

**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

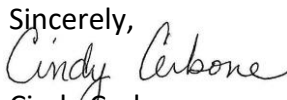
- 4. Continued Discussion: Big Corkscrew Island Regional Park Phase 2 – County Request to Modify SWFMD Permit for New Water Master System
- 5. Approval of July 27, 2022 Public Hearing and Regular Meeting Minutes
- 6. Upcoming Meetings
 - A. November 3, 2022 at 2:00 p.m. [Landowners’ Meeting] *Board is 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**

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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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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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

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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

**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

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