



Workshop Agenda

Date: May 27, 2026

Time: 6:30 PM-8:00 PM

Location: Amenity Center Clubhouse, 31438 Steam Coach Way, Wesley Chapel, FL 33545

1. Welcome & Introductions

The facilitator will outline the workshop objectives and set expectations for the meeting.

2. Budget & Staffing Overview

Review the current budget status and the approved proposed budget for Fiscal Year 2026–2027.

3. Land for Sale (CDD Owned and Crown Development Owned)

Discuss the parcel adjacent to the amenity center and the developer's request for an Access Easement Agreement to support a proposed daycare on the site.

Discuss the 5-acre CDD-owned parcel near Curley Road, which is currently listed for sale at \$2 million.

4. Rules, Regulations, and Rates for the Clubhouse and Recreational Facilities

Review of the revised rules addressing concerns about chalk, markers, and bubble machines, adopted on May 18, 2026.

5. Landscaping Overview

Discuss the community's landscaping plans, related expenditures, and a presentation of the Landscape Asset Management System.

6. Comprehensive Pond Mitigation Plan

Review the pond mitigation plan, including proposed bank erosion repairs, treatment strategies, and the implementation timeline. An RFP for the bank erosion project is also underway.

7. Q&A and Open Discussion

Attendees to ask questions, provide feedback, and share ideas through open discussion.

8. Closing Remarks & Next Steps

Conclude with a summary of key action items and next steps to support continued progress.