



Rizzetta & Company

Harrison Ranch Community Development District

**Workshop Meeting
August 2, 2023**

www.HarrisonRanchCDD.org

**HARRISON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.harrisonranchcdd.org

Board of Supervisors	Julianne Giella	Chairman
	Susan Walterick	Vice Chairman
	Victor Colombo	Assistant Secretary
	Thomas Benton	Assistant Secretary
	Geoffery Cordes	Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc
District Counsel	Lauren Gentry	Kilinski Van Wyk, PLLC
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Board of Supervisors
Harrison Ranch Community
Development District**

July 25, 2023

AGENDA

Dear Board Members:

The workshop of the Board of Supervisors of the Harrison Ranch Community Development District will be held on **Wednesday, August 2, 2023 at 6:30 PM** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. **Call In number is 929-205-6099, Meeting ID: 364 564 7023**. The following is the agenda for the meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **BUSINESS ITEMS**
 - A. Review of District's Strategic Plan..... Tab 1
4. **SUPERVISOR REQUESTS**
5. **ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

Strategic Plan

On November 16, 2022, the Board held its first strategic work session. During the meeting, the Board members outlined their focus areas, which were subsequently sorted into like groups of priorities. This document outlines the priorities and potential funding sources that support these goals. While this plan aims to steer the efforts of the Board, it is informal and does not attach action plans or timelines to any of the target areas below. This plan is reviewed regularly and updated based on emerging trends and priorities.

Target Areas

The priorities of the Board mainly fall into five (5) categories:

1. Financial Management
2. Community Engagement
3. Pool Utilization
4. Preventative Maintenance
5. Other Projects

1. Financial Management

This target area seeks to be good stewards of the community's money by spending community funds conservatively and looking for creative partnerships and funding sources to augment program and amenity expansion. It further seeks to establish unique methods for collecting, sponsoring, and managing resources to minimize the direct cost to residents.

Areas of opportunity may include:

- Collaborative project funding
- Sponsorships and grant opportunities
- Community events (i.e., 5k, rentals, etc.)
- Bond management
- Matched funding sources

2. Community Engagement

This area aims to increase community engagement to ensure the efforts of the Board and staff align with the needs and requests of residents.

Areas of opportunity may include:

- Community engagement surveys
 - Annual event calendars
 - Community ambassador program
 - Education and outreach efforts
 - Establish and expand local business connections
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- Community dashboard
- Expand civic engagement

3. Pool Utilization

The Board understands the importance of this resource and seeks to increase the overall utilization and effectiveness of this core community amenity.

Areas of opportunity may include:

- Performance survey
- Maintenance review and comprehensive plan
- Vendor review
- Amenity expansion (i.e., splash pad, wading pool, etc.)

4. Preventative Maintenance

This target area seeks to build community-wide maintenance plans into every agreement or program to decrease surprise emergency spending not included or identified in the annual budget.

Areas of opportunity may include:

- Irrigation plans
- Trail maintenance
- Trees and landscape
- Ponds
- Cleanliness of roads and boulevard
- Security systems
- Equipment and amenities

5. Other Projects

This section seeks to capture other priorities not otherwise included in previous target areas.

Areas of opportunity may include:

- Additional amenities (i.e., dog parks, multi-use space, parking expansion, etc.)
- Trail signage, mapping, and trailheads
- Fish stocking and planting