

*Wellness Ridge
Community Development District
Continued Meeting Agenda
September 10, 2025*

AGENDA

Wellness Ridge

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 3, 2025

Board of Supervisors
Wellness Ridge Community
Development District

Dear Board Members:

The Continued meeting of the Board of Supervisors of the Wellness Ridge Community Development District will be held **Wednesday, September 10, 2025 at 11:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Review and Consideration of Policy Manual for Irrigation Utility
4. Presentation of Irrigation Utility Rate Study
5. Consideration of Resolution 2025-10 Setting a Public Hearing for Adoption of Rates and Policy Manual for Irrigation Utility
6. Other Business
7. Supervisor's Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
John Prowell, District Engineer

Enclosures

SECTION III

*This item will be provided under
separate cover*

SECTION IV

*This item will be provided under
separate cover*

SECTION V

RESOLUTION NO. 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2025 AT _____M AT COOPER MEMORIAL LIBRARY, 2525 OAKLEY SEAVER DRIVE, CLERMONT, FLORIDA 34711, FOR THE PURPOSE OF ADOPTING RATE STRUCTURE FOR WHOLESALE WATER AND WASTEWATER; AMENDING WATER AND WASTEWATER UTILITIES POLICY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellness Ridge Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”), is authorized by 190.011, *Florida Statutes* to adopt rules and orders pursuant to Chapter 120, *Florida Statutes* prescribing the powers, duties and functions of the officers of the District, the conduct of the business of the District, the maintenance of records and the form of certificates evidencing tax liens and all other documents and records of the District;

WHEREAS, the Board of the District, pursuant to Board action, has determined to establish rules related to water and wastewater rates on District Property (the “Water & Wastewater Rates Rule”), the Board now desires to hold a public hearing to consider the advisability and propriety of said rule and policy, and also desires to provide notice of said public hearing; and

WHEREAS, the District is authorized to establish, adopt, and amend, from time to time, just and equitable and uniform rates, and utility policies for the provision of service by the District’s utility system.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, LAKE COUNTY, FLORIDA:

1. That there is hereby declared a public hearing to be _____, 2025 at _____m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, for the purpose of hearing comment and objection to the Water & Wastewater Rates Rule. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, FL 32801 or at GFlint@gmscfl.com.

2. That the Board also hereby accepts for the purposes of this Resolution, the preliminary, proposed Water & Wastewater Rates Rule, attached hereto as Exhibit “A”.

3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Lake County.

4. That this Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE.]

**SIGNATURE PAGE TO RESOLUTION 2025-10
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 10th day of September, 2025.

**BOARD OF SUPERVISORS OF THE
WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

George Flint
Secretary / Assistant Secretary

Chairman

Exhibit “A”

**PRELIMINARY CHAPTER __
WATER & WASTEWATER RATES RULE**