

**MINUTES OF MEETING  
MARION RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Marion Ranch Community Development District was 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.

**Present and constituting a quorum:**

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

**Absent:**

David Garcia	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney

**Audience:**

Russell Smith	Lennar Homes
Alec Morris	Armstrong Homes

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 *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 3:10 p.m. He conducted roll call; all Members of the Board were present, except for Supervisor Garcia, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Meeting**

The meeting was duly noticed.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**January 23, 2024 – Organizational Meeting Minutes**

Mr. Ward asked if there were any corrections, additions, or deletions; there were none.

**On MOTION made by Chris Armstrong, seconded by Andrea Agha, and with all in favor, the January 23, 2024, Organizational Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-22**

**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**

Mr. Ward explained the primary purpose of today's meeting was to begin the process for levying special assessments on the land in Marion Ranch for the capital improvement programs. He noted there were two resolutions related to this process; the first was Resolution 2024-22, the declaring resolution, the resolution of intent to levy special assessments. He explained it provided for the manner in which the District levied assessments. He stated an Engineering Report would be adopted as part of the process, as well as a Special Assessment Methodology; both documents were attached to the Resolution. He stated the public hearing, the subject of Resolution 2024-23, was scheduled for April 16, 2024, at 3:00 p.m. at the offices of Lennar Homes. He explained once today's resolutions were adopted, he would send mailed notice to the landowner in the District, and the landowner would have the opportunity to appear before the CDD at the public hearing. He indicated there was only one landowner, Freedom Commons Development, in the Marion Ranch District.

Discussion ensued regarding who owned land in Marion Ranch; several lots had been sold.

Mr. Ward noted the Property Appraiser's website did not show any other landowners in the District.

Mr. Armstrong noted the Property Appraiser was about a month and a half behind.

Mr. Russell Smith asked when notices would be prepared and when they would go out.

Mr. Ward indicated notice would be sent tomorrow.

Mr. Armstrong indicated Lennar and the other landowners should also be sent notice.

*Mr. Ward: I can't change my report in 24 hours. The lots, if they are not showing on the Property Appraiser's website, I'm comfortable with noticing just the primary landowner which is Freedom Commons Development, because there are no platted lots yet. I can update this for purposes of the public hearing if we get to the point of showing those. Is Lennar the only other owner?*

Mr. Armstrong: *Pulte owns lots and Lennar owns lots. And it is platted.*

Discussion continued regarding whether the lots were platted; and what the Property Appraiser website showed.

*Mr. Greg Urbancic: I think we have to go off the roll, but that doesn't mean we can't send, "we've been advised, notwithstanding the roll, that you are a purchaser of lots," and send Pulte and Lennar separate mailed notices just to cover our bases, even if it is not showing up in the Appraiser, that way there can be no question that we provided notice to people even though the Property Appraiser says what it says.*

Mr. Ward: *Okay.*

Mr. Smith: *Incidentally, both parties have agreed to the CDD and the particulars of it in their purchase contracts.*

*Mr. Ward: The Engineer's Report is designed to identify the proposed development program which consists of six phases of development in total, 1,218 units over those six phases. The District's Master Program covers all six phases. Once we get through this program, you will then go through a process where you define exactly which units, or how many in each of the six phases you are going to develop with your first phase of bonds and from there we will prepare additional Engineer's Reports, additional methodologies that tie out to what your proposed development areas are going to be. The infrastructure that's covered pursuant to your Engineer's Report is what we call public infrastructure, so it includes public roadways, the stormwater management system, utilities, that will then be turned over to the appropriate authority which I'm guessing is Marion County utilities in this community and any landscaping, irrigation or hardscapes that are related to it. It doesn't include amenities such as vertical infrastructure for golf courses or pools or clubhouses and can include, and in this instance does include some small off-site roadways that are part of the District's infrastructure program. The total cost of the public improvements pursuant to the Engineer's Report is \$57.9 million dollars that flows into the methodology which will then flow into the maximum you will be able to issue in a bond issue. He stated the methodology was basically the report that outlined how you assign the par debt for each particular lot. What we do is take the land use plan. It's based on lot sizes. That lot size flows in this methodology where the smaller the lot size, the smaller the assessment, and then on up until you hit the largest product size, and that identifies the largest assessment area. This does not include common areas, only buildable lots. We exclude the common areas, roadways, etc. Then we determine what's the maximum amount of debt you can issue for this District over the life of the District. That number is \$70 million dollars. That is the amount you authorized in your last board meeting as the amount of money that you will validate these bonds for. As a part of that validation process, we will include the methodology and the Engineer's Report. With respect to that I go through the laborious process of telling you how we assign the benefit that accrues to specific lots as a result of the imposition of the capital assessment programs. You can take a look at that at your leisure. As I said, \$57.9 million dollars translates into \$70*

*million dollars in par debt. This is a very high number. I'm sure you will issue much less than that. This gives you the outside parameters of what you can do. It does set up the procedure for mailed notice that goes to the property owners identified on the Marion County Property Appraiser's Roll which apparently has changed as of today. One thing I will point out to you, in reviewing the assessment rolls, I noted that there was 9.7 acres of land in your land use plan that is commercial development that's within the boundaries of the District. My report, as does the Engineer's Report, excepts out that 9.7 acres of land, so all of the capital infrastructure, \$57.9 million dollars, plus my assessment methodology, excludes any infrastructure associated with the 9.7 acres of development. I will recommend to you at some point we need to go through the process of amending your boundaries of this District and getting that commercial property out of there for a plethora of reasons, but it does not have to be done at this moment in time.*

Mr. Smith: *And it will make it so the commercial people don't have to be a member of the CDD, they don't get a vote on the CDD, it just makes everything easier.*

Mr. Ward: *It will also exempt them out of any capital assessments or any future operating assessments.*

**On MOTION made by Ron Wiese, seconded by Andrea Agha, and with all in favor, Resolution 2024-22 was adopted subject to notice to Lennar Homes and Pulte Homes as a result of earlier discussion, and the Chair was authorized to sign.**

#### FIFTH ORDER OF BUSINESS

#### Consideration of Resolution 2024-23

**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**

Mr. Ward indicated Resolution 2024-23 set the public hearing time, date, and location. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Andrea Agha, seconded by Ron Wiese, and with all in favor, Resolution 2024-23 was adopted, and the Chair was authorized to sign.**

#### SIXTH ORDER OF BUSINESS

#### Staff Reports

##### I. District Attorney

Mr. Urbancic: *Now that we've approved these resolutions, we can move forward in validating the bond resolution and the assessment resolutions collectively. So, I will be working on that and getting*

*it filed. I will update the Board on the progress at the next meeting, but we should have that in fairly quickly. Otherwise, I didn't have anything else to report today.*

Mr. Smith: *Could you update everybody in advance of the next meeting when it's filed and when you have a hearing date set and all of that?*

Mr. Urbancic: *Certainly. I will.*

## **II. District Engineer**

No report.

## **III. District Manager**

### **a) Board Meeting Dates for Balance of Fiscal Year 2024**

- i. Landowner's and Regular Meeting – April 16, 2024, 3:30 P.M.
- ii. Public Hearings:
  - 1. Uniform Method of Collection – April 16, 2024, 3:30 P.M.
  - 2. Fiscal Year 2024 Budget – April 16, 2024, 3:30 P.M.
  - 3. Initial Special Assessments – April 16, 2024, 3:30 P.M.

*Mr. Ward: Your April 16th meeting will be your Landowner's Meeting. Remember I advised you at this point you are basically an interim board. So, the landowners at that meeting will then elect the final board. And now that I know there is more than one landowner, I will need some kind of a legal description of what you own that's excluding the Lennar property and the Pulte property, and Russ you can vote your lots to the extent that you desire to do so at the Landowner's Meeting.*

Discussion ensued regarding the existing lots, closed lots, and legal descriptions of lots.

*Mr. Ward: Your Form 1 is due two days from now. He encouraged the Board to file their Form 1 to avoid late fees.*

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

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

## **EIGHTH ORDER OF BUSINESS**

### **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**

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

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 3:25 p.m.

**On MOTION made by Chris Armstrong, seconded by Ron Wiese, and  
with all in favor, the meeting was adjourned.**

Marion Ranch Community Development District

  
James P. Ward, Secretary

  
Chris Armstrong, Chairperson