

# North River Ranch Community Development District

12051 Corporate Blvd., Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

[www.northriverranchcdd.com](http://www.northriverranchcdd.com)

---

The following is the agenda for the Board of Supervisors Meeting for the **North River Ranch Community Development District** scheduled to be held **Wednesday, June 9, 2021 1:30 p.m. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 790 562 990 #**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

### **Business Matters**

1. Consideration of the Minutes of the May 12, 2021 Board of Supervisors' Meeting
2. Ratification of Developer Funding Agreement
3. Ratification of Funding Requests # 25 -27
4. Review of District Financial Statements (*under separate cover*)

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager

#### **Supervisor Requests and Audience Comments**

### **Adjournment**



**North River Ranch  
Community Development District**

Consideration of the Minutes of the May 12,  
2021 Board of Supervisors' Meeting

**MINUTES OF MEETING**

**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING MINUTES**

**Wednesday, May 12, 2021 at 1:30 p.m.**

**8141 Lakewood Main Street,  
Bradenton, FL 34202**

Board Members present via phone or in person:

Pete Williams	Chairperson
Ivory Matthews	Vice Chairperson
Priscilla Heim	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present via phone or in person:

Vivian Carvalho	District Manager- PFM Group Consulting LLC
Venessa Ripoll	Assistant District Manager- PFM Group Consulting LLC (via phone)
Amanda Lane	PFM Group Consulting, LLC (via phone)
Kevin Plenzler	PFM Financial Advisors. LLC (via phone)
Ed Vogler	Vogler Ashton (via phone)
Kim Ashton	Vogler Ashton (via phone)
Jim Schier	Neal Communities
Tom Panaseney	Neal Communities (via phone)
Janice Snow	Neal Communities
John McKay	Neal Communities
Chris Fisher	District Engineer-Clearview Land Design, P.L. (via phone)
Rob Engle	Stantec (via phone)
Misty Taylor	Bryant Miller Olive (joined at 11:46 a.m.)
Sete Zare	MBS Capital Markets, LLC (via phone)

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order and Roll Call**

Ms. Carvalho called to order at 1:44 p.m. the meeting of the Board of Supervisors of the North River Ranch Community Development District and proceeded with roll call. The persons in attendance are outlined above either in person or via speakerphone.

**Public Comment Period**

There were no members of the public present at this time.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of the Minutes of the April 14, 2021 Board of Supervisors' Meeting**

The Board reviewed the Minutes of the April 14, 2021 Board of Supervisors' Meeting.

On MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the Board approved the Minutes of the April 14, 2021 Board of Supervisors' Meeting.

**Consideration of Resolution 2021-10, Approving a Preliminary Budget for Fiscal Year 2022, and Setting a Public Hearing Date**

Ms. Carvalho suggested August 11, 2021 as the Public Hearing date. The District is in the process of the merger for the District. The anticipated timeframe for the merger will be over the summer. The District must still proceed with having a Budget in place. North River Ranch CDD Budget and Fieldstone CDD Budget will merge into one and then will be part of North River Ranch Stewardship District.

Ms. Taylor joined the meeting in person at 11:46 a.m.

Ms. Snow stated there are not enough funds in the Budget for Streetlights. Mr. Panaseney replied that only applies to Fieldstone CDD.

Ms. Carvalho requested a motion to approve Resolution 2021-10.

On MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the Board approved Resolution 2021-10, Approving a Preliminary Budget for Fiscal Year 2022 and Setting August 11, 2021 as the Public Hearing Date at this location at 1:30PM.

**Letter from Supervisor of Elections- Manatee County**

Per Statute the District is required to state on record the number of registered voters in the District. As of April 15, 2021 the District had 0 registered voters. Ms. Carvalho requested a motion from the Board to accept the letter for the record.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board accepted the Letter from Supervisor of Elections- Manatee County.

**Review and Consideration of RIPA  
& Associates Agreement,  
Moccasin Wallow Road & Fort  
Hamer Road**

Mr. Fisher provided an overview of the RIPA & Associates Agreement. It includes a couple of Change Orders. They did a True-Up where there was a reduction in the contract amount just under \$10,000,000.00 with the Changer Orders the Contract amount is down to \$8,988.000.00. Those Change Orders are included I the contract before the Board.

Ms. Carvalho requested approval of the RIPA & Associates Agreement, Moccasin Wallow Road & Fort Hamer Road.

On MOTION by Ms. Matthews, seconded by Mr. Williams, with all in favor, the Board approved the RIPA & Associates Agreement, Moccasin Wallow Road & Fort Hamer Road.

**Review and Consideration of  
Clearview Land Design P.L, North  
River Ranch Phases IV-A & Mass  
Grading**

Mr. Fisher provided an overview of the Clearview Land Design P.L, North River Ranch IV-A & Mass Grading. Mr. Fisher stated this area is 4C & 4D south of the East/West Collector Road known as Road FF. Mr. Vogler asked if the District has a funding source. Mr. Panaseny stated it is in the District but it is outside of the 2020 Bonds and not part of the Phase 4A 4B Project. Mr. Vogler stated the District must have a Funding Agreement from the Developer.

Mr. Schier asked if the area is 4A & 4B. Mr. Fisher stated it is immediately north of 4A & 4B. It is on property owned by Haval Farms. Mr. Vogler stated the motion for approval should be subject to a Funding Agreement executed by the Developer and approved by District Counsel.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Clearview Land Design P.L, North River Ranch Phases IV-A & Mass Grading, subject to a Funding Agreement executed by the Developer and approved by District Counsel.

### **Review Consideration of RIPA & Associates, Phase IV- A**

Mr. Fisher stated this is the contract for RIPA & Associates for the Development of Phase 4A and 4B with the Change Orders included.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the RIPA & Associates, Phase IV-A.

Mr. Vogler requested to go back to the RIPA & Associates Agreement for clarification. He is bothered by the reference to Moccasin Wallow Road & Fort Hamer and that is what it says from RIPA and it is a \$43, 296.00 amount. Mr. Fisher stated there should not be a reference to Moccasin Wallow Road or Fort Hamer Road and there are no improvements on Moccasin Wallow or Fort Hamer Road at this time with that Contract. The \$43,296.00 Change Order was a delay that was caused by the delay in permitting from Manatee County. It is incorporated into the overall contract now with the overall amount being just under \$9,000,000.00. Agenda Item 4 is the specific delineation of a delay charge and it is incorporated into the overall contract with the additions and deductions that were just approved in agenda item 6. Mr. Fisher confirmed. Mr. Vogler requested the minutes to reflect the additional discussion about agenda item 4.

### **Review and Consideration of Booth Design Group Agreement**

Mr. Panaseny reviewed the Proposal from Booth Design Group Agreement.

Mr. Williams asked if this going to be similar to what the District did at Fishhawk CDD where there is an area that can be designated as camping. Mr. Panaseny said yes.

On MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Booth Design Group Agreement in the amount of \$51,538.00.

**Ratification of Funding Requests #  
20-24**

The Board reviewed Funding Requests # 20-24.

On MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the Board ratified Funding Requests # 20-24.

**Review of District Financial  
Statements**

The Board reviewed the financial statements as of April 30, 2021.

On MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board accepted the District Financial Statements.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No Report

**District Engineer** – No Report

**District Manager** – Ms. Carvalho noted for the record that the next scheduled meeting will be on April 9, 2021.

**Audience Comments and  
Supervisor Requests**

There were no Supervisor requests or audience comments.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Carvalho requested if there is no further business to come before the Board for a motion to adjourn the meeting.

ON MOTION by Mr. Williams, seconded by Ms. Matthews, with all in favor, the May 12, 2021 Board of Supervisor's Meeting for the North River Ranch Community Development District was adjourned at 2:03 p.m.

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

\_\_\_\_\_  
Chairperson / Vice Chairperson

**North River Ranch  
Community Development District**

Ratification of Developer Funding  
Agreement

## Developer Funding Agreement

This Developer Funding Agreement (the "Agreement") is made by and between **Lansdowne Partners Group, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, hereinafter referred to as "Developer," and the **North River Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o 12051 Corporate Blvd., Orlando, Florida, 32817, hereinafter referred to as "District," and is dated as of this 12<sup>th</sup> day of May, 2021 (the "Effective Date").

### RECITALS

**WHEREAS**, Developer is developing a project referred to as the "North River Ranch," located in Manatee County, Florida, and District is financing certain public improvements for and benefitting the North River Ranch Project; and,

**WHEREAS**, the District has agreed to design, engineer and construct the improvements within North River Ranch, Phases IV-A ("Improvements") prior to the District's having available bond funds to support the Improvements; and,

**WHEREAS**, the District finds the design, engineer and construction of the Improvements to be in the best interests of the District and all residents therein; and,

**WHEREAS**, Developer has agreed to fund the Improvements, for an on behalf of the District, pursuant to the terms and conditions herein and those contained in the Improvements Agreement, defined below.

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

1. **Incorporation of Recitals**. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.
2. **Improvements**. The Improvements described herein this Agreement for and benefitting North River Ranch, Phases IV-A are more specifically set forth in those certain (i) Contract Documents and Technical Specifications for North River Ranch Phases IV-A and Mass Grading by Clearview Land Design, P.L., and (ii) Professional Services Agreement by Booth Design Group, [collectively the "Improvements Agreement"]. The Improvements Agreements have been reviewed by the District's Engineer, were approved by the District on May 12, 2021, and are set forth more specifically in the District's Agenda documents for its May 12, 2021, meeting of the Board of Supervisors.
3. **Developer Funding of Improvements**. Developer agrees to fund all costs and expenses associated with the Improvements, pursuant to the terms of the Improvements Agreement as and when due; provided however, in the event any costs and expenses of the Improvements are financed by any District Capital Improvement Revenue Bonds, then Developer shall not be required to fund said costs and expenses; or, in the event said costs and expenses associated with the Improvements have already been paid by Developer, then Developer shall be entitled to a refund from District when and if (i) the District has available funds from the construction account associated with its Capital Improvement Revenue Bonds, and (ii) District Engineer certifies the Improvements, and associated costs, as proper expenditures of the District.
4. **Applicable Law**. This Agreement has been executed and delivered in the State of Florida. The rights of all parties hereunder shall be governed and decided exclusively by the laws of the State of Florida, with venue situate in Manatee County, Florida.

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

**DEVELOPER:**

**LANSDOWNE PARTNERS GROUP, LLC**, a Florida limited liability company,

By: [Signature]  
Name: James R. Schier  
Its: Manager

[Signature]  
Witness

**Veronica McGuire**  
Print Name of Witness

[Signature]  
Witness

**Michele Zink**  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of May, 2021, by James R. Schier, as Manager of Lansdowne Partners Group, LLC, a Florida limited liability company, on behalf of the Company, () who is personally known to me, or () who has produced \_\_\_\_\_ as identification.

(Affix Seal)

[Signature]  
Signature of Notary Public  
Print Notary Name: **Veronica McGuire**  
NOTARY PUBLIC STATE OF FLORIDA  
Commission No. \_\_\_\_\_  
Expiration Date: \_\_\_\_\_



Attest:

Venessa Ripoll  
Venessa Ripoll  
Print Name  
Title: Asst. Secretary

DISTRICT:

**NORTH RIVER RANCH  
COMMUNITY DEVELOPMENT DISTRICT**, a local  
unit of special purpose government

By: [Signature]  
Pete Williams

Its: Chairman

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21<sup>ST</sup> day of May, 2021, by Pete Williams, as Chairman of the North River Ranch Community Development District, a local unit of special purpose government, on behalf of the District, () who is personally known to me, or () who has produced \_\_\_\_\_ as identification.

(Affix Seal)

[Signature]  
Signature of Notary Public  
Print Notary Name: Vivian Carvalho  
NOTARY PUBLIC STATE OF FLORIDA  
Commission No. HH 107319  
Expiration Date: 3/22/2025



**North River Ranch  
Community Development District**

Ratification of Funding Requests # 25 -27

# NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

## Funding Requests #25-27

FR #	Description	Amount	Total
25	McClatchy Company	\$138.06	
	Vogler Ashton	\$419.50	
			\$557.56
26	PFM Group Consulting	\$1.02	
	Supervisor Fees - 05/12/2021 Meeting	\$1,000.00	
	VGlobalTech	\$125.00	
			\$1,126.02
27	Clearview Land Design	\$322.50	
		\$691.34	
	PFM Group Consulting	\$1,666.67	
			\$2,680.51
		TOTAL	\$4,364.09

North River Ranch Community Development District

Funding Request 2021-25

5/7/2021

Item No.	Payee	Invoice #	General Fund
1	<b>McClatchy Company</b> Legal Advertising on 04/07/2021 (Ad: IPL0015956)	19085	\$ 138.06
2	<b>Vogler Ashton</b> General Legal Through 04/23/2021	6829	\$ 419.50
<b>TOTAL</b>			<b>\$ 557.56</b>

*Vivian Carvalho*

Secretary/Assistant Secretary



Chairman

Return to:  
North River Ranch CDD  
c/o PFM Group Consulting  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5925 // LaneA@pfm.com

**RECEIVED**

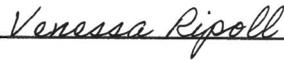
By Amanda Lane at 9:47 am, May 10, 2021

# North River Ranch Community Development District

## Funding Request 2021-26

5/14/2021

Item No.	Payee	Invoice #	General Fund
1	<b>PFM Group Consulting</b> April Reimbursables	OE-EXP-05-36	\$ 1.02
2	<b>Supervisor Fees - 05/12/2021 Meeting</b>		
	Dale Weidemiller	--	\$ 200.00
	Priscilla Heim	--	\$ 200.00
	Pete Williams	--	\$ 200.00
	John Blakley	--	\$ 200.00
	Ivory Matthews	--	\$ 200.00
	<b>VGlobalTech</b>		
	May Website Maintenance	2684	\$ 125.00
<b>TOTAL</b>			<b>\$ 1,126.02</b>

  
Secretary/Assistant Secretary

  
Chairman

Return to:  
North River Ranch CDD  
c/o PFM Group Consulting  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5925 // LaneA@pfm.com

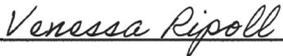
**RECEIVED**

By Amanda Lane at 11:32 am, May 19, 2021

North River Ranch Community Development District

Funding Request 2021-27  
5/21/2021

Item No.	Payee	Invoice #	General Fund
1	<b>Clearview Land Design</b>		
	Services Through 05/14/2021	21-01137	\$ 322.50
	Reimbursables Through 05/14/2021	21-01138	\$ 691.34
2	<b>PFM Group Consulting</b>		
	DM Fee: May 2021	DM-05-2021-0033	\$ 1,666.67
<b>TOTAL</b>			<b>\$ 2,680.51</b>

  
Secretary/Assistant Secretary

  
Chairman

Return to:  
North River Ranch CDD  
c/o PFM Group Consulting  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5925 // LaneA@pfm.com

**RECEIVED**  
By Amanda Lane at 9:23 am, May 24, 2021

**North River Ranch  
Community Development District**

Review of District Financial Statements  
*(under separate cover)*