

**ORANGE BLOSSOM  
RANCH**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 8, 2022**

**BOARD OF SUPERVISORS**

**CONTINUED REGULAR**

**MEETING AGENDA**

# Orange Blossom Ranch Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

September 1, 2022

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Orange Blossom Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Blossom Ranch Community Development District will hold a Continued Regular Meeting on September 8, 2022, at 2:00 p.m., at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Board Transition
  - A. Acceptance of Resignation(s) from Supervisors
  - B. Appointment of Supervisor(s) to Vacant Seat(s)
    - Administration of Oath of Office to Newly Appointed Supervisors (*the following will be provided in a separate package*)
      - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
      - B. Membership, Obligations and Responsibilities
      - C. Financial Disclosure Forms
        - I. Form 1: Statement of Financial Interests
        - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
        - III. Form 1F: Final Statement of Financial Interests
      - D. Form 8B – Memorandum of Voting Conflict
  - C. Consideration of Resolution 2022-09, Designating Certain Officers of the District, and Providing for an Effective Date

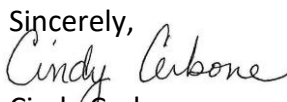
- 4. Continued Discussion: Big Corkscrew Island Regional Park Phase 2 – County Request to Modify SWFMD Permit for New Water Master System
- 5. Approval of July 27, 2022 Public Hearing and Regular Meeting Minutes
- 6. Upcoming Meetings
  - A. November 3, 2022 at 2:00 p.m. [Landowners’ Meeting] *Board is not required to attend*
  - B. April 6, 2023 at 2:00 p.m. [Board of Supervisors Meeting]

- QUORUM CHECK

JERRY MILLER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
KEN MUELLER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 7. Board Members’ Comments/Requests
- 8. Audience Comments
- 9. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294 or Andrew Kantarzhi at 415-516-2161.

Sincerely,  
  
 Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 801 901 3513**

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**3C**

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** **Craig Wrathell** is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

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**PASSED AND ADOPTED** this 8th day of September, 2022.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**4**



**Grady Minor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects

August 2, 2022

Ms. Cindy Cerbone, District Manager  
Orange Blossom Ranch CDD  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road #410W  
Boca Raton, FL 33431

**RE: Big Corkscrew Island Regional Park – Phase 2  
Orange Blossom Ranch SFWMD Permit Modification Application 190715-1606**

Dear Ms. Cerbone:

The purpose of this letter is to clarify the proposed modifications of the surface water management system for Orange Blossom Ranch (OBR) and surrounding developments. The project has been in design for a few years and was previously coordinated with the predecessor developer, Ronto. The design incorporates the existing “Big Corkscrew Lake,” which OBR utilizes as part of their water management system, into a master system that will interconnect the following water existing management systems: Big Corkscrew Island Regional Park (BCIRP), Palmetto Ridge High School, the Bollt Canal and the Oil Well Road North-South Canal. This integrated master system will act as one large water body that will attenuate rain events prior to discharge to the Golden Gate Main Canal. Our design has been reviewed by SFWMD for compliance with their design criteria. Our approval is pending OBR CDD’s signing the application that will modify the OBR SFWMD permit.

As discussed, the proposed system will involve the following works:

- ❖ Removing the Big Corkscrew Lake’s (BCL) north and south banks
- ❖ Removing the control structure at the PRHS lake and interconnecting with BCL
- ❖ Connecting the Bollt Canal to BCL
- ❖ Connecting the Oil Well Road North-South Canal to BCL
- ❖ Removing the BCIRP’s east lake south bank and connecting it to BCL
- ❖ Removing the existing control structure at the east end of the Bollt Canal and replacing it with a mechanized and operable gated weir. This weir will be capable of lowering of the integrated water management system lake level prior to large rain events and after large rain events.

Q. Grady Minor & Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, FL 34134

Ph. 239-947-1144 • Fax. 239-947-0375  
EB 0005151 • LB 0005151 • LC 26000266  
[www.gradymenor.com](http://www.gradymenor.com)

\\qgm.local\files\Engineering\PROJ-ENG\C\CCU215P2\06DP\05SFWMD WU and WM\ERP2022 OBR Mod to 11-02432-P\Letter to OBR CDD 20802.docx



Ms. Cindy Cerbone  
Re: Big Corkscrew Island Regional Park  
August 2, 2022

The integrated system from a practical view will not affect the modeled and permitted peak stages for rain events. Below is a summary of the modeling for the integrated system and its effect on OBR:

Storm	Permitted (NAVD)	Proposed (NAVD)	Change
25 yr	13.70	13.67	(-)0.03 ft
100 yr	14.51	14.74	+0.23 ft (3")

Note the 25 yr storm does decrease slightly. The 100 yr storm increases about 3". The 100 yr storm, however, is not modeled based on a bermed-in site, but on a theoretical basis with no allowed discharge from the site. The existing finished floor elevations in OBR are significantly above the 100 yr elevation (the permit requires FFEs to be about 7" above the proposed 100 yr storm).

To offset any potential negative affects to the 100 yr storm event the county will be operating the proposed Bollt Canal weir to maintain reduced water levels during extreme rain events. This weir will be constructed concurrently with the proposed changes to the OBR system. There will not be any gap in coverage in conversion to the new system. The county will investing over \$1.5M for the new weir system.

It is our opinion that the proposed system will provide greater flood protection than the currently permitted system (which is still above minimum requirements). Additionally, because the Bollt Canal weir will be constructed concurrently with the proposed changes to the water management system, in our opinion, at no time, including during construction, will the level of flood protection go below the level of protection provided by the system as presently permitted.

The new integrated system is necessary to construct Phase 2 of BCIRP consisting of the connecting road from Phase 1 to Oil Well Road, a new gymnasium and fitness center and future baseball fields. Absent OBRCCDD's approval, the project is in jeopardy to move forward.

We appreciate your review of the matter.

If you have any questions or need additional information, please contact our office.

Very truly yours,



Michael J. Delate, P.E.  
Sr. Vice President

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Orange Blossom Ranch Community Development District held a Public Hearing and a Regular Meeting on July 27, 2022, at 2:00 p.m., at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103.

**Present were:**

Mark Taylor	Chair
Brian O’Donnell	Assistant Secretary
Kathy Miller	Assistant Secretary
Karen Welks	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Wes Haber (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Dave Closas	Collier County Facilities Management
Mike Delate	GradyMinor Engineer/Consultant

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 4**

Ms. Cerbone asked if the Board wished to appoint someone to fill Seat 4 or leave it vacant until the November election. The consensus was for the seat to remain vacant.

- **Administration of Oath of Office (*the following to be provided in a separate package*)**

- 40 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 41 B. Membership, Obligations and Responsibilities
- 42 C. Chapter 190, Florida Statutes
- 43 D. Financial Disclosure Forms
- 44 I. Form 1: Statement of Financial Interests
- 45 II. Form 1X: Amendment to Form 1, Statement of Financial Interest
- 46 III. Form 1F: Final Statement of Financial Interests
- 47 E. Form 8B: Memorandum of Voting Conflict

48 This item was deferred.

49

50 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2022-09,  
Designating Certain Officers of the District,  
and Providing for an Effective Date

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54 This item was deferred.

- 55 ■ **Acceptance of Unaudited Financial Statements as of June 30, 2022**

56 This item, previously the Twelfth Order of Business was presented out of order.

57 Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022.

58

59 **On MOTION by Ms. Welks and seconded by Mr. Taylor, with all in favor, the**  
60 **Unaudited Financial Statements as of June 30, 2022, were accepted.**

61

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- 63 ■ **Approval of April 27, 2022 Regular Meeting Minutes**

64 This item, previously the Thirteenth Order of Business was presented out of order.

65 Ms. Cerbone presented the April 27, 2022 Regular Meeting Minutes.

66

67 **On MOTION by Ms. Miller and seconded by Ms. Welks, with all in favor, the**  
68 **April 27, 2022 Regular Meeting Minutes, as presented, were approved.**

69

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- 71 ■ **Discussion: Big Corkscrew Island Regional Park Phase 2 – County Request to Modify**  
72 **SWFMD Permit for New Master Water Management System**

73           **This item, previously the Eleventh Order of Business was presented out of order.**

74           Mr. Barraco reported the following:

75   ➤       Mr. Delate is working with the County on the adjacent regional park, the shared water  
76 management system and a water management permit.

77   ➤       As part of the project, Mr. Delate needs to modify the South Florida Water Management  
78 District (SFWMD) Environmental Resource Permit (ERP) in the District because the CDD is  
79 affected by the proposed modification. Mr. Delate would like the CDD to execute the  
80 application to modify the ERP.

81   ➤       After scrutinizing this for months with Mr. Delate, Mr. Barraco would like the Board to  
82 be aware that the existing permit has specific storm stages documented in it for 5-year, 25-year  
83 and 100-year storms and for minimum floor elevations. In this case, the modeling shows that  
84 the a 100-year stage could increase by about 0.23’.

85   ➤       Staff’s intent is to bring to the Board’s attention the stage that increases, which is the  
86 100-year stage. An argument could be made that this modification can take .25’ of freeboard  
87 away from existing property owners, which is basically an extra level of protection from a flood.

88           Referencing an area map, Mr. Delate explained that he and Mr. Closas, of Collier County  
89 Facilities Management, have been working on the Big Corkscrew Island Regional Park for over  
90 five years and the first phase, north of the Bolt Canal, which will be completed in the next few  
91 months. The focus has shifted to the next phase, which involves an area south of the canal,  
92 which runs across the north side of the CDD, which utilizes part of the Corkscrew lake. There is  
93 a drainage easement and a use agreement that allows the CDD to put its stormwater into the  
94 lake. He stated that the County plans to fill part of the lake, excavate other parts of the lake and  
95 tear down berms along another County-owned lake north of the canal to make one large Water  
96 Management System, which includes, the CDD, the County facilities and the School Board’s  
97 lakes at the high school. The School Board and the County signed off and agreed to participate  
98 and be part of this Master Stormwater Management System; Staff is petitioning the CDD to sign  
99 off on the ERP modification application in order to proceed with Phase 2 of the project. Mr.  
100 Delate stated, as Mr. Barraco indicated, a series of storm events were tested and most of them  
101 decrease below what was already permitted for the CDD but the 100-year storm event raises

102 the elevation  $\frac{1}{4}$ '. The County has also designed the weir at the east end of the canal where the  
103 CDD discharges, with an automated master control weir, which would allow the water table to  
104 be lowered in the event of a big storm. The weir will cost \$1.5 to \$2 million to construct and will  
105 go out to bid within the next few months. Mr. Delate voiced his opinion that this master weir  
106 system will compensate for any potential flooding and improve the stormwater system  
107 tremendously.

108 Mr. Barraco stated he concurs with Mr. Delate and is only bringing this up for those  
109 individuals who have already purchased a home in this system and the paperwork will show  
110 that the estimated theoretical 100-year will increase by 0.25' and that Mr. Delate voiced his  
111 opinion that, once the County installs the weir structure, it will be more beneficial than the way  
112 the system is today without the modification.

113 A Board Member asked if Lennar was contacted. Mr. Barraco replied no. In response to  
114 the question of whether the CDD Board is obligated to alert the approximately 6,000  
115 homeowners that are affected, Mr. Barraco stated it is only important to the individuals who  
116 have already purchased a home because they purchased it under today's condition and anyone  
117 who purchases a home after the modification would have no potential loss.

118 Mr. Haber stated that Mr. Barraco went through the actual ramifications of the flooding  
119 aspects of the change. He asked, in addition to those, if the CDD signs off on the application  
120 would it be an application for an amendment to the permit and, if so, will the amendment  
121 result in any greater obligations for the CDD, under the permit, such as a higher level of  
122 maintenance, capital construction changes, etc. Mr. Haber asked for confirmation that the CDD  
123 will not be responsible for any additional obligations that it is not presently obligated to  
124 undertake.

125 Mr. Barraco voiced his opinion that, based upon his review of the documents forwarded  
126 by Mr. Delate, the only change is the potential increase in the 100-year stage and there would  
127 be no maintenance or cost obligations to the CDD. Mr. Barraco reiterated that his only concern  
128 is for those existing homes, which will remain above the modified 100-year estimated elevation  
129 and, if there is a storm event and those homes flood by an inch, an argument could be made  
130 that, but for this modification, they would not have had that inch of water in their homes.

131 However, to counter that argument, Mr. Delate has confirmed that, when the major weir  
132 structure is installed, the County will have the ability to offset that.

133 Discussion ensued regarding the Water Management System, Lennar, the weir,  
134 construction timeline, the Board's hesitation, allowing Board Members time for due diligence,  
135 adhering to the Sunshine Law, the impact to the County if the Board withholds approval, a legal  
136 obligation to notify homeowners and recessing and reconvening this meeting.

137 It was suggested that the Board has two options:

138 ➤ The Board can state that more review, diligence and research is necessary and defer the  
139 decision.

140 ➤ The Board, if comfortable, can authorize a Board Member to work with Staff and signoff,  
141 on the Board's behalf, between meetings. If the Board Member is uncertain about any aspects,  
142 another meeting can be scheduled before making a decision.

143 It was noted that there is a time urgency to commence the permitting process in order  
144 to go out to bid because the County procurement process is rather slow. Ms. Cerbone asked  
145 when an answer would be needed from the Board. Mr. Closas stated, preferably, within a few  
146 weeks; 30 to 45 days would be too much time since the SFWMD is already pressuring the  
147 County to complete the permitting.

148 Regarding which entities could be sued if a home is flooded more than an inch, Mr.  
149 Haber stated that the CDD, as a unit of government, making legislative determinations, has  
150 sovereign immunity protection since they are making decisions that would be in the CDD's best  
151 interest. Mr. Barraco stated that his primary purpose in bringing this item forward is so that  
152 there is a record of the discussion. The facts are quite clear and Mr. Delate gave his professional  
153 opinion that, once everything is done, including installing this major weir structure, it would  
154 offset the .25' and the permit will still show that the numbers for the 100-year estimated stage  
155 went up by .25'.

156 Ms. Cerbone stated today's meeting could be continued to allow the Board to conduct  
157 due diligence and she could provide Mr. Closas' and Mr. Delate's contact information to the  
158 Board.

159 Mr. Haber voiced his understanding that the Engineer from GradyMinor indicated that,  
160 in his professional opinion, the proposed change from the weir would result in greater  
161 protection from flooding for the residents of the CDD as opposed to the status quo. He asked if  
162 there is a way, between now and the next Board meeting, to get a certification or  
163 documentation that a professional representative helped the Board make a decision that would  
164 be in the CDD's best interest and that would result in better protection than the status quo.

165 Mr. Delate emphasized that the 100-year event is completely theoretical. The 25-year is  
166 practical because there is a berm around the entire site that protects it and the 100-year event  
167 is the worst-case scenario, times ten; it is just used to provide a level of safety for the homes  
168 and, as Mr. Barraco noted, the permitted 100-year elevation was 14.51' and the minimum  
169 finished floor elevation is 15.30', so there is already a safety factor built in into that. He offered  
170 to draft a memo or letter to that effect and transmit it to Mr. Barraco to review, if that would  
171 be helpful.

172 Ms. Cerbone summarized that Mr. Taylor is suggesting that the Board give Staff  
173 direction to contact property owners via an informational letter regarding this and making  
174 them aware of the next meeting date for their feedback. She stated this meeting would be  
175 continued to allow Mr. Delate time to prepare and transmit the letter to Mr. Barraco and Mr.  
176 Haber for review and for them to then forward it to her to disseminate to the Board.

177 The meeting will be continued to Tuesday, the August 16, 2022 at 2:00 pm.

178 **Mr. Closas and Mr. Delate left the meeting.**

179 **▪ Ratification of Stormwater Management Needs Analysis Report**

180 **This item, previously Tenth Order of Business, was presented out of order.**

181 Ms. Cerbone presented the Stormwater Management Needs Analysis Report.

182 Mr. Barraco stated this is the first such report required by the State and, based on the  
183 future and budgeting, there is nothing very alarming in the Report.

184 Ms. Cerbone asked if there is anything related to stormwater maintenance that might  
185 be missing, for which the CDD should be putting aside reserves, going forward.



186 Mr. Haber stated, although he could not speak to what those amounts would be,  
187 ultimately, the CDD would be responsible for any repairs to the system and it never hurts to set  
188 aside funds for those type of future capital improvements.

189 Ms. Cerbone will email a copy of the Maintenance Agreement to Mr. Haber. District  
190 Staff will coordinate with the Board to commence a reserve stormwater maintenance account.

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**On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, the  
Stormwater Management Needs Analysis Report, was ratified.**

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**Mr. Barraco left the call.**

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**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

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**A. Proof/Affidavit of Publication**

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The affidavit of publication was included for informational purposes.

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**B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and  
Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending  
September 30, 2023; Authorizing Budget Amendments; and Providing an Effective  
Date**

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Ms. Cerbone reviewed the proposed 2023 Fiscal Year budget.

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**On MOTION by Ms. Miller and seconded by Ms. Welks, with all in favor, the  
Public Hearing was opened.**

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No members of the public spoke.

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**On MOTION by Mr. O'Donnell and seconded by Ms. Welks, with all in favor,  
the Public Hearing was closed.**

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220 Ms. Cerbone presented Resolution 2022-06.

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222 **On MOTION by Ms. Welks and seconded by Ms. Miller, with all in favor,**  
223 **Resolution 2022-06, Relating to the Annual Appropriations and Adopting the**  
224 **Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September**  
225 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**  
226 **was adopted.**

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229 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

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241 Ms. Cerbone presented Resolution 2022-07.

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243 **On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor,**  
244 **Resolution 2022-07, Making a Determination of Benefit and Imposing Special**  
245 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
246 **Enforcement of Special Assessments, Including but Not Limited to Penalties**  
247 **and Interest Thereon; Certifying an Assessment Roll; Providing for**  
248 **Amendments to the Assessment Roll; Providing a Severability Clause; and**  
249 **Providing an Effective Date, was adopted.**

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252 **SEVENTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates**

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256 Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended  
257 September 30, 2021 and noted the pertinent information. There were no findings,  
258 recommendations, deficiencies on internal control or instances of non-compliance; it was a  
259 clean audit.

260 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2022-08,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2021

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Ms. Cerbone presented Resolution 2022-08.

**On MOTION by Ms. Welks and seconded by Ms. Miller, with all in favor, Resolution 2022-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.**

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272 **NINTH ORDER OF BUSINESS**

Ratification of Interlocal Agreement for the  
Preparation and Submission of the Orange  
Blossom Ranch CDD, Non-Ad Valorem  
Assessment Roll and the Related Uniform  
Collection and Enforcement Thereof

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Ms. Cerbone presented the Interlocal Agreement.

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**On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, the Interlocal Agreement for the Preparation and Submission of the Orange Blossom Ranch CDD, Non-Ad Valorem Assessment Roll and the Related Uniform Collection and Enforcement Thereof, was ratified.**

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286 **TENTH ORDER OF BUSINESS**

Ratification of Stormwater Management  
Needs Analysis Report

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This item was presented following the Fourth Order of Business.

292 **ELEVENTH ORDER OF BUSINESS**

Discussion: Big Corkscrew Island Regional  
Park Phase 2 – County Request to Modify  
SWFMD Permit for New Water Master  
System

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This item was presented following the Fourth Order of Business.

299 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
300 **Statements as of June 30, 2022**

301  
302 This item was presented following the Fourth Order of Business.

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304 **THIRTEENTH ORDER OF BUSINESS** **Approval of April 27, 2022 Regular Meeting**  
305 **Minutes**

306  
307 This item was presented following the Fourth Order of Business.

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309 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

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311 **A. District Counsel: *Kutak Rock LLP***

312 There was no report.

313 **B. District Engineer: *Barraco and Associates, Inc.***

314 There was no report.

315 **C. District Manager: *Wrathell, Hunt & Associates, LLC***

316 **I. 869 Registered Voters in District as of April 15, 2022**

317 **II. NEXT MEETING DATE: November 3, 2022 at 2:00 p.m. (Landowners Meeting)**

318 **○ QUORUM CHECK**

319 The next meeting would be held on August 16, 2022.

320 Discussion ensued regarding the Landowners' Meeting.

321 Regarding what happens if no one comes forward to join the Board, Ms. Cerbone stated  
322 the current Board Members can become holdovers.

323 Mr. Haber stated Chapter 190 specifies that all reasonable efforts should be made to fill  
324 seats where no one qualifies within 90 days of the date that they would have been filled. The  
325 Board should try to identify candidates to serve on the Board by contacting the HOA and  
326 posting a notice on the CDD website.

327 Regarding who would be Landowner-appointed, Mr. Haber stated, for seats where no  
328 one qualifies, the seats are deemed vacant and the existing Board Members remain in those  
329 seats until the vacancies are filled. Asked if this will be a resident only Board going forward, Mr.  
330 Haber stated that will occur in due time.

331 Ms. Cerbone will find out if a Lennar representative is interested in joining the Board.

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333 **FIFTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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335 There were no Board Members' comments or requests.

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337 **SIXTEENTH ORDER OF BUSINESS** **Audience Comments**

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339 There were no audience comments.

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341 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

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343 There being nothing further to discuss, the meeting recessed.

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345 **On MOTION by Ms. Miller and seconded by Ms. Welks, with all in favor, the**  
346 **meeting recessed and was continued to on August 16, 2022 at 2:00 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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**ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>November 3, 2022</b>	<b>Landowners' Meeting</b>	<b>2:00 PM</b>
<b>April 6, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 3, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM</b>