



Rizzetta & Company

# Waterset North Community Development District

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## Board of Supervisors' Meeting April 7, 2026

District Office:  
2700 S. Falkenburg Rd. Ste 2745  
Riverview, Florida 33578  
813.533.2950

[www.watersetnorthcdd.org](http://www.watersetnorthcdd.org)

**WATERSET NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

Landings, 7012 Sail View Lane, Apollo Beach, FL 33572

<b>Board of Supervisors</b>	TJ Pyche Patricia Cianci-Deckard Cathleen DeLucia Mike Tobin Paul Anderson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Rachel Welborn	Rizzetta & Company, Inc.
<b>District Counsel</b>	Dan Langley	Fishback Dominic Law, PA
<b>District Engineer</b>	Stephen Brletic	BDI Engineering

**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, 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.

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**Board of Supervisors  
Wateraset North Community  
Development District**

April 22, 2025

**FINAL AGENDA**

Dear Board Members:

The Budget Workshop of the Wateraset North Community Development District will be held on **Tuesday, April 7, 2026, at 6:00 p.m.** at the Landings, located at 7012 Sail View Ln, Apollo Beach, FL 33572. The following is the final agenda for this meeting:

- 1. CALL TO ORDER**
- 2. BUSINESS ITEMS**
  - A. Discussion of Fiscal Year 2026-2027 Budget
- 3. 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,

*Rachel Welborn*

Rachel Welborn

District Manager