

WESTWOOD OF PASCO

COMMUNITY DEVELOPMENT DISTRICT

March 22, 2023

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Westwood of Pasco Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

March 15, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Westwood of Pasco Community Development District

Dear Board Members:

The Board of Supervisors of the Westwood of Pasco Community Development District will hold a Regular Meeting on March 22, 2023 at 1:00 p.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Brian Panico [SEAT 3] *(the following will be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-33, Designating Certain Officers of the District, and Providing for an Effective Date
5. Consideration of Salem Townhomes Plat
6. Acceptance of Unaudited Financial Statements as of February 28, 2023
7. Approval of February 22, 2023 Regular Meeting Minutes

8. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Tampa Civil Design, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: April 26, 2023 at 1:00 PM

○ QUORUM CHECK

SEAT 1	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOHN SNYDER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	BRIAN PANICO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANNE MIZE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BRIAN JANEK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

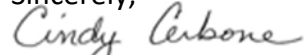
9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

WESTWOOD OF PASCO

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Westwood of Pasco Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Jamie Sanchez is appointed Assistant Secretary.

Andrew Kantarzhi is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of March, 2023.

ATTEST:

**WESTWOOD OF PASCO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WESTWOOD OF PASCO

COMMUNITY DEVELOPMENT DISTRICT

5

SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN AND BEING A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE RUN N. 89°13'20" W., 2642.68 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 20 TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE S. 00°28'36" W., 326.61 FEET ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF SAID SECTION 20, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE CONTINUE S. 00°28'36" W., 91.99 FEET ALONG SAID EAST BOUNDARY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR TOWER ROAD, ACCORDING TO THE PLAT OF BEXLEY SOUTH PARCEL 4 PHASE 1, AS RECORDED IN PLAT BOOK 72, PAGE 74 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE S. 00°28'36" W., 1828.26 FEET ALONG SAID EAST BOUNDARY LINE AND THE WEST BOUNDARY OF BALLANTRAE VILLAGE 6, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TO THE NORTHEAST CORNER OF SUNCOAST MEADOWS INCREMENT TWO ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGE 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S. 72°53'29" W., 1930.38 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SUNCOAST MEADOWS INCREMENT TWO, TO A POINT ON THE EAST BOUNDARY OF SUNCOAST POINTE VILLAGES 2A, 2B AND 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 131 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N. 00°28'47" E., 1828.09 FEET ALONG SAID EAST BOUNDARY OF SUNCOAST POINTE VILLAGES 2A, 2B AND 3, TO A POINT ON AFORESAID SOUTHERLY RIGHT-OF-WAY OF TOWER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES; 1) N.72°53'09" E., 1917.52 FEET; 2) N. 72°52'12" E., 12.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,364,031 SQUARE FEET OR 77.228 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

D.R. HORTON INC., A DELAWARE CORPORATION (THE "OWNER") AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "SALEM TOWNHOMES", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"), LEGAL TITLE TO TRACT "A-1, CONTAINING STREETS, RIGHT-OF-WAY AND TRACTS "B-1", "B-2", "B-4", "B-5" AND "P-1", CONTAINING DRAINAGE, ACCESS, UTILITY, LANDSCAPE, AND INGRESS/EGRESS EASEMENTS, NEIGHBORHOOD PARK, WETLAND CONSERVATION AREA AND WETLAND BUFFER AREA AS SHOWN AND DEPICTED HEREON, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE "DISTRICT" ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING STREETS, EASEMENTS, AND OTHER TRACTS.

2. THE "OWNER" FURTHER DOES:

- GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS "TRACT A-1", WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
- GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT "LS-1" [(PUBLIC) LIFT STATION SITE], AS SHOWN HEREON. OWNER DOES FURTHER GRANT AN EASEMENT ON, OVER AND UNDER TRACT "LS-1" TO THE DISTRICT FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "LS-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.
- GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "COUNTY" ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE SUCCESSORS, ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE "COUNTY."
- GRANT, CONVEY, AND DEDICATE TO THE "COUNTY", STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT" (UE), AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE "COUNTY", STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
- GRANT, CONVEY AND DEDICATE TO THE "DISTRICT", ITS SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE AND ACCESS EASEMENTS (DE)(AE) FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.

3. THE "OWNER" HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES TO THE "COUNTY" A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY ON THIS PLAT. IN THE EVENT THE "DISTRICT" FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE "COUNTY" SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

4. THE "OWNER" RESERVES FOR THEMSELVES, THEIR SUCCESSORS, OR ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF TELECOMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.091(28), FLORIDA STATUTES.

5. "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "COMMUNITY DEVELOPMENT DISTRICT", IT'S RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH SECTION 177.085(1), FLORIDA STATUTES.

OWNER:

D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

JOHN E. SNYDER
VICE PRESIDENT OF LAND

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA)
COUNTY OF _____)SS:

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JOHN E. SNYDER, AS VICE PRESIDENT OF LAND FOR D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:_____ COMMISSION NUMBER:_____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF ACCEPTANCE:

OF THE WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO THE WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

RYAN ZOOK
CHAIR OF THE BOARD OF SUPERVISORS

ATTEST:

BY _____

SECRETARY

ACKNOWLEDGEMENT OF COMMUNITY DEVELOPMENT DISTRICT:

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED RYAN ZOOK, BY MEANS OF PHYSICAL PRESENCE, AS CHAIR OF THE BOARD OF SUPERVISORS OF WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:_____ COMMISSION NUMBER:_____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO)

WE, ALLIANT NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT, (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, ALLAINTE FILE NO. 20092879) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN D.R. HORTON, INC., A DELAWARE CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, ALLAINTE FILE NO. 20092879.

THIS _____ DAY OF _____, 20____

ALLIANT NATIONAL TITLE INSURANCE COMPANY

BY: _____
NAME: TENA B. BROWNE, CLS
TITLE: SENIOR TITLE EXAMINER

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS _____ DAY OF _____, 20____

ALEX W. PARNES
PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____, IN PLAT BOOK _____, PAGES _____ THROUGH _____.

NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

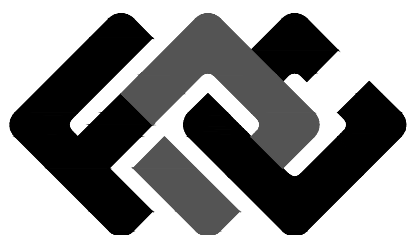
SURVEYOR AND MAPPER'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS _____ DAY OF _____, 20____.

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
20525 AMBERFIELD DRIVE, SUITE 201
LAND O' LAKES, FLORIDA 34638



FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

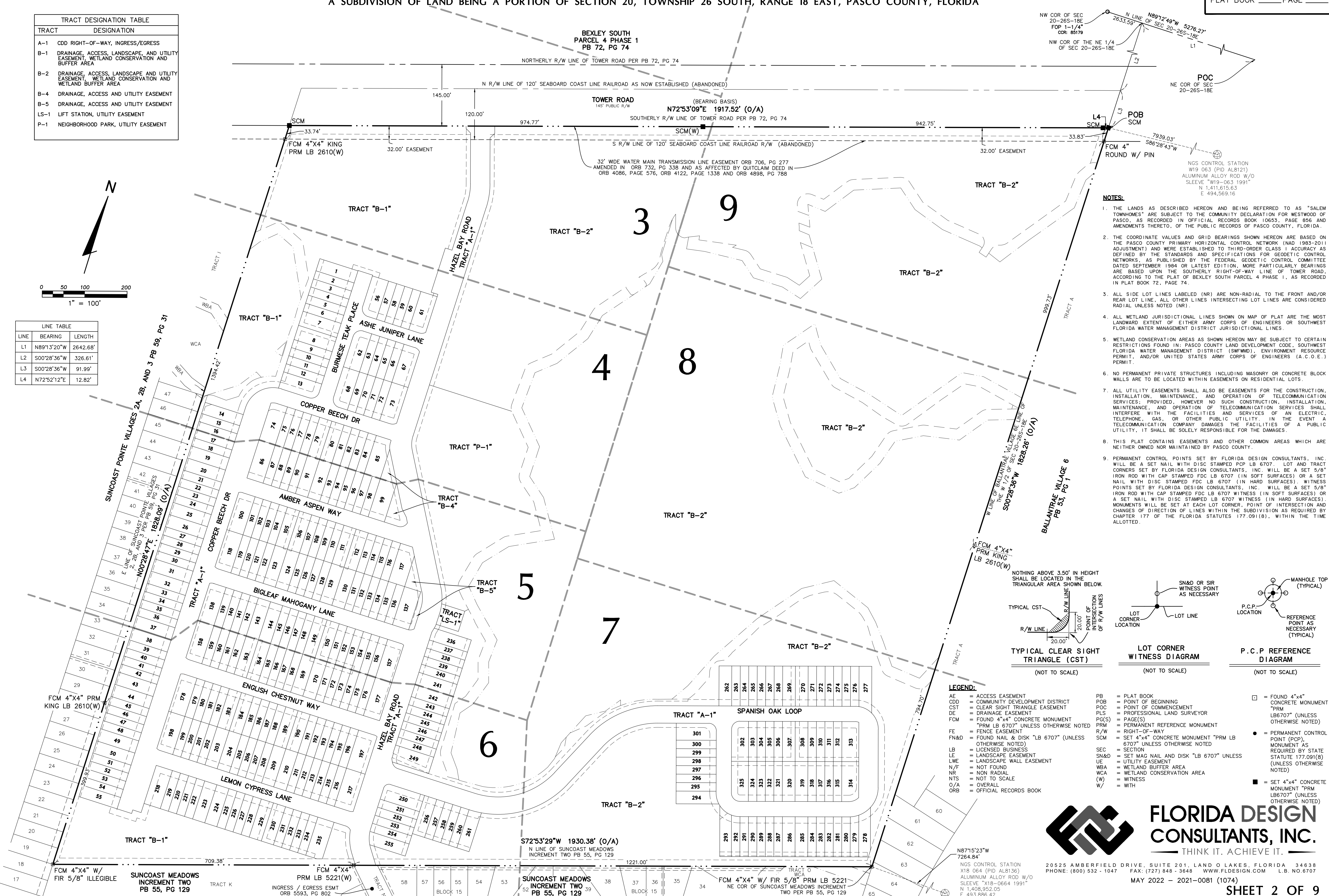
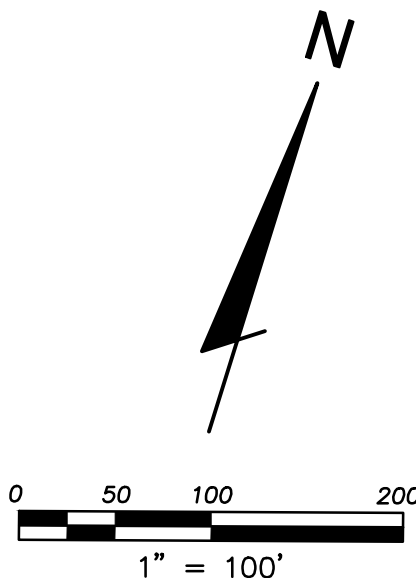
MAY 2022 — 2021-0081 (1074)

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK _____PAGE _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°13'20"W	2642.68'
L2	S00°28'36"W	326.61'
L3	S00°28'36"W	91.99'
L4	N72°52'12"E	12.82'



NOTES:

- THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "SALEM TOWNSHIPS" ARE SUBJECT TO THE COMMUNITY DECLARATION FOR WESTWOOD OF PASCO, AS RECORDED IN OFFICIAL RECORDS BOOK 10653, PAGE 856 AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NORTH AMERICAN HORIZONTAL CONTROL NETWORK (NAD 1983-01 ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE ON SEPTEMBER 1984 OR LATEST EDITION. MORE PARTICULARLY, BEARINGS ARE BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWER ROAD, ACCORDING TO THE PLAT OF BEXLEY SOUTH PARCEL 4 PHASE 1, AS RECORDED IN PLAT BOOK 72, PAGE 74.
- ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE, ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL, UNLESS NOTED (NR).
- ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST PROTECTIVE OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWD), ENVIRONMENT RESOURCE PERMIT, AND/OR UNITED STATES ARMY CORPS OF ENGINEERS (A.C.O.E. PERMIT).
- NO NON-PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION FACILITIES. THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION FACILITIES, AND OPERATION OF TELECOMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, OR WATER UTILITY. IF A UTILITY OR TELECOMMUNICATION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED PCP BL 6707. LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH DISC STAMPED FDC BL 6707 (IN HARD SURFACES). WITNESS POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC BL 6707 WITNESS (IN SOFT SURFACES) OR WITNESS POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE SET MONUMENTS WILL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES 77.091(8), WITHIN THE TIME ALLOWED.

TYPICAL CLEAR SIGHT
TRIANGLE (CST)

(NOT TO SCALE)

LOT CORNER
WITNESS DIAGRAM

(NOT TO SCALE)

**P.C.P REFERENCE
DIAGRAM**

(NOT TO SCALE)




LEGEND:

= ACCESS EASEMENT
 AE CDD = COMMUNITY DEVELOPMENT DISTRICT
 C = CLEAR SIGN TRAILING EASEMENT
 CSM = DRAINAGE EASEMENT
 FND = FOUND "4"x4" CONCRETE MONUMENT
 "FORM LB 6707" UNLESS OTHERWISE NOTED
 FE = FENCE EASEMENT
 FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS
 OTHERWISE NOTED)
 LB = LICENSED BUSINESS
 LE = LANDSCAPE EASEMENT
 LWE = LANDSCAPE WALL EASEMENT
 N/F = NOT FUND
 NR = NOT ROUND
 NTS = NOT TO SCALE
 O/A = OVERALL
 ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
PG(S) = PAGE(S)
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED

SECTION

SEC = SET MAG NAIL AND DISK "LB 6707" UNLESS
SN&D = UTILITY EASEMENT
WBA = WETLAND BUFFER AREA
WCA = WETLAND CONSERVATION AREA
(W) = WITNESS
W/ = WITH

-  = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
-  = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8) (UNLESS OTHERWISE NOTED)
-  = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
MAY 2022 2021 0081 (1074)

SHEET 2 OF 9

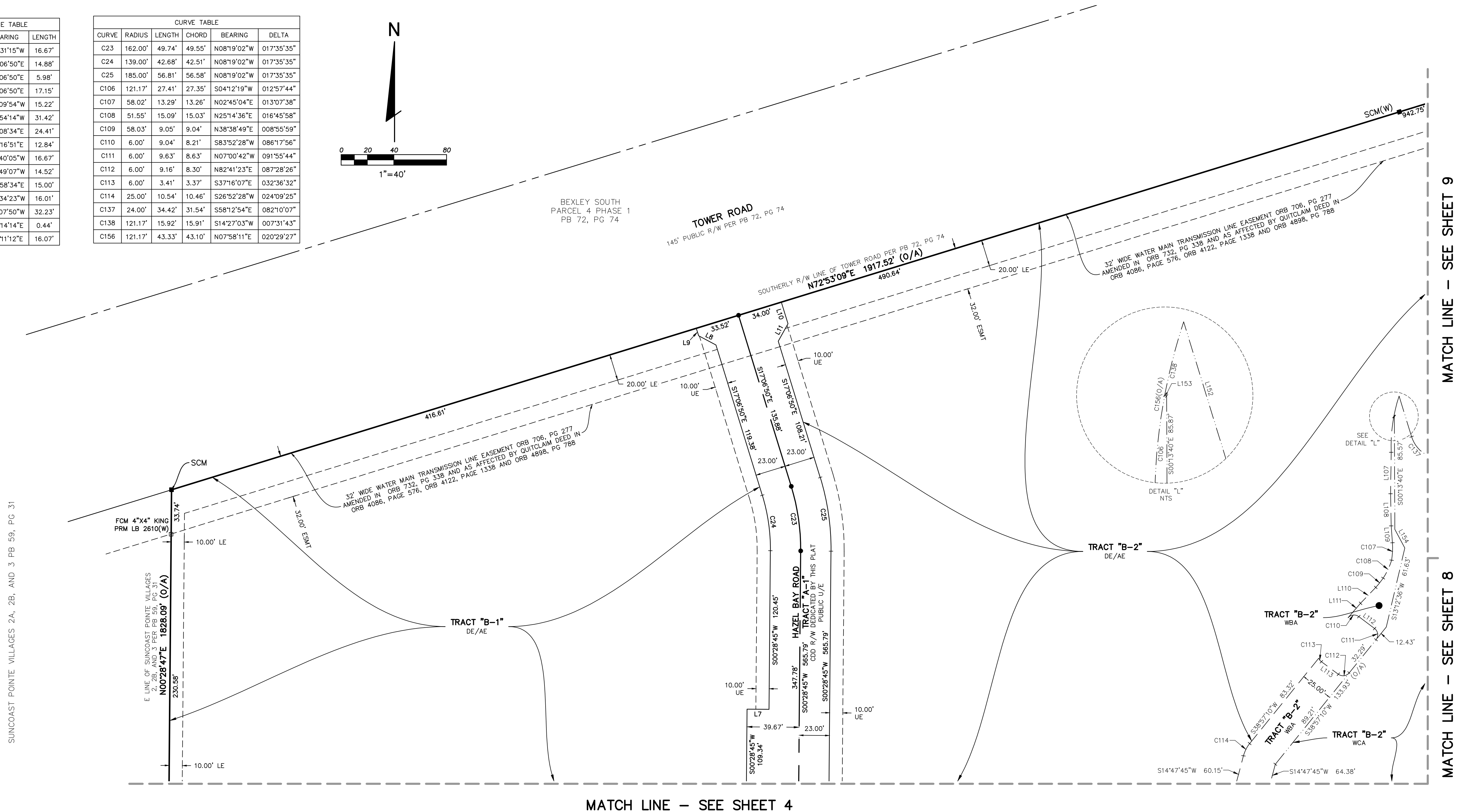
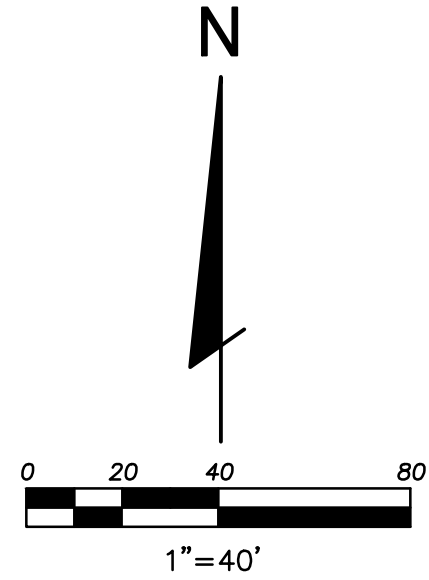
SHEET 2 OF 9
SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

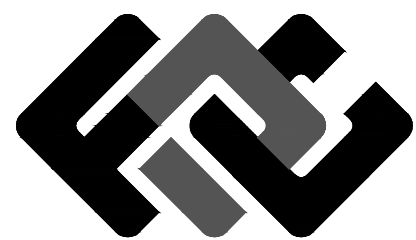
PLAT BOOK _____ PAGE _____

LINE TABLE		
LINE	BEARING	LENGTH
L7	N89°31'15"W	16.67'
L8	S62°06'50"E	14.88'
L9	S17°06'50"E	5.98'
L10	S17°06'50"E	17.15'
L11	S29°09'54"W	15.22'
L107	S00°54'14"W	31.42'
L108	S01°08'54"E	24.41'
L109	S04°16'51"E	12.84'
L110	S43°40'05"W	16.67'
L111	S40°49'07"W	14.52'
L112	S52°58'54"E	15.00'
L113	N53°34'23"W	16.01'
L152	N17°07'50"W	32.23'
L153	S66°74'14"E	0.44'
L154	S28°11'12"E	16.07'

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C23	162.00'	49.74'	49.55'	N08°19'02"W	01°73'35"
C24	139.00'	42.68'	42.51'	N08°09'12"W	01°73'35"
C25	185.00'	56.81'	56.58'	N08°19'02"W	01°73'35"
C106	121.17'	27.41'	27.35'	S04°12'19"W	01°25'44"
C107	58.02'	13.29'	13.26'	N02°45'04"E	01°30'38"
C108	51.55'	15.03'	15.03'	N25°14'36"E	01°45'58"
C109	58.03'	9.05'	9.04'	N38°38'49"E	00°55'59"
C110	6.00'	9.04'	8.21'	S83°52'28"W	08°11'56"
C111	6.00'	9.63'	8.67'	N03°00'42"E	09°55'44"
C112	6.00'	9.16'	8.30'	N82°41'23"E	08°27'28"
C113	6.00'	3.41'	3.37'	S37°06'17"E	03°36'32"
C114	25.00'	10.54'	10.46'	S25°52'28"W	02°09'25"
C137	24.00'	34.42'	31.54'	S58°12'54"E	08°21'07"
C138	121.17'	15.92'	15.91'	S14°27'03"W	07°31'43"
C156	121.17'	43.33'	43.10'	N07°58'11"E	02°29'27"



MATCH LINE — SEE SHEET 4



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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

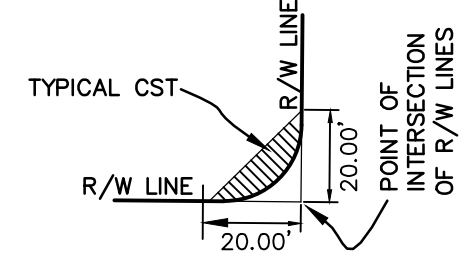
MAY 2022 - 2021-0081 (1074)

AE	= ACCESS EASEMENT
CDD	= COMMUNITY DEVELOPMENT DISTRICT
CST	= CLEAR SIGN TRIANGLE EASEMENT
DC	= DRAINAGE EASEMENT
FCM	= FOUND "4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
FE	= FENCE EASEMENT
FN&D	= FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
LB	= LICENSED BUSINESS
LB	= LANDSCAPE EASEMENT
LWE	= LANDSCAPE WALL EASEMENT
N/F	= NOT FOUND
NR	= NOT RADIAL
NTS	= NOT TO SCALE
O/A	= OVERALL
ORB	= OFFICIAL RECORDS BOOK

PB = PLAT BOOK
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PLS = PROFESSIONAL LAND SURVEYOR
 PG(S) = PAGE(S)
 PRM = PERMANENT REFERENCE MONUMENT
 R/W = RIGHT-OF-WAY
 S/CM = 4"x4" CONCRETE MONUMENT "PRM LB
 6707" UNLESS OTHERWISE NOTED
 SEC = SECTION
 SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS
 UE = UTILITY EASEMENT
 WBA = WETLAND BUFFER AREA

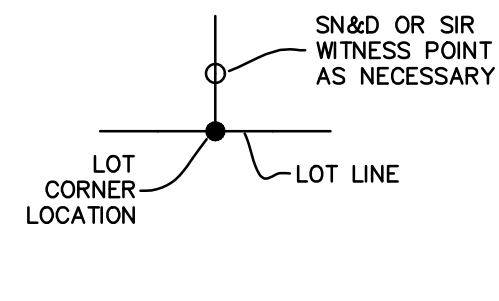
WCA = WETLAND CONSERVATION AREA
(W) = WITNESS
W/ = WITH
□ = FOUND 4"x4" CONCRETE MONUMENT "PRM
LB6707" (UNLESS OTHERWISE NOTED)
● = PERMANENT CONTROL POINT (PCP),
MONUMENT AS REQUIRED BY STATE
STATUTE 177.091(8)(UNLESS OTHERWISE
NOTED)
■ = SET 4"x4" CONCRETE MONUMENT "PRM
LB6707" (UNLESS OTHERWISE NOTED)

NOTHING ABOVE 3.50' IN HEIGHT
SHALL BE LOCATED IN THE
TRIANGULAR AREA SHOWN BELOW.



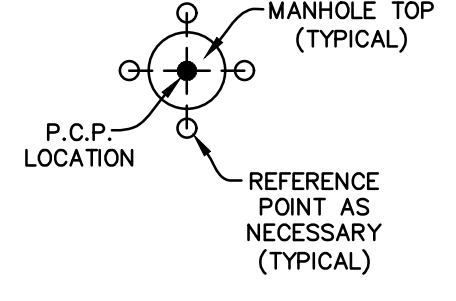
**TYPICAL CLEAR SIGHT
TRIANGLE (CST)**

(NOT TO SCALE)



LOT CORNER
WITNESS DIAGRAM

(NOT TO SCALE)



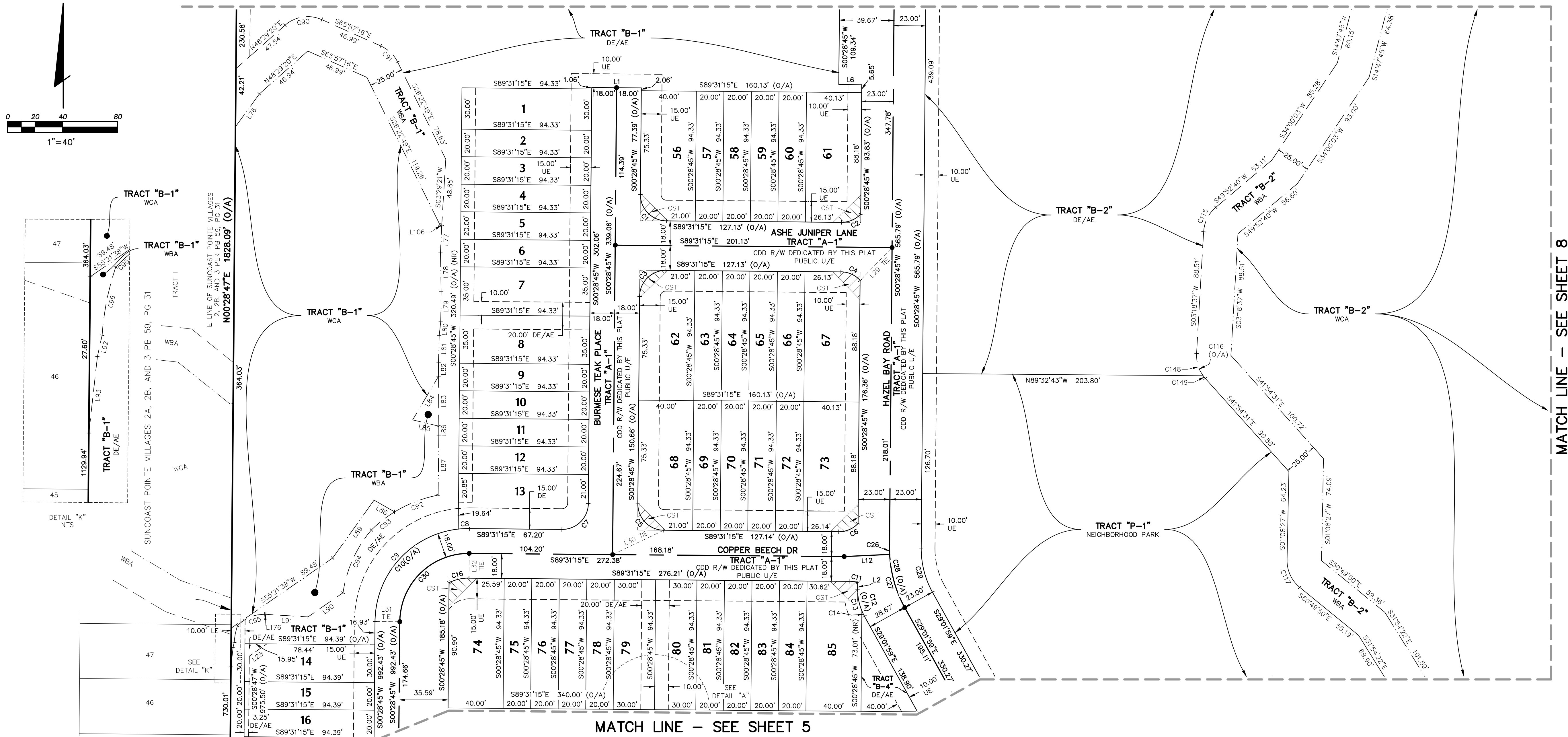
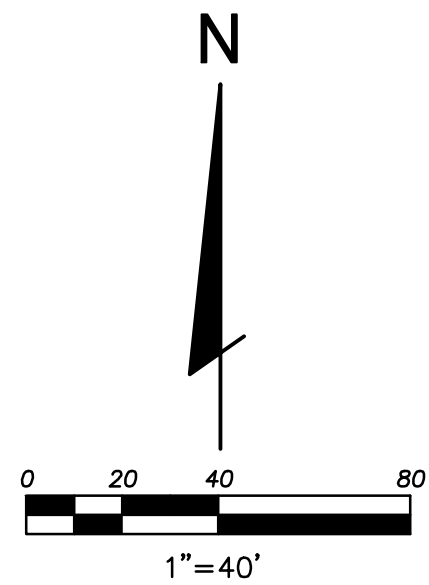
P.C.P REFERENCE
DIAGRAM

(NOT TO SCALE)

SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____



LINE	BEARING	LENGTH
L1	S89°31'15"E	36.00'
L2	S00°26'49"W	4.59'
L6	S89°31'15"E	16.67'
L12	S87°19'42"W	33.14'
L28	N55°07'50"E	15.58'
L29	N44°04'35"E	33.35'
L30	N64°32'13"E	41.15'
L31	N89°31'15"W	18.00'
L32	S00°28'45"W	18.00'
L45	S00°28'45"W	2.00'
L46	S89°31'15"E	10.00'
L47	S89°31'15"E	10.00'

LINE	BEARING	LENGTH
L48	S00°28'45"W	2.00'
L76	N36°01'47"E	29.53'
L77	S02°33'33"W	19.35'
L78	S00°55'26"E	27.89'
L79	S00°36'51"W	22.15'
L80	S06°24'26"W	10.15'
L81	S01°34'57"W	19.24'
L82	S00°33'34"E	10.17'
L83	S00°17'12"E	36.25'
L84	S30°35'33"W	36.90'
L85	S76°41'06"E	19.48'
L86	S00°19'31"E	6.53'

LINE	BEARING	LENGTH
L87	S00°40'43"W	43.56'
L88	N60°03'15"W	17.12'
L89	S35°40'24"W	51.75'
L90	S55°21'38"W	30.93'
L91	N86°31'18"W	30.64'
L92	S12°26'33"W	3.85'
L93	S06°21'25"W	13.60'
L106	S47°41'46"E	1.85'
L176	N88°55'35"W	1.14'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	19.00'	29.85'	26.87'	S44°31'15"E	090°00'00"
C2	19.00'	15.74'	15.29'	N66°44'52"E	047°27'47"
C3	19.00'	29.85'	26.87'	S45°28'45"W	090°00'00"
C4	19.00'	15.74'	15.29'	N65°47'21"W	047°27'47"
C5	19.00'	29.85'	26.87'	S44°31'15"E	090°00'00"
C6	19.00'	15.74'	15.29'	N66°44'52"E	047°27'47"
C7	19.00'	29.85'	26.87'	N45°28'45"E	090°00'00"
C8	68.00'	8.15'	8.14'	S87°02'47"W	006°51'57"
C9	68.00'	98.67'	90.24'	S42°02'47"W	083°08'03"
C10	68.00'	106.81'	96.17'	S45°28'45"W	090°00'00"
C11	19.00'	6.26'	6.23'	N80°44'55"W	018°52'39"
C12	40.00'	20.58'	20.35'	S14°17'35"E	029°28'47"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C13	40.00'	16.15'	16.04'	S11°07'15"E	023°08'07"
C14	40.00'	4.43'	4.43'	S25°51'38"E	006°20'41"
C16	32.00'	14.95'	14.82'	S77°05'37"W	026°46'16"
C26	88.00'	4.84'	4.84'	S01°05'45"E	003°09'01"
C27	88.00'	40.49'	40.13'	S15°51'07"E	026°21'44"
C28	88.00'	45.33'	44.83'	S14°16'37"E	029°30'44"
C29	65.00'	33.48'	33.11'	S14°16'37"E	029°30'44"
C30	50.00'	78.54'	70.71'	S45°28'45"W	090°00'00"
C90	25.00'	28.60'	27.07'	S81°16'02"W	065°33'24"
C91	25.00'	17.27'	16.93'	N46°10'02"W	039°34'27"
C92	96.13'	34.09'	33.91'	S68°50'10"W	020°19'09"
C93	96.84'	21.41'	21.36'	S52°14'44"W	012°39'53"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C94	91.15'	50.66'	50.01'	S24°17'11"W	031°50'44"
C95	26.65'	21.77'	21.17'	S67°00'41"W	046°48'08"
C96	48.30'	12.32'	12.29'	S11°18'44"W	014°36'58"
C115	25.00'	20.32'	19.76'	S26°35'39"W	046°34'03"
C116	25.00'	19.73'	19.22'	S19°17'57"E	045°13'08"
C117	25.00'	22.68'	21.91'	S24°50'42"E	051°58'17"
C148	25.00'	17.26'	16.92'	S16°28'16"E	039°33'46"
C149	25.00'	2.47'	2.47'	S39°04'50"E	005°39'22"

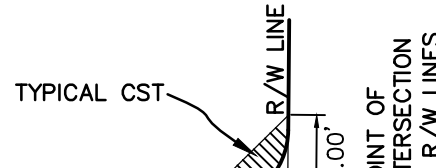
LEGEND:

AE = ACCESS EASEMENT
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LNE = LANDSCAPE WALL EASEMENT
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NR = NON RADIAL
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ORB = OFFICIAL RECORDS BOOK

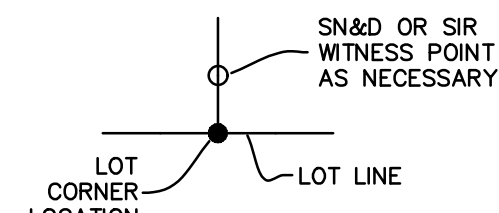
PB = PLAT BOOK
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UE = UTILITY EASEMENT
WBA = WETLAND BUFFER AREA

WCA = WETLAND CONSERVATION AREA
(W) = WITH
(W) = WITH
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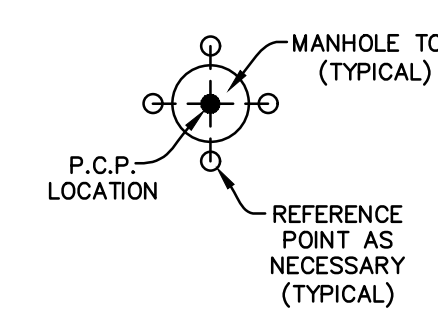
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



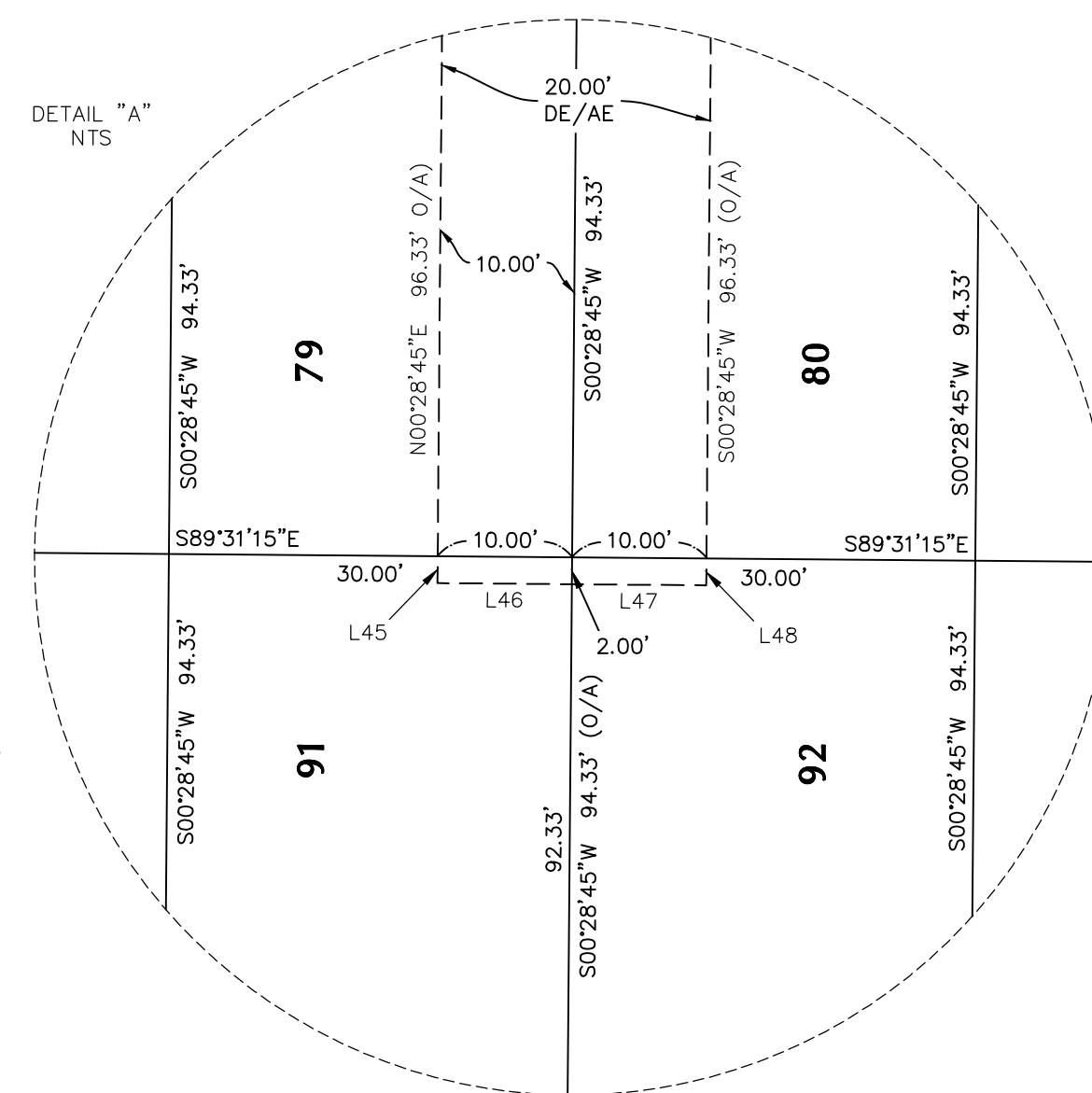
TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)



LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)



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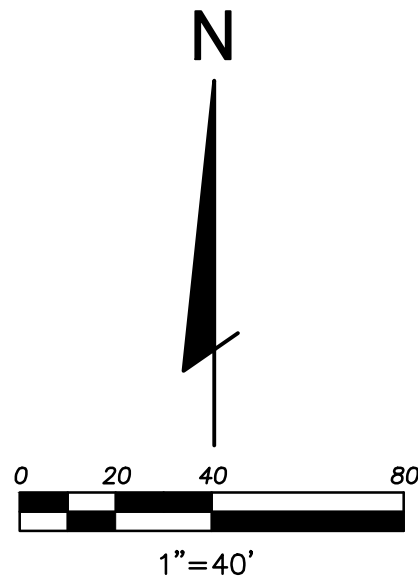
SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

LINE TABLE		
LINE	BEARING	LENGTH
L3	S43°56'42"E	22.03'
L4	S29°01'59"E	13.84'
L5	S00°28'45"W	51.81'
L20	S00°28'45"W	29.09'
L21	S13°42'46"W	17.47'
L26	N45°00'50"E	9.63'
L33	S48°43'07"E	27.55'
L34	S89°31'21"E	23.00'
L35	N53°03'00"W	34.40'
L36	N60°33'16"E	40.00'
L40	N60°58'01"E	23.00'
L45	S00°28'45"W	2.00'
L48	S00°28'45"W	2.00'
L49	S00°28'45"W	2.00'
L52	S00°28'45"W	2.00'
L53	S00°28'45"W	2.00'
L56	S00°28'45"W	2.00'
L57	S00°28'45"W	2.00'
L60	N00°28'45"E	2.00'
L114	S09°39'45"E	1.16'
L115	S38°46'09"W	29.94'
L155	S41°41'47"E	17.43'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C15	19.00'	25.33'	23.49'	N51°41'35"E 076°22'42"
C17	77.00'	39.66'	39.22'	N14°16'37"W 029°30'44"
C18	19.00'	15.74'	15.29'	N66°44'51"E 047°27'48"
C19	19.00'	13.49'	13.21'	N63°21'35"E 040°41'15"
C20	19.00'	2.25'	2.25'	N87°05'29"E 006°46'33"
C21	19.00'	9.76'	9.65'	S74°48'36"E 029°25'16"
C22	19.00'	9.76'	9.65'	S75°46'07"W 029°25'16"
C31	100.00'	51.51'	50.94'	N14°16'37"W 029°30'43"
C32	19.00'	8.70'	8.62'	N76°24'21"W 026°13'47"
C35	19.00'	9.76'	9.65'	S75°46'07"W 029°25'16"
C43	123.00'	63.36'	62.66'	N14°16'37"W 029°30'43"
C46	123.00'	38.69'	38.73'	N19°58'27"W 016°07'03"
C47	123.00'	24.46'	24.42'	N05°13'06"W 011°23'40"
C118	25.00'	9.77'	9.71'	S52°24'07"W 022°23'06"
C119	25.00'	12.19'	12.07'	S27°14'19"W 027°56'30"
C120	25.00'	23.98'	23.07'	S14°12'51"E 054°57'51"
C121	25.00'	9.20'	9.15'	S06°48'57"E 021°04'48"
C155	19.00'	1.41'	1.41'	S87°23'14"E 004°16'01"



LEGEND:

AE = ACCESS EASEMENT
CDD = COMMUNITY DEVELOPMENT DISTRICT
CST = CLEAR SIGHT TRIANGLE EASEMENT
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FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
FE = FENCE EASEMENT
FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
LB = LICENSED BUSINESS
LE = LANDSCAPE EASEMENT
LW = LANDSCAPE WALL EASEMENT
N/E = NOT FOUND
NR = NON RADIAL
NTS = NOT TO SCALE
O/A = OVERALL
ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
PG(S) = PAGE(S)
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
SOM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
SEC = SECTION
SN&D = SET MAG NAIL AND DISK "LB 6707" (UNLESS OTHERWISE NOTED)
UE = UTILITY EASEMENT
WBA = WETLAND BUFFER AREA

WCA = WETLAND CONSERVATION AREA
(W) = WITHNESS
(W) = WITH
[] = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
● = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
■ = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.
TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)

LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)

P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)



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MAY 2022 - 2021-0081 (1074)

SUNCOAST POINTE VILLAGES 2A, 2B, AND 3 PB 59, PG 31

E LINE OF SUNCOAST POINTE VILLAGES 2, 2B, AND 3 PER PB 59, PG 31
N00°28'47"E 1828.09' (O/A)

NTS

NTS

NTS

NTS

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 6

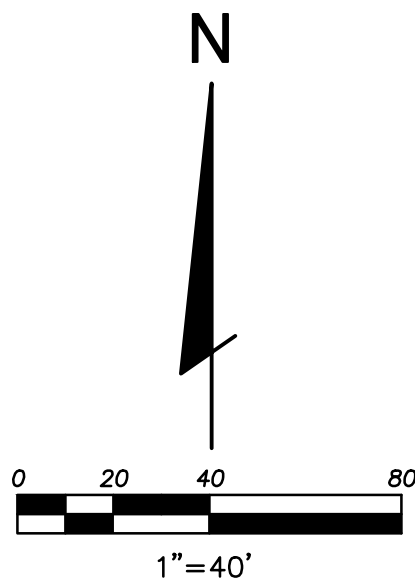
MATCH LINE - SEE SHEET 7

SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

MATCH LINE - SEE SHEET 5

PLAT BOOK ____ PAGE ____



LEGEND:

- AE = ACCESS EASEMENT
- CDD = COMMUNITY DEVELOPMENT DISTRICT
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- FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- LB = LICENSED BUSINESS
- LE = LANDSCAPE EASEMENT
- LINE = LANDSCAPE WALL EASEMENT
- N/E = NOT FOUND
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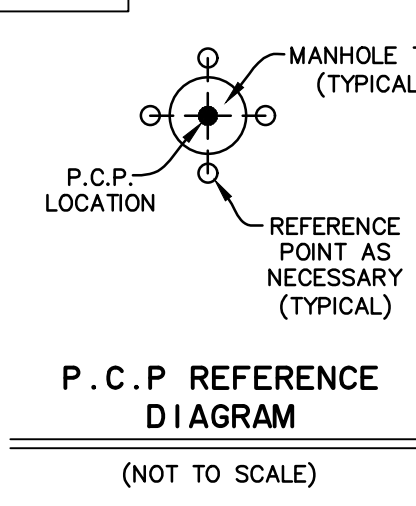
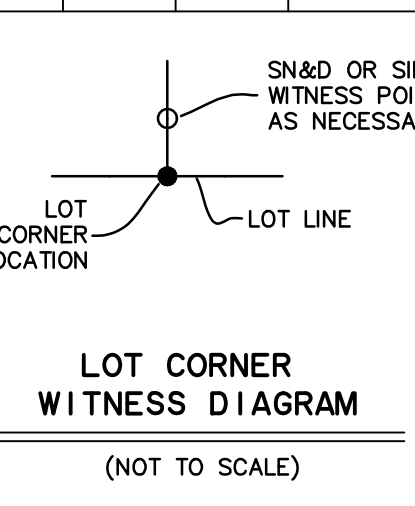
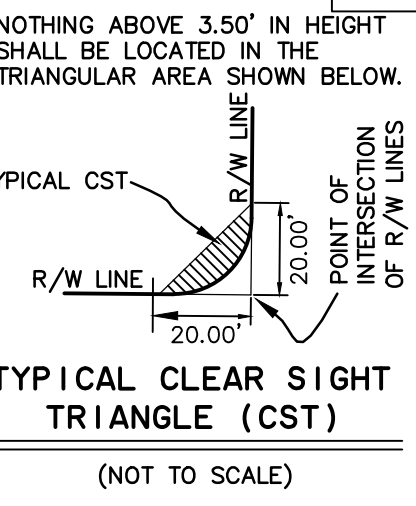
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
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- PLS = PROFESSIONAL LAND SURVEYOR
- PG(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
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- SOM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
- SEC = SECTION
- SN&D = SET MAG NAIL AND DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA

DETAIL "E"

- WCA (W) = WETLAND CONSERVATION AREA
- W = WITH
- = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
- = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C33	100.00'	60.57'	59.65'	S16°52'27"E
C34	19.00'	9.76'	9.65'	S74°48'36"E
C36	19.00'	2.34'	2.33'	N86°57'29"E
C37	19.00'	8.59'	8.52'	N76°33'43"W
C38	19.00'	8.63'	8.55'	N77°28'08"E
C39	19.00'	9.76'	9.65'	S74°48'30"E
C40	19.00'	9.76'	9.65'	S75°46'05"W
C41	123.00'	56.20'	55.71'	S21°08'16"E
C42	19.00'	15.42'	15.00'	N66°16'19"W
C44	19.00'	20.82'	19.79'	S58°07'41"E
C45	9.00'	5.58'	5.49'	S44°29'42"E
C48	77.00'	46.64'	45.93'	S16°52'27"E
C49	77.00'	8.03'	8.02'	S31°14'28"E
C50	13.00'	20.42'	18.38'	S45°28'45"W
C51	77.00'	31.59'	31.37'	S16°30'09"E
C52	77.00'	7.03'	7.02'	S02°08'07"E
C53	223.00'	29.22'	29.20'	N86°43'31"E
C54	200.00'	225.69'	213.90'	N58°09'06"E
C59	182.00'	205.38'	194.65'	N58°09'06"E
C60	223.00'	251.64'	238.50'	N58°09'06"E
C61	223.00'	222.42'	213.32'	N54°23'53"E
C122	25.00'	14.43'	14.23'	S21°04'33"E
C139	181.36'	164.61'	159.01'	N55°56'16"E

LINE TABLE		
LINE	BEARING	LENGTH
L13	S34°13'38"E	35.45'
L14	S34°13'38"E	28.37'
L15	S89°31'15"E	20.67'
L16	N00°28'45"E	8.92'
L17	S89°31'15"E	36.00'
L19	N73°14'20"E	13.43'
L22	S89°31'15"E	1.00'
L23	S00°28'45"W	13.27'
L24	S26°44'07"E	8.73'
L25	S89°31'15"E	1.00'
L27	S26°44'07"E	6.31'
L37	S54°00'31"W	34.40'
L38	S53°02'59"E	34.40'
L39	S54°43'18"E	34.91'
L57	S00°28'45"W	2.00'
L58	N89°31'15"W	10.00'
L59	S89°31'15"E	10.00'
L60	N00°28'45"E	2.00'
L115	S38°46'09"W	29.94'
L116	S00°43'50"E	26.38'
L117	S00°01'42"E	24.51'
L118	S04°32'45"E	2.57'
L119	S26°59'18"E	11.77'
L120	N87°13'05"E	27.41'
L156	S26°59'18"E	26.66'
L159	S00°28'45"W	5.03'





FLORIDA DESIGN CONSULTANTS, INC.

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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

MAY 2022 - 2021-0081 (1074)

SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 6

1"=40'

N



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LEGEND:

AE = ACCESS EASEMENT
CDD = COMMUNITY DEVELOPMENT DISTRICT
CST = CLEAR SIGHT TRIANGLE EASEMENT
DE = DRAINAGE EASEMENT
FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
FE = FENCE EASEMENT
FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
LB = LICENSED BUSINESS
LE = LANDSCAPE EASEMENT
LW = LANDSCAPE WALL EASEMENT
N/F = NOT FOUND
NR = NON RADIAL
NTS = NOT TO SCALE
O/A = OVERALL
ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK
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PG(S) = PAGE(S)
PRM = PERMANENT REFERENCE MONUMENT
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WBA = WETLAND BUFFER AREA

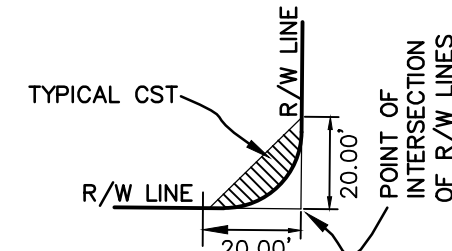
WCA = WETLAND CONSERVATION AREA
(W) = WITH
[] = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
● = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
■ = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

LINE	BEARING	LENGTH
L61	S17°06'33"E	18.00'
L62	S17°06'33"E	23.00'
L63	S72°53'27"W	18.00'
L64	N17°06'33"W	18.00'
L65	N72°53'27"E	18.00'
L66	S00°28'36"W	15.95'
L68	N33°43'48"E	23.36'
L121	S27°55'50"W	30.42'
L122	S07°32'03"E	25.26'
L123	S49°28'07"W	41.82'
L124	S36°26'45"W	54.87'
L125	S49°42'05"W	39.22'
L126	S72°06'48"W	38.00'
L127	N41°55'49"E	5.54'
L128	N32°43'22"E	16.21'
L129	N24°24'56"E	49.02'

LINE	BEARING	LENGTH
L130	N28°53'11"E	7.09'
L131	N65°42'46"E	3.04'
L132	N63°40'46"E	8.91'
L133	N66°59'52"E	5.80'
L134	N26°36'13"E	21.06'
L139	N25°21'55"E	14.37'
L157	S16°40'58"E	13.34'
L158	N72°06'48"E	31.53'
L162	S36°38'51"E	60.05'
L177	N21°20'03"E	25.91'
L180	S41°46'50"W	8.13'
L181	N64°00'35"W	2.93'

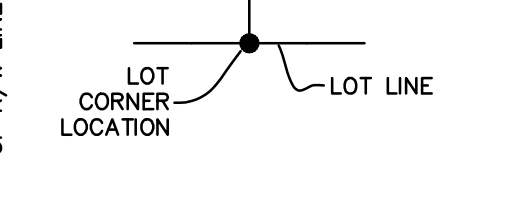
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C54	200.00'	225.69'	213.90'	N58°09'06"E	064°39'17"
C55	200.00'	164.29'	159.71'	S49°21'27"W	047°03'59"
C56	36.00'	56.55'	50.91'	N62°06'33"W	090°00'00"
C57	51.00'	80.11'	72.12'	N27°53'27"E	090°00'00"
C58	38.00'	59.69'	53.74'	S62°06'33"E	090°00'00"
C59	182.00'	205.38'	194.65'	N58°09'06"E	064°39'17"
C60	223.00'	251.64'	238.50'	N58°09'06"E	064°39'17"
C61	223.00'	222.42'	213.32'	N54°23'53"E	057°08'50"
C62	218.00'	179.08'	174.09'	S49°21'27"W	047°03'59"
C63	177.00'	145.40'	141.35'	S49°21'27"W	047°03'59"
C64	54.00'	84.82'	76.37'	N62°06'33"W	090°00'00"
C65	69.00'	108.38'	97.58'	N27°53'27"E	090°00'00"
C66	56.00'	87.96'	79.20'	S62°06'33"E	090°00'00"
C67	18.00'	28.27'	25.46'	N62°06'33"W	090°00'00"
C68	18.00'	8.66'	8.58'	S86°40'27"W	027°33'59"
C69	33.00'	25.91'	25.25'	N50°23'47"E	044°59'20"
C70	20.00'	31.42'	28.28'	S62°06'33"E	090°00'00"
C71	19.00'	29.85'	26.87'	S27°53'27"W	090°00'00"
C72	54.00'	8.36'	8.36'	S77°19'40"W	008°52'26"
C73	54.00'	34.26'	33.68'	N80°03'44"W	036°20'46"
C74	54.00'	42.20'	41.14'	N39°29'57"W	044°46'49"
C75	56.00'	27.41'	27.14'	S31°08'02"E	028°02'59"
C76	56.00'	25.44'	25.23'	S62°59'32"E	026°02'15"
C77	56.00'	19.96'	19.85'	N83°06'02"E	020°25'09"
C78	69.00'	3.79'	3.79'	N71°18'56"E	003°09'02"
C79	69.00'	20.50'	20.42'	N61°13'49"E	017°01'12"
C80	69.00'	33.54'	33.21'	N38°47'46"E	027°50'54"
C81	69.00'	50.55'	49.43'	N03°52'53"E	041°58'51"
C88	56.00'	4.71'	4.70'	S47°33'58"E	004°48'53"
C89	56.00'	10.44'	10.42'	S81°21'01"E	010°40'45"
C123	68.89'	13.46'	13.44'	N13°00'56"W	011°11'43"
C124	25.25'	12.66'	12.53'	S00°12'25"E	028°43'29"
C125	25.25'	6.95'	6.92'	S22°02'10"W	015°45'42"
C126	16.00'	7.24'	7.18'	S40°29'54"W	025°55'39"
C127	22.58'	8.57'	8.52'	S27°10'08"W	021°44'58"
C128	67.71'	11.87'	11.85'	S46°59'24"W	010°02'32"
C134	25.00'	20.65'	20.07'	S60°18'33"E	047°20'03"
C135	25.00'	30.83'	28.91'	N60°41'41"E	070°39'30"
C139	181.36'	164.61'	159.01'	N55°56'16"E	052°00'08"
C140	225.37'	91.20'	90.58'	S63°21'24"W	023°11'09"

NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



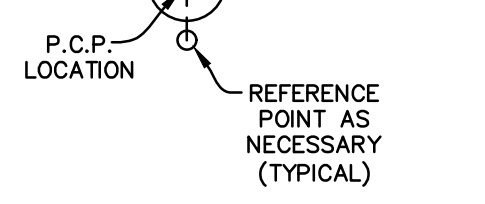
TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)

LOT CORNER WITNESS DIAGRAM



LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)

P.C.P. REFERENCE POINT



P.C.P. REFERENCE POINT
(NOT TO SCALE)

SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

MATCH LINE — SEE SHEET 9

PLAT BOOK ____ PAGE ____

MATCH LINE — SEE SHEET 3

MATCH LINE — SEE SHEET 4

MATCH LINE
SEE SHEET 5

TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
DE/AE

TRACT "B-2"
WBA

TRACT "B-2"
WBA

TRACT "B-2"
WBA

TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
WCA

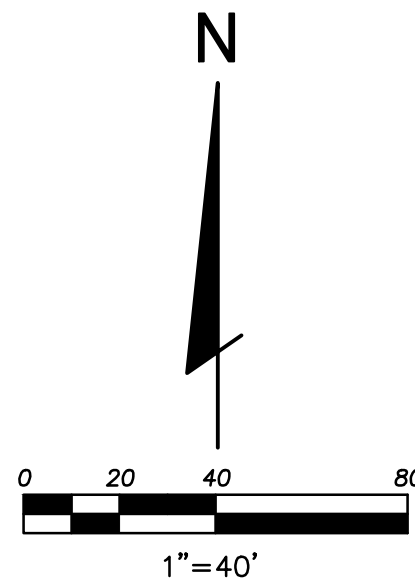
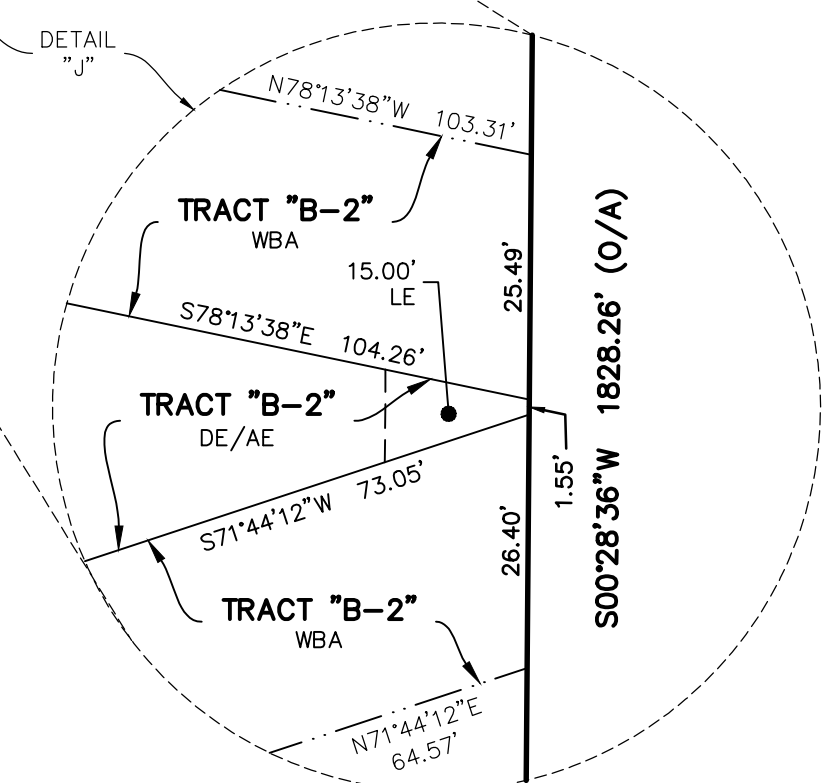
TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
WCA

TRACT "B-2"
WCA



LINE TABLE			
LINE	BEARING	LENGTH	
L135	N38°59'02"E	21.96'	
L136	N48°40'10"E	20.93'	
L137	N59°19'53"E	33.86'	
L138	S45°21'28"E	19.96'	
L161	S36°32'43"E	3.36'	
L162	S36°38'51"E	60.05'	

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C129	8.53'	1.50'	1.50'	S44°03'25"W
C130	9.06'	1.53'	1.53'	S54°34'52"W
C131	36.66'	33.79'	32.61'	S86°12'18"W
C132	62.95'	28.29'	28.06'	N57°26'42"W
C133	5.32'	1.05'	1.05'	N40°24'57"W
C150	25.00'	28.95'	27.36'	N69°44'56"E
C151	25.00'	13.59'	13.42'	S63°13'05"E
C152	25.00'	19.36'	18.88'	S39°27'04"W
C153	25.00'	7.85'	7.82'	S70°38'00"W
C154	25.00'	14.99'	14.76'	S54°33'48"W

LEGEND:

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UE = UTILITY EASEMENT
WBA = WETLAND BUFFER AREA

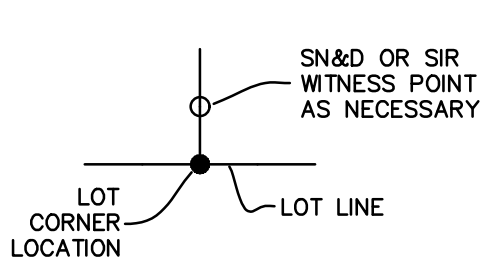
WCA (W) = WETLAND CONSERVATION AREA
W = WITNESS
W/ = WITH
□ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
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MATCH LINE — SEE SHEET 7

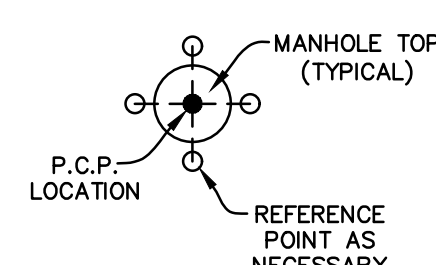
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



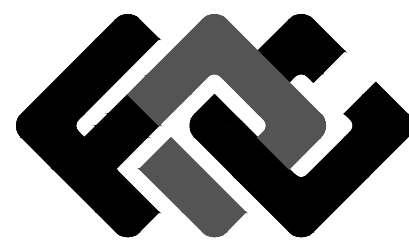
TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)



LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)



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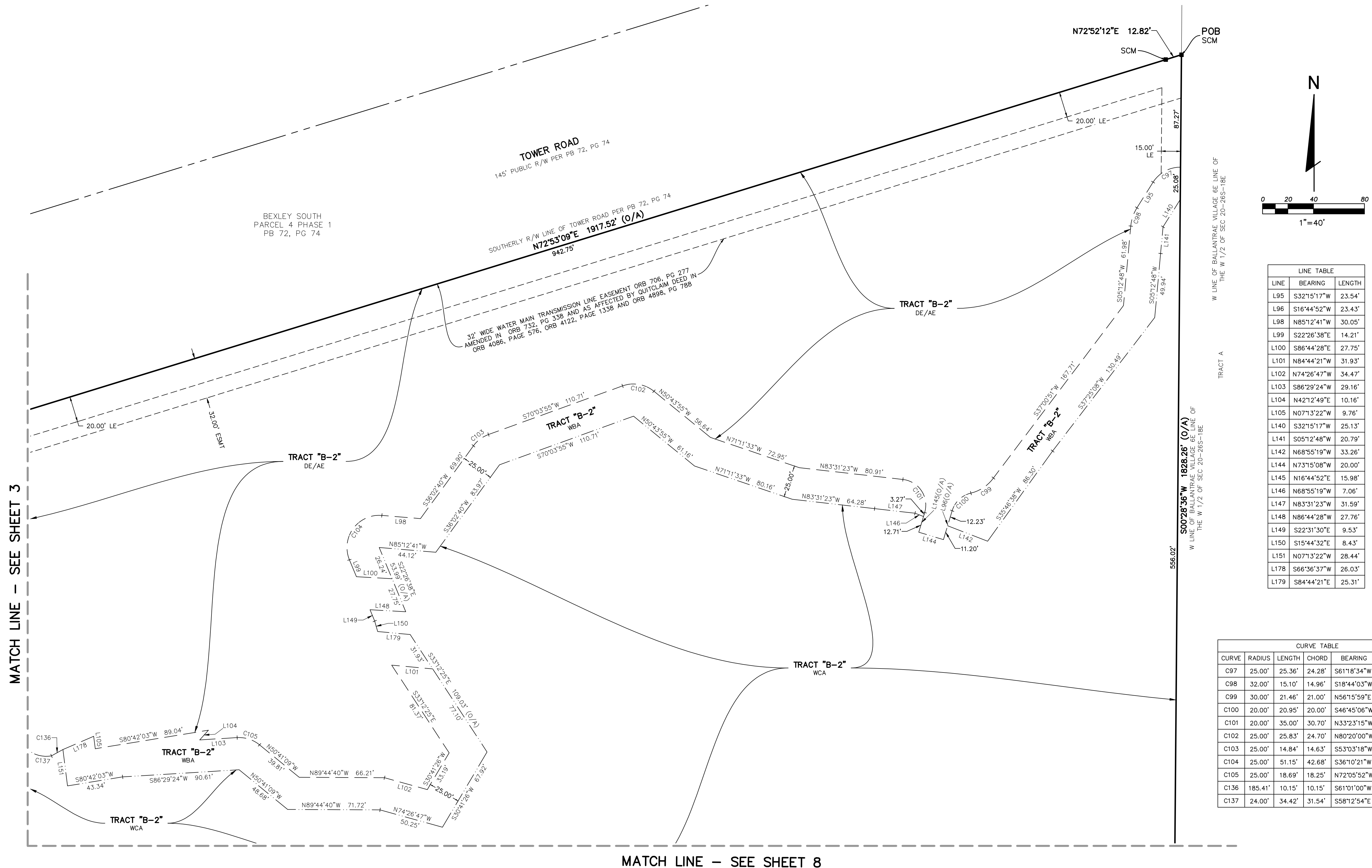
20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707

MAY 2022 — 2021-0081 (1074)

SALEM TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____



LINE TABLE		
LINE	BEARING	LENGTH
L95	S32°15'17\"W	23.54'
L96	S16°44'52\"W	23.43'
L98	N85°12'41\"W	30.05'
L99	S22°26'38\"E	14.21'
L100	S86°44'28\"E	27.75'
L101	N84°44'21\"W	31.93'
L102	N74°26'47\"W	34.47'
L103	S86°29'24\"W	29.16'
L104	N42°12'49\"E	10.16'
L105	N07°13'22\"W	9.76'
L140	S32°15'17\"W	25.13'
L141	S05°12'48\"W	20.79'
L142	N68°55'19\"W	33.26'
L144	N73°15'08\"W	20.00'
L145	N16°44'52\"E	15.98'
L146	N68°55'19\"W	7.06'
L147	N83°31'23\"W	31.59'
L148	N86°44'28\"W	27.76'
L149	S22°31'30\"E	9.53'
L150	S15°44'32\"E	8.43'
L151	N07°13'22\"W	28.44'
L178	S86°36'37\"W	26.03'
L179	S84°44'21\"E	25.31'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C97	25.00'	25.36'	24.28'	S61°18'34\"W	058°06'34\"
C98	32.00'	15.10'	14.96'	S18°44'03\"W	027°02'30\"
C99	30.00'	21.46'	21.00'	N56°15'59\"E	040°58'42\"
C100	20.00'	20.95'	20.00'	S46°45'06\"W	060°00'28\"
C101	20.00'	35.00'	30.70'	N33°23'15\"W	100°16'15\"
C102	25.00'	25.83'	24.70'	N80°20'00\"W	059°12'09\"
C103	25.00'	14.84'	14.63'	S53°03'18\"W	034°01'16\"
C104	25.00'	51.15'	42.68'	S36°10'21\"W	117°13'57\"
C105	25.00'	18.69'	18.25'	N72°05'52\"W	042°49'27\"
C136	185.41'	10.15'	10.15'	S61°01'00\"W	003°08'12\"
C137	24.00'	34.42'	31.54'	S58°12'54\"E	082°10'07\"

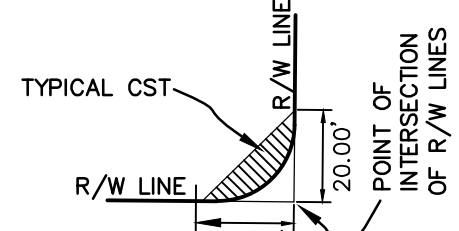
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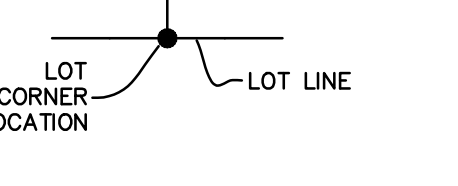
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NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



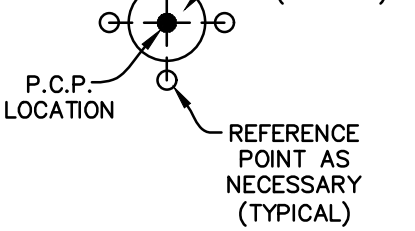
TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)

SN&D OR SIR WITNESS POINT AS NECESSARY



LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)

MANHOLE TOP (TYPICAL)



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)



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MAY 2022 - 2021-0081 (1074)

WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

	General Fund	Total Governmental Funds
ASSETS		
Undeposited funds	\$ 20,616	\$ 20,616
Due from Landowner	2,172	2,172
Total assets	<u>\$ 22,788</u>	<u>\$ 22,788</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 16,788	\$ 16,788
Landowner advance	6,000	6,000
Total liabilities	<u>22,788</u>	<u>22,788</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	2,172	2,172
Total deferred inflows of resources	<u>2,172</u>	<u>2,172</u>
Fund balances:		
Unassigned	(2,172)	(2,172)
Total fund balances	<u>(2,172)</u>	<u>(2,172)</u>
Total liabilities and fund balances	<u>\$ 22,788</u>	<u>\$ 22,788</u>

**WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 14,616	\$ 83,432	18%
Total revenues	<u>-</u>	<u>14,616</u>	<u>83,432</u>	18%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording ⁴	2,000	10,000	40,000	25%
Legal	114	4,946	25,000	20%
Engineering	-	-	2,000	0%
Dissemination agent ²	-	-	667	0%
Telephone	16	83	200	42%
Postage	-	-	500	0%
Printing & binding	42	208	500	42%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>2,172</u>	<u>15,447</u>	<u>83,432</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	(2,172)	(831)	-	
Fund balances - beginning	-	(1,341)	-	
Fund balances - ending	<u>\$ (2,172)</u>	<u>\$ (2,172)</u>	<u>\$ -</u>	

¹WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

²This expense will be realized when bonds are issued.

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WESTWOOD OF PASCO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Westwood of Pasco Community Development District held a Regular Meeting on February 22, 2023 at 1:00 p.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558.

Present were:

Ryan Zook	Chair
Anne Mize	Assistant Secretary
Brian Janek	Assistant Secretary

Also present, were:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Michal Szymonowicz (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Michael Hoyos (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie (via telephone)	District Counsel
Cynthia Wilhelm (via telephone)	Bond Counsel
Jeremy Couch	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 1:00 p.m.

Supervisors Mize, Janek and Zook were present, in person. Supervisor Snyder was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisor Brian Janek [SEAT 5] (the**

following will be provided in a separate package)

Mr. Kantarzhi stated the Oath of Office was administered to Supervisor Janek prior to the meeting. Having served on other Boards, Mr. Janek is already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Seat 3; Term Expires November 2024

Ms. Mize nominated Mr. Brian Panico to fill Seat 3. No other nominations were made.

On MOTION by Ms. Mize and seconded by Mr. Zook, with all in favor, the appointment of Mr. Brian Panico to Seat 3, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-33, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-33. Mr. Kantarzhi stated that Supervisor-Appointee Panico is not present. He noted that the current slate of officers is as follows:

Chair	Ryan Zook
Vice Chair	John Snyder
Assistant Secretary	Anne Mize
Assistant Secretary	Brian Janek
Assistant Secretary	Cindy Cerbone

73 Assistant Secretary Jamie Sanchez

74 Assistant Secretary Andrew Kantarzhi

75 This item was deferred to the next meeting.

76

77 **SIXTH ORDER OF BUSINESS**

**Presentation of Engineer's Report and
Capital Improvement Program**

78

79

80 Ms. Mackie stated that she was unable to speak with Mr. Couch prior to the meeting.

81 She noted that some textual revisions to the Engineer's Report were submitted. The electrical

82 undergrounding was included in the Petition to Establish and she did not see that reflected in

83 the estimated costs. The total costs are quite high already, at over \$15 million. To the extent

84 that costs presented in the Engineer's Report need to be updated today, that can be done,

85 reflecting that there will be additional edits and approving a not-to-exceed amount, in terms of

86 the overall bond issuance.

87 Mr. Couch stated he will take that into consideration and include it in the Report. He

88 stated construction on the site is continuing without any problems.

89 Ms. Mackie asked if the Board wants the Report or Appendix F presented generally or in

90 in detail. The consensus was that it is not necessary to present the Report.

91 Mr. Zook asked if clarification was received regarding the daycare facility. Mr. Couch

92 stated the Report does not consider the daycare facility; he will include it in the revised Report.

93 Ms. Mize asked if a motion is needed or if the discussion regarding the intention to

94 update Appendix F will suffice.

95 Ms. Mackie stated if Appendix F is being reviewed, which has a 20% contingency line

96 item for market volatility and the 20% contingency for additional costs, that should be an

97 adequate master CIP cost, even including the undergrounding. If that is acceptable, a line item

98 adjustment can be made that keeps the total cost the same in the final version of this Report.

99 Mr. Couch stated the cost of undergrounding was included in the Report underlying

100 assumptions; the cost will be broken out as a line item.

101 Ms. Mackie stated the circulated revisions and those discussed at the meeting today will

102 be made and, when the Board considers Resolution 2023-25, it is understood that the Reports

will be approved in preliminary format. Should the master CIP cost increase, it would affect the Assessment Methodology and the amount to be validated; however, it does not appear that the total will change.

SEVENTH ORDER OF BUSINESS**Presentation of Master Special Assessment Methodology Report**

Mr. Szymonowicz presented the Master Special Assessment Methodology Report dated February 22, 2023. The Methodology is based upon the Engineer's Report that was just discussed. While the descriptions of the proposed improvements to be provided to the lands within the CDD might change, the total estimated cost of the CIP is \$16,262,771.60. The CDD is projected to include 325 townhome units.

Mr. Szymonowicz stated the Assessment Methodology assumes to fully fund the full cost of the CIP, up to \$22,590,000, in long-term bonds; the Developer projects that there will be only a single product type in the CDD. The benefit and the responsibility to pay for the bonds will be equally apportioned to all townhomes, resulting a maximum bond assessment apportionment of \$69,507.69 on each of the proposed 325 townhomes.

EIGHTH ORDER OF BUSINESS**Resolution 2023-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Kantarzhi presented Resolution 2023-25 and read the title.

On MOTION by Mr. Zook and seconded by Mr. Janek, with all in favor, Resolution 2023-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-26, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Westwood of Pasco Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Mr. Kantarzhi presented Resolution 2023-26 and read the title.

On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor, Resolution 2023-26, Setting a Public Hearing on April 26, 2023 at 1:00 p.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Westwood of Pasco Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$22,590,000 Westwood of Pasco Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent;

181 Approving a Capital Improvement
182 Program; Authorizing the Commencement
183 of Validation Proceedings Relating to the
184 Bonds; and Providing an Effective Date
185

186 Mr. Kantarzhi presented Resolution 2023-27 and read the title.
187

188 On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor,
189 Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$22,590,000
190 Westwood of Pasco Community Development District Capital Improvement
191 Revenue Bonds, in One or More Series; Approving the Form of a Master Trust
192 Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a
193 Capital Improvement Program; Authorizing the Commencement of Validation
194 Proceedings Relating to the Bonds; and Providing an Effective Date, was
195 adopted.

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198 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of January 31, 2023**

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201 Mr. Kantarzhi presented the Unaudited Financial Statements as of January 31, 2023.
202

203 On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor, the
204 Unaudited Financial Statements as of January 31, 2023, were accepted.
205

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207 **TWELFTH ORDER OF BUSINESS**

**Approval of January 25, 2023 Public
Hearings and Regular Meeting Minutes**

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210 Mr. Kantarzhi presented the January 25, 2023 Public Hearings and Regular Meeting
211 Minutes.
212

213 On MOTION by Ms. Mize and seconded by Mr. Janek, with all in favor, the
214 January 25, 2023 Public Hearings and Regular Meeting Minutes, as presented,
215 were approved.
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218 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports
219

220 **A. District Counsel: *Kutak Rock LLP***

221 Ms. Mackie stated the bond validation complaint will be filed; she will coordinate the
222 hearing date to ensure a Board Member is able to attend.

223 **B. District Engineer (Interim): *Tampa Civil Design, LLC***

224 There was no report.

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

- 226 • **NEXT MEETING DATE: March 22, 2023 at 1:00 P.M.**

- 227 ○ **QUORUM CHECK**

228 The next meeting will be March 22, 2023, unless canceled.

229 Mr. Zook will work with Staff regarding the CDD's future maintenance needs and
230 Operations and Maintenance (O&M) budget.

231

232 **FOURTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

233

234 There were no Board Members' comments or requests.

235

236 **FIFTEENTH ORDER OF BUSINESS****Public Comments**

237

238 There were no public comments.

239

240 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

241

242 There being nothing further to discuss, the meeting adjourned.

243

244 **On MOTION by Mr. Zook and seconded by Mr. Janek, with all in favor, the**
245 **meeting adjourned at 1:25 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 29, 2022	Landowners' Meeting	1:00 PM
January 25, 2023	Public Hearing and Regular Meeting	1:00 PM
February 22, 2023	Regular Meeting	1:00 PM
March 22, 2023	Regular Meeting	1:00 PM
April 26, 2023	Regular Meeting	1:00 PM
May 24, 2023	Regular Meeting	1:00 PM
June 28 2023	Regular Meeting	1:00 PM
July 26, 2023	Regular Meeting	1:00 PM
August 23, 2023	Regular Meeting	1:00 PM
September 27. 2023	Regular Meeting	1:00 PM