREST AVENUE PROPERTY ♦ CITY OF JACKSONVILLE, FLORIDA

Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

FIRST COAST EXPRESSWAY ♦ MIDDLEBURG, CLAY COUNTY, FLORIDA

Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.

BAINBRIDGE NOCATEE PARKWAY PROJECT ♦ CITY OF JACKSONVILLE, FLORIDA

Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.

Mr. Brinson is an Environmental Senior Project Manager for ECS and has more than 26 years' experience in wetland permitting, species, timber assessments, greenbelts, and tree/arborist services. His responsibilities include the daily management of all phases of environmental, including proposal preparation and review, environmental compliance (Spec/NPDES), budgeting daily and ongoing activities, preparation and review of reports, client interaction, invoicing, and marketing.

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- ♦ BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

**RESUMES OF KEY PERSONNEL AND RELEVANT PROJECTS**

Brett has more than 18 years of field, laboratory, and geotechnical analysis experience throughout Florida. He manages the entire geotechnical process which includes drilling, laboratory testing, and analysis for numerous Florida Department of Transportation (FDOT) projects. Brett is experienced in both Design-Bid-Build and Design-Build FDOT project delivery methods. As a Certified Smartpile EDC system user, he has provided dynamic load testing services on numerous pre-stressed, pre-cast concrete driven piles on bridge foundation project throughout Florida.

YEARS EXPERIENCE

16 years overall, and 5 years with Meskel & Associates Engineering, PLLC

EDUCATION

- ◆ BS, Civil Engineering, Florida State University, (FSU)
- ◆ Graduate Courses, University of Central Florida

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (74679)

Professional Engineer in Georgia (PE37919)

Brett H. Harbison, PE

Director of Transportation & Geotechnical Services and Principal Engineer

MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA

Senior Engineer responsible for the geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long, the replacement bridge will be about the same.

FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS ♦ DUVAL / NASSAU COUNTY LINE, FLORIDA

Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.

CITY OF JACKSONVILLE (COJ) NORTHBANK BULKHEAD REPLACEMENT ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors thru the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.

CITY OF JACKSONVILLE (COJ) SIDEWALKS AND PEDESTRIAN IMPROVEMENTS ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culvert design, excavation protection, and structural backfill for compaction of structural backfill.

LONNIE MILLER SR. REGIONAL PARK STRUCTURES & PEDESTRIAN TRAIL ♦ CITY OF JACKSONVILLE, FLORIDA

Geotechnical Engineer for park improvements proposed to include multiple new courts, multi-use fields, playgrounds, pavilions, new parking areas, elevated boardwalks, restroom, and concession facilities, 2-story concrete scorer's building and 2,700 LF of asphalt surfaced pedestrian trail. Geotechnical explorations were performed. Reporting was presented with design recommendations for shallow foundations, groundwater control and underdrain recommendations for field areas along with construction of asphalt pavement base and structural courses for the trail system. Site preparation and earthwork recommendations included clearing and stripping, removal and replacement of deleterious soils/debris encountered, temporary groundwater control, and placement/compaction of fill and backfill soils.



REPRESENTATIVE PROJECTS-1

**Shadow Crest at Rolling Hills Community Development District
Phases 3B and 3C, Green Cove Springs, Florida**



Project Owner's Information

Project Owner

Rolling Hills Community Development
District

Point of Contact

Marilee Giles

Contact No.

(904) 940-5850 x 412

Community Development District (CDD) constructed by bond issuance infrastructure to support a 247-lot single-family plated phase of the community. Mr. Schofield is the acting District Engineer for this part of the project and is also the Engineer of Record.

This project required coordination with the primary CDD engineer to coordinate ongoing construction of a prior phase of the project Shadow Crest, being adjacent to Rolling Hills. Construction ran concurrently so both Engineer's attended each monthly board meeting to give updates on each respective project. The prior phase included construction of a lift station to receive effluent from both projects.

Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractor, vendor, and supplier invoice and pay requests to ensure proper use of the bond funds. Scope included cost estimating and writing the Engineer's Report for the Shadow Crest phase of the district full planned build-out.



REPRESENTATIVE PROJECTS-2

Reverie at Palm Cost Subdivision
Palm Coast, Florida



Project Owner's Information

Project Owner

Sunbelt Land Management

Point of Contact

Ken Belshe

Contact No.

(386) 986-2411

Alliant is the Engineer of Record for complete design and permitting of 421 home Community Development District residential subdivision. Provided all aspects of oversight and design. Provided Certified Engineer's Report including cost estimating for the CDD.



REPRESENTATIVE PROJECTS-3

Westside Sewer Improvements, Phase 1

City of Bunnell, Florida



Project Owner's Information

Project Owner

City of Bunnell

Point of Contact

Dustin Vost, Infrastructure Director

Contact No.

(386) 437-7515

Alliant prepared and submitted a St. Johns River Water Management District (SJRWMD) REDI Grant Application on behalf of the city. The application was ranked #1 by the SJRWMD. The project consisted of sanitary sewer CIPP lining, lift station upgrades, and regional storm sewer and swale improvements to address ongoing flooding issues in the Dean Road neighborhood.

**REPRESENTATIVE PROJECTS-4****City of Bunnell Slip Lining Rehabilitation****City of Bunnell, Florida**

Alliant completed and submitted a SJRWMD REDI Grant Application on behalf of the City of Bunnell, FL. The project was funded by the SJRWMD and City funds, Alliant performed a 1.1-mile route survey along SR 100 (Moody Blvd.) in the City from Grand Reserve Parkway to North Palmetto Street. This required deed research for all adjacent properties along the route including FDOT right-of-way. Alliant also designed and prepared bid documents for a reclaimed water main.

**Project Owner's Information****Project Owner**

City of Bunnell

Point of Contact

Dustin Vost, Infrastructure Director

Contact No.

(386) 437-7515

Firms Involved with This Project**Firm Name**

Alliant Engineering, Inc.

Alliant Florida, Inc.

Firm Location

Jacksonville, Florida

Jacksonville, Florida

Role

Project Engineer

Land Surveyor



REPRESENTATIVE PROJECTS-5

Sweetgrass Apartments, Phase 1, Enhanced Landscape

St. Mary's, Georgia



Project Owner's Information

Project Owner

Sweetgrass Acquisition, LLC

Point of Contact

Ron Buckley

Contact No.

(904) 247-5334

Sweetgrass is a 150-acre master planned development located in St. Mary's GA for Tierra Linda Development, LLC. Sweetgrass is comprised of 312 class A multi-family units, 194 townhomes, 143 single family homes and 212,600 SF of commercial space. Working in collaboration with the client, architect, and interior designer, the Sweetgrass project will be home to approximately 650 families in walkable, mixed-use neighborhoods that provide not only housing but places for working, shopping, recreation, and civic engagement. The team's services included project management for the enhanced landscape design, irrigation, neighborhood clubhouse, and amenity area which included the clubhouse pool deck, shade structures, outdoor kitchen, landscape architecture, hardscape, site electrical engineering (managed sub), mail kiosk, design of the neighborhood entry monument, security gate, dog park and all site civil

Firms Involved with This Project

Firm Name

Alliant Engineering, Inc.

Alliant Florida, Inc.

Firm Location

Jacksonville, Florida

Jacksonville, Florida

Role

Project Engineer

Land Surveyor

**REPRESENTATIVE PROJECTS-6****Trout Creek Community Development District**
St. Johns County, Florida**Project Owner's Information****Project Owner**Trout Creek Community Development
District**Point of Contact**

Melissa Dobbins

Contact No.

(904) 436-6240

ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend an appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.

Firms Involved with This Project**Firm Name**

ECS Florida, LLC

Firm Location

Jacksonville, Florida

Role

Environmental



REPRESENTATIVE PROJECTS-7

Tapestry Westland Village
Jacksonville, Florida



Project Owner's Information

Project Owner

Arlington Properties

Point of Contact

Trey Barnes

Contact No.

(205) 397-6834

This property is a 28-acre luxe apartment community located in Jacksonville, FL at the intersection of Collins Road and Plantation Bay Drive. This project included performing a geotechnical exploration, laboratory testing program, and engineering analysis to assist the design team with the design of twelve 3-story residential buildings, a single-story clubhouse, lift station, pool, and dog park. Our analysis included providing recommendations for the construction of shallow foundations and a wet well structure.

Borings: 16 SPT, 16 Hand Augers

Total Feet: 533 LF (9 SPT to 30 feet, 4 SPT to 20 feet, 1 SPT to 25 feet, 5' sampling intervals) (16, 6-foot hand augers, 1 foot sampling intervals).

Samples: 223

Firms Involved with This Project

Firm Name

ECS Florida, LLC

Firm Location

Jacksonville, Florida

Role

Environmental


KEY PERSONNEL PARTICIPATION ON PROJECT

Names of Key Personnel	Role in This Contract	Involvement in Example Projects						
		1	2	3	4	5	6	7
Jeff Sprouse, PE	Client Manager	X		X	X		X	
Andrew Mansen, PE	Project Manager	X		X	X		X	
Joseph Schofield, PE	Senior Civil Engineer	X		X	X			
Adam Oestman, PE	Production Manager		X					
David Schmidt	Director of Landscape Architecture					X		
Joe Brinson, PWS	Professional Wetland Scientist						X	
Brett Harbison, PE	Director of Transportation & Geotechnical Services							X

Example Project Key

Number	Title of Project	Number	Title of Project
1	Shadow Crest at Rolling Hills CDD (Ph. 3B & C)	6	Trout Creek Community Development District
2	Spring Lake Subdivision	7	Tapestry Westland Village
3	Bunnell Westside Sewer Improvements	8	
4	Bunnell Slip Lining Rehabilitation	9	
5	Sweetgrass Apartments, Ph. I Enhanced LS	10	

**SERVICES OFFERED****CIVIL ENGINEERING:**

At Alliant, our team helps clients navigate all of the complex elements that must be considered to complete their projects. The strong relationships we've cultivated with private sector clients and public agency representatives ensure our clients' interests are met.

Alliant's civil engineering and land development services include:

- ◆ Due diligence
- ◆ Site analysis/feasibility/planning
- ◆ Design development/budgeting
- ◆ Entitlements
- ◆ Construction documents
- ◆ Storm water management design
- ◆ Grading, drainage, NPDES/SWPPP design and inspection
- ◆ Permitting and agency coordination
- ◆ Construction administration and oversight
- ◆ Project closeout and certification

We work collaboratively with clients and stakeholders to ensure agile, detailed, and valuable oversight from planning to completion.

INTELLIGENT TRANSPORTATION SYSTEMS (ITS):

Alliant is devoted to providing solutions that will increase the safety and convenience of travel. Our experience with ITS systems dates back to our very first project, and we have continued to grow our services and expertise in this area. Building on a history of success, Alliant is committed to introducing new technological solutions to address the challenges facing modern transportation systems.

The scope of Alliant's intelligent transportation services capabilities include:

- ◆ ITS planning
- ◆ Systems engineering
- ◆ Communications and design
- ◆ Systems implementation and integration
- ◆ System evaluation
- ◆ System architecture

Our history of ITS success dictates our strategy of always looking forward to new solutions.

**LANDSCAPE ARCHITECTURE:**

Growing New Landscape Solutions: Through extensive planning and design, we assist clients in improving the community through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.

Alliant's landscape architecture services include:

- ◆ Master planning
- ◆ Site analysis and planning
- ◆ Visualization and public presentation
- ◆ Agency coordination and submittals
- ◆ Construction drawings
- ◆ Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and on budget.

ROADWAY DESIGN:

Creating safe and efficient roads for our community has been a major focus since the inception of Alliant. From planning and preliminary design to traffic control and work zone safety, our team will make sure clients' roadway projects are delivered with high-quality work, on-schedule, and within budget.

Alliant's roadway design services span:

- ◆ Preliminary design
- ◆ Final design
- ◆ Highway engineering
- ◆ Maintenance of Traffic (MOT)
- ◆ Municipal engineering
- ◆ Local road design (city, county, and state aid)
- ◆ Utilities
- ◆ Construction and cost estimating
- ◆ Public involvement

As leading roadway design and transportation planning specialists, we have built, planned, designed, and administered an incredible variety of public streets, highways, and more.



SERVICES OFFERED

CONSTRUCTION ADMINISTRATION:

Alliant offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Alliant's construction administration services include:

- ◆ Consultant coordination and project management
- ◆ Client representation
- ◆ Submittal package review
- ◆ Construction phase permitting
- ◆ Change order review and approval

LAND SURVEY:

Alliant is committed to providing accurate information expediently, whether it is a next-day service construction staking or producing a final plat through the public approval process. We provide a full range of surveying services for our clients in both the public and private sectors. Surveying is often one of the first requirements of a project and it is usually one of the last services at project completion.

Alliant's land survey services go beyond expectations:

- ◆ Boundary surveys
 - ALTA/NSPS land title surveys
 - Certificate of survey
- ◆ Topographic surveys
 - Design location/existing conditions survey
 - Hydrographic survey
 - Underground survey (utilities, areaways)
- ◆ Record surveys
 - Subdivision (plat, RLS, CIC, right-of-way plat)
 - Memorial plat
- ◆ Construction surveys
 - Establish horizontal and vertical site control
 - Staking horizontal and vertical site control
 - Volume measurements

We ensure accurate and agile land survey services for all short- and long-term projects.

Whiteview Subdivision, Palm Coast,



MAINTENANCE OF TRAFFIC (MOT):



The Alliant Maintenance of Traffic (MOT) team works hand-in-hand with contractors and owners to develop innovative construction staging plans for complex projects throughout the Midwest and Western United States. Our expertise in construction staging, traffic control, temporary pedestrian facilities, public outreach, stakeholder engagement, and plan implementation allows our clients to rest easy knowing their project has the safest and most cost effective construction phasing possible.

Alliant's Maintenance of Traffic (MOT) specialty services include:

- ◆ Construction staging
- ◆ Traffic control
- ◆ Traffic Management Plans (TMP)
- ◆ Incident Management Plans (IMP)
- ◆ Temporary pedestrian and multimodal facilities
- ◆ Temporary roadways and geometrics
- ◆ Temporary traffic modeling
- ◆ Detour route signal timing
- ◆ Temporary lighting and signal systems
- ◆ Public engagement
- ◆ Work zone traffic control review and refinement

Briarcroft of Woodbury, Woodbury, MN



To the traveling public, MOT is the most visible aspect of a construction project. Alliant develops a thorough and efficient approach to construction phasing which increases a project's traffic capacity, minimizes driver confusion, maintains access to the surrounding community, and promotes safety for both the public and construction crews.

**SERVICES OFFERED****TRAFFIC ENGINEERING:**

As populations grow, public agencies must accommodate rapidly increasing traffic levels with solutions that prioritize safety and efficiency. Based on our experience, Alliant understands the critical need for thoughtfully developed, designed, and implemented projects that grow infrastructure with a keen eye to the needs of the community.

Alliant's traffic engineering and traffic design services include:

- ◆ Traffic, parking, and specialty studies
- ◆ Bicycle and pedestrian facilities planning and design
- ◆ Traffic signal operations and signal timing
- ◆ Traffic modeling
- ◆ Intersection and roadway safety studies
- ◆ Intersection control evaluations
- ◆ Corridor studies
- ◆ Traffic final design
- ◆ Project management

Our traffic engineering services and design are counted on nationwide to provide safe, reliable, and community-focused infrastructure development and growth.

WATER RESOURCES:

Growing New Landscape Solutions: Through extensive planning and design, we assist clients in improving the community through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.

Alliant's landscape architecture services include:

- ◆ Master planning
- ◆ Site analysis and planning
- ◆ Visualization and public presentation
- ◆ Agency coordination and submittals
- ◆ Construction drawings
- ◆ Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and on budget.

Anabelle Island, Clay County, Florida



Located in Clay County, Florida, Anabelle Island is an exciting new community, that when complete will provide 369 single family homes, a community pool and rec center, and access to local trails. Alliant worked closely with the developer during construction of Phases 1A and 1B and designed Phase 2, which is currently under construction.

**ADDITIONAL INFORMATION**

In 2018, Alliant was selected to provide city wide engineering services for the City of Flagler Beach, FL. Alliant assisted the City of Flagler Beach in receiving 1million dollars of grant funding to provide CIPP lining for over seven miles of their gravity sewer infrastructure. Alliant continues to provide these services and will show through this proposal that we work hard to exceed expectations in everything we do.

In 2020, Alliant was selected to provide professional engineering services to the City of Atlantic Beach, FL. Alliant worked with the Public Works Director to evaluate their existing maintenance building and provided recommendations and associated costs to the City Commission for either repair or replacement.

In 2023, Alliant was selected to provide general engineering services to the Tison's Landing Community Development District.

In 2024, Alliant was selected for the Ridgewood Trails, Oakleaf Town Center, Bartram Park, and the Trails Community Development Districts.

In 2025, Alliant was selected for the CrossCreek, Glen St. Johns, and Eagle Landing Community Development Districts. Alliant is thrilled to facilitate expansion of our clients into the Community Development Districts.

VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY THE DISTRICT:

Alliant Engineering, Inc. has not previously performed work for the district.



Strong relationships are the cornerstone of our business. We've seen firsthand how they can result in better project outcomes, which benefit our client's reputation and future opportunities. We value and protect these relationships, which is why we've spent the last 30 years building connections nationwide in the public and private sectors and why our clients continue to choose Alliant for their projects.

Public

For public projects, having the right team is essential. At Alliant, we ensure you get exactly that. Your project will be led by an experienced leader and supported by a team of skilled, dedicated professionals. Our team brings a pragmatic approach, prioritizing respect, accountability, and quality to ensure your project's success—while making your job easier every step of the way.

**Private**

In the private sector, where our clients have so many different responsibilities to manage, knowing your team has your back from start to finish makes a world of difference. And that's exactly what we strive to do at Alliant. We take care of the design, help you navigate the complexities of project entitlements, and overcome even the biggest roadblocks. Our goal is to not only solve problems but to prevent them from happening in the first place.

We recognize that realizing the most value on your project while achieving market-driven goals and building sustainable developments, is your highest priority. By vetting design options that achieve the goals of the client while meeting the needs and requirements of local communities, Alliant will help you find the perfect solution for your project site.

**ADDITIONAL INFORMATION****FIRM LICENSURE AND PREQUALIFICATIONS**

Alliant is licensed to perform professional engineering in the state of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses can be found in Appendix A.

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTHER TECHNICAL SKILLS REFERENCE

- ▶ 6.1 – Traffic Engineering Studies
- ▶ 6.2 – Traffic Signal Timing
- ▶ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ▶ 6.3.2 – Intelligent Transportation Systems Implementation
- ▶ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ▶ 7.3 – Signalization
- ▶ 8.1 – Control Survey
- ▶ 8.2 – Design, Right-of-Way, and Construction Surveying
- ▶ 8.4 – Right-of-Way Mapping

AUTHORIZED REPRESENTATIVE

SIGNATURE

DATE

May 26, 2025

NAME AND TITLE

Curt Wimpee, PE / VP Southeast Region

**ADDITIONAL INFORMATION**

To full address the criteria requested in the RFQ, we offer the following additional information. This further demonstrates Alliant Engineering's expertise and capabilities to perform all work that is anticipated under contract as the District Engineer.

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

Alliant Engineering, Inc. (Alliant) offers professional design and project management services in municipal infrastructure, land development, transportation, traffic engineering, design-build, structural, landscape architecture, and surveying. Alliant's backbone is a professionally diverse group of talented professionals dedicated to providing quality design, management, and construction services. Established in 1995, Alliant has provided 29 years of professional engineering services to a broad range of public and private clients. Our collaborative team approach and integrated management style allows us to efficiently complete projects while providing a high level of quality. We bring value to our clients by combining unmatched civil engineering, expertise, and innovation.

In addition to being highly qualified for this work, we have intricate knowledge of the infrastructure challenges within smaller communities. Our key staff for this project team are experts in their disciplines and well suited to provide the continuing engineering services required of your District Engineer.

At the program level, we have the following critical roles:

- ▶ **Project** – Responsible for building project teams tailored to meet project goals, provide ongoing project oversight, and be the primary point of contact for the district. Jeff Sprouse, PE was selected to be Project Manager because in addition to having 28 years in the industry, he understands how to make CDD projects successful. As Client Manager, Jeff will be handling the district meetings and managing the construction/engineering services.
- ▶ Jeff will also ensure all team members are trained in the Alliant Quality Management Process and verifying that quality processes are followed on individual projects.
- ▶ **Project Manager** – Responsible for identifying team members for individual work orders and ensuring uniformity in format and standards between projects. This individual is also an expert technical resource for project teams.

Our team is organized to execute work orders quickly and ensure quality and timely delivery.

**Client Manager****Jeff Sprouse, PE****Project Manager****Andrew Mansen, PE**



ADDITIONAL INFORMATION

CERTIFIED MBE

Alliant's teaming partner **Meskel & Associates Engineering (MAE)** is a certified Women owned DBE and JSEB based in Jacksonville, FL with additional office in Lake City and Tampa. They specialize in geotechnical engineering, drilling, and laboratory testing services. MAE's certifications are included at the end of this form.

WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS

At Alliant, we take pride in delivering complex projects on difficult timelines. This can only be accomplished through great project management and a sound project approach. Open, honest, and timely communication with the District, stakeholders, and potential subconsultants is the key to project success.

We will facilitate all formal reviews in an organized and timely manner to keep the project moving forward. We will also conduct progress meetings to efficiently provide updates and to discuss design issues that are crucial to the schedule for both the district and the project team. Our Quality Management Plan (QMP) will be revised to be specific to each project and will be followed throughout the design.

For a project to be efficient, not only does the engineering and project management need to be effective, understanding the permitting agencies and maintaining those key relationships is a necessity. Alliant has performed a multitude of projects and has both the expertise of dealing with the appropriate permitting agencies as well as maintaining those relationships needed to be efficient with complex projects. Alliant has developed relationships over the years with subconsultants as well as contractors. We have the expertise and knowledge to develop designs to help minimize cost to our clients during construction. This can be done because of our knowledge of building systems and construction techniques. Anticipation of construction techniques and communication with contractors during design are key elements to an effective cost savings project approach.

COMMUNICATION WITH THE DISTRICT

Fast-tracked projects require intense and continuous communication and collaboration with the district and their oversight team. Alliant will establish a draft meeting schedule for discussion at the kickoff meetings. We envision three levels of meetings: Design Review, Over-the-Shoulder Review and Progress Meetings.



INTEGRITY



COLLABORATION



EXCELLENCE

DESIGN REVIEW

Alliant's teaming partner Meskel & Associates Engineering (MAE) is a certified Women owned DBE and JSEB based in Jacksonville, FL with additional office in Lake City and Tampa. They specialize in geotechnical engineering, drilling, and laboratory testing services. MAE's certifications are included at the end of this form.

OTSR

OTSRs will be scheduled in between the major milestones. These informal design reviews will allow the district to be kept abreast of and have input into the design as it is progressing. The intent of these meetings is to present "in-progress" plans to the district to discuss specific issues where decisions are required that may impact schedule. OTSRs may also include key stakeholders as appropriate. It is envisioned that most OTSR meetings would be face-to-face.

PROGRESS MEETINGS

We will use frequent progress meetings to keep the district's team fully informed and involved in all aspects of the project. These meetings serve as a forum to address issues, hot topics, and identify action items that need to take place. The meetings can also serve as mini "over-the-shoulder" design review for portions of the project to get instant feedback from the district regarding any issues. We consider these meetings to provide collaboration on the fly" and use them to present all key components of the design prior to the actual submittal. This approach ensures that the district is part of the decision making, reducing the risk of surprises and potential rework.

Most meetings will include an agenda, meeting minutes, and action item log. The minutes and action item log can be shared internally with Alliant's team, and with the district staff to inform people not at the meeting of decisions and action items that were identified.

In addition to regularly schedule meetings, we will establish the systems and protocols for easy sharing of electronic files to assist with design collaboration and review.





ADDITIONAL INFORMATION

RECENT, CURRENT, AND PROJECTED WORKLOADS

Alliant is dedicated to client satisfaction which means we must honor schedule commitments. To that end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. **Jeff Sprouse, PE** can allocate the support staff and resources to easily meet any schedule. A project schedule will be developed at the onset of each opportunity received from the district. That schedule will be developed by working in concert with the major stakeholders. The appropriate Alliant team members will then be assigned responsibilities and deadlines to produce deliverables. We will work with district staff for a full understanding of the scope and expectations so we can provide a service that exceeds expectations.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute now. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team has the experience and expertise required to provide high quality professional services to the district. We would be honored and excited to work with you on future projects as we have with several municipalities in the past including the following:

Alliant has been serving the southeast region from our Jacksonville, Florida office since 2015. During that time, we have partnered with cities throughout Florida to address civil engineering needs through on-going contracts. Curt Wimpée, PE is Alliant's Southeast Regional Manager with over 26 years of experience.

In 2017, Alliant was selected to provide city wide civil engineering services for the City of Bunnell, FL. From the onset of services, Alliant has worked with the city to obtain over 2.5 million dollars in grant funding to develop their reclaim watermain infrastructure, alleviate stormwater flooding in low lying areas and cast in place (CIPP) lining of their gravity sewer infrastructure. Alliant has worked diligently to provide excellent service to the City's staff during the design and construction administration of these projects. These efforts have earned trust and confidence leading to the City's election as their City Engineer and City Surveyor respectively. We continue to consult with the city on a daily / weekly basis to support their ongoing engineering and surveying needs.

That same year, Alliant was selected to provide Professional Engineering Services to St. Johns County, FL. Alliant is currently working with staff to target their specific project needs.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager																				
Project Manager																				
Water Resources																				
Professional Land Surveyor																				
Roadway Design																				
Construction and Inspection																				
Contract Administration																				



Percent Committed



CDD



Excess Availability



ADDITIONAL INFORMATION

FIRM LICENSURE AND PREQUALIFICATIONS:

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses can be found at in Appendix A.

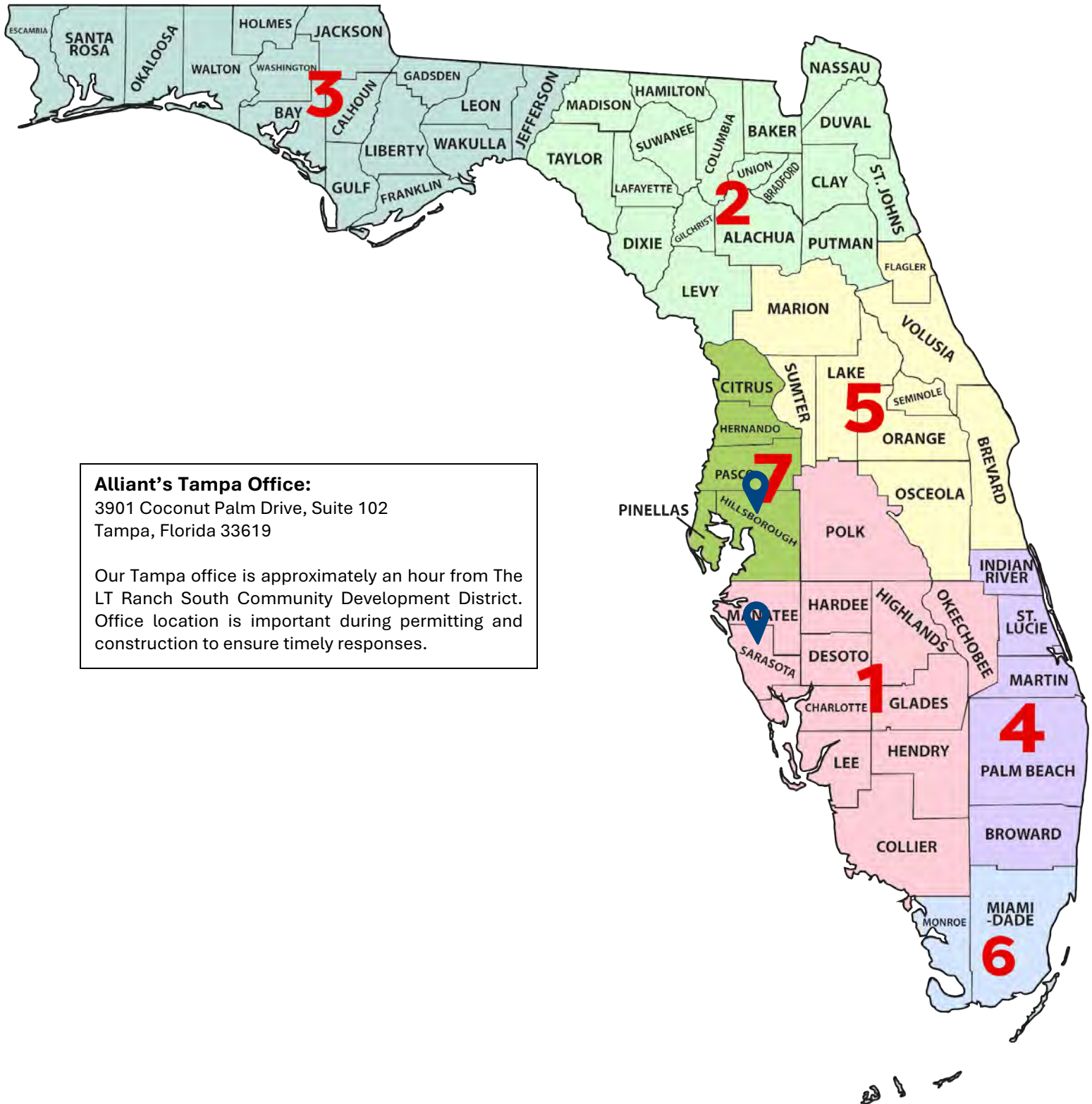
No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

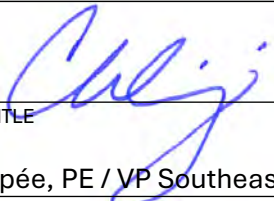
- | | |
|-------|---|
| 6.1 | Traffic Engineering Studies |
| 6.2 | Traffic Signal Timing |
| 6.3.1 | Intelligent Transportation Systems Analysis & Design |
| 6.3.2 | Intelligent Transportation Systems Implementation |
| 6.3.3 | Intelligent Transportation Traffic Engineering Systems Communications |
| 7.3 | Signalization |
| 8.1 | Control Surveying |
| 8.2 | Design, Right-of-Way, and Construction Surveying |
| 8.3 | Right of Way Mapping |



LOCATION MAP

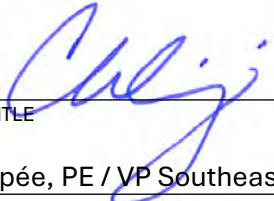



GENERAL QUALIFICATIONS


Alliant Engineering, Inc.				YEAR ESTABLISHED 1995		YEAR ESTABLISHED 41-1818046	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP			
Tampa, Florida 33619				TYPE Corporation			
Jeff Sprouse, PE, Project Manager				SMALL BUSINESS STATUS N/A			
(813) 954-4337		jsprouse@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4	
08	CAD Technician	7	1	H07	Highways	8	
12	Civil Engineer	55	9	H11	Housing	7	
15	Construction Inspection	5	0	104	ITS	4	
16	Construction Manager	1	0	L03	Landscape Architecture	6	
23	Environmental Scientist	2	0	P05	Planning	5	
38	Land Surveyor	13	0	S09	Structural Design	4	
39	Landscape Architect	6	2	S10	Surveying	7	
47	Planner	2	0	T03	Traffic & Transportation Engineering	7	
57	Structural Engineer	2	0				
60	Transportation Engineer	61	1				
62	Water Resources Engineer	3	0				
TOTAL:		175	16				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE May 26, 2025	
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region							



GENERAL QUALIFICATIONS

Alliant Florida, Inc.				YEAR ESTABLISHED 2019		YEAR ESTABLISHED 83-2802440	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP			
Tampa, Florida 33619				TYPE			
Clayton Walley, Vice President Florida Land Survey				SMALL BUSINESS STATUS N/A			
(904) 900-3507		cwalley@alliant-inc.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
08	CAD Technician	5	S10	S10	Surveying	6	
38	Land Surveyor	21					
TOTAL:		26					
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	6	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE May 26, 2025	
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region							


GENERAL QUALIFICATIONS

Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8	
2202 N. West Shore Blvd., Suite 200				OWNERSHIP			
Tampa, Florida 33607				TYPE S-Corporation			
Antoinette D. Meskel, PE, President, Principal Engineer				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	6		E02	Education Facilities, Classrooms	0.5	
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5	
15	Construction Inspector	5		E12	Environmental Remediation	0.5	
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5	
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3	
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5	
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5	
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5	
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1	
				S05	Soils, Geotechnical Studies, & Foundations	4	
				S07	Solid Wastes, Incineration, Landfill	1	
				T02	Testing & Inspection Services	3	
				W02	Water Resources, Hydrology, Ground Water	1	
				W03	Water Supply, Treatment & Distribution	2	
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE May 26, 2025	
NAME AND TITLE Antoinette D. Meskel, PE, President, Principal Engineer							


GENERAL QUALIFICATIONS

ECS Florida, LLC				YEAR ESTABLISHED 2017		YEAR ESTABLISHED MNVJKQ85HFG3	
4524 N. 56th Street				OWNERSHIP			
Tampa, Florida 33610				TYPE Limited Liability Company			
Rey Ruiz, PE, SI – Branch Manager				SMALL BUSINESS STATUS N/A			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM ECS Florida, LLC			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8	
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7	
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7	
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6	
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6	
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5	
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4	
	Field Technicians	94	17	H10	Hotels, Motels	4	
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4	
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4	
36	Industrial Hygiene			E02	Schools & Universities	4	
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4	
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4	
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3	
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3	
				D07	Dining Halls, Clubs, Restaurants	3	
				E12	Environmental Remediation	3	
				S13	Stormwater Handling & Facilities	3	
				H06	Highrise, Air-Rights-Type Buildings	3	
				W03	Water Supply, Treatment & Distribution	3	
TOTAL:		294	77				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE May 26, 2025	
NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President							

APPENDIX A

CERTIFICATIONS AND LICENSES

ALLIANT ENGINEERING, INC.

May 26, 2025



ALLIANT



CERTIFICATIONS AND LICENSES

State of Florida

Woman Business Certification

Meskel Associates and Engineering

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

04/29/2025

to

04/29/2027

Pedro Allende

Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT



Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd



CERTIFICATIONS AND LICENSES

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SPROUSE, WAYNE J
4810 SUMMERALL ROAD
PLANT CITY FL 33567

LICENSE NUMBER: PE60821
EXPIRATION DATE: FEBRUARY 28, 2027
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Melanie S. Griffin, Secretary

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
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MANSSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS

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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
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OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
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SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY
SUITE 101
JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219
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Melanie S. Griffin, Secretary

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BOARD OF PROFESSIONAL ENGINEERS

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PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

LANDING, DAVID REED
3072 GOLDEN POND BLVD
ORANGE PARK FL 32073

LICENSE NUMBER: PE80483
EXPIRATION DATE: FEBRUARY 28, 2027
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LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEER
FOR THE LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED BY:

ATWELL, LLC
8725 PENDERY PLACE, SUITE 101, UNIVERSITY PARK, FL 34201
PHILIP BRANNON, PE
813.443.8282



MAY 22, 2025



May 22, 2025

Mr. James Ward
District Manager
LT Ranch South Community Development District
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

Subject: LT Ranch South Community Development District, Request for Qualifications - District Engineer

Dear Mr. Ward:

Atwell, LLC is pleased to submit the enclosed response to the Request for Qualifications for the LT Ranch South Community Development District (CDD) District Engineer.

The Atwell Engineering Team is licensed in the state of Florida and consists of experts in the areas of civil engineering, surveying, landscape architecture, land use planning, GIS, and AutoCAD design. With nationwide support and multiple office locations spread across the breadth of Florida, Atwell offers full-service civil engineering services based upon honesty, a strong work ethic, and an unmatched commitment to our clients' success.

Atwell has designed and permitted numerous master-planned residential communities across Florida over the years and are the Engineer-of-Record for the LT Ranch South project. This expertise and project-specific knowledge provides our team with an in-depth understanding of the district's needs and the capacity to ensure the highest quality of development.

The following summary exemplifies why Atwell is most qualified to serve as District Engineer for the LT Ranch South CDD:

- **Ability and Adequacy of Professional Personnel:** As Project Manager for the Sarasota Office, Philip Brannon, P.E., will support our commitment to the LT Ranch South CDD. Philip has over 11 years of project management and civil engineering design experience in Florida for the Sarasota office operations. Philip's project knowledge and strong relationships with SWFWMD and Sarasota County will ensure the district's service requirements are not only met but exceeded in terms of budgets, project schedules, and implementation of the development program.
- **Consultant's Performance:** Philip Brannon, P.E. will serve as the District Engineer/Point of Contact and has experience serving as a CDD Engineer. Philip has served as District Engineer for LT Ranch CDD in Sarasota County for 3 years and currently performs all duties relating to the operation and management of the CDD.
- **Geographic Location:** Atwell has an office location within Manatee County at 8725 Pendery Place, Ste. 101, Bradenton, FL 34201.
- **Willingness to Meet Time and Budget Requirements:** Atwell is invested and driven to support the LT Ranch South project and help ensure success for the district. Atwell understands key, critical tasks that the district requires and has the ability to meet those timelines for Engineer's Reports, Bond Support, Acquisitions and Requisitions, attendance of District Meetings, resolving engineering related questions, Permit and Final Plat support, and supporting the transition of completed improvements into the district's ownership for maintenance as may be applicable.
- **Certified Minority Business Enterprise:** Atwell is not a certified minority business.
- **Recent, Current, and Projected Workloads:** Atwell's team of experienced civil engineers is currently serving as the Engineer-of-Record for the LT Ranch project and is currently processing various applications through Sarasota County. The understanding of the water management system design, the unique environmental conditions both within and surrounding the community, as well as the status of existing and pending permits, provides our team with an unparalleled advantage to serve as the District Engineer. Atwell has six (6) Florida-registered and licensed Professional Engineers with fourteen (14) additional support staff able to accommodate requests by the district.
- **Volume of Work Previously Awarded to Consultant by District:** Atwell is currently serving as the Interim District Engineer for the District.

Thank you for the opportunity to provide our services to the district. We are confident that our project-specific expertise, local knowledge, and commitment to quality design and customer service position us as the clear choice for the LT Ranch South CDD District Engineer. If you have questions or require further information, please contact me at (813) 443-8282 or pbrannon@atwell.com.

Sincerely,

ATWELL, LLC

Philip Brannon, P.E.
Project Manager

9725 Pendery Place, Suite 101, University Park, FL. 34201
www.atwell.com

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

LT Ranch South Community Development District (Sarasota, FL)

2. PUBLIC NOTICE DATE

04/24/2025

3. SOLICITATION OR PROJECT NUMBER

Request for Qualifications - District Engineer

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Philip Brannon, Project Manager

5. NAME OF FIRM

Atwell, LLC

6. TELEPHONE NUMBER

941-379-8400

7. FAX NUMBER

NA

8. E-MAIL ADDRESS

pbrannon@atwell.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER SUBCON- TRACTOR			
a.	✓			Atwell, LLC <input type="checkbox"/> CHECK IF BRANCH OFFICE	8725 Pendery Place Suite 101 Bradenton, FL 34201	District Engineer
b.				Atwell, LLC <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10150 Highland Manor Dr. Suite 450 Tampa, FL 33610	Branch Office
c.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

See Section H

☒ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Philip Brannon, P.E.	Project Manager	a. TOTAL 11	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION <i>(City and State)</i> Atwell, LLC (Sarasota, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> B.S., Civil Engineering - University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> FL P.E. #87463	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Skye Ranch (Sarasota, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-present	CONSTRUCTION <i>(If applicable)</i> 2019-present
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Skye Ranch is multi-phased master planned community in Sarasota County, Florida. Project includes 1,560 single family residential development, multiple amenity centers and community park. Waldrop Engineering was the Engineer of Record for the design and permitting of the project and provided services as the CDD Engineer.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		
<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		
<input type="checkbox"/> Check if project performed with current firm		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for e		20. EXAMPLE PROJECT KEY NUMBER 1	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Artisan Lakes (Palmetto, FL)		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2010 - Present	N/A
23. PROJECT OWNER'S INFORMATION			

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
Taylor Morrison of Florida, Inc.	John Wollard	941.554.1034

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Engineers of Record for the design and permitting of 1,042 acre, Artisan Lakes. Initial project scope included comprehensive services to assist in repositioning this project following the recession, and early construction of some monuments and site infrastructure. Our initial work included project budgeting and administrative services to make the project financially feasible. The team developed a new land plan for the community, and prepared site enhancement plans for remainder of the incomplete work.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Atwell, LLC	Palmetto, FL	Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> Artisan Lakes East CDD (Palmetto, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018 - Present	CONSTRUCTION <i>(If applicable)</i> 2018 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Taylor Morrison of Florida, Inc.	b. POINT OF CONTACT NAME Travis Stagnitta	c. POINT OF CONTACT TELEPHONE NUMBER 813-210-8691
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Artisan Lakes East is a ~430 acre District with ~1,080 planned single family residential units in Palmetto, Florida. Atwell is the Engineer of Record for the design and permitting of the public and private infrastructure within the District and has served as the District Engineer.

The total CIP includes ~\$42 million of private and public improvements including surface water management, environmental preserves, roadway, sanitary sewer, potable water, irrigation, landscaping and associated professional fees and municipal fees.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	Atwell, LLC	Tampa, FL	District Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 3	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
River Landing CDD		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2021 - Present	2022 - Present
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Taylor Morrison	John Wollard	941.554.1034	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>Engineers of Record for the design and permitting of River Landing, which is approved for 866 units on approximately 730 acres with associated infrastructure featuring single-family and townhomes. Atwell, LLC was the Engineer of Record for the design and permitting of the project.</p> 			

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Atwell, LLC	Pasco County, FL	Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 4	
21. TITLE AND LOCATION (City and State)		22. YEARS COMPLETED	
Wiregrass II CDD		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2021 - Present	2022 - Present
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Taylor Morrison	John Wollard	941.554.1034	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>Engineers of Record for the design and permitting of Wiregrass, over 480 acres and features high-end single-family and detached villa-style homes ranging from 2200SF to more than 4800SF. Atwell, LLC was the Engineer of Record for the design and permitting of the project.</p>			

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Atwell, LLC	(2) FIRM LOCATION (City and State) Pasco County, FL
		(3) ROLE Engineer of Record
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Artisan Lakes CDD	6	LT Ranch CDD
2	Artisan Lakes East CDD	7	
3	River Landing CDD	8	
4	Wiregrass II CDD	9	
5	Channing Park CDD	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Atwell, LLC, offers a diverse set of land development services founded on exceptional client service, quality design, and a solid commitment to our Clients' success. We recognize that each of our Clients and their respective projects are unique and approach each opportunity objectively with our Clients' goals in mind. We provide a range of planning, civil engineering, and landscape architecture services and have successfully completed projects including: master planned residential communities, community parks, commercial and industrial developments, and master stormwater drainage systems.

Our talented team of project managers coordinate every project with an integrative approach to the design development process. From the outset of each project, we utilize the diversity of skills and experience among our multi-disciplinary professionals to ensure innovative problem-solving and a more fluid permitting process. This holistic approach provides our Clients with not only the added value and convenience of "one stop shopping", but with the assurance that their project will be completed both efficiently and accurately. Most importantly, thanks to the caliber of our professionals, we continue to serve satisfied, repeat clientele, as well as build new relationships across the community.

The services Atwell offers include:

1. Civil Engineering
 - Master Stormwater Design
 - Master Water and Sewer Design
 - Paving and Grading Design
 - Water Distribution Design
 - Lift Station and Force Main Design
 - Construction Plan Preparation
2. Permitting
 - Local Construction Plan Permitting
 - Water Management District Permitting
 - FDEP Water and Wastewater Permitting
 - FDOT Permitting
 - National Pollutant Discharge Elimination System Permitting (NPDES)
3. Construction Administration
 - Bid Package Preparation
 - Contract Management
 - Construction Observation
 - Certifications
4. Due Diligence and Feasibility Studies
 - Lot Fit Analysis
 - Due Diligence Reports
 - Project Feasibility Studies
 - Geographic Information Systems (GIS) Exhibits
 - Preparation

**LT Ranch South
Community
Development District**

District Engineer
Point of Contact
Philip Brannon, PE

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

5/21/2025

33. NAME AND TITLE

Philip Brannon, P.E. - Project Manager

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)


2a. FIRM (OR BRANCH OFFICE) NAME			3. YEAR ESTABLISHED	4. UNIQUE ENTITY IDENTIFIER
Atwell, LLC			2009	27-1219822
2b. STREET			5. OWNERSHIP	
8725 Pendery Place, Suite 101			a. TYPE	
2c. CITY	2d. STATE	2e. ZIP CODE	Limited Liability Company	
University Park	FL	34201	b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE			N/A	
Philip Brannon			7. NAME OF FIRM (If block 2a. is a branch office)	
6b. TELEPHONE NUMBER	6c. E-MAIL ADDRESS		Atwell, LLC	
352.682.8169	pbrannon@atwell.com			
8a. FORMER FIRM NAME(S) (If any)			8b. YR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
N/A				

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	42	2	A06	Airports, Terminals, Hangars	1
08	CADD Technician	136	1	C10	Commercial-Low Rise	6
12	Civil Engineer	330	9	D04	DesignBuild-Prep of RFPs	6
16	Construction Manager	21		D07	Dining Halls, Clubs, Restaurants	4
21	Electrical Engineer	89		E02	Educational Facilities	4
23	Environmental Engineer	84		G01	Garages, VMF, Parking Decks	3
29	GIS Technician	6		H09	Hospitals & Medical Facilities	4
38	Land Surveyor	340	15	H10	Hotels & Motels	7
47	Planner	14		H11	Housing (Residential)	9
48	Project Manager	199	2	I01	Industrial Bldgs, Manufacturing	9
58	Technician/Analyst	36	1	O01	Office Buildings, Industrial Park	6
	Other Employees	274		R04	Recreation Facilities	6
Total		1571	30			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	6	1. Less than \$100,000 2. \$100,000 to less than \$250,000 3. \$250,000 to less than \$500,000 4. \$500,000 to less than \$1 million 5. \$1 million to less than \$2 million	6. \$2 million to less than \$5 million 7. \$5 million to less than \$10 million 8. \$10 million to less than \$25 million 9. \$25 million to less than \$50 million 10. \$50 million or greater
b. Non-Federal Work	10		
c. Total Work	10		

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	b. DATE
	5/21/2025
c. NAME AND TITLE	
Philip Brannon, PE - Project Manager	

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT

October 1, 2024

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as

evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

James P. Ward, District Manager

Date

Name: _____

Chairperson / Vice-Chairperson

Date