

**MINUTES OF MEETING
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Pasadena Ridge Community Development District held Public Hearings and a Regular Meeting on October 24, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present were:

Grant Striepling
Allison Martin
Ben Viola

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Mike Eckert
Toxey Hall (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 2:04 p.m. Supervisors Striepling, Martin and Viola were present. Supervisors Roberts and Hostetler were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's

Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Public Hearing was opened.

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-01, Expressing Its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Pasadena Ridge Community Development District In Accordance With Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-01.

No affected property owners or members of the public spoke.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2025-01, Expressing Its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Pasadena Ridge Community Development District In Accordance With Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Public Hearing was opened.

Ms. Suit stated that the Engineer's Report and the Methodology were presented in detail at the Organizational Meeting but a brief review will be provided.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were presented for informational purposes.

Mr. Eckert posed and Ms. Suit responded to the following questions:

Mr. Eckert: Was this meeting properly noticed in the newspaper?

Ms. Suit: Yes.

Mr. Eckert: And do you have proof of publication?

Ms. Suit: Yes.

Mr. Eckert: And can you confirm that the notice was mailed to the Landowners of record in accordance with Chapters 170 and 197?

Ms. Suit: Yes.

Mr. Eckert: And were the names and addresses obtained from the official County records, as required by Chapter 170?

Ms. Suit: Yes.

Mr. Eckert: And have the plans and specifications been on file and available for public inspection?

Ms. Suit: Yes.

Mr. Eckert stated his understanding that there have been no changes to the Master Engineer's Report or the Assessment Methodology since they were last presented.

C. Master Engineer's Report (for informational purposes)

Mr. Hall presented the Master Engineer's Report dated September 9, 2024.

Mr. Eckert posed and Mr. Hall responded to the following questions:

Mr. Eckert: Based on your experience, are the cost estimates in the Engineer's Report reasonable and proper?

Mr. Hall: Yes, they are.

Mr. Eckert: And do you have any reason to believe that the project cannot be carried out by the District?

Mr. Hall: No reason to believe that, no.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Suit reviewed the pertinent information in the Master Special Assessment Methodology Report dated September 9, 2024.

Mr. Eckert posed and Ms. Suit responded to the following questions:

Mr. Eckert: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's Improvement Plan?

Ms. Suit: Yes.

Mr. Eckert: And would the special benefits include the added use of the property, added enjoyment of the property, likely increased marketability of the property, increased access to the property, added use of the property, added enjoyment of the property and likely increased marketability of the property, and for the recreation, would it also benefit as it eliminates the need for individual owners to build duplicate facilities? And then finally, the benefits, would they include improved property value, improved usability and improved aesthetics?

Ms. Suit: Yes.

Mr. Eckert: And is it your professional opinion that the special assessments are reasonably apportioned among the lands subject to those assessments?

Ms. Suit: Yes.

Mr. Eckert: And in your professional opinion, is it reasonable, proper and just to assess the cost of the project against the lands in accordance with your Methodology which results in the special assessments set forth on the final Assessment Roll?

Ms. Suit: Yes.

Mr. Eckert: Is it your opinion that the special benefits the land will receive as set forth in the final Assessment Roll will be equal to or in excess of the special assessments when allocated as set forth in the Methodology?

Ms. Suit: Yes.

Mr. Eckert: And finally, is it your opinion that it is in the best interest of the District that the special assessments be paid and collected in accordance with the Methodology and the District's Assessment Resolution?

Ms. Suit: Yes.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, had no questions and made no changes to the assessment levels.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2025-02, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Suit presented Resolution 2025-02 and read the title.

Mr. Eckert stated that Resolution 2025-02 accomplishes the following:

- Section 1 sets forth the Board's authority to adopt the Resolution.

- Section 2 makes certain findings based on the steps taken today, as well as the evidence presented at today's hearing.
- Section 3 authorizes the District project, as authorized in the District Engineer's Report.
- Section 4 approves the cost of the project and the costs to be paid by the special assessments.
- Section 5 equalizes, approves, confirms and levies the special assessments.
- Section 6 provides for the finalization of the special assessments.
- Section 7 provides for the payment of the special assessments and the manner in which the special assessments will be collected.
- Section 8 provides for the True-Up obligations; basically, if the CDD does not develop the stated number of units, there might be a True-Up payment due.
- Section 9 provides that certain property owned by the HOA, the POAs and government are exempt from assessments.
- Section 10 provides for the recording of an Assessment Notice that will go in the official records so that people will be on notice that the District exists and has assessment powers.
- Sections 11, 12 and 13 are self-explanatory and administrative in nature.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2025-02, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year

2024/2025 and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2024

Ms. Suit presented the Unaudited Financial Statements as of September 30, 2024.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of Minutes

- A. September 9, 2024 Landowners' Meeting**
- B. September 9, 2024 Organizational Meeting**

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the September 9, 2024 Landowners' Meeting and Organizational Meeting Minutes, as presented, were accepted.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated the Bond Validation hearing is scheduled for November 15, 2024, which means that, from a legal perspective, the earliest date that bonds could be issued would

be December 15, 2024. Following the 30-day appeal period, marketing by the Underwriter would begin.

B. District Engineer (Interim): Clearview Land Design

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: November 14, 2024 at 2:00 PM [Adoption of Rules of Procedure and FY2024 & FY2025 Budget Hearings]**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Viola and seconded by Ms. Martin, with all in favor, the meeting adjourned at 2:22 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair