

# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

FEBRUARY 20, 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>th</sup> STREET, FORT LAUDERDALE, FL 33308

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# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

February 13, 2024

Board of Supervisors

Marion Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Marion Ranch Community Development District will be held on **Tuesday, February 20, 2024, at 3:00 P.M.** at the offices of **Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471.**

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

<https://districts.webex.com/districts/j.php?MTID=m00ceb9b2695d93a2cac70adbc36bc9d7>

Access Code: **2335 416 9445**, Event password: **Jpward**

**Phone: 408-418-9388** and enter the access code **2335 416 9445**, password: **Jpward (579274** from phones) to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Notice of Advertisement of Meetings.
3. Consideration of Minutes:
  - I. January 20, 2024 – Organizational Meeting Minutes.
4. Consideration of **Resolution 2024-22**, a resolution of the Board of Supervisors of Marion Ranch Community Development District Declaring Special Assessments; Indicating the location, nature and estimated cost of those Improvements which cost is to be defrayed in whole or in part by the Special Assessments; Providing the portion of the estimated cost of the Improvements to be defrayed in whole or in part by the Special Assessments; Providing the manner in which such Special Assessments shall be made; Providing when such Special Assessments shall be made; designating Lands upon which the Special Assessments shall be levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to consider the advisability and propriety of said Assessments and the related Improvements; Providing for notice

of said Public Hearing; Providing for publication of this Resolution; Providing for conflicts, providing for severability and providing an effective date.

5. Consideration of **Resolution 2024-23**, a resolution of the Board of Supervisors of Marion Ranch Community Development District Setting a Public Hearing to be held on April 16, 2024 at 3:00 P.M., at the offices of Lennar Homes, 2100 Se 17th Street, Suite 601, Ocala, FL 34471, for the purpose of hearing public comment on imposing Special Assessments on certain property within the District Generally Described As The Marion Ranch Community Development District in accordance with Chapters 170, 190 and 197, Florida Statutes; providing for conflicts, providing for severability and providing an effective date.
6. Staff Reports
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a) **Board Meeting Dates for Balance of Fiscal Year 2024.**
      - i. Landowners and Regular Meeting – April 16, 2024, 3:00 P.M.
      - ii. Public Hearings:
        1. Uniform Method of Collection – April 16, 2024, 3:00 P.M.
        2. Fiscal Year 2024 Budget – April 16, 2024, 3:00 P.M.
        3. Initial Special Assessments – April 16, 2024, 3:00 P.M.
  7. Supervisor's Requests.
  8. 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.
  9. Adjournment.

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### *Summary of Agenda*

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The second order of business is Notice of Advertisement of the Meetings.

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The third order of business is the acceptance of the minutes from the Marion Ranch Board of Supervisors Organizational meeting, held on January 23, 2024.

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The fourth order of business is the consideration of **Resolution 2024-2**, a resolution of the Board of Supervisors of Marion Ranch Community Development District Declaring Special Assessments; Indicating the location, nature and estimated cost of those Improvements which cost is to be defrayed in whole or in part by the Special Assessments; Providing the portion of the estimated cost of the Improvements to be defrayed in whole or in part by the Special Assessments; Providing the manner in

which such Special Assessments shall be made; Providing when such Special Assessments shall be made; designating Lands upon which the Special Assessments shall be levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to consider the advisability and propriety of said Assessments and the related Improvements; Providing for notice of said Public Hearing; Providing for publication of this Resolution; Providing for conflicts, providing for severability and providing an effective date.

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The fifth order of business is the consideration of **Resolution 2024-23**, a resolution of the Board of Supervisors of Marion Ranch Community Development District Setting a Public Hearing to be held on April 16, 2024 at 3:00 P.M., at the offices of Lennar Homes, 2100 Se 17th Street, Suite 601, Ocala, FL 34471, for the purpose of hearing public comment on imposing Special Assessments on certain property within the District Generally Described As The Marion Ranch Community Development District in accordance with Chapters 170, 190 and 197, Florida Statutes; providing for conflicts, providing for severability and providing an effective date.

The Public Hearing is scheduled for **April 16, 2024**, at **3:00 p.m.**, at the offices of **Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**.

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The sixth order of business are staff reports by the District Attorney, District Engineer, and the District Manager.

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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,

Marion Ranch Community Development District



James P. Ward  
District Manager

**The Meetings for Fiscal Year 2024 are as follows:**

<u>February 20, 2024</u>	<u>March 19, 2024</u>
<u>April 16, 2024 – Public Hearings</u>	<u>May 21, 2024</u>
<u>June 18, 2024</u>	<u>July 16, 2024</u>
<u>August 20, 2024</u>	<u>September 17, 2024</u>

Publication Date  
2024-02-04

Subcategory  
Miscellaneous Notices

**NOTICE OF ANNUAL MEETINGS**

**MARION RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Fiscal Year 2024 Regular Meetings of the Board of Supervisors of the Marion Ranch Community Development District, which covers the period October 1, 2023 through September 30, 2024, are scheduled to be held at 3:00 P.M. on the third Tuesday of each month, at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, Florida 34471 on the following dates:

February 20, 2024

March 19, 2024

April 16, 2024

May 21, 2024

June 18, 2024

July 16, 2024

August 20, 2024

September 17, 2024

The meetings are 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 each meeting may be obtained from the office of the District Manager, JPWard & Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308 (Phone 954-658-4900) at least seven (7) days in advance of the meeting. In addition, the Agendas will be posted on the District's website at [www.MarionRanchcdd.org](http://www.MarionRanchcdd.org).

These meetings 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.

Marion Ranch Community Development District

James P. Ward, District Manager

Publication Dates

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MINUTES OF MEETING  
MARION RANCH  
COMMUNITY DEVELOPMENT DISTRICT

The Organizational Meeting of the Board of Supervisors of the Marion Ranch Community Development District was held on Tuesday, January 23, 2024, at 10:00 A.M. at the offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471.

## **Present and constituting a quorum:**

Chris Armstrong	Chairperson
Andrea Agha	Vice Chairperson
Ron Wiese	Assistant Secretary
David Garcia	Assistant Secretary
Frank Perez	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
Stephen Sanford	FMS Bonds
Tim Brooker	Tillman & Associates
Robbie Stroub	Tillman & Associates

## Audience:

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.

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

## **FIRST ORDER OF BUSINESS**

## Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 10:00 a.m. He conducted roll call; all Members of the Board named in the Ordinance establishing the District were present.

## **SECOND ORDER OF BUSINESS**

## Notice of Advertisement

## Notice of Advertisement of Organizational Meeting

The meeting was duly noticed.

### THIRD ORDER OF BUSINESS

## Oath of Office

49

50 **Initial Board Members named in Ordinance 23-34 of the Board of County Commissioners, dated**  
**51 December 20, 2023, establishing the Marion Ranch Community Development District**

52 **a) Oath of Office**

53 **b) Guide to the Sunshine Amendment and Code of Ethics**

54 **c) Form 1 – Statement of Financial Interests (2024 Changes to the Law and filing requirements)**

55

56 Mr. Ward, as a Notary Public, administered the Oath of Office to the Members of the Board. He  
57 discussed the Guide to the Sunshine Amendment and the Code of Ethics. He explained the Board  
58 Members were now considered public officials, and as such must subscribe to the rules, regulations,  
59 and laws as a public official of the State. He indicated the Board Members should read the Sunshine  
60 Law and Code of Ethics; however, he reviewed the salient points of each explaining no Board  
61 business could be discussed between the Board Members in any way or form outside of Board  
62 meetings. He discussed Form 1 which included the 4 hour ethics training requirement. He  
63 discussed how to complete the ethics training requirement and how to fill out and submit the Form  
64 1. He encouraged the Board to submit the Form 1 within 30 days of today's date to prevent an  
65 incurrence of fees which would compound daily until the Form 1 was submitted. He noted the  
66 Board was not required to file a Form 6.

67

68 Mr. Armstrong asked if 4 hours of ethics training was required for each CDD he was a Board  
69 Member of.

70

71 Mr. Ward explained the Board Members would only be required to complete 4 hours of ethics  
72 training one time despite serving on multiple CDD boards. He continued to discuss the Form 1  
73 requirements. He noted the Board Members were welcome to call or email with any questions  
74 about the Sunshine Law, Code of Ethics or Form 1.

75

76 Ms. Andrea Agha asked about the website to file the Form 1.

77

78 Mr. Ward indicated the website was included in the paperwork, and he would be emailing a word  
79 document which included the link as well.

80

81

82 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2024-1**

83

84 **Consideration of Resolution 2024-1, a Resolution of the Board of Supervisors designating certain**  
**85 officers of the Marion Ranch Community Development District**

86

87 Mr. Ward stated he served as the District Manager, Secretary and Treasurer. He noted the Chairperson  
88 and Vice Chairperson would have authority to sign documents. He asked the Board to appoint a  
89 Chairperson, Vice Chairperson and Assistant Secretaries.

90

91 Discussion ensued and the Board decided to appoint Chris Armstrong to serve as Chairperson, Andrea  
92 Agha to serve as Vice Chair, and the remaining Board Members to serve as Assistant Secretaries.

93

On MOTION made by Andrea Agha, seconded by Ron Wiese, and with all in favor, Resolution 2024-1 was adopted, and the Chair was authorized to sign.

## **FIFTH ORDER OF BUSINESS**

## Consideration of Resolution 2024-2

**Consideration of Resolution 2024-2, a Resolution of the Board of Supervisors of Marion Ranch Community Development District Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Marion Ranch Community Development District, and providing for an effective date**

Mr. Ward reviewed the Resolution. He explained CDDs had to record a Notice of Establishment, and this was done before the meeting; therefore, he was asking for ratification of the actions of Staff.

On MOTION made by Andrea Agha, seconded by Ron Wiese, and with all in favor, Resolution 2024-2 was adopted, and the Chair was authorized to sign.

## SIXTH ORDER OF BUSINESS

## Consideration of Resolution 2024-3

## **Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors retaining JPWard & Associates, LLC, as the District Manager**

Mr. Ward noted the next few Resolutions retained the District's Staff including himself as the District Manager; Greg Urbancic of Coleman, Yovanovich & Koester as District Counsel; and Tillman and Associates as Interim District Engineer. He noted in Florida the District had to go through an RFP process to hire an engineer; therefore, for the time being an Interim Engineer was retained.

Ms. Agha asked who evaluated the RFP submittals.

Mr. Ward indicated the Board would review the submittals and rank the submittals and choose an engineer. He noted the next Resolutions also retained FMS Bonds as the District Underwriter which would help market and write the offering documents related to the bond issues; and then Stephen Sanford with Greenberg, Traurig would be retained as Bond Counsel to handle the Bond Resolutions and such. He asked if there were any questions; hearing none, he indicated he would call for motions for each of the corresponding Resolutions individually. He called for a motion.

On MOTION made by Chris Armstrong, seconded by Ron Wiese, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.

## SVENTH ORDER OF BUSINESS

## Consideration of Resolution 2024-4

140 **Consideration of Resolution 2024-4, a Resolution of the Board of Supervisors retaining Coleman,**  
141 **Yovanovich & Koester, P.A, as District Counsel**

142

143 Mr. Ward called for a motion.

144 **On MOTION made by Ron Wiese, seconded by Chris Armstrong, and**  
145 **with all in favor, Resolution 2024-4 was adopted, and the Chair was**  
146 **authorized to sign.**

147

148

149 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-5**

150

151 **Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors designating Tillman &**  
152 **Associates Engineering, LLC, as interim District Engineer, and authorizing the preparation of the**  
153 **District's Engineer's Report for the Capital Improvement Program for the District**

154

155 Mr. Ward called for a motion.

156

157 Ms. Agha asked when the report would be ready for the Board.

158

159 Mr. Ward responded he believed it would be ready in the next 30 days, following which he would  
160 prepare a methodology which would be presented at the same time as the Engineer's Report and then  
161 the process of levying assessments would begin. He noted the process took approximately 90 days to  
162 get through and later in the Agenda there would be a Resolution to start the validation process for the  
163 bonds; therefore, it would take about 5 months before the District would begin to issue bonds.

164

165 Ms. Agha asked about the scope of the project.

166

167 Mr. Ward indicated the scope would be included in the Engineer's Report.

168

169 Ms. Agha asked how the initial scope was determined.

170

171 Mr. Ward explained statute prescribed certain types of infrastructure such as public roadways,  
172 stormwater management systems, public lighting, water, and sewer utilities, etc., could be built within a  
173 CDD.

174

175 *Ms. Agha: So, you tell them what's eligible, and they have what's in our plan?*

176

177 *Mr. Ward: Correct.*

178

179 **On MOTION made by Andrea Agha, seconded by Ron Wiese, and with**  
180 **all in favor, Resolution 2024-5 was adopted, and the Chair was**  
181 **authorized to sign.**

182

183

184 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-6**

185

186 **Consideration of Resolution 2024-6, a Resolution of the Board of Supervisors designating FMS Bonds,**  
187 **as District Underwriter**

188

189 Mr. Ward called for a motion.

190

191 **On MOTION made by Andrea Agha, seconded by Chris Armstrong, and**  
192 **with all in favor, Resolution 2024-6 was adopted, and the Chair was**  
193 **authorized to sign.**

194

195

196 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-7**

197

198 **Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors designating Greenburg**  
199 **Traurig as Bond Counsel**

200

201 Mr. Ward called for a motion.

202

203 **On MOTION made by Andrea Agha, seconded by David Garcia, and**  
204 **with all in favor, Resolution 2024-7 was adopted, and the Chair was**  
205 **authorized to sign.**

206

207

208 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-8**

209

210 **Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors designating the**  
211 **Registered Agent, designating the office of the Registered Agent, and designation of the office of**  
212 **record for Marion Ranch Community Development District**

213

214 *Mr. Ward: Under the statute there was a provision that required a Registered Agent and Registered*  
215 *Office for the purpose of service of process for legal matters. That has changed over the years, it is less*  
216 *about legal matters and more about sending us documents from the State on a routine basis. Legal*  
217 *matters are generally handled outside of the Registered Agent and Registered Office, but the Legislature*  
218 *has still left it in the statute. So, for purposes of this Resolution, I will be your Registered Agent*  
219 *individually, and my office will be your Registered Office for purposes of any invoices we receive from the*  
220 *State or notices that we receive from the State. He asked if there were any questions; hearing none, he*  
221 *called for a motion.*

222

223 **On MOTION made by Andrea Agha, seconded by Chris Armstrong, and**  
224 **with all in favor, Resolution 2024-8 was adopted, and the Chair was**  
225 **authorized to sign.**

226

227

228 **TWELVTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-9**

229

230 **Consideration of Resolution 2024-9, a Resolution of the Board of Supervisors setting forth the policy**  
231 **regarding the support and legal defense of the Board of Supervisors and District officers**

232

233 *Mr. Ward: We put this Resolution in place to ensure we can defend you from a legal perspective, and so*  
234 *we can do this before we need to call a Board Meeting. This allows both the District Attorney's office*  
235 *and my office to coordinate any litigation that occurs prior to a Board Meeting and if it does occur, at a*  
236 *subsequent board meeting we bring the Board up to speed on any litigation or any matters that may*  
237 *require action by the Board. He asked if there were any questions; hearing none, he called for a motion.*

238

239 **On MOTION made by Chris Armstrong, seconded by Andrea Agha, and**  
240 **with all in favor, Resolution 2024-9 was adopted, and the Chair was**  
241 **authorized to sign.**

242

243

244 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10**

245

246 **Consideration of Resolution 2024-10, a Resolution of the Board of Supervisors adopting an electronic**  
247 **records policy and policy on the use of electronic signatures**

248

249 *Mr. Ward: This is what we call the records management policy and the use of electronic signatures for*  
250 *the purposes of the District. All of the District's records will be maintained electronically, so my office will*  
251 *maintain all of the District's records and files and this policy designates how we do this. We have to have*  
252 *certain IT rules in place, record retention so records are not lost. We have rules in place regarding how*  
253 *we provide the public with our public records in the event that we are ever asked for them, and we will*  
254 *be asked for public records on a periodic basis. Basically, this tells the procedure we utilize in doing these*  
255 *things.*

256

257 *Ms. Agha: Moving forward are we going to have to print these Agendas, or can we operate off of digital*  
258 *agendas?*

259

260 *Mr. Ward: From now on you will get Agendas electronically from us unless you individually do not want*  
261 *them electronically, then you can tell me that, and we will mail or FedEx the Agendas.*

262

263 **On MOTION made by Andrea Agha, seconded by David Garcia, and**  
264 **with all in favor, Resolution 2024-10 was adopted, and the Chair was**  
265 **authorized to sign.**

266

267 *Mr. Ward: As Board Members, you also have a records retention policy if you get a public record.*  
268 *Anything that comes from my office or the District Attorney's office, we already keep the public records*  
269 *for, so the Agenda books are already a part of the public record. If you get something outside of what*  
270 *we send you, you have to keep it, and if you want it in our records, you can forward it to us, and then you*  
271 *can dispose of it appropriately, and we will keep it in the District's main public record folders.*

272

273 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11**

274

275 **Consideration of Resolution 2024-11, a Resolution of the Board of Supervisors designating a Qualified**  
276 **Public Depository pursuant to Chapter 280 Florida Statutes, authorizing signatories on the account,**  
277 **authorizing the number of the signatories on the qualified depository account**

278

279 *Mr. Ward: Chapter 280 requires you to name a depository for holding your general banking account for*  
280 *the District. The list is rather long from the State, you can pick any bank that you want. In the District's*  
281 *that I manage, I use Truist simply because electronically it is much easier for us to manage your banking*  
282 *needs all in one bank. What will happen is you also have another bank, a Trustee Bank, which will hold*  
283 *99% of your funds, the monies you will get for your construction funds, the money that holds assessment*  
284 *revenue to pay debt service on your bond, your reserve account. This only holds your operating funds.*  
285 *On an average basis, a District of this size has probably less than \$10,000 dollars in its general operating*  
286 *account in any one period of time. I would ask that you adopt the Resolution naming Truist and*  
287 *authorizing signatories on the account. He asked if there were any questions; hearing none, he called*  
288 *for a motion.*

289

290 **On MOTION made by Andrea Agha, seconded by Chris Armstrong, and**  
291 **with all in favor, Resolution 2024-11 was adopted, and the Chair was**  
292 **authorized to sign.**

293

294

295 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-12**

296

297 **Consideration of Resolution 2024-12, a Resolution of the Board of Supervisors authorizing the District**  
298 **Manager to advertise a Request for Qualification (RFQ), pursuant to the Chapter 287.055 F.S.**  
299 **(Consultants Competitive Negotiations Act) for a District Engineer**

300

301 *Mr. Ward: This is the Resolution I mentioned earlier where we advertise for qualifications for the District*  
302 *Engineer. These are non-price based proposals that we will receive. It just tells what their experience is*  
303 *in handling developments such as Marion Ranch or Pioneer Ranch. The form of the qualification is*  
304 *attached to the Resolution. On the very last page is the selection criteria that you will use. He asked if*  
305 *there were any questions; hearing none, he called for a motion.*

306

307

308

309

**On MOTION made by Andrea Agha, seconded by David Garcia, and**  
**with all in favor, Resolution 2024-12 was adopted, and the Chair was**  
**authorized to sign.**

310

311

312 **SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-13**

313

314 **Consideration of Resolution 2024-13, a Resolution of the Board of Supervisors providing for the**  
315 **Public's opportunity to be heard, designating a public comment period, designating a procedure to**  
316 **identify individual seeking to be heard, addressing public decorum, addressing exceptions**

317

318 *Mr. Ward: As you move through the process and individuals come to a Board meeting, they do not have*  
319 *to be individuals who reside in the community; any member of the public can come to any one of the*  
320 *Board meetings. This just simply allows the procedure for us to control the process of taking public*  
321 *comment. Essentially after each item is called, we can have a public comment period, so if there is a*  
322 *member of the public present I will generally ask if there are any public comments. Also, at the end of*  
323 *the board meetings there is an audience comment section that will allow a member of the public to ask*  
324 *questions limited to 3 minutes on any matter not on the agenda. It is designed to make sure we don't*  
325 *have shouting sessions or sessions that go on for an hour with the same kind of questions. It will give*

326 *you the opportunity to control your public meetings. You see this in commissions and all regulatory*  
327 *bodies. It is a relatively consistent resolution we use.*

328  
329 *Ms. Agha: At what point in the process does the Board composition change to reflect the future*  
330 *homeowners or stakeholders.*

331  
332 *Mr. Ward: There are two criteria in the statute: six years from the date of establishment, and 250*  
333 *qualified electors. A qualified elector is an individual who is a citizen of the United States, resident of the*  
334 *State of Florida, registered to vote here in Marion County, and their primary residence is in the District*  
335 *itself. You were established in 2023, so 2029 is the first year, but as 2029 is an odd year, it would fall to*  
336 *2030 for your first election. You may hit the 250 qualified electors before you hit the 6 years, or vice*  
337 *versa. Then the transition is two members the first election, two years later two more members*  
338 *transition, and then two years after that the final member transitions to a qualified elector. It's a rather*  
339 *long process.*

340  
341 *Ms. Agha: If there were a vacancy prior to that, is it just an appointment by the existing Board?*

342  
343 *Mr. Ward: Yes. Existing vacancies are filled by the remaining Board Members who sit on the Board. You*  
344 *all would, at a Board meeting you would have an item for acceptance of the resignation of whomever it*  
345 *was, then you can pick someone to fill the unexpired term.*

346  
347 *Mr. Armstrong: In this resolution, who is the responsible individual for public notification and what is*  
348 *that process? What is the notification of meeting and what's required?*

349  
350 *Mr. Ward: Each District is required to have a website. Your meetings are required to be advertised in a*  
351 *local newspaper 7 days in advance of your board meeting. In addition to that, this District now has a*  
352 *website that is operational. Your Agendas are all posted on the District's website 7 days in advance of*  
353 *the meetings. There is a page on the website that has the date, time, and location of the meetings.*  
354 *Those are the two primary ways we notice members of the public.*

355  
356 **On MOTION made by Andrea Agha, seconded by Ron Wiese, and with**  
357 **all in favor, Resolution 2024-13 was adopted, and the Chair was**  
358 **authorized to sign.**

359  
360  
361 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-14**  
362  
363 **Consideration of Resolution 2024-14, a Resolution of the Board of Supervisors designating the Regular**  
364 **Meeting dates, time, and location for Fiscal Year 2024. The proposed meeting schedule will be for the**  
365 **third Tuesday of each month at 3:00 P.M. at the offices of Lennar Homes, 2100 SE 17th Street, Suite**  
366 **601, Ocala, FL 34471**

367  
368 *Mr. Ward: Statute allows us to establish a regular meeting schedule for you for the balance of the year.*  
369 *It does not bind you to it. We can cancel a meeting, we can add meetings, if necessary, but this puts you*  
370 *on a regular schedule for the balance of this fiscal year.*

371  
372 *Ms. Agha: Is virtual participation acceptable?*

373

374 *Mr. Ward: Three members must be here in person to constitute a quorum, and two members may join*  
375 *by video. In your Agenda invites there will always be the WebEx link for the meeting. I always have a*  
376 *laptop with me for purposes of recording the meetings.*

377

378 **On MOTION made by Andrea Agha, seconded by Ron Wiese, and with**  
379 **all in favor, Resolution 2024-14 was adopted, and the Chair was**  
380 **authorized to sign.**

381

382

383 **EIGHTEENTH ORDER OF BUSINESS****Consideration of Resolution 2024-15**

384

385 **Consideration of Resolution 2024-15, a Resolution of Board of Supervisors, designating the date, time,**  
386 **and location for the landowner's meeting for Tuesday, April 16, 2024, at 3:00 P.M., at the offices of**  
387 **Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**

388

389 Mr. Ward noted this Resolution set a landowner's meeting. He asked if there were any questions;  
390 hearing none, he called for a motion.

391

392

393

394

**On MOTION made by Andrea Agha, seconded by Chris Armstrong, and**  
**with all in favor, Resolution 2024-15 was adopted, and the Chair was**  
**authorized to sign.**

395

396

397 **NINETEENTH ORDER OF BUSINESS****Consideration of Resolution 2024-16**

398

399 **Consideration of Resolution 2024-16, a Resolution of the Board of Supervisors designating a date,**  
400 **time, and location of a public hearing regarding the District's intent to use the uniform method for the**  
401 **levy, collection, and enforcement of non-ad valorem special assessments as authorized by Section**  
402 **197.3632, Florida Statutes. The Public Hearing is scheduled for April 16, 2024, at 3:00 p.m., at the**  
403 **offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**

404

405 Ms. Agha asked if meeting invites would be sent out for all meetings.

406

407 Mr. Ward responded in the affirmative. *After today's meeting, invites will be sent for the balance of the*  
408 *meetings for this fiscal year. A week before the board meeting, you will also get a second invite that has*  
409 *a pdf of your Agenda and the WebEx link. You always want to accept the second invite, even if you don't*  
410 *accept the first one because that will give you your information and the pdf for the Agenda. The Marion*  
411 *and Pioneer meetings will always be held back to back. This Resolution is regarding the District's intent*  
412 *to use the uniform method for levy, collection, and enforcement pursuant to 197.3632. In Florida, in*  
413 *order to put your assessments on the tax bills in the County where the District is located, we have to go*  
414 *through a process to notify the State and the County that we are going to do that. That's called the*  
415 *uniform method of collection. You will hold a public hearing to adopt a resolution to allow us to then*  
416 *notify the State that you are going to utilize the property appraiser and tax collector rolls. Once they get*  
417 *that notification, that will then trigger another process where Greg and I will do an agreement between*  
418 *the Property Appraiser, the Tax Collector, and the District to be sure we can put those on the bills the*  
419 *following year. If we finish that in 2024, we should be ready to go, depending on how soon we can do*

420 *this, by November of this year. If not November of 2024, it will be November of 2025, but we are going*  
421 *to try for November of this year. There is no obligation to do this once we adopt the resolution and we*  
422 *enter into the agreement. It is a permissive agreement only.*

423

424 **On MOTION made by Andrea Agha, seconded by David Garcia, and**  
425 **with all in favor, Resolution 2024-16 was adopted, and the Chair was**  
426 **authorized to sign.**

427

428

429 **TWENTIETH ORDER OF BUSINESS**

Consideration of Resolution 2024-17

430

431 **Consideration of Resolution 2024-17, a Resolution of Board of Supervisors adopting the Alternative**  
432 **Investment Guidelines for Investing Public Funds in excess of amount needed to meet current**  
433 **operating expenses, in accordance with Section 218.415(17), Florida Statutes**

434

435 *Mr. Ward: There will be two processes we go through. One is a process to name the investments*  
436 *pursuant to a bond document. So, once we issue bonds, there will be a separate set of investments that*  
437 *we can utilize for investing bond funds that will be identified in the bond documents that you will see at a*  
438 *future date. We are also required to have an investment guideline for our general funds pursuant to*  
439 *Chapter 218. There are four obligations we can use. I can tell you, because of the amount of money that*  
440 *will be in this account, it will just sit as basically cash in the Truist account when we get to it, but they do*  
441 *include the local government surplus trust fund, some particularly registered money market funds,*  
442 *interest bearing time deposits, and what are called direct obligations of the US treasury. But again, as I*  
443 *said, I rarely use those obligations just because of the amount of money in the bank account.*

444

445 *Ms. Agha: With regards to the investment side, does this Board get involved in that? We are experts in*  
446 *making the infrastructure happen, but as far as the financial side, how does that work?*

447

448 *Mr. Ward: On the financial side, I will handle the investments in your bond funds, and I do that on a*  
449 *regular basis directly with the Trustee. Construction funds we do not invest. They are just in overnight.*  
450 *Once we start to receive assessment revenue interest on bonds and principle on bonds are paid twice a*  
451 *year, so I will invest basically out to those time periods. We will have a reserve account which is basically*  
452 *a long term investment account. That will be limited to a five year structure. At the moment rates are*  
453 *really good for those things. I'm getting 4.5% and 5% on bond investments right now. That will change*  
454 *by the time we get to yours because rates are on the slide, which is good for you because interest rates*  
455 *for the bond issue will also go down.*

456

457 *Ms. Agha: Basically, this group sets this policy and the office guidelines, and you work with the financial*  
458 *experts and off we go to the races?*

459

460 *Mr. Ward: Yes.*

461

462 **On MOTION made by Andrea Agha, seconded by Ron Wiese, and with**  
463 **all in favor, Resolution 2024-17 was adopted, and the Chair was**  
464 **authorized to sign.**

465

466

467 **TWENTY FIRST ORDER OF BUSINESS** **Consideration of Resolution 2024-18**

468

469 **Consideration of Resolution 2024-18, a Resolution of the Board of Supervisors granting authority to**  
**470 the Chairperson or Vice Chairperson to execute real and personal property conveyances and**  
**471 dedications documents, and plats and other document related to the development of the District's**  
**472 improvements, subject to the approval of the District Manager, District Engineer and District Counsel**  
**473 is legal, consistent with the District's improvement plan and necessary for the development of the**  
**474 Improvements**

475

476 *Mr. Ward: Resolution 2024-18 and 2024-19 were related. As infrastructure is constructed in a*  
*477 Community Development District by the developer, the District goes through a process of acquiring that*  
*478 infrastructure from the developer. In the early stages we do not have bond funds, and this District won't*  
*479 have bond funds for 5 or 6 months at this point. Certain infrastructure, particularly utilities, water and*  
*480 sewer utilities, need to be conveyed to another utility company, county or city, whatever it is here in*  
*481 Marion County. Before that happens, the District has to take title to that infrastructure, so we are in a*  
*482 position to then repay the developer for that infrastructure when we issue bonds. If that doesn't happen,*  
*483 and the infrastructure goes directly to the County, then the District can't buy infrastructure from a*  
*484 developer who doesn't own it. What we do is, we go through a process that we will build infrastructure*  
*485 in this community. Greg and Tillman will go through the process of taking that infrastructure. We will*  
*486 acquire with bills of sale, deeds, or easements underlying the property, and then a note obligation back*  
*487 to the developer to repay you when we have bond proceeds. These two resolutions set up the process to*  
*488 allow the Chairman or the Vice Chair with either my signature as a Secretary or your Assistant Secretary*  
*489 to take those conveyances from the developer when that happens. I think some of your utilities are*  
*490 ready to be turned over, so Greg is working on that with Russ and Tillman at this point, to take on some*  
*491 of those conveyances. That's the process we will go through.*

492

493 *Mr. Armstrong: Who provides the assurance of completion?*

494

495 *Mr. Ward: The District Engineer. Tillman will have to do that. They will provide easements, deeds for*  
*496 property, bills of sale for the conveyances, back up documentation from the vendors that actually pay the*  
*497 bills, those kinds of things, that goes to Tillman, and then between Tillman, Greg and my office, we work*  
*498 to do all of those conveyances and we will get the Chairman's signature, so you will be asked to sign*  
*499 documents. Then we will do the conveyance, but that has to be done, specifically for utilities, prior to*  
*500 them being turned over to the County.*

501

502 *Ms. Agha: So, the first phase, there are already some platted easements dedicated to the CDD. Is that a*  
*503 sufficient conveyance, a plat?*

504

505 *Mr. Ward: No. Especially since you did that before the CDD was created.*

506

507 *Ms. Agha: So, the meeting that the county voted to authorize the CDD, is that considered the date of*  
*508 origin of the CDD?*

509

510 *Mr. Ward: No, the date is the date it is filed with the Secretary of State, which for this District was –*

511

512 *Mr. Urbancic: December 20, 2023.*

513

514 *Ms. Agha: I think the plat was approved by the Council on the 19<sup>th</sup>, but not recorded until January 5.*

515

516 *Mr. Ward: We will fix it if it needs fixing.*

517

518 Discussion continued regarding when the CDD was established.

519

520 *Mr. Ward: What happens is, Ordinances of the County have to go to the Secretary of State, and they get*  
521 *a filed stamp on it. That filed stamp is the date considered your date of establishment, so that was*  
522 *December 20, 2023, even though the Ordinance has another date.*

523

524 **On MOTION made by Andrea Agha, seconded by Ron Wiese, and with**  
525 **all in favor, Resolution 2024-18 was adopted, and the Chair was**  
526 **authorized to sign.**

527

528

529 **TWENTY SECOND ORDER OF BUSINESS** **Consideration of Resolution 2024-19**

530

531 **Consideration of Resolution 2024-19, a Resolution of the Board of Supervisors of the Marion Ranch**  
532 **Community Development District authorizing the execution and delivery of an agreement regarding**  
533 **the acquisition of certain work product, infrastructure and real property; authorizing the proper**  
534 **Officials to do all things deemed necessary in connection with the execution of such agreement; and**  
535 **providing for severability, conflicts, and an effective date.**

536

537 Mr. Ward called for a motion.

538

539 **On MOTION made by Chris Armstrong, seconded by Andrea Agha, and**  
540 **with all in favor, Resolution 2024-19 was adopted, and the Chair was**  
541 **authorized to sign.**

542

543

544 **TWENTY THIRD ORDER OF BUSINESS** **Consideration of Resolution 2024-20**

545

546 **Consideration of Resolution 2024-20, a Resolution of Board of Supervisors approving the Fiscal Year**  
547 **2024 Proposed Budget for and setting a Public Hearing for Tuesday, April 16, 2024, at 3:00 p.m., at the**  
548 **offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471.**

549

550 *Mr. Ward: The next two items, Resolution 2024-20 and the Budget Funding Agreement, are related. In*  
551 *the beginning we obviously have operating expenses to operate and maintain the District. We go*  
552 *through a process of preparing a budget for the balance of the current fiscal year, and then a funding*  
553 *agreement with the developer, Lennar Homes, to fund our operating expenses until the Board decides to*  
554 *put the operating expenses on your tax bills. Once that happens, the operating agreement will go away,*  
555 *and the budget will continue, but it will just then show levied assessments levied on the property at that*  
556 *time. So, 2024-20 sets the public hearing for your proposed budget for April 16, 2024. What happens at*  
557 *that Board Meeting is you will be asked to adopt the budget for purposes of being able to then bill the*  
558 *developer for any expenses related to the adoption of the budget itself.*

559

560 *Mr. Armstrong: I assume the budget will be provided prior to the public hearing for review.*

561

562 *Mr. Ward: It is attached to the Agenda.*

563

564 Discussion ensued regarding the Budget, budget amendments, when budget amendments were needed,  
565 and bond issuance.

566

567 Mr. Ward explained a public hearing was not required for bond issuance. He discussed the bond  
568 issuance process which would come before the Board as a Resolution for consideration.

569

570 **On MOTION made by Andrea Agha, seconded by Ron Wiese, and with**  
571 **all in favor, Resolution 2024-20 was adopted, and the Chair was**  
572 **authorized to sign.**

573

574

575 **TWENTY FOURTH ORDER OF BUSINESS** **Consideration of Budget Funding Agreement**

576

577 **Consideration of a Budget Funding Agreement between Lennar Homes, LLC, and the District to fund**  
578 **the District's Fiscal Year 2024 General Fund Operating Budgets in lieu of the District levying**  
579 **assessments**

580

581 Mr. Ward called for a motion.

582

583 **On MOTION made by Andrea Agha, seconded by Chris Armstrong, and**  
584 **with all in favor, the Budget Funding Agreement between Lennar**  
585 **Homes, LLC, and the District to fund the District's Fiscal Year 2024**  
586 **General Fund Operating Budgets in lieu of the District levying**  
587 **assessments was approved.**

588

589

590 **TWENTY FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-21**

591

592 **Consideration of Resolution 2024-21, a Resolution of the Board of Supervisors of Marion Ranch**  
593 **Community Development District Authorizing the Issuance of not to exceed \$70,000,000 aggregate**  
594 **principal amount of Marion Ranch Community Development District Special Assessment Bonds, in one**  
595 **or more series, to pay all or a portion of the Design, Acquisition, Construction Costs of certain Public**  
596 **Infrastructure Improvements, including, but not limited to, Stormwater Management and Control**  
597 **Facilities, including, but not limited to, related Earthwork and Acquisition of lands relating thereto;**  
598 **Roadway Improvements including any applicable impact fees; Water, Wastewater and Reclaimed**  
599 **Water Facilities, including Connection Charges, Landscaping, Hardscaping and Irrigation in Public**  
600 **Rights-Of-Way, Entrance Features; Differential Cost Of Undergrounding Electric Utilities, and all**  
601 **related soft and incidental costs (collectively, the "Project"), pursuant to Chapter 190, Florida**  
602 **Statutes, as amended; appointing U.S. Bank Trust Company, National Association to serve as Trustee;**  
603 **approving the Execution and delivery of a Master Trust Indenture and a Supplemental Trust Indenture**  
604 **in substantially the forms attached hereto; providing that such Bonds shall not constitute a debt,**  
605 **liability or obligation of Marion Ranch Community Development District (except as otherwise**  
606 **provided herein), Marion County, Florida, or of the State of Florida or of any other political**  
607 **subdivision thereof, but shall be payable solely from Special Assessments Assessed and Levied on the**

608 **Property within the District benefited by the Project and subject to Assessment; providing for the**  
609 **Judicial Validation of such Bonds; and providing for other related matters**

610

611 *Mr. Ward: The final resolution is Resolution 2024-21 related to the authorization to validate bonds. He*  
612 *introduced Mr. Stephen Sanford with FMS Bonds.*

613

614 *Mr. Sanford: This Resolution is what we call an authorizing validation resolution. Any time Community*  
615 *Development Districts intend to issue bonds with a maturity of more than five years, the statute requires*  
616 *that the bonds and the purpose of the bonds be validated in the circuit court. In order to get into circuit*  
617 *court, the Board has to authorize bonds for a particular purpose, so that's what this Resolution is doing.*  
618 *It's authorizing up to \$70 million dollars of Special Assessment Bonds to be issued in one or more series*  
619 *to finance all or a portion of the capital improvement plan that pertains to this District. This Resolution*  
620 *does that. It also appoints US Bank Trust Company, who will be your Bond Trustee, and it asks the Board*  
621 *to approve two documents which will also be part of the validation proceedings. They are a Master Trust*  
622 *Indenture, between the District and the Trustee, and would govern all series of bonds to be issued by the*  
623 *District. It has the basic rights and remedies of the bond holders, a numerator in the event of default,*  
624 *security for the bonds, and the other exhibit is a form of supplemental trust indenture, again between*  
625 *the District and Trustee. There would be a supplemental trust indenture for each series of bonds to be*  
626 *issued by the District. Once the bonds are sold, that document would get finalized and would have the*  
627 *final interest rates, redemption provisions and sources and uses. This Resolution also authorizes Greg*  
628 *and me to help with the validation, which is something we have to do. The validation process is*  
629 *approximately 90 days from start to finish, but that really depends a lot on the calendar of the Courts.*  
630 *We would definitely come back to the Board with the Delegation Resolution for each series of bonds that*  
631 *are going to be issued. We would come back asking the Board to approve certain other documents and*  
632 *authorize the marketing of the bonds. This is only the first step, but a vital step to get the bonds*  
633 *validated. I think I have a typo in the first whereas clause. Is the Ordinance supposed to be 2334 or*  
634 *2333? I'm not clear. I might have to correct that. And then the Ordinance that's in the Agenda has the*  
635 *effective date of January 10 stamped on it. I'm not sure that's correct either, Greg.*

636

637 *Mr. Urbancic: No. It's not. The Ordinance for Marion Ranch is 2333 and the effective date is December*  
638 *20, 2023. We clarified that with the Clerk's Office. There were multiple back and forth with the Clerk.*  
639 *They fumbled the situation with the Secretary of State. It was really sort of the Secretary of State that*  
640 *fumbled it, but it is 23-33 and December 20<sup>th</sup> is the correct date.*

641

642 *Mr. Sanford: Jim, I'll get you a changed page, but it's good to be adopted.*

643

644 *Mr. Ward: Just send over the new word version and we will pdf it and send it back to you with the*  
645 *correct signature on it. He called for a motion.*

646

647 **On MOTION made by Chris Armstrong, seconded by Ron Wiese, and**  
648 **with all in favor, Resolution 2024-21 was adopted, and the Chair was**  
649 **authorized to sign.**

650

651

652 **TWENTTY SIXTH ORDER OF BUSINESS**

**Staff Reports**

653

654 **I. District Attorney**

655



704  
705  
706  
707  
708

James P. Ward, Secretary

Chris Armstrong, Chairperson

DRAFT

## RESOLUTION NO. 2024-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MARION RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Marion Ranch Community Development District (the “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 public infrastructure improvements including, without limitation, stormwater management and drainage facilities, including related earthwork and acquisition of lands relating thereto; on-site and off-site roadway improvements including any applicable impact fees; onsite and offsite potable water, sanitary sewer and reclaimed water systems including connection fees or charges, if applicable; differential cost of undergrounding electric utilities; landscaping, irrigation and hardscaping in public rights of way and entrance features; related professional fees and soft costs; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) hereby determines to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements (the “Improvements”) described in that certain Master Engineer’s Report for Marion Ranch Community Development District prepared by Tillman & Associates Engineering, LLC and dated February 20, 2024 (“Engineer’s Report”), a copy of which is attached hereto and made a part hereof as Exhibit “A” and maintained on file at the offices of Tillman & Associates Engineering, LLC, 1720 SE 16<sup>th</sup> Ave., Bldg. 100, Ocala, FL 34471

(“District Engineer’s Office”) and the offices of the District Manager at JPWard & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, FL 33308 (“District Manager’s Office”); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”); and

**WHEREAS**, Marion Ranch Community Development District (the “District”) is empowered by Chapter 190, the Uniform Community Development District Act of 1980, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments; and

**WHEREAS**, the District hereby determines that special benefits will accrue to the property benefited by the Improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain Marion Ranch Community Development District Master Assessment Methodology prepared by JPWard & Associates LLC and dated February 20, 2024 (the “Assessment Report”), a copy of which is attached hereto and made a part hereof as Exhibit “B” and maintained on file at the District Manager’s Office; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property benefited by the Improvements.

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

**Section 1. Recitals.** The foregoing recitals are hereby incorporated as the findings of the Board.

**Section 2. Declaration of Assessments.** The Board declares that has determined to undertake the Improvements and Assessments shall be levied to defray all or a portion of the cost of the Improvements.

**Section 3. Designating the Nature and Location of Improvements.** The nature and general location of, and plans and specifications for, the Improvements are described in the Engineer’s Report and maintained on file at the District Manager’s Office.

**Section 4. Declaring the Total Estimated Cost of the Improvements.** The total estimated cost of the Improvements is \$57,907,751.00 (the “Estimated Cost”).

**Section 5. Declaring the Portion of the Estimated Costs of the Improvements to be Paid by Assessments.** The Assessments will defray approximately \$70,000,000.00, 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 the Assessment Report, and which is in addition to interest and collection costs

**Section 6. Declaring the Manner in Which Assessments are to be Paid.** The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached hereto and made a part hereof as Exhibit "B", as may be modified by supplemental assessment resolutions. The Assessment Report is also available at the District Manager's Office.

**Section 7. Designating the Lands Upon Which the Special Assessments Shall Be Levied.** The Assessments shall be levied on certain lots and lands within the District as described in the Assessment Report, and as further designated by the assessment plat hereinafter contemplated.

**Section 8. Assessment Plat.** Pursuant to Section 170.04, Florida Statutes, there is on file at the District Manager's Office, a preliminary assessment plat showing the area to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

**Section 9. 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, which is included as Exhibit "V" of the Assessment Report and which shows the lots and lands to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which such Assessment may be divided. The assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**Section 10. Payment of Assessments.** Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than (30) thirty yearly installments (not counting any capitalized interest period), which installments shall include principal and interest as calculated in accordance with the Assessment Report. The Assessments shall be payable at the same time and in the same manner as are ad-valorem taxes and as prescribed in 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 the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law including, but not limited to, by direct bill. The decision to collect the 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.

**Section 11. Resolution to Fix Public Hearing.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments and the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

**Section 12. Publication of Resolution.** 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 Marion County, Florida and to provide mailed notices to the owners of the property subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District.

**Section 13. Severability.** 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 14. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**Section 15. Effective Date.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Marion Ranch Community Development District, Marion County, Florida, this 20th day of February 2024.

**MARION RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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James P. Ward, Secretary

---

Chris Armstrong, Chairman

**Exhibits:**

Exhibit "A": Master Engineer's Report for Marion Ranch Community Development District prepared by Tillman & Associates Engineering, LLC and dated February 20, 2024

Exhibit "B": Marion Ranch Community Development District Master Assessment Methodology prepared by JPWard & Associates LLC and dated February 20, 2024

# *Tillman & Associates*

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## ENGINEERING, LLC.

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### **MARION RANCH COMMUNITY DEVELOPMENT DISTRICT**

Prepared for:

Board of Supervisors  
Marion Ranch  
Community  
Development District

02/20/2024

## Master Engineer's Report

# Marion Ranch Community Development District

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### **Section 1 – Introduction**

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**2024.02.07**

### **Exhibits**

**15:16:45**

**'00'05-**

Exhibit 1: Location Maps

Exhibit 2: Master Site Plan

Exhibit 3: Proposed Stormwater Management System

Exhibit 4: Proposed Water Distribution System

Exhibit 5: Proposed Sanitary Sewer System



This item has been digitally signed and sealed by Timothy C. Brooker, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

## **Section 1 – Introduction**

### **a. Purpose:**

The purpose of this report is to provide a description of the Capital Improvement Plan (CIP) along with associated costs of the CIP for the Marion Ranch Community Development District (District). The CIP only includes those portions of the public infrastructure project as defined in section 2 that may be constructed or acquired by the District.

### **b. General Description:**

The District is located in Sections 10 & 15, Township 16, and Range 21E of Marion County, FL. The development will be accessed by five (5) entrances. One access being the extension of SW 85<sup>th</sup> street, which is located approximately 0.5 miles south of the intersection of SW 80<sup>th</sup> Street and SW 38<sup>th</sup> Avenue. Another entrance being on SW 80<sup>th</sup> Street, which is located approximately 0.2 miles east of the intersection of SW 49<sup>th</sup> Avenue Road and SW 80<sup>th</sup> Street, as well as another entrance approximately 0.25 miles east of that entrance on SW 80<sup>th</sup> Street. The next entrance being on SW 49<sup>th</sup> Avenue Road approximately 0.25 miles south of the intersection of SW 49<sup>th</sup> Avenue Road and SW 80<sup>th</sup> Street. The fifth entrance being approximately 0.15 miles west of the intersection of SW 40<sup>th</sup> Ave. and SW 90<sup>th</sup> Street. The development encompasses a total of 324.87 acres and Phases 1 and 2 are currently under construction. See Exhibit 1 for Location Map.

## **Section 2 – Proposed Development**

### **a. Overview:**

The development is approved for a maximum of 1,353 single-family units, four (4) amenity areas, and a commercial area (not part of the CIP). The development is proposed to be completed in seven (7) phases. See Exhibit 2 for Master Site Plan.

The District's CIP functions as a system of public improvements benefiting all lands within the District. All improvements described herein are required by applicable development approvals. Note: The seventh phase of the development is the commercial area and the infrastructure in the report only benefits the property in phases 1-6. Below is the current proposed unit/lot mix for each phase of the development (subject to change).

<b><u>Phase:</u></b>	<b><u>TH's:</u></b>	<b><u>40' lots:</u></b>	<b><u>50' lots:</u></b>	<b><u>60' lots:</u></b>	<b><u>Total:</u></b>
Phase 1	156	N/A	N/A	N/A	156
Phase 2	N/A	52	84	30	166
Phases 3&4	N/A	60	150	70	280
Phase 5	N/A	55	109	52	216
Phase 6	277	30	63	30	400
				<b>TOTAL:</b>	<b>1218</b>

**b. Land Use:**

The District's land uses are broken down into Commercial, Residential (includes amenity centers), DRA's (Drainage Retention Areas), Buffers, and Open Space as follows:

<b>Land Use</b>	<b>Area</b>	<b>Percentage of Development</b>
Commercial	± 9.8 acres	± 3.1%
Residential	± 238.16 acres	± 73.3%
DRA's	± 9.13 acres	± 2.8%
Buffers	± 5.67 acres	± 1.7%
Open Space	± 62.11 acres	± 19.1%
<b>TOTAL</b>	324.87 acres	100%

**c. Roadway Improvements:**

The internal roadways of the subdivisions will consist of 2-lane undivided roads with asphalt, base, sub-grade, drop curbs, striping, signage, and sidewalks within the proposed right-of-way. The only road outside of the subdivision (currently named SW 82<sup>nd</sup> Place Road and permitted as "Spine Road") will be a 2-lane divided road with a roundabout, asphalt, base, sub-grade, type 'E' curb, type 'F' curb and gutter, striping, signage, and a multi-modal path within the proposed right-of-way. All roads will be designed in accordance with Marion County standards. The internal roadways may be financed by the District. The 2-lane divided roadway (SW 82<sup>nd</sup> Place Road), will be financed by the District and turned over to Marion County for operation and maintenance within right-of-way, excluding landscaping, irrigation, and hardscape. All roads within the CIP will be open to, and accessible by, the public.

**d. Stormwater Management System & Earthwork:**

The stormwater management system within the District includes the drainage system, water management culverts, control structures, drainage retention areas (DRA's) and the excavation required to construct the DRA's along with associated easements to operate and maintain said infrastructure. Site clearing, in public areas only, relating to the stormwater management system is also included within this category.

The Marion Ranch stormwater management system is designed to treat and attenuate stormwater runoff for the Marion Ranch project and many off-site locations. The system is separated into seventeen (17) major basins and each major basin is divided into sub-basins for each DRA. There is also a shared DRA and basin between Marion Ranch Development District and the Ocala Crossings South development on the south side of Phase 2, so this major basin is not one of the 17 basins outlined. Excluding the shared DRA, all stormwater management infrastructure within said basin (within the CDD boundary) will be financed, owned, and maintained by the District. The stormwater system design does not propose any offsite discharge.

The stormwater management system is designed and will be constructed in accordance with the standards and specifications of the Marion County Land Development Code and the Southwest Florida Water Management District Applicant's Handbook II. These regulations set the minimum criteria for stormwater quantity. Criterion for stormwater quality is not applicable because each DRA holds the entire 100-year, 24-hour storm without discharge.

The District will provide for, finance, own, maintain, and operate the stormwater management system. The District will not finance the cost of transporting any fill or the grading thereof on any private lots. See Exhibit 3 for an overview of the proposed stormwater management system.

**e. Water & Sanitary Sewer Utilities:**

The District is located within Marion County Utilities water/sewer service area. On-site water supply improvements include water mains that will be located within the right-of-way and used for potable water service and fire protection. The District's water will be provided through five (5) connections to the existing 12" water main located on the east side of SW 49<sup>th</sup> Avenue Road and the north side of SW 80<sup>th</sup> Street. See Exhibit 4 for an overview of the proposed water distribution system.

Sanitary Sewer improvements for the project will include an on-site gravity collection system, three (3) on-site lift stations, and force mains. The force mains will connect to an existing 12" force main along the west side of SW 49<sup>th</sup> Avenue Road. The entirety of "Phase 5" of the development will gravity flow to a shared lift station located on the Ocala Crossings development, so this lift station is not included in the three (3) mentioned above. See Exhibit 5 for an overview of the proposed sanitary sewer system.

Water distribution and wastewater collection systems for all phases will be provided for and financed by the District. Upon completion of construction, the systems will then be conveyed to Marion County to operate and maintain.

The District will not finance any water or sewer lateral lines beyond the private property lines.

**f. Landscaping, Irrigation, & Hardscape:**

The development will be irrigated by on-site wells located throughout the development.

Except as provided in the next succeeding sentence, the items covered under this section will be provided for, financed by, and owned and maintained by the District when inside

the subdivision. All items under this section which may be in Marion County-owned right-of-way will be owned by Marion County but maintained by the District pursuant to the approved Developer's Agreement.

**g. Streetlights & Underground Electric Utility:**

Streetlights may be leased from electric company/street light supplier by the homeowner's association. Consequently, the homeowner's association will fund the streetlights through an annual operations and maintenance assessment. Streetlights are not included as part of this CIP.

The differential cost of placing underground electrical utility conduit within right-of-way and utility easements throughout the community is included within the CIP. Any lines and transformers located within these areas will be financed by the developer and owned by Sumpter Electric Cooperative, Inc. (SECO).

**h. Amenities:**

The Developer will provide for and construct the four (4) amenity areas. The homeowner's association will take over ownership, operation, and maintenance upon completion of construction. All such improvements are considered common elements for the benefit of the community. The amenities are not part of the CIP.

**i. Environmental Conservation & Mitigation:**

There are no conservation areas within this development.

**j. Professional Services:**

Professional services for design and construction of all components of the CIP including engineering, utilities, landscape and hardscape design, environmental consultation, and construction services for the inspection of the CIP during construction may be financed by the District.

**k. Off-site Improvements:**

As part of Phase 2 and the Spine Road (SW 82<sup>nd</sup> Place Road), an off-site north-bound right turn lane entering the development on the east side of SW 49<sup>th</sup> Avenue Road is required to be constructed pursuant to development order from Marion County.

Also, as a part of the Master Plan and Developer's Agreement approval, the extension of the County-owned 12" water main at the intersection of SW 49<sup>th</sup> Avenue Road and SW 80<sup>th</sup> Street is required to be constructed to the project limits of "Phase 6" (approximately 3200 L.F.) and to the existing stub on SW 80<sup>th</sup> Street to the west (approximately 4000L.F.).

Each of these required off-site improvements will be located in public rights-of-way and will be financed by the District and upon completion of construction, will be turned over to Marion County for operation and maintenance.

The District anticipates financing certain impact fee creditable off-site improvements as part of the CIP. Any resulting credit fees from funding of such off-site improvements, will be subject to a separate agreement between the developer and the District.

#### **I. Contingency:**

The costs associated with the CIP include a reasonable contingency in the amount of approximately 20% to cover unexpected costs or unforeseen requirements, and to account for inflationary cost due to the District's infrastructure.

### **Section 3 – Operation and Maintenance**

The table below shows which entity will own, operate, and maintain various improvements.

<b><u>Ownership and Maintenance Entity</u></b>			
<b>Facility Description</b>	<b>Ownership</b>	<b>O&amp;M Entity</b>	<b>Financed By:</b>
Stormwater Management System	Marion Ranch CDD	Marion Ranch CDD <sup>1</sup>	Marion Ranch CDD
Water and Sanitary Sewer Utilities	Marion County Utilities	Marion County Utilities	Marion Ranch CDD
Landscape, Irrigation, and Hardscape <sup>2</sup>	Marion Ranch CDD	Marion Ranch CDD <sup>1</sup>	Marion Ranch CDD
Offsite Improvements	Marion County	Marion County	Marion Ranch CDD
Internal Roadways	Marion Ranch CDD	Marion Ranch CDD	Marion Ranch CDD

<sup>1</sup> – The CDD may at their discretion enter into an operational and maintenance agreement with the homeowner's association to perform the operation and maintenance of District owned facilities, such agreement will be subject to approval by the District board and counsel.

<sup>2</sup> – Pursuant to section 2f. Any such improvement located in County right-of-way will be owned by Marion County and maintained by the District.

### **Section 4 – Permitting and Construction Commencement**

The table below shows all necessary permits for construction of Phases 1 and 2 CIP and have either been obtained or are currently under review by respective governmental authorities. Future permits will need to be obtained in subsequent phases.

Permitting			
Project Name	Permit Description	Permit/AR Number	Current Status
Marion Ranch f.k.a. “Freedom Commons” (applies to all phases)	Marion County Master Plan	AR# 27553	Approved 12.19.2023
Marion Ranch f.k.a. “Freedom Commons” (applies to all phases)	SWFWMD Water Use Permit	WUP app. #20021154.000	Pending
Marion Ranch Phase 1 f.k.a. “Freedom Commons Phase 1”	Marion County Preliminary Plat	AR# 27662	Approved 12.05.2022
Marion Ranch Phase 1 f.k.a. “Freedom Commons Phase 1”	Marion County Improvement Plan	AR# 27663	Approved 01.05.2023
Marion Ranch Phase 1 f.k.a. “Freedom Commons Phase 1”	S.W.F.W.M.D. Environmental Resource Permit	ERP - 43045496.001	Approved 09.15.2022
Marion Ranch Phase 1 f.k.a. “Freedom Commons Phase 1”	FDEP Potable Water System Permit	0112239-108-DSGP	Approved 12.05.2023
Marion Ranch Phase 1 f.k.a. “Freedom Commons Phase 1”	FDEP Wastewater System Permit	0431215-001-DWC/CM	Approved 02.16.2023
Marion Ranch Phase 1 f.k.a. “Freedom Commons Phase 1”	Marion County ROW Permit	TBD	Pending
Marion Ranch Phase 2 f.k.a. “Freedom Commons Phase 2”	Marion County Preliminary Plat	AR# 27664	Approved 03.06.2023
Marion Ranch Phase 2 f.k.a. “Freedom Commons Phase 2”	Marion County Improvement Plan	AR# 27665	Approved 03.06.2023
Marion Ranch Phase 2 f.k.a. “Freedom Commons Phase 2”	S.W.F.W.M.D. Environmental Resource Permit	ERP – 43045496.002	Approved 10.20.2023
Marion Ranch Phase 2 f.k.a. “Freedom Commons Phase 2”	FDEP Potable Water System Permit	0112239-105-DS	Approved 01.10.2023

Marion Ranch Phase 2 f.k.a. "Freedom Commons Phase 2"	FDEP Wastewater System Permit	0428345-0013DWC/CM	Approved 12.29.2022
Marion Ranch Phase 2 f.k.a. "Freedom Commons Phase 2"	Marion County ROW Permit	TBD	Pending

## **Section 5 – Opinion of Probable Costs**

The table below represents the Opinion of Probable Costs for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

<b>Opinion of Probable Costs<sup>1</sup></b>	
<b>Improvement</b>	<b>Estimated Cost of Construction</b>
Sanitary Sewer	\$6,679,025
Potable Water	\$4,096,834
Stormwater Management System & Earthwork	\$21,900,149
Roadway	\$8,357,402
Landscaping	\$4,247,318
Offsite Improvements	\$1,275,731
Professional Services	\$1,700,000
Contingency (20%)	\$9,651,292
<b>TOTAL =</b>	<b>\$57,907,751</b>

\*Cost estimates shown are preliminary and are subject to change.

\*The developer reserves the right to finance any 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.

<sup>1</sup> – Pursuant to section 2a. The current intent is to not finance any improvements supporting the commercial area. Therefore, no associated costs are included in the report relating to such improvements.

The anticipated expenses outlined herein do not encompass certain costs, such as expected carrying costs, reserved interest, or other projected expenditures by the District.

The CIP is imperative for the effective development of the District. The planning and design of the infrastructure improvements included in the CIP adhere to current governmental and regulatory agency requirements. Assuming construction is carried out in substantial compliance with the design, plans, and permits, the intended function and performance of these improvements will be realized.

The construction items presented in this Engineer's Report are based on current quantities for the infrastructure improvements as indicated in the most recent revision of the approved construction drawings and specifications.

In our professional judgement, the infrastructure costs outlined for the District's CIP are reasonable for completing the construction of the described infrastructure. These improvements are expected to be advantageous for the District, with the benefit to landowners within the District equal to or greater than the CIP improvements. The District will pay the lesser of the fair market value or the cost of the CIP improvements. All public improvements financed by the District will be situated on land the District owns or in which it has a permanent easement interest.

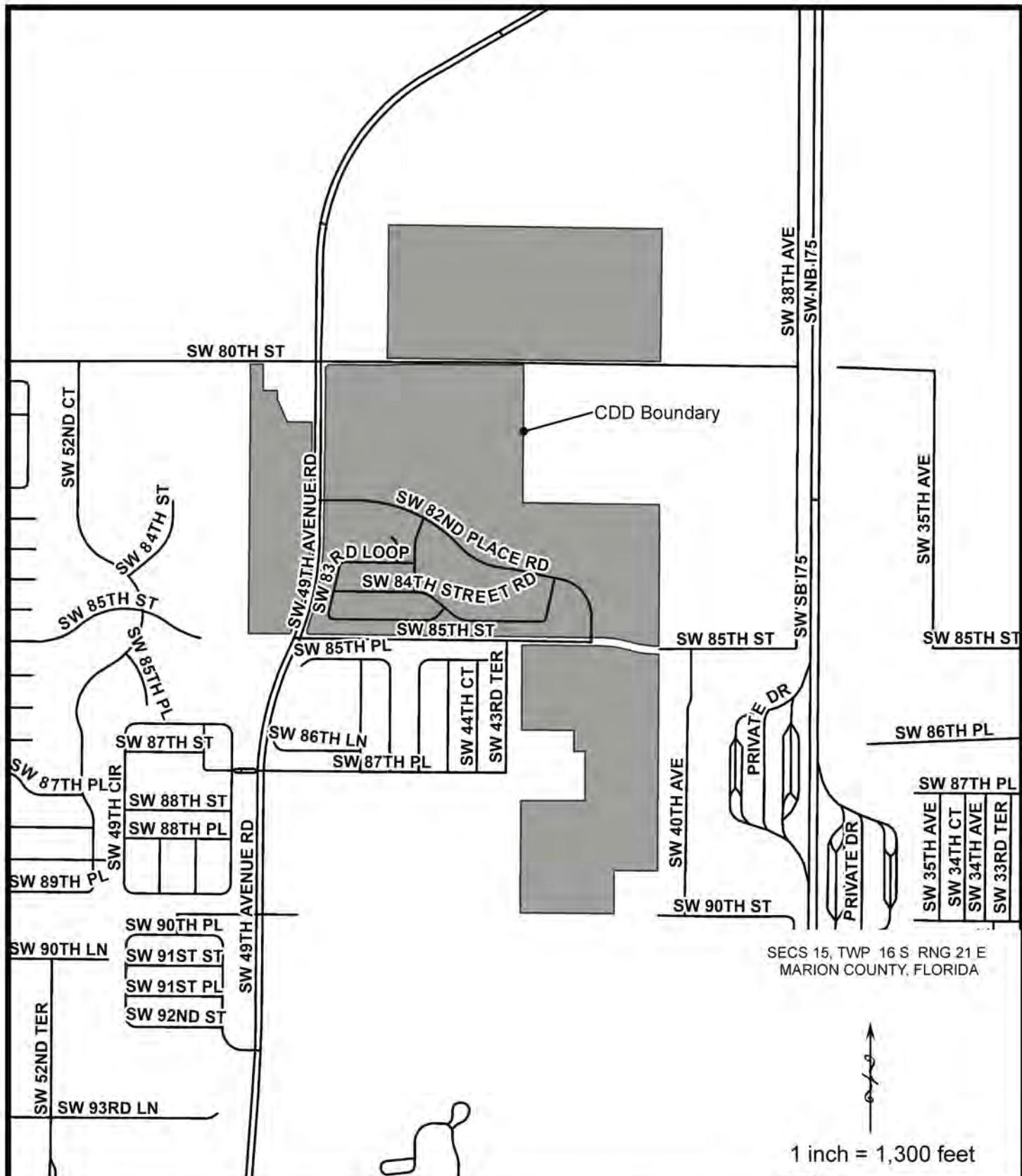
The estimate for the master infrastructure construction costs is composed of estimates or established contractual amounts and does not represent a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work within Marion County and quantities as indicated on the construction plans. Factors such as the labor market, future costs of equipment and materials, and the actual construction process are all outside of our control. Due to the inherent potential for fluctuations in costs, the final total cost may exceed or fall below this initial estimate.

The professional service provided for establishing the opinion of estimated construction costs aligns with the level of care and skill exercised by members of the same profession under similar circumstances.

In our view, there are no technical impediments at this time that would prevent the implementation of the District's plans, as outlined in the summary of statutory items and estimated project cost. This is contingent upon the continued adherence to all conditions stipulated in the Marion Ranch (Freedom Commons) Master Plan and the issuance of required permits.

## **Exhibits**

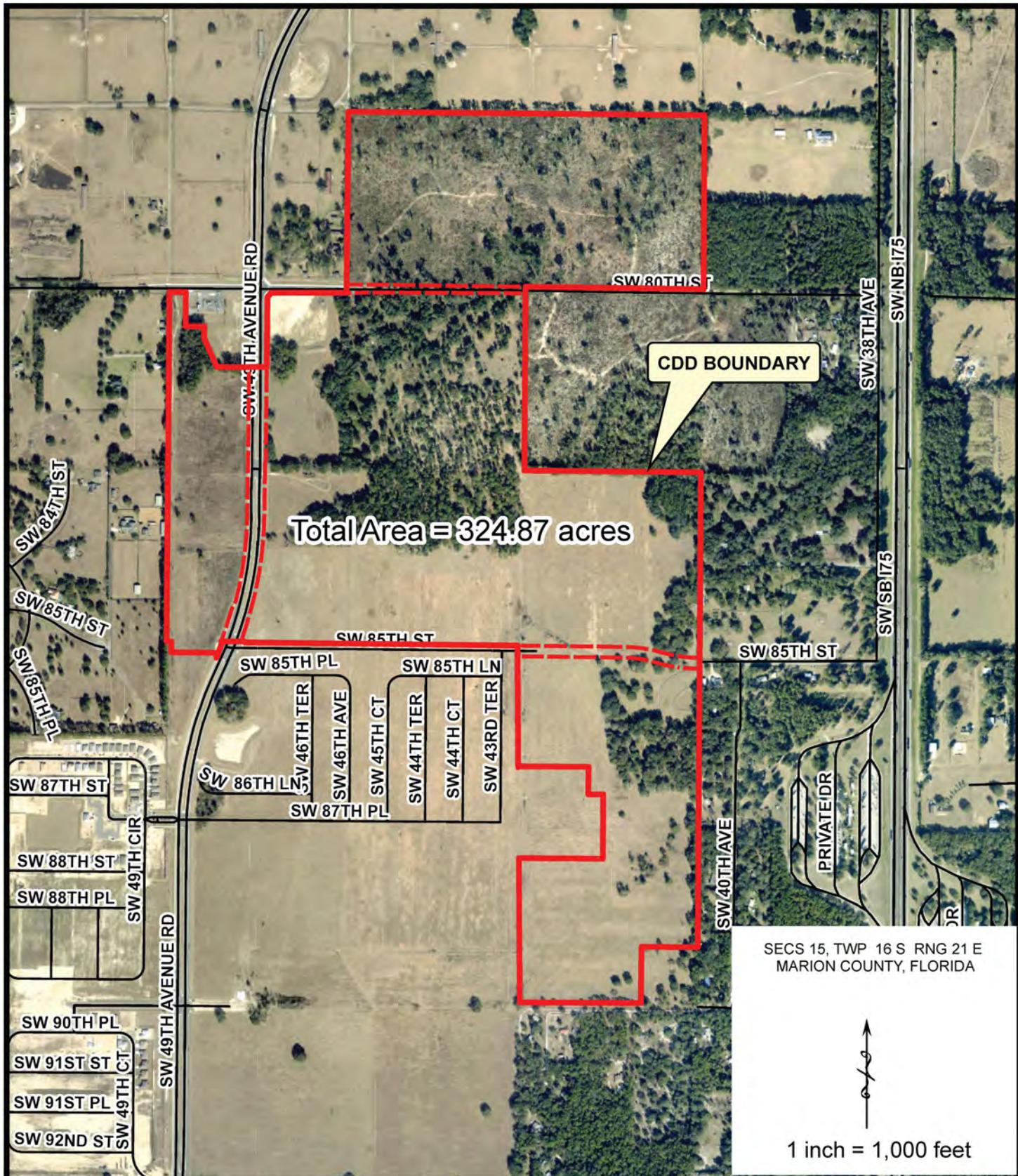
**Exhibit 1: Location Maps**



**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch CDD**  
Marion County  
**Aerial Location Map**

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CHKD. BY	RS
JOB NO.	N/A
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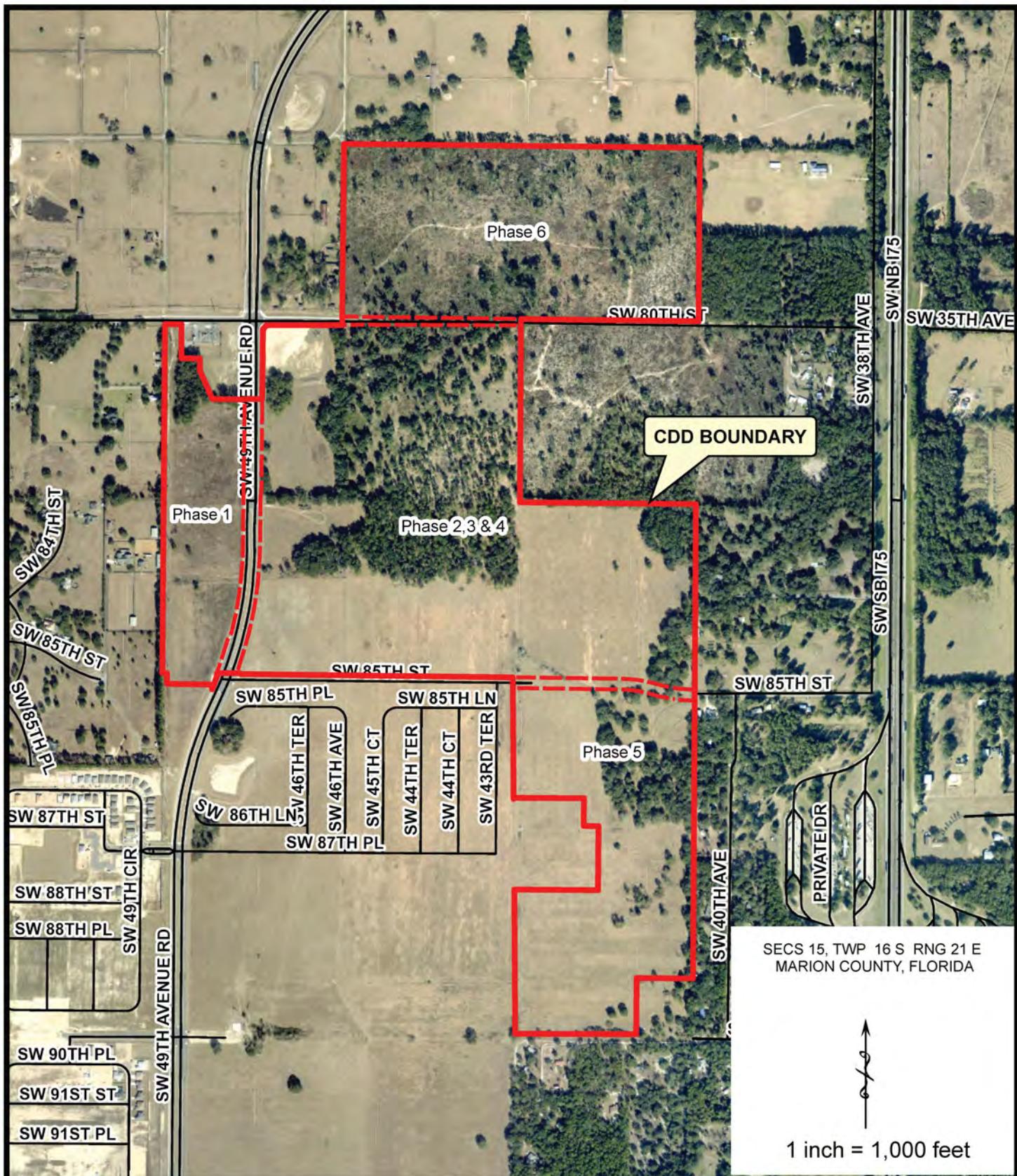


**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch CDD**  
Marion County  
Aerial Location Map

DATE	6/14/2023
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**Exhibit 2: Master Site Plan**

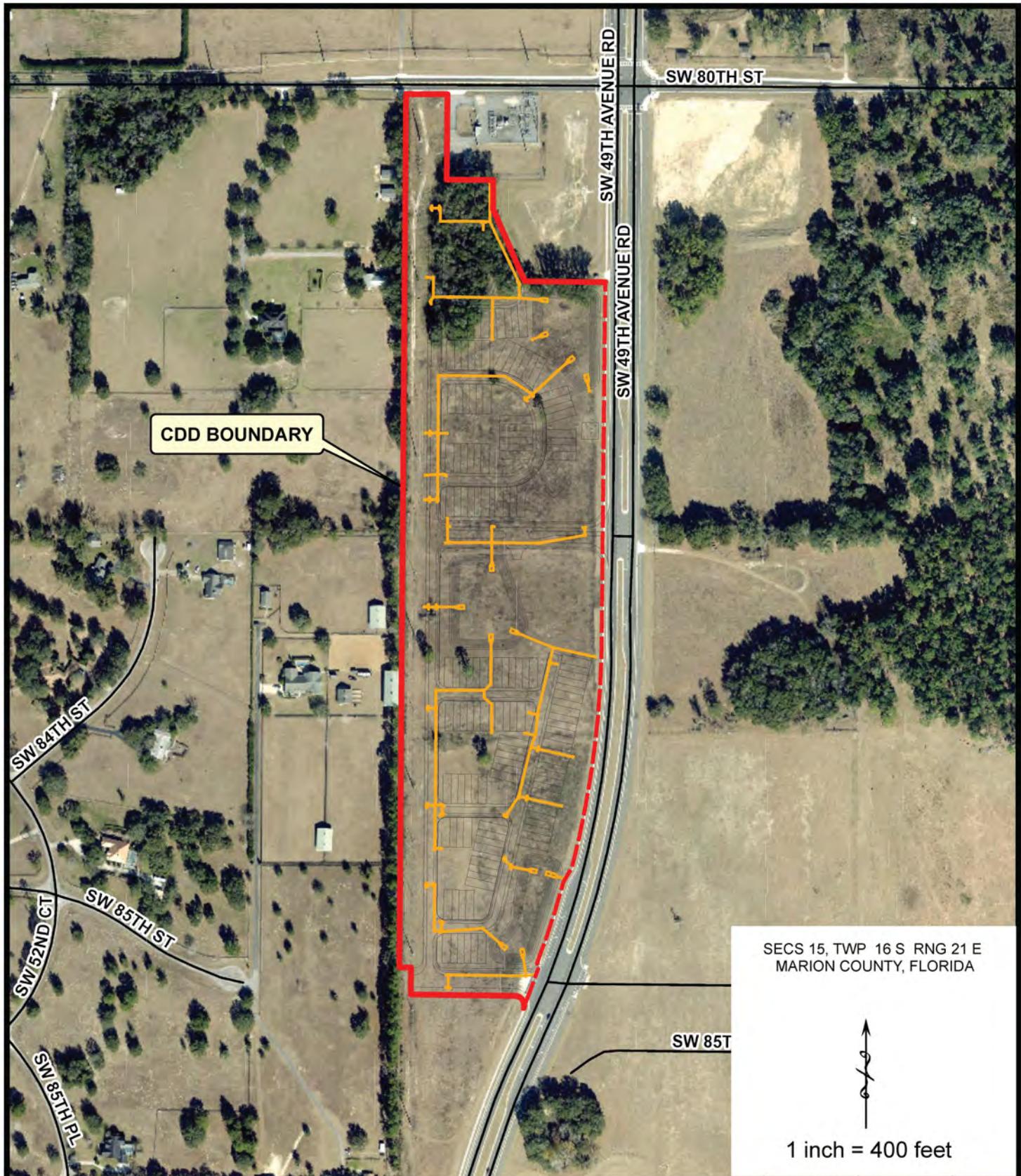


**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch CDD**  
Marion County  
**Phasing Map**

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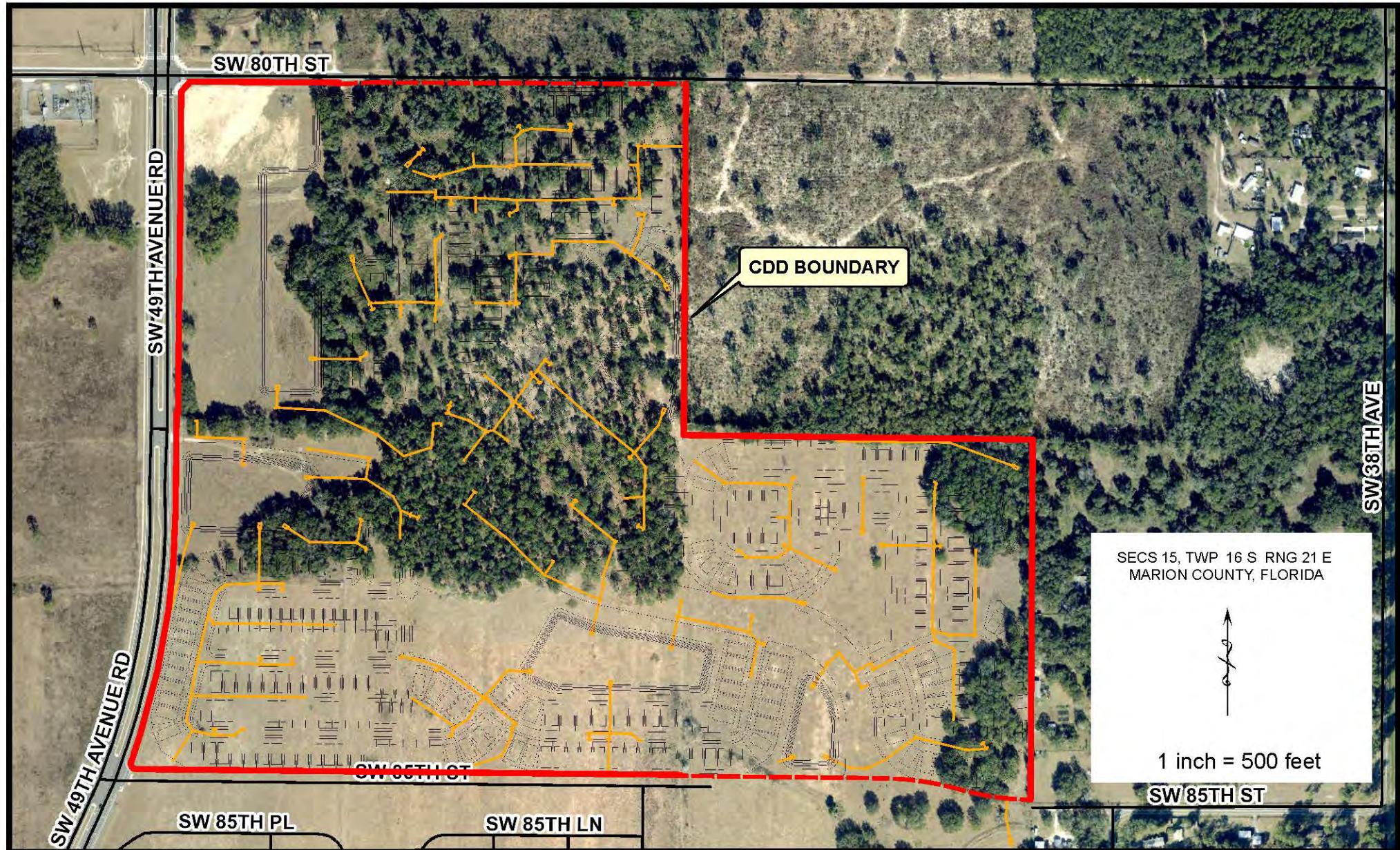
**Exhibit 3: Proposed Stormwater Management System**



**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 1**  
**CDD**  
Marion County  
**Storm Sewer System**

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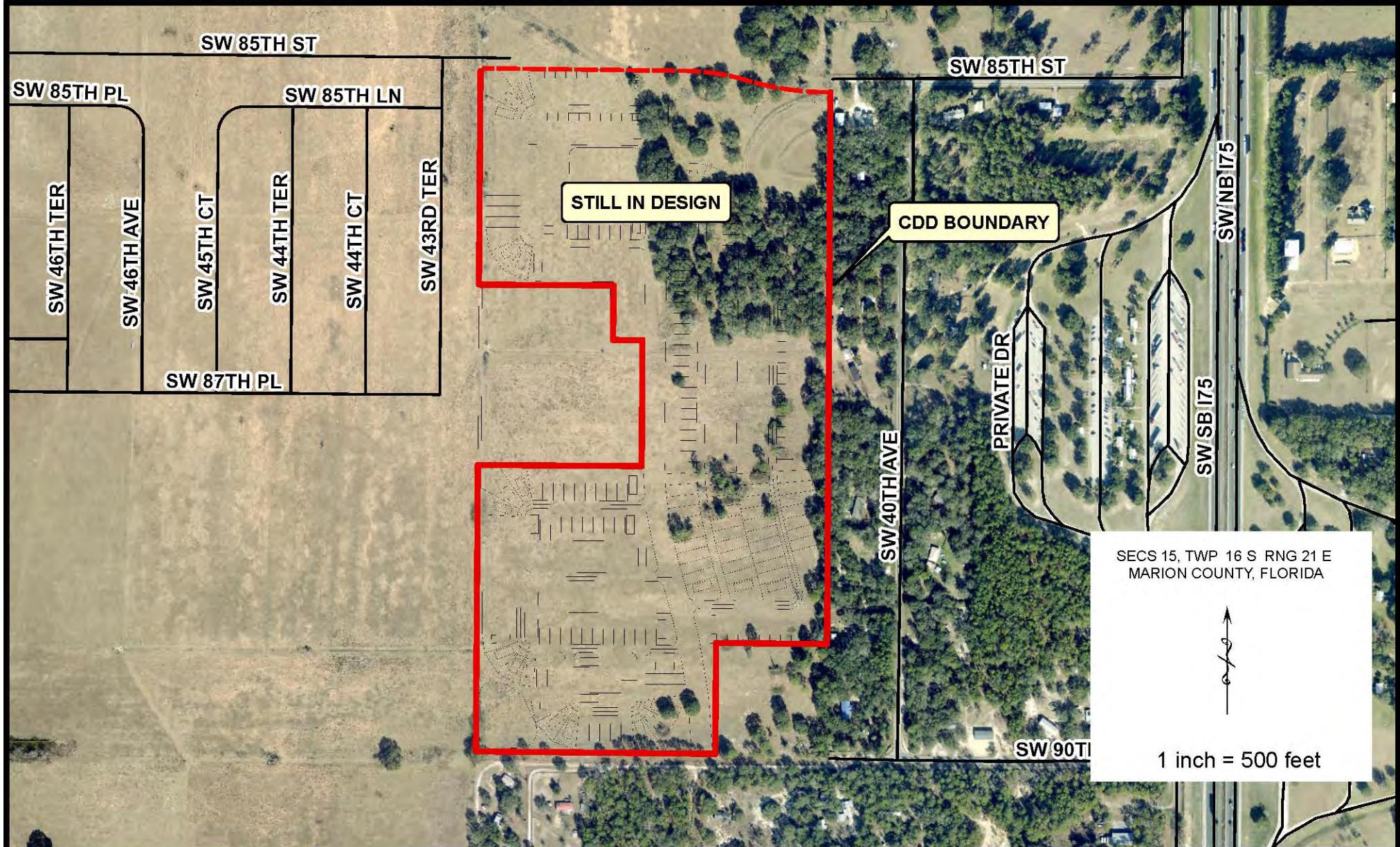


**Tillman & Associates**  
ENGINEERING, LLC.

## Marion Ranch Phase 2, 3 & 4 CDD

Marion County  
Storm Sewer System

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JOB NO.	N/A
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OF	3



**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 5 CDD**  
Marion County  
*Storm Sewer System*

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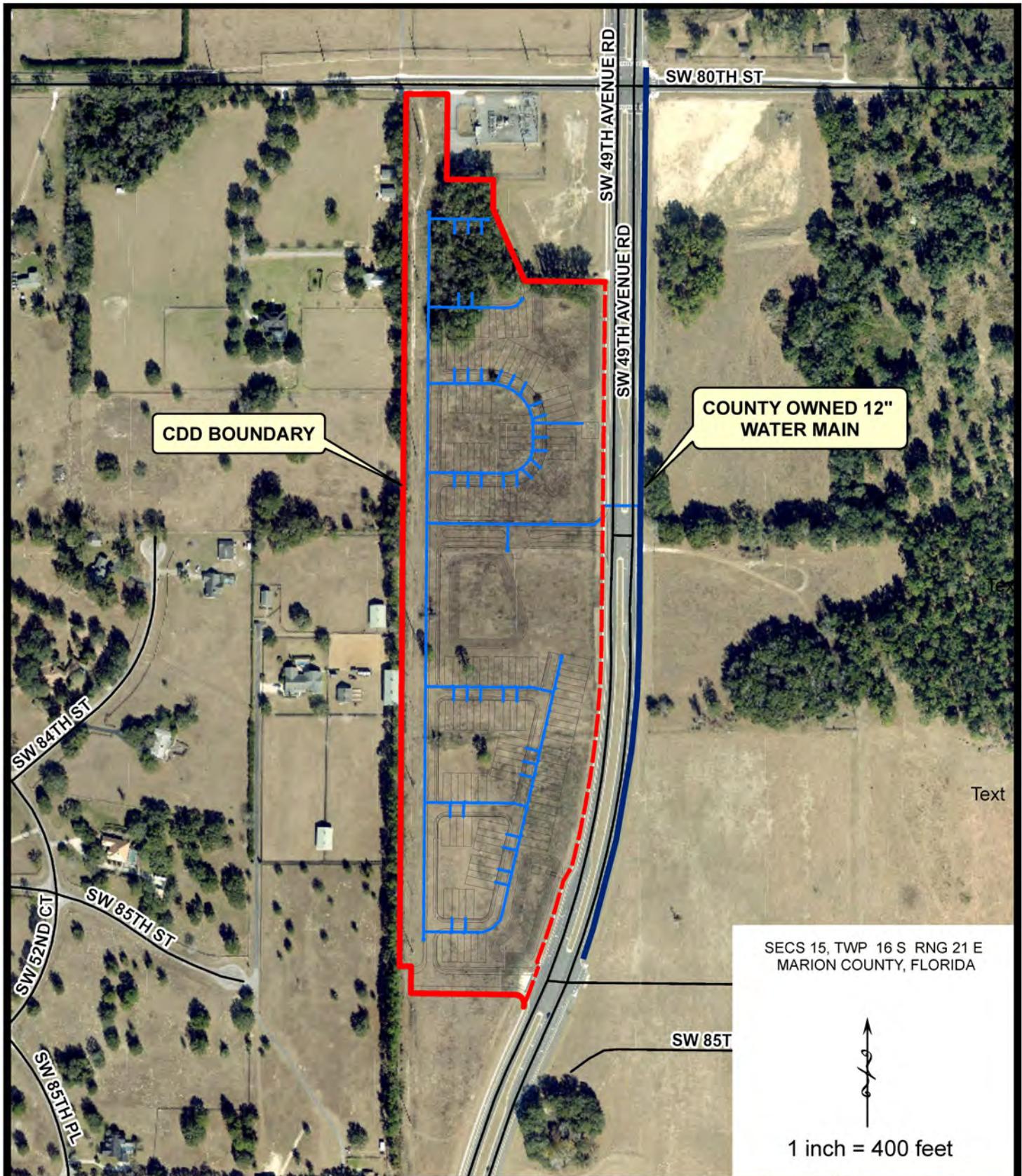


**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 6 CDD**  
Marion County  
**Storm Sewer System**

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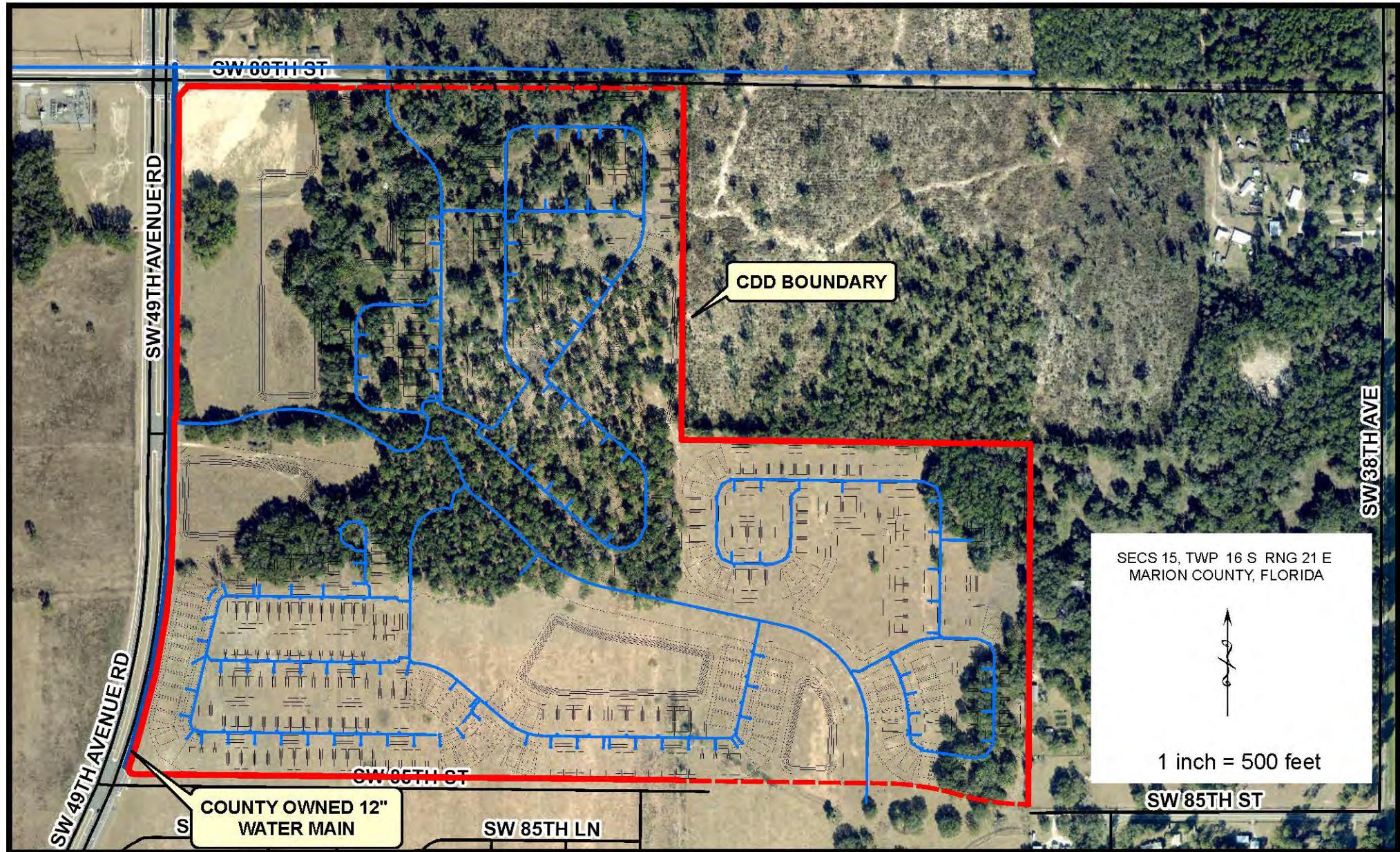
**Exhibit 4: Proposed Water Distribution System**



**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 1**  
**CDD**  
Marion County  
**Water Distribution System**

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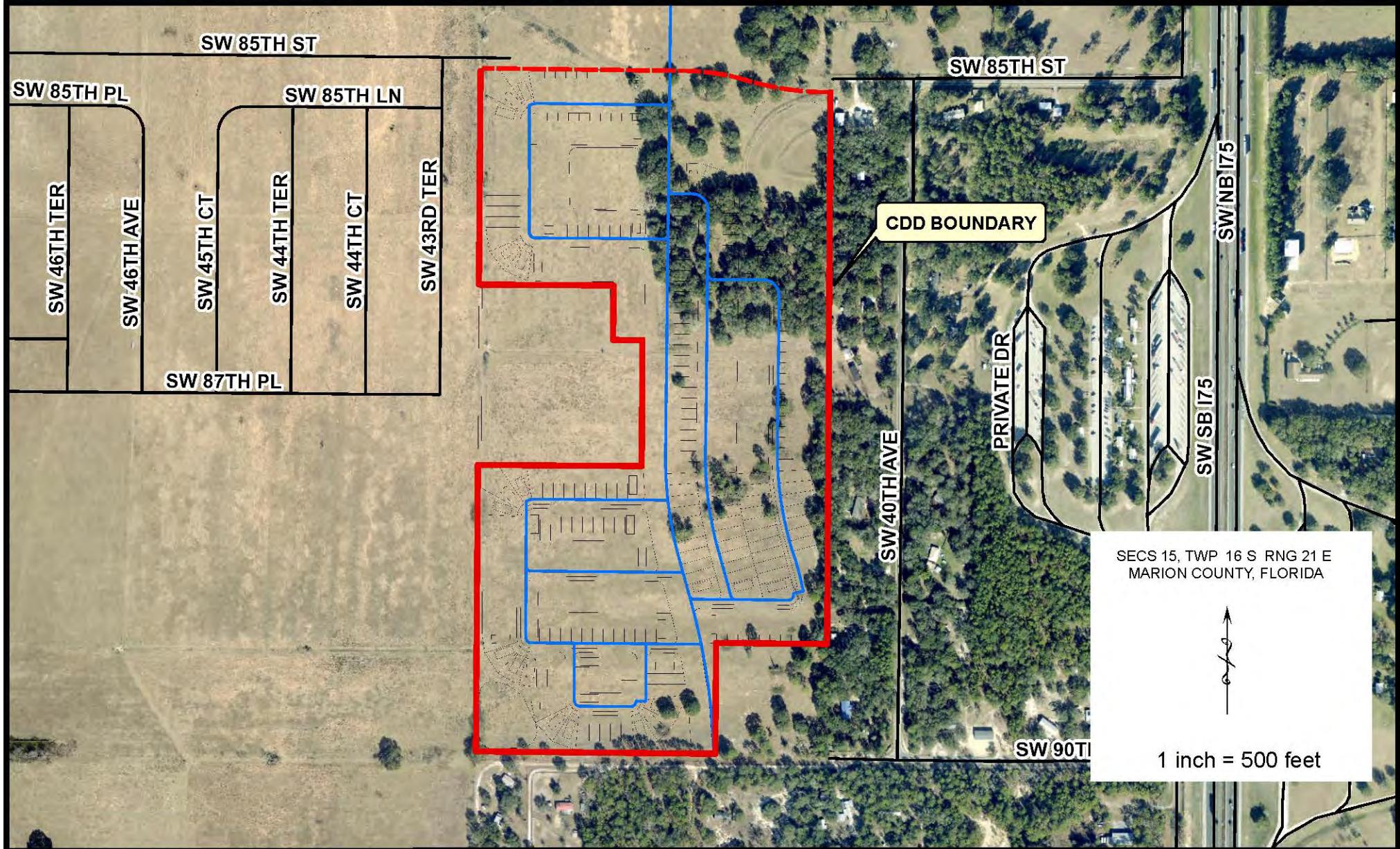


**Tillman & Associates**  
ENGINEERING, LLC.

### Marion Ranch Phase 2, 3 & 4 CDD

Marion County  
Water Distribution System

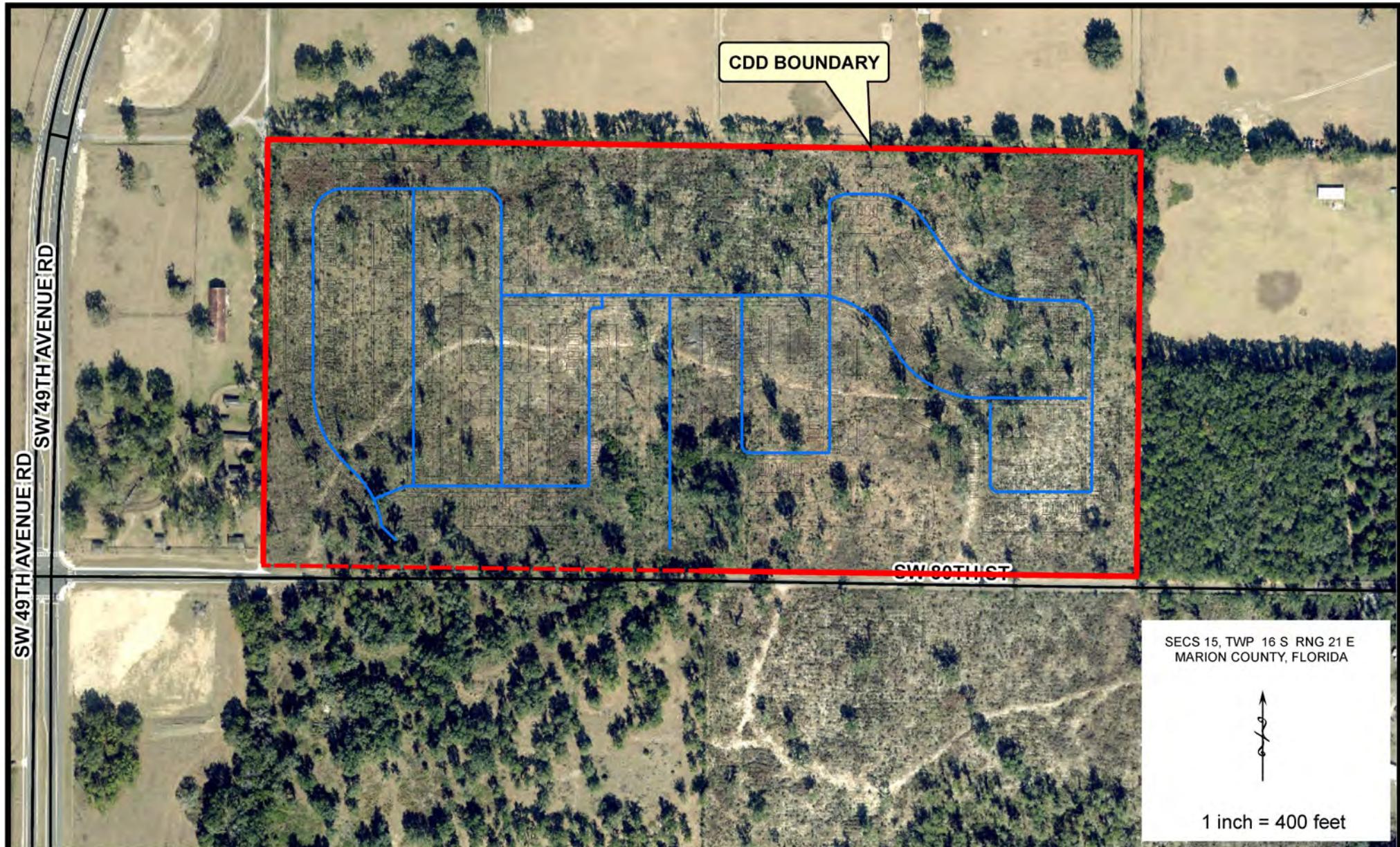
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**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 5 CDD**  
Marion County  
**Water Distribution System**

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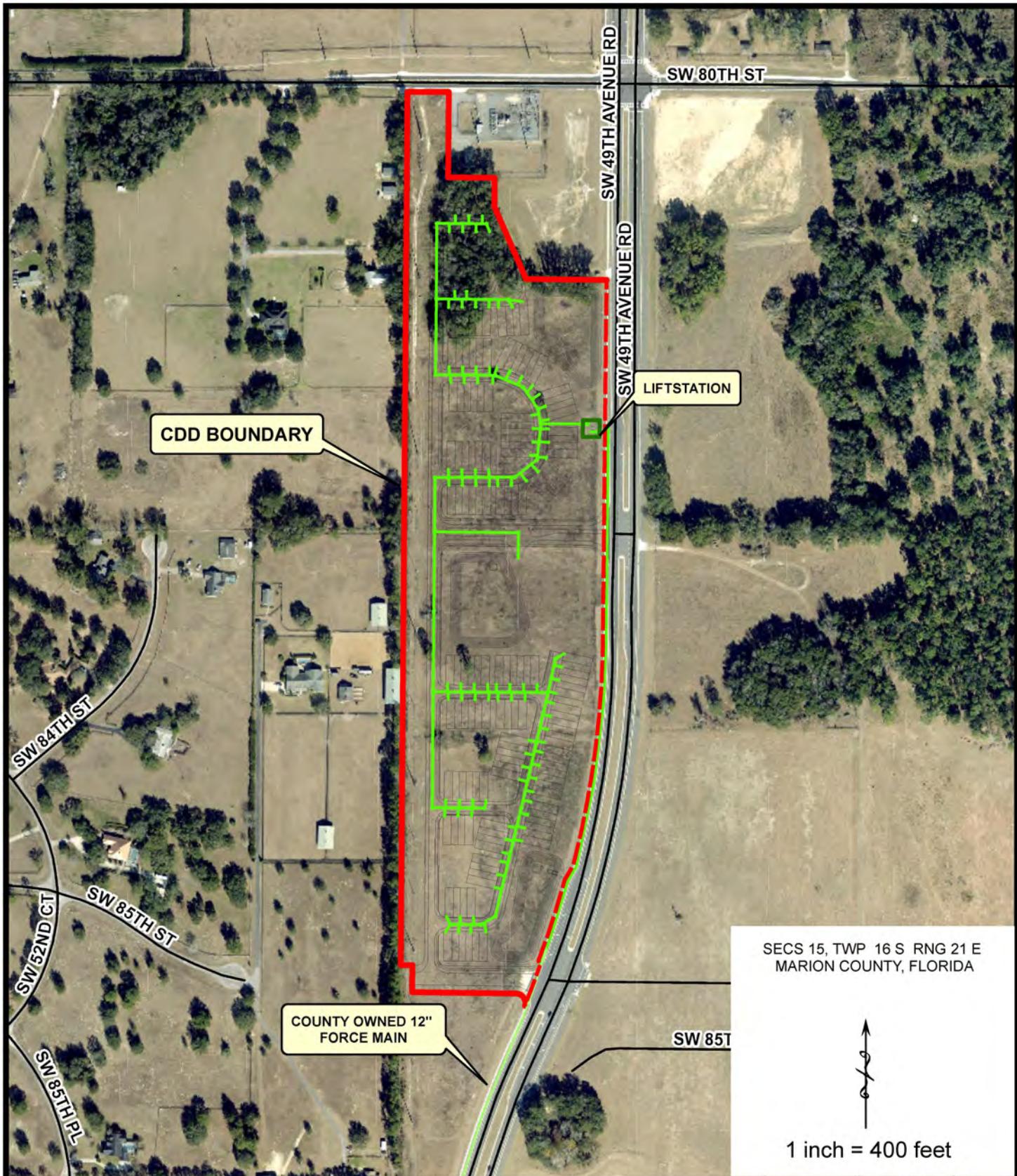


**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 6 CDD**  
Marion County  
**Water Distribution System**

DATE	6/13/2023
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JOB NO.	N/A
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OF	3

**Exhibit 5: Proposed Sanitary Sewer System**



**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 1**  
**CDD**  
Marion County  
**Sanitary Sewer System**

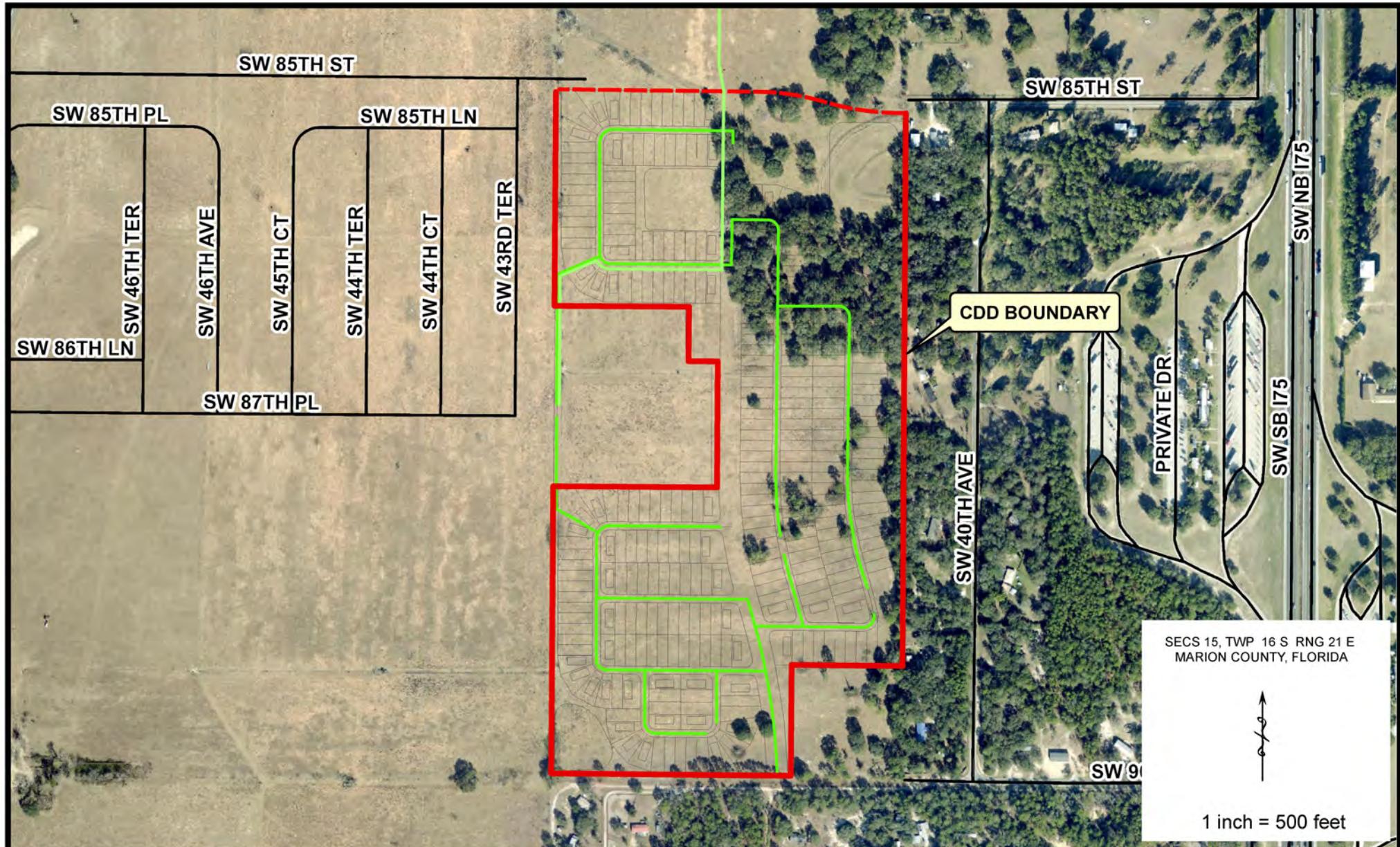
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JOB NO.	N/A
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**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 2, 3 & 4 CDD**  
Marion County  
**Sanitary Sewer System**

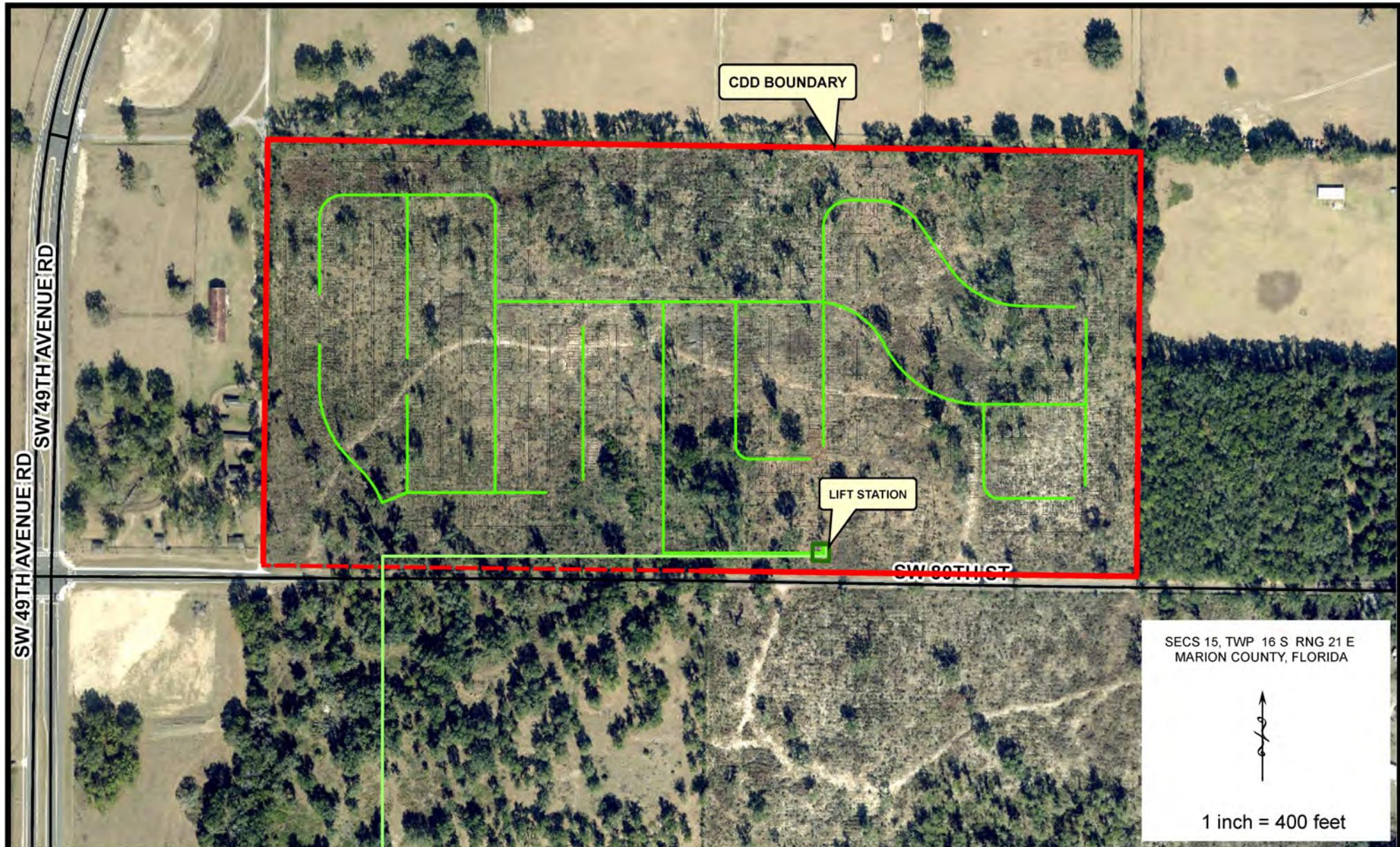
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**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 5 CDD**  
Marion County  
**Sanitary Sewer System**

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**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch Phase 6 CDD**  
Marion County  
**Sanitary Sewer System**

DATE	6/13/2023
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JOB NO.	N/A
SHT.	3
OF	3

MARION RANCH  
COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology

Prepared by:

2/20/2024

*JPWard & Associates LLC*

**James P. Ward**

**954.658.4900**

[JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)



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2301 NORTHEAST 37<sup>TH</sup> STREET  
FORT LAUDERDALE, FLORIDA  
FLORIDA 33308

## 1.0 INTRODUCTION

The Marion Ranch Community Development District (the “**District**”) is an independent unit of special purpose local government established and chartered by Chapter 190, *Florida Statutes*, and by Ordinance No. 23-33 of the Marion County Board of County Commissioners. The District encompasses approximately 324.87 acres of land and is generally located in Sections 10 & 15, Township 16, and Range 21E of Marion County, Florida.

The District’s single and special purpose is to manage the construction, acquisition, maintenance and financing of its public works including basic infrastructure, system, facilities, services and improvements.

This Master Assessment Methodology Report (the “**Assessment Report**”) will identify the three special and peculiar benefits from the District’s works and services including added use of the property, added enjoyment of the property, and probability of increased marketability, increased value of the property and decreased insurance premiums which will be evaluated for each of the residential product types to insure that the assessments are fair, just and reasonable for all property within the District.

This Assessment Report is intended to stand alone as the initial allocation report for the District’s special assessments and is not an amendment, supplement, or restatement of any assessment methodologies considered and/or adopted by the District. This Assessment Report is being presented in anticipation of financing a Capital Infrastructure Program (the “**CIP**”) for the District.

This 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. The debt will be repaid from the proceeds of assessments levied by the District’s Board of Supervisors on properties within the District that benefit from the implementation of the CIP. These non-ad valorem special assessments will be liens against properties within the boundary of the District that receive special benefits from the CIP. 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 improvements.<sup>1</sup>

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<sup>1</sup> See Florida Statutes sections 190.002(1)(a) and (c) and (3); Florida Statutes section 190.003(6); Florida Statutes section 190.012; and *State v. Frontier Acres Com. Develop.*, 472 So 2d 455 (Fla. 1985) in which the Florida Supreme Court opines about the “limited grant of statutory

*(footnote continued)*

This Assessment Report will identify the special and peculiar benefits for the works 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 assessments are fair, just and reasonable for all property.

## **2.0 THE DISTRICT AND BOND STRUCTURE**

As noted above, the District was established pursuant to Chapter 190, *Florida Statutes*, and by Ordinance No. 23-33 of the Marion County Board of County Commissioners. The District encompasses approximately 324.87 acres of land.

In order to provide for the CIP funding as fully described in this Assessment Report, the District will issue one (1) or more series of bonds in the aggregate principal amount as shown in Table III. The Bonds (defined herein) will be structured as amortizing current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest (except for any capitalized interest period). Interest Payment dates shall occur every June 15<sup>th</sup> and December 15<sup>th</sup> from the date of issuance until final maturity. The general terms of the Bonds are fully summarized in the tables attached hereto.

## **3.0 PURPOSE OF THIS REPORT**

This Assessment Report and the methodology described herein have been developed to provide a mechanism which lays out in detail each step for use by the Board of Supervisors of the District (the “**Board**”) for the imposition and levy of non-ad valorem special assessments. The District’s CIP will allow for the development of property within the District and will be partially or fully funded through the issuance by the District of tax-exempt bonds collectively issued in one or more series (the “**Bonds**”) to be repaid from the proceeds of non-ad valorem special assessments (the “**Assessments**”) levied by the Board on properties within the District that benefit from the implementation of the CIP. The Assessments will be liens against properties that receive special benefits from the CIP.

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powers under chapter 190 [and] the narrow purpose of such districts” as “special purpose governmental units,” where the narrow purpose is in the singular as applied to their powers in the plural. *Frontier Acres Com. Develop.*, at 456. The Supreme Court also references section 190.002, Florida Statutes, to “evidence the narrow objective” in providing community infrastructure in section 190.002(1)(a), Florida Statutes, opining that the “powers” of such districts “implement the single, narrow legislative purpose.” *Id.* at 457.

The methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the assessable properties in the District as a logical connection from the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportioning the special benefits on a basis that is fair and reasonable. As noted above, the District has adopted the CIP comprising certain public infrastructure and facilities. The District plans to fund the CIP, all or in part, through the issuance of the Bonds in one or more series 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 all or the portions of the CIP financed with the proceeds of the Bonds payable from and secured by the Assessments imposed and levied on the properties in 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 Assessments and is consistent with our understanding of the case law on this subject. Once levied by the Board, the Assessments will constitute liens co-equal with the liens of State, County, municipal and school board taxes, against properties within the District that receive special benefits from the CIP.

## **4.0 MASTER DEVELOPMENT PROGRAM**

### **4.1 Land Use Plan**

The anticipated Land Use Plan for the District is identified in Table I and constitutes the expected number of residential units to be constructed by type of unit by Freedom Commons Development, LLC (the “**Developer**”). 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 assessments are initially levied on a per acre basis for all undeveloped lands, and as land is platted, the District assigns debt to the platted units on a first platted, first assigned basis, based on the type of unit noted in the land use plan noted herein.

### **4.2 Capital Requirements**

Tillman and Associates Engineering, LLC (the “**District Engineer**”) has identified certain public infrastructure improvements that are being provided by the District for the entire residential development within the District and has provided a cost estimate for these improvements, as described in the Master Engineer’s Report dated February 20, 2024 (the “**Engineer’s Report**”). It should be noted that the District includes an approximately { } acre commercial property (the “**Commercial Property**”). As noted in the Engineer’s Report, the CIP only benefits the residential portion of the development and does not benefit the Commercial Property. The cost estimate for the District’s CIP can be found in Table II. It is estimated the cost of the District CIP will be approximately \$57,907,751.00 and will be constructed in one or more phases without taking into consideration the various costs of financing the improvements.

## 5.0 BOND REQUIREMENTS

The District intends to finance some or all its CIP through the issuance of the Bonds. As shown in Table III, it is estimated that the District may issue not exceeding an aggregate principal amount of \$70,000,000 in Bonds to fund the implementation of the CIP, assuming all the CIP is financed. A number of items comprise the estimated bond size required to fund the \$70,000,000 necessary to complete the District's CIP. 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 that mirrors this Assessment Report, and the final source and use of funds will be determined at the time of issuance of the Bonds for each series 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, this master assessment allocation methodology described herein is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the CIP 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.

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, in order for 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 assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

## 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 any applicable special assessment area (as may be defined in a supplemental assessment resolution) is considered unplatted acreage ("**Unplatted Acres**"). In the unplatte state, all of the lands within the applicable special assessment area receive special benefit from all or a portion of the components of the financed CIP and assessments would be imposed upon

all of the land within such special assessment area on an equal acre basis to repay the Bonds of the applicable series in amount not in excess of the benefit accruing to such parcels.

The second condition is the interim or “approved state.” At this point, the developer would have received approval for a site development plan from the County primarily for the building of a particular types of single-family products. 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, this increased state of development does not fully allocate the units to be constructed within this state of development until a declaration of condominium, plat or site plan 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 if recorded in the Public Records.

Therefore, once the land achieves this approved state, the District will designate such area, or in combination with other such areas, as an assessment area, and, 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**”) when single-family units are platted, or multifamily 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 outside of the particular assessment area 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

It is anticipated that the CIP will function as a system of improvements and provide special benefit to all assessable lands within the District. (As noted by the District Engineer in the Engineer's Report, the CIP only benefits the residential portion of the development and does not benefit the Commercial Property.) Stated differently, the infrastructure project described in this Assessment Report and the Engineer's Report of the District Engineer is a program of improvements and was designed specifically to facilitate the development of the residential lands within the District, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

Also, two private amenity facilities are planned as part of the development. However, a debt assessment is not appropriate in connection with the development of the amenities because the amenities will be owned and operated by a homeowners' 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 the Platted Lots in the District. As such, no assessment would be assigned to the property of these amenities.

#### B. Allocation/Assignment Methodology

The Assessments are assignable to Platted Lots and Unplatted Acres in Table IV. This table provides the maximum Assessments for the entire District (less the Commercial Property) and as

relates to the financing of the initial CIP. As noted earlier in this Assessment Report, and 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 Units or otherwise identified by a recording of a declaration of condominium or the recording of a site plan, 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 a particular series of Bonds. Note that while the CIP functions as a system of improvements benefitting all lands within the District (excluding the Commercial Property), debt assessments associated with different bond issuances may differ in amount, due to changes in construction costs, financing costs, or other matters.

**Government Property.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the debt assessments without specific consent thereto. If at any time, any real property on which debt assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid debt assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**New Product Types.** Generally stated, the debt assessments set forth in **Table IV** have been established based on an assessment value per front foot for the anticipated product types. However, additional product types may be developed, and, in such an event, the District's Assessment Consultant may determine debt assessments for the product types derived from the underlying assessment values per front foot set forth in **Table IV**, and without a further public hearing or action by the District's Board of Supervisors.

## **7.0 Prepayment of Assessments**

The assessments encumbering a Platted Unit may be prepaid in full or in part at any time, 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 next succeeding the date of prepayment, or such other date as set forth in the applicable bond trust indenture or applicable assessment resolution. 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 Unit being prepaid is subject to an assessment delinquency.

## **8.0 Overview of the Inventory Adjustment Determination**

The methodology described herein is based on the development plan that is currently proposed by the Developer. As with all projects of this size and magnitude, 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 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. Or in the case of property where a condominium is being developed the land is platted as a large tract of land, and ultimately as the Developer records 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 never exceeds the initially allocated assessment contained in this 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 can be constructed on the remaining developable land. If at any time, the remaining units are insufficient to absorb the remaining development plan, 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 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 Assessment Report, as well as a true-up agreement to be entered into between the Developer or appropriate landowner and the District. Further, please note that, in the event that the District's CIP is not completed, required contributions are not made, or under certain other circumstances, the District may be required to reallocate the special assessments.

## **9.0 Preliminary Assessment Roll**

Exhibit V provides the preliminary assessment roll based upon current folio numbers derived from the Marion County Tax Rolls and matches those folio numbers with the anticipated product on each folio number. Excluding any capitalized interest period, the assessments shall be paid in thirty (30) annual principal installments.

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**JPWard and Associates, LLC**

*Community Development District Advisors*

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Exhibit VI is the legal description of the parcels identified by folio number on Exhibit V. Parcel 35623-91-000 excludes the portion of the parcel which is to be developed as commercial within the District and is excluded from this Assessment Methodology and excluded from the Assessment Roll. A separate legal description of the Commercial Parcel is part of Exhibit VI for reference purposes.

*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.*

**Marion Ranch Community Development District**

**Land Use Type - Master Development Plan**

**Table I**

<b>Master Plan</b>					
<b>Phase of Development</b>	<b>Townhouse 20-30'</b>	<b>40' - 49'</b>	<b>50' - 59'</b>	<b>60' - 69'</b>	<b>Total</b>
Phase 1	156	0	0	0	<b>156</b>
Phase 2	0	52	84	30	<b>166</b>
Phases 3 & 4	0	60	150	70	<b>280</b>
Phase 5	0	55	52	109	<b>216</b>
Phase 6	277	30	63	30	<b>400</b>
<b>Total</b>	<b>433</b>	<b>197</b>	<b>349</b>	<b>239</b>	<b>1218</b>

**Marion Ranch Community Development District**  
**Capital Improvement Program Cost Estimate -Master Development Plan**  
**Table II**

	Project Description	Project Cost	Total Cost
1	Sanitary Sewer	\$ 6,679,025.00	\$ 6,679,025.00
2	Potable Water	\$ 4,096,834.00	\$ 4,096,834.00
3	Storm Water Facilities <sup>(1)(2)(3)</sup>	\$ 21,900,149.00	\$ 21,900,149.00
4	Roadways	\$ 8,357,402.00	\$ 8,357,402.00
5	Landscaping	\$ 4,247,318.00	\$ 4,247,318.00
6	Off-Site Improvements	\$ 1,275,731.00	\$ 1,275,731.00
7	Off-Site Improvements (in Public Roadway)	\$ 1,272,731.00	\$ 1,272,731.00
8	Professional Service Fees	\$ 1,700,000.00	\$ 1,700,000.00
<b>Subtotal: Improvements</b>		<b>\$ 49,529,190.00</b>	<b>\$ 49,529,190.00</b>
9	Contingency	\$ 8,378,561.00	\$ 8,378,561.00
<b>Total Improvements</b>		<b>\$ 57,907,751.00</b>	<b>\$ 57,907,751.00</b>

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, road grading.

(3)

Includes Lake Excavation to a 6' minimum depth required by Marion County Land Development Code

(4) The Capital Improvement Plan is detailed in the Master Engineer's Report

**Marion Ranch Community Development District**  
**Special Assessment Bonds**  
**Source and Use of Funds - Master Development Plan**

<b>Table III</b>		
<b>Sources:</b>		
Bond Proceeds		
Par Amount	\$	70,000,000.00
	<b>\$</b>	<b>70,000,000.00</b>
<b>Uses:</b>		
Project Funds Deposit		
Const of Construction	\$	57,907,751.00
Rounding Proceeds	\$	5,955.06
	<b>\$</b>	<b>57,913,706.06</b>
Other Funds Deposits:		
Capitalized Interest	\$	5,454,166.67
Debt Service Reserve at 100% MADS	\$	4,816,377.28
	<b>\$</b>	<b>10,270,543.94</b>
Delivery Date Expenses		
Cost of Issuance	\$	415,750.00
Underwriter's Discount	\$	1,400,000.00
	<b>\$</b>	<b>1,815,750.00</b>
	<b>\$</b>	<b>70,000,000.00</b>
<b>Average Coupon:</b>		
		5.50%
<b>Anticipated Issuance Date</b>		
		7/15/2024
<b>Capitalized Interest</b>		
		12/15/2025
<b>ESTIMATED - Max Annual Debt Service</b>		
		<b>\$4,816,377.28</b>

**Marion Ranch Community Development District**  
**Assessment Allocation - Master Development Plan**  
**Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Amount Not Financed of Apportioned Costs	NET Apportioned Costs after Amount Not Financed	Percent of Appportioned Costs	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Per Unit Annual Debt Service (1)	Discounts and Fees (2)	Total Annual Debt Service Per Unit (3)	Total Annual Debt Service excluding Discounts/Fees (1)	Total Annual Debt Service including Discounts/Fees
Townhouse 20-30'	0.50	433	216.5000	\$ 10,376,187.12	\$ -	\$ 10,376,187.12	17.9185%	\$ 12,542,934.00	\$ 28,967.52	\$ 1,993.12	\$ 139.52	\$ 2,132.64	\$ 863,021.46	\$ 923,432.96
40' - 49'	1.00	197	197.0000	\$ 9,441,611.38	\$ -	\$ 9,441,611.38	16.3046%	\$ 11,413,200.91	\$ 57,935.03	\$ 3,986.24	\$ 279.04	\$ 4,265.28	\$ 785,289.74	\$ 840,260.02
50' - 59'	1.25	349	436.2500	\$ 20,908,136.87	\$ -	\$ 20,908,136.87	36.1059%	\$ 25,274,156.84	\$ 72,418.79	\$ 4,982.80	\$ 348.80	\$ 5,331.60	\$ 1,738,998.21	\$ 1,860,728.08
60' - 69'	1.50	239	358.5000	\$ 17,181,815.63	\$ -	\$ 17,181,815.63	29.6710%	\$ 20,769,708.26	\$ 86,902.55	\$ 5,979.36	\$ 418.56	\$ 6,397.92	\$ 1,429,067.87	\$ 1,529,102.62
<b>Totals:</b>		<b>1218</b>	<b>1208.2500</b>	<b>\$ 57,907,751.00</b>	<b>\$ -</b>	<b>\$ 57,907,751.00</b>	<b>100.0000%</b>	<b>\$ 70,000,000.00</b>					<b>\$ 4,816,377.28</b>	<b>\$ 5,153,523.69</b>
Construction Account: \$ 57,907,751.00														
MADS \$ 4,816,377.28														
Rounding: \$ -														

(1) Excludes Discounts/Collection Costs

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

(3) Includes Discounts and Collection Costs

**Marion Ranch Community Development District**  
**Exhibit V - Assessment Roll**

Folio #	Unplatted Acreage	Platted Unit Assigned to Folio	Phase	Parcel	Property Owner	Total Assessment Unplatted Acreage	Total Assessment by Platted Folio
FREEDOM COMMONS DEVELOPMENT LLC							
35523-000-00	77.05	N/A	N/A	Parcel 2	1415 SW 17TH STREET OCALA FL 34471-1234	\$ 17,673,755.61	\$ 17,673,755.61
FREEDOM COMMONS DEVELOPMENT LLC							
35623-000-00 & 35623-92-000	154.58	N/A	N/A	Parcel 1B	1415 SW 17TH STREET OCALA FL 34471-1234	\$ 35,457,613.79	\$ 35,457,613.79
FREEDOM COMMONS DEVELOPMENT LLC							
35730-000-00	64.14	N/A	N/A	Parcel 1C	1415 SW 17TH STREET OCALA FL 34471-1234	\$ 14,712,455.35	\$ 14,712,455.35
FREEDOM COMMONS DEVELOPMENT LLC							
35623-91-000	9.40	N/A	N/A	Parcel 1A	1415 SW 17TH STREET OCALA FL 34471-1234	\$ 2,156,175.25	\$ 2,156,175.25
<b>TOTAL</b>	<b>305.17</b>	<b>0</b>				<b>\$ 70,000,000.00</b>	<b>\$ 70,000,000.00</b>
<b>Total Assessment - All Assessment Area \$ 70,000,000.00</b>							
Total Assessment - Assigned to Platted Lots \$ -							
Total Assessment - Assigned to Unplatted Acreage \$ 70,000,000.00							
Unplatted Acreage - Future Development N/A							
Unplatted Per Acre Assessment \$ 229,380.35							

**Note:**

The engineer's report notes that the Capital Improvement Plan does not include any infrastructure associated with the proposed Commercial Development land that is within the District. PID number 35623-91-000 in the table above exclude 19.7 estimated acres for Commercial Development as does the Assessment Methodology Report itself.

## EXHIBIT VI

SKETCH OF DESCRIPTION FOR:  
 FREEDOM COMMONS DEVELOPMENT, LLC  
 SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA  
**"MARION RANCH CDD"**

**DESCRIPTION:**

**PARCEL 1A**

A PORTION OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E., 2,697.61 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY, N.00°26'59"E., 2,587.86 FEET; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°35'50"E., 122.49 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT OF WAY LINE (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), ALONG THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1371, PAGE 212 AND OFFICIAL RECORDS BOOK 2208, PAGE 1353 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'16"W., 252.18 FEET TO THE S.W. CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2208, PAGE 1353; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°17'01"E., 138.21 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS MARION COUNTY DRAINAGE RETENTION AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'39"W., 85.79 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.23°40'34"E., 234.10 FEET TO THE S.W. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°25'38"E., 238.88 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE RD, THE FOLLOWING FOUR (4) COURSES: (1.) S.00°33'50"W., 1,062.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,804.79 FEET, A CENTRAL ANGLE OF 13°51'41", AND A CHORD BEARING AND DISTANCE OF S.07°29'18"W., 676.90 FEET; (2.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 678.55 FEET TO A POINT OF TANGENCY; (3.) THENCE S.29°52'09"W., 50.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,791.79 FEET, A CENTRAL ANGLE OF 05°12'15", AND A CHORD BEARING AND DISTANCE OF S.18°01'29"W.,

CONTINUE NEXT PAGE....

**NOTES:**

1. DATE OF SKETCH: MAY 24, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

**LEGEND:**

	LINE BREAK
R/W	RIGHT-OF-WAY
CONC.	CONCRETE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
NO.	NUMBER
Q	CENTERLINE
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
L	ARC LENGTH
R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CH	CHORD DISTANCE
○	CHANGE IN DIRECTION

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

**SHEET 1 OF 5**  
**ONE IS NOT COMPLETE**  
**WITHOUT THE OTHERS**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

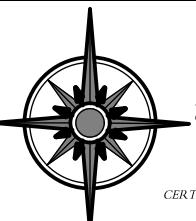
*Chris Howson*

05/26/2023

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\210239 Armstrong 603 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 1 May 26, 2023 8:49am by: Administrator

 <b>JCH</b> CONSULTING GROUP, INC. LAND DEVELOPMENT + SURVEYING & MAPPING PLANNING + ENVIRONMENTAL + G.I.S. <small>CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553          426 SW 15TH STREET, Ocala, Florida 34471          PHONE (352) 405-1482 www.JCHcg.com</small>	DRAWN: C.J.H.      J.O. # 210239 REVISED:      DWG. # 210239SK (CDD) CHECKED: C.J.H.      SHEET 1 OF 5 APPROVED: C.J.H.      MARION RANCH CDD SCALE: 1" = 700'      COPYRIGHT © MAY, 2023

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

253.49 FEET; (4.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 253.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $70^{\circ}03'36''$ , AND A CHORD BEARING AND DISTANCE OF S. $55^{\circ}39'24''$ W., 28.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 30.57 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N. $89^{\circ}18'48''$ W., 385.12 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 29.10 ACRES, MORE OR LESS.

**PARCEL 1B**

A PORTION OF THE N.W. 1/4 AND A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 AND A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N. $00^{\circ}29'26''$ E., 2,697.61 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S. $89^{\circ}19'51''$ E., 579.07 FEET TO THE POINT OF BEGINNING. THENCE ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, N. $65^{\circ}31'41''$ W., 15.18 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERNLY RIGHT OF WAY LINE S.W. 49TH AVENUE RD THE FOLLOWING FIVE (5) COURSES: (1.) N. $19^{\circ}52'36''$ E., 1.85 FEET; (2.) THENCE N. $11^{\circ}14'01''$ W., 25.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,929.79 FEET, A CENTRAL ANGLE OF  $18^{\circ}45'47''$ , AND A CHORD BEARING AND DISTANCE OF N. $09^{\circ}56'11''$ E., 955.16 FEET; (3.) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERNLY RIGHT OF WAY LINE, A DISTANCE OF 959.44 FEET TO THE END OF SAID CURVE; (4.) THENCE N. $00^{\circ}33'39''$ E., 1,583.63 FEET; (5.) THENCE N. $41^{\circ}26'34''$ E., 42.61 FEET; THENCE DEPARTING SAID EASTERNLY RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING THREE (3) COURSES: (1.) S. $89^{\circ}34'37''$ E., 564.40 FEET; (2.) THENCE N. $87^{\circ}19'09''$ E., 149.32 FEET; (3.) THENCE S. $89^{\circ}42'25''$ E., 1,164.73 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 15, S. $00^{\circ}22'46''$ W., 1,325.47 FEET TO THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING THE SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; S. $89^{\circ}16'26''$ E., 1,314.80 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, S. $00^{\circ}20'44''$ W., 1,324.68 FEET TO THE SOUTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S. $00^{\circ}20'50''$ W., 34.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF  $16^{\circ}17'44''$ , AND A CHORD BEARING AND DISTANCE OF N. $81^{\circ}48'34''$ W., 272.12 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 273.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF  $15^{\circ}38'44''$ , AND A CHORD BEARING AND DISTANCE OF N. $81^{\circ}29'04''$ W., 283.11 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 283.99 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N. $89^{\circ}18'26''$ W., 2,817.22 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 154.58 ACRES, MORE OR LESS.

CONTINUE NEXT PAGE....

**\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 2 OF 5  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS**

Drawing name: Z:\Projects\210239 Armstrong 603 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 2 May 26, 2023 8:49am by: Administrator



**JCH**

CONSULTING GROUP, INC.

L AND D E V E L O P M E N T + S U R V E Y I N G & M A P P I N G  
P L A N N I N G + E N V I R O N M E N T A L + G . I . S .  
C E R T I F I C A T E O F A U T H O R I Z A T I O N N O . L B 8071 C H R I S T O P H E R J . H O W S O N , P . S . M . , C . F . M . - L S 6553  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
P H O N E (352) 405-1482 [www.JCHcg.com](http://www.JCHcg.com)

DRAWN:	C.J.H.	J.O.# 210239
REVISED:		DWG.# 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 2 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

SKETCH OF DESCRIPTION FOR:  
**FREEDOM COMMONS DEVELOPMENT, LLC**  
**SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,**  
**MARION COUNTY, FLORIDA**  
**"MARION RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

**PARCEL 1C**

A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E., 2,617.84 FEET TO THE SOUTH RIGHT OF WAY OF S.W. 85TH STREET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 85TH STREET, S.89°18'26"E., 2,630.49 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1.) S.89°18'26"E., 765.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 15°38'44", AND A CHORD BEARING AND DISTANCE OF S.81°29'04"E., 261.33 FEET; (2.) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 262.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORtherly, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 16°16'21", AND A CHORD BEARING AND DISTANCE OF S.81°47'53"E., 294.38 FEET; (3.) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 295.37 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S.00°20'50"W., 2,077.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1722 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°26'01"W., 417.39 FEET TO THE N.W. CORNER OF SAID LANDS; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°20'42"W., 417.42 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 90TH STREET, N.89°26'01"W., 900.31 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 15, N.00°23'20"E., 1078.29 FEET TO THE SOUTHERLY BOUNDARY OF A DRAINAGE RETENTION AREA AS DESCRIBED ON EXHIBIT "2" PER OFFICIAL RECORDS BOOK 6813, PAGE 681 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTHERLY, EASTERLY, AND NORtherly BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6813, PAGE 681 THE FOLLOWING FIVE (5) COURSES: (1.) S.89°36'50"E., 615.58 FEET; (2.) THENCE N.00°23'12"E., 474.55 FEET; (3.) THENCE N.89°36'40"W., 110.34 FEET; (4.) THENCE N.00°29'02"E., 205.00 FEET; (5.) THENCE N.89°36'40"W., 505.56 FEET TO THE AFORESAID WESTERLY OF THE S.E. 1/4 OF SECTION 15; THENCE DEPARTING SAID NORtherly BOUNDARY, ALONG SAID WESTERLY BOUNDARY, THENCE N.00°23'20"E., 814.18 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 64.14 ACRES, MORE OR LESS.

**PARCEL 2**

A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORtherly BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.89°10'47"E., 1,309.46 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID NORtherly BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.00°33'41"W., 1,275.21 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORtherly MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), N.89°19'23"W., 1,313.07 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE CONTINUE ALONG SAID NORtherly MAINTAINED RIGHT OF WAY LINE, N.89°14'07"W., 1,313.69 FEET; THENCE DEPARTING SAID NORtherly MAINTAINED RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°38'06"E., 1,280.09 FEET TO THE N.W. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE NORtherly BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, S.89°09'56"E., 1,315.67 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 77.05 ACRES, MORE OR LESS.

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

**SHEET 3 OF 5**

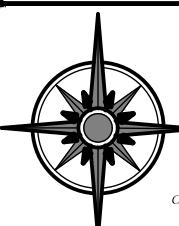
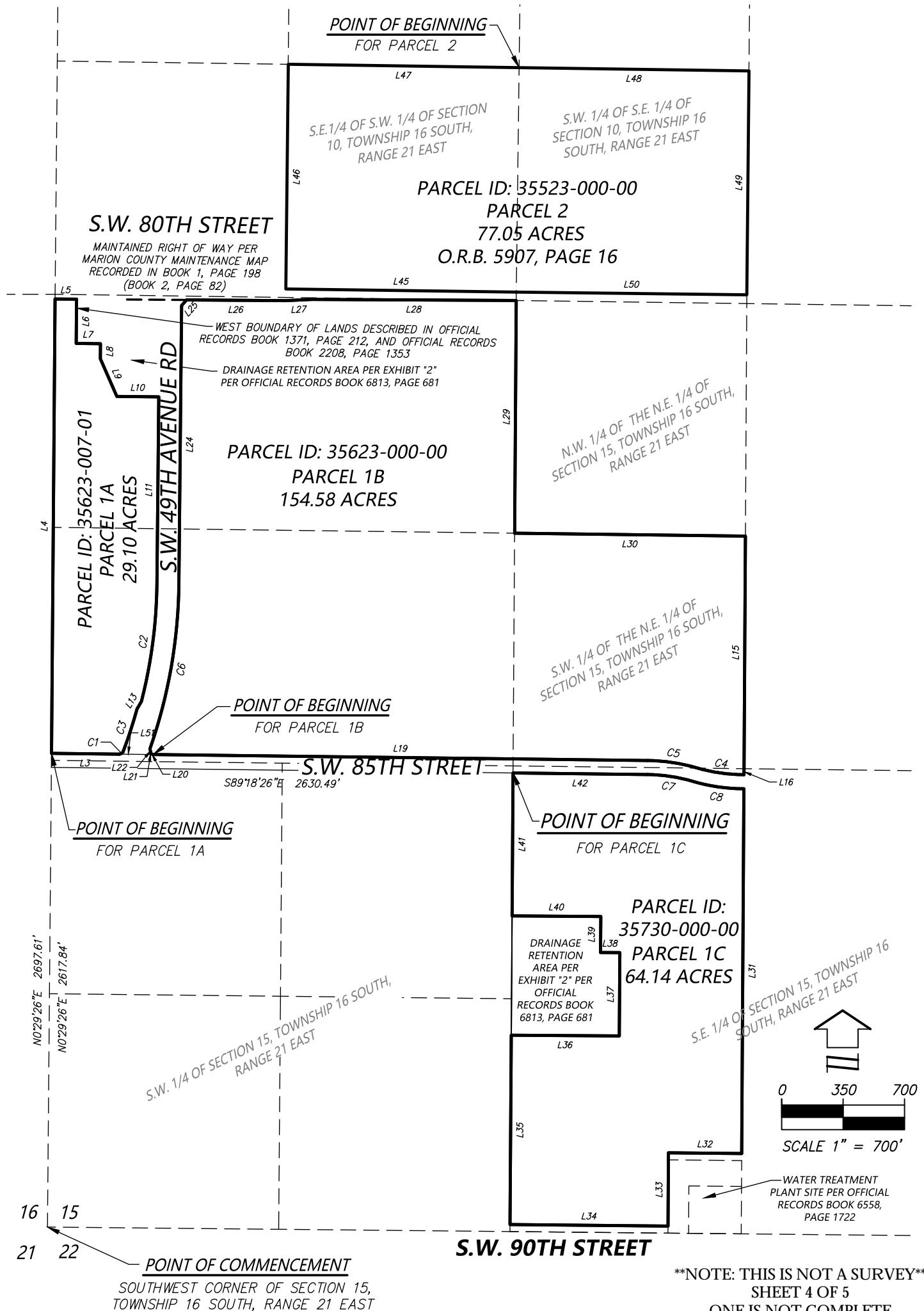
**ONE IS NOT COMPLETE  
WITHOUT THE OTHERS**

Drawing name: Z:\Projects\210239 Armstrong 603 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 3 May 26, 2023 8:50am by: Administrator



DRAWN:	C.J.H.	J.O. # 210239
REVISED:		DWG. # 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 3 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

SKETCH OF DESCRIPTION FOR:  
**FREEDOM COMMONS DEVELOPMENT, LLC**  
 SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA  
**"MARION RANCH CDD"**



**J C H**

CONSULTING GROUP, INC.

LAND DEVELOPMENT + SURVEYING & MAPPING  
 PLANNING + ENVIRONMENTAL + G.I.S.  
 CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 426 SW 15TH STREET, OCALA, FLORIDA 34471  
 PHONE (352) 405-1482 www.JCHg.com

DRAWN:	C.J.H.	J.O. # 210239
REVISED:		DWG. # 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 4 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

SKETCH OF DESCRIPTION FOR:  
 FREEDOM COMMONS DEVELOPMENT, LLC  
 SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA  
 "MARION RANCH CDD"

LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°18'48"W	385.12
L4	N0°26'59"E	2587.86
L5	S89°35'50"E	122.49
L6	S0°28'16"W	252.18
L7	S89°17'01"E	138.21
L8	S0°28'39"W	85.79
L9	S23°40'34"E	234.10
L10	S89°25'38"E	238.88
L11	S0°33'50"W	1062.91
L13	S29°52'09"W	50.55
L15	S0°20'44"W	1324.68
L16	S0°20'50"W	34.15
L19	N89°18'26"W	2817.22
L20	N65°31'41"W	15.18
L21	N19°52'36"E	1.85
L22	N11°14'01"W	25.42
L24	N0°33'39"E	1583.63
L25	N41°26'34"E	42.61
L26	S89°34'37"E	564.40
L27	N87°19'09"E	149.32
L28	S89°42'25"E	1164.73

LINE TABLE		
LINE	BEARING	LENGTH
L29	S0°22'46"W	1325.47
L30	S89°16'26"E	1314.80
L31	S0°20'50"W	2077.69
L32	N89°26'01"W	417.39
L33	S0°20'42"W	417.42
L34	N89°26'01"W	900.31
L35	N0°23'20"E	1078.29
L36	S89°36'50"E	615.58
L37	N0°23'12"E	474.55
L38	N89°36'40"W	110.34
L39	N0°29'02"E	205.00
L40	N89°36'40"W	505.56
L41	N0°23'20"E	814.18
L42	S89°18'26"E	765.52
L45	N89°14'07"W	1313.69
L46	N0°38'06"E	1280.09
L47	S89°09'56"E	1315.67
L48	S89°10'47"E	1309.46
L49	S0°33'41"W	1275.21
L50	N89°19'23"W	1313.07
L51	S89°19'51"E	579.07

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	30.57	25.00	070°03'36"	28.70	S55°39'24"W
C2	678.55	2804.79	013°51'41"	676.90	S07°29'18"W
C3	253.57	2791.79	005°12'15"	253.49	S18°01'29"W
C4	273.04	960.00	016°17'44"	272.12	N81°48'34"W
C5	283.99	1040.00	015°38'44"	283.11	N81°29'04"W
C6	959.44	2929.79	018°45'47"	955.16	N09°56'11"E
C7	262.14	960.00	015°38'44"	261.33	S81°29'04"E
C8	295.37	1040.00	016°16'21"	294.38	S81°47'53"E

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
 SHEET 5 OF 5  
 ONE IS NOT COMPLETE  
 WITHOUT THE OTHERS



**JCH**

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LAND DEVELOPMENT + SURVEYING & MAPPING

PLANNING + ENVIRONMENTAL + G.I.S.

CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 426 SW 15TH STREET, OCALA, FLORIDA 34471  
 PHONE (352) 405-1482 [www.JCHeg.com](http://www.JCHeg.com)

DRAWN:	C.J.H.	J.O. # 210239
REVISED:		DWG. # 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 5 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1"	= 700'	COPYRIGHT © MAY, 2023

SKETCH OF DESCRIPTION FOR:  
**FREEDOM COMMONS DEVELOPMENT, LLC**  
**SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,**  
**MARION COUNTY, FLORIDA**  
**"MARION RANCH COMMERCIAL"**

**DESCRIPTION:**

A PORTION OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "MARION RANCH PHASE 2, AS PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 197 THROUGH 204, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE ROAD PER OFFICIAL RECORDS BOOK 6912, PAGE 330 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: (1) N.00°33'39"E., 1,187.34 FEET; (2) THENCE N.41°26'34"E., 42.61 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (AKA BOOK 2, PAGE 82)); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, ALONG THE SAID SOUTH RIGHT OF WAY, S.89°34'37"E., 465.11 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, S.00°33'39"W., 290.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°51'43", AND A CHORD BEARING AND DISTANCE OF S.45°29'31"W., 14.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.68 FEET TO A POINT OF TANGENCY; THENCE N.89°34'37"W., 133.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°51'43", AND A CHORD BEARING AND DISTANCE OF S.45°29'31"W., 70.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.42 FEET TO A POINT OF TANGENCY; THENCE S.00°33'39"W., 867.62 FEET TO THE NORTH BOUNDARY OF SAID PLAT OF "MARION RANCH PHASE 2", SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 542.50 FEET, A CENTRAL ANGLE OF 05°21'36", AND A CHORD BEARING AND DISTANCE OF S.72°40'52"W., 50.73 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID NORTH BOUNDARY, A DISTANCE OF 50.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORtherly, HAVING A RADIUS OF 347.50 FEET, A CENTRAL ANGLE OF 20°33'35", AND A CHORD BEARING AND DISTANCE OF S.80°16'52"W., 124.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 124.70 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N.89°26'21"W., 94.68 FEET; (2) THENCE N.44°26'21"W., 49.50 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 9.90 ACRES, MORE OR LESS.

**NOTES:**

1. DATE OF SKETCH: FEBRUARY 7, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

**LEGEND:**

	LINE BREAK
R/W	RIGHT-OF-WAY
CONC.	CONCRETE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
NO.	NUMBER
Q	CENTERLINE
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
L	ARC LENGTH
R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CH	CHORD DISTANCE
○	CHANGE IN DIRECTION

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

**SHEET 1 OF 2**  
**ONE IS NOT COMPLETE**  
**WITHOUT THE OTHER**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 OF JCH CONSULTING GROUP, INC.

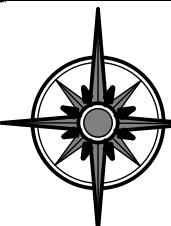
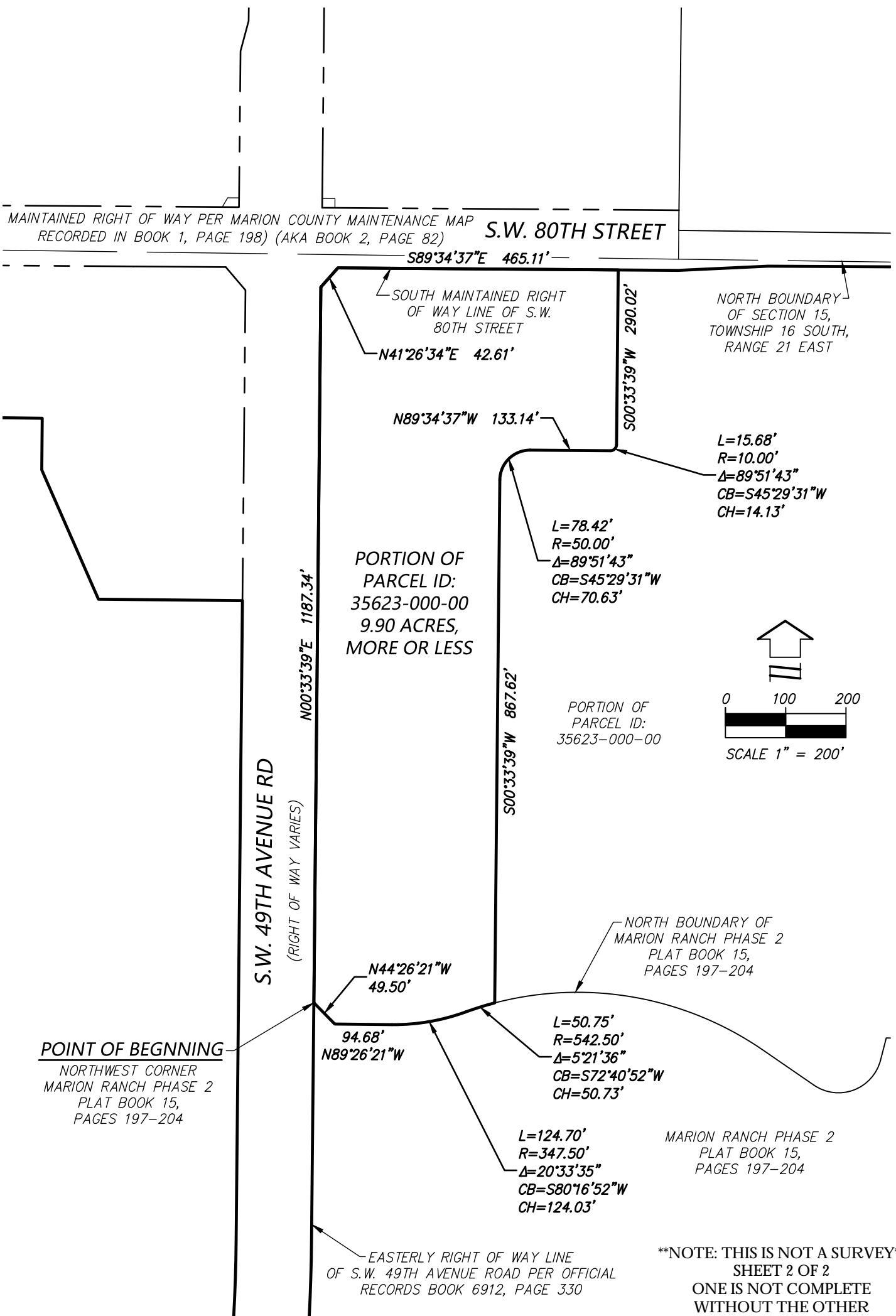
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\210239 Armstrong; Marion Ranch FKA Freedom Commons\DWG\Sketch\Commercial\210239SK (Commercial).dwg SHEET 1 Feb 07, 2024 11:39am by: Administrator



DRAWN:	C.J.H.	DWG. # 210239
REVISED:		DWG. # 210239SK
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	MARION RANCH COMMERCIAL
SCALE: 1" = 200'		COPYRIGHT © FEBRUARY, 2024

SKETCH OF DESCRIPTION FOR:  
 FREEDOM COMMONS DEVELOPMENT, LLC  
 SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA  
 "MARION RANCH COMMERCIAL"



**J C H**

CONSULTING GROUP, INC.

LAND DEVELOPMENT + SURVEYING & MAPPING  
 PLANNING + ENVIRONMENTAL + G.I.S.  
 CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 426 SW 15TH STREET, OCALA, FLORIDA 34471  
 PHONE (352) 405-1482 [www.JCHg.com](http://www.JCHg.com)

**RESOLUTION NO. 2024-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MARION RANCH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 16, 2024 AT 3:00 P.M., AT THE OFFICES OF LENNAR HOMES, 2100 SE 17TH STREET, SUITE 601, OCALA, FL 34471, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE MARION RANCH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of Marion Ranch Community Development District (“Board”) has previously adopted Resolution No. 2024-22 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MARION RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2024-22, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager at JPWard & Associates LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, FL 33308 (“District Manager’s Office”);

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

**Section 1.** **Recitals.** The foregoing recitals are hereby incorporated as the findings of the Board.

**Section 2.** **Public Hearing Designation.** There is hereby declared a public hearing to be held on April 16, 2024, at 3:00 p.m., at the Offices of Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the office of the District Manager at JPWard & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, FL 33308 or by email to [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com).

**Section 3.** **Public Notice.** Notice of said hearing 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 published within Marion County (by two publications one week apart with the last publication at least one week 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 Manager's Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

**Section 4.** **Severability.** 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 5.** **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**Section 6.** **Effective Date.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Marion Ranch Community Development District, Marion County, Florida, this 20th day of February 2024.

**MARION RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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James P. Ward, Secretary

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Chris Armstrong, Chairman