

***Parrish North  
Community Development  
District***

**March 19, 2026 Agenda**

**Package**

**TEAMS MEETING INFORMATION**

**MEETING ID: 262 898 673 955 8    PASSCODE: VR3pu98g**

**[Join the meeting now](#)**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

**CLEAR PARTNERSHIPS**



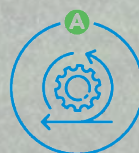
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Parrish North Community Development District

## Board of Supervisors

Blake Murphy, Chairman  
Allison Martin, Vice Chair  
John Suskauer, Assistant Secretary  
Austin Cooper, Assistant Secretary  
Mike LeWallen, Assistant Secretary

## District Staff

Jayna Cooper, District Manager  
Rollamay Turkoane, District Manager  
Brian Lamb, District Secretary  
John Vericker, District Counsel  
Chris Fisher, District Engineer

## Meeting Agenda

The Regular Meetings of the Parrish North Community Development District will be held on **March 19, 2026 at 3:00 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish Florida 34219.** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

**Meeting ID:** 262 898 673 955 8

**Phone** 1 646-838-1601,,329010218#

**Passcode:** VR3pu98g

**Phone Conference ID:** 329 010 218#

*All cellular phones and pagers must be turned off during the meeting.*

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENT PERIOD** *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*
- 3. BUSINESS MATTERS**
  - A. Consideration of RFQ Proposals for District Engineering Services
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes for the February 19, 2026 Meeting
  - B. Consideration of Operation and Maintenance Expenditures for February 2026
  - C. Acceptance of the Financials and Approval of the Check Register for February 2026
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 6. BOARD MEMBERS COMMENTS**
- 7. ADJOURNMENT**

**The next Meeting is scheduled for Thursday, April 16, 2026 at 3:00 p.m.**

**Parrish North Community Development  
District Response to RFQ for Engineering  
Services**

**February 13<sup>th</sup>, 2026**

Prepared By:



February 13, 2026

Ms. Jacqueline Gray  
Administrative Assistant I  
Inframark, LLC  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607

**Re: Proposal for Engineering Services  
Response to RFQ Published  
Parrish North Community Development District**

Dear Ms. Gray :

Clearview Land Design is pleased to present qualifications and credentials to provide professional engineering services for the *Parrish North Community Development District*.

Attached please find eight (8) copies of Standard Form 330 for your consideration.

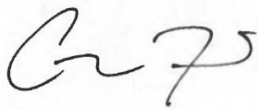
We are confident our proposal will demonstrate the experience of Clearview Land Design's project team. Our team offers extensive experience with large scale master planned communities and has a history of working with over 20 Community Development Districts. We offer a combined 100+ years of planning, designing, inspecting and managing large-scale master planned communities.

We will provide the ideal combination of technical capabilities, enthusiasm, and dedication necessary to meet the needs of the Community Development District.

Should you have any questions or need any additional information, please do not hesitate to contact me at (813) 223-3919.

Sincerely,

**CLEARVIEW LAND DESIGN P.L.**



Chris Fisher, P.E.  
District Engineer

cc: File w/attachments

## a b o u t o u r c o m p a n y

Clearview Land Design is a multi-disciplinary consulting firm focusing on land planning, civil engineering, landscape architecture and environmental services. The leadership group has vast experience in design, permitting, project management, and construction phase services for master-planned communities, roadways, and infrastructure associated with the CDD's residential, commercial and mixed-use projects.

Beyond our unmatched expertise, Clearview offers personal attention to the unique synergies that are only achieved by decades-long relationships within the company and with agency staff. Clearview helps clients avoid time-consuming problems and can provide quick solutions when they are confronted with unavoidable challenges.

Clearview's proven team is dedicated to delivering solutions that are designed to be both functional and cost effective. By combining engineers, designers and planners under one roof, Clearview is able to streamline the design and development process and keep projects on schedule with a proactive approach with permitting agencies to expeditiously obtain required engineering permits for stormwater, utilities, and roadway design packages.

Our approach to projects couples our multi-discipline knowledge with years of permitting and development experience, to provide realistic and achievable time lines and budgets, ensuring that our Client's goals and expectations are met.

Our staff is committed to allocate necessary resources and personnel to deliver services in a timely manner. Clearview project managers meet regularly to evaluate production resources, milestone target dates, design and submittal schedules, and project status.

### We offer:

- Understanding District goals, expectations, and project budgets.
- Years of practice and understanding the needs and challenges associated with master-planned communities.
- Comprehensive coordination with the District Board and Team Members.
- Manage schedule and milestones.
- Local knowledge and understanding of site.
- Creative and flexible solutions.

Our key team members have worked closely with developers and Community Development Districts to provide multi-discipline consulting services. With our experience as engineers working both directly and indirectly with multiple CDDs, we are familiar with the process and are committed to working with the Parish Plantation CDD.

A more detailed account of our project and staff experience is outlined in the following pages of this document.



**Christopher Fisher, P.E.**  
*Project Manager*

Along with a Civil Engineering degree from the Florida State University, Chris Fisher has over five years of experience in various aspects of land development. His major responsibilities and expertise include design, client relations/management, preliminary layouts/due diligence, and permit processing. He has successfully led projects in many counties including Hillsborough, Polk, Hernando, and Manatee.

Mr. Schrader is a founder and owner of Clearview Land Design, P.L. An Honors graduate of the University of Florida, Jordan is a Registered Professional Engineer, with over 10 years of engineering and surveying experience. Mr. Schrader is responsible for project management and design, including due diligence evaluations, community master planning, residential / commercial infrastructure design, construction services and management of multi-disciplinary consulting teams. He has successfully led project teams in Pasco County, Hillsborough County and the City of Tampa.



**Jordan Schrader, P.E.**  
*Vice President*



**Toxey Hall, P.E.**  
*President*

Before forming Clearview Land Design in 2009, Mr. Hall was with Heidt & Associates for 28 years, most recently as President and Owner. He has over 35 years of experience as a Civil Engineer. As president and Owner of Clearview, Toxey manages the day-to-day operations of Clearview. He has design and administrative experience in all aspects of commercial and residential land development engineering. He has administrative management experience with many multi-thousand acre mixed use projects in the Tampa region. Toxey is the former Chairman of the Urban Land Institute Tampa Bay District Council and serves on the National ULI Community Development Council.

Mr. Smirch is an Honors graduate of the University of Florida and is a Registered Professional Engineer. With over 20 years of engineering and surveying experience, Mr. Smirch is a founder and Owner of Clearview Land Design. He is involved in all aspects of the engineering design process from master planning, design, and permitting through project certification of completion. Mike has successfully led project teams in Pasco, Hillsborough, Manatee, Pinellas, and Hernando counties and the City of Tampa.



**Michael Smirch, P.E.**  
*Senior Vice President*



**Larry Worden**  
*Construction Inspector*

Mr. Worden has over 30 years of experience at Clearview Land Design and Heidt & Associates. He is responsible for site work inspection of underground utilities, sanitary pump stations, drainage ponds, storm water piping systems, roadways, parking, facilities, wetland creation areas, underground storm water vaults and Conspan Bridge Systems for single-family developments, apartments, utility extensions, road extensions, road widening, commercial developments, parks, schools and churches.

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Toxey Hall, P.E.</b>	13. ROLE IN THIS CONTRACT President Clearview Land Design Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 43	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L.			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Urban Land Institute; Association of Florida Community Developers; Tampa Bay Builders Association, Life Director-NAHB; American Society of Civil Engineers; Florida Engineering Society; National Society of Professional Engineers	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Registered Professional Engineer, State of Florida			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>New Tampa Corridor, Hillsborough County, Florida</b>	2000-Ongoing	2006-Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. In the City of Tampa, the 25-thousand acre "New Tampa Corridor" consisted of large-scale community development that created a "city within a city". Of the fourteen major projects that coordinated planning and infrastructure in this area, Toxey was project manager for eight of them including Tampa Palms, Hunter's Green, and Highwoods Preserve.		
<b>Museum of Science and Industry Expansion, City of Tampa, Florida</b>	2002-2008	2010
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm b. Civil Engineering Project Manager for the expansion of the Tampa Museum of Science and Industry from 67,000 to 244,000 square feet with the addition of 500 parking spaces. While the usual challenges associated with commercial construction were present, the MOSI project involved several interesting and innovative site concepts.		
<b>Harbour Island, City of Tampa, Florida</b>	2002	2004-Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Project Manager for 178-ac. 15-phase urban mixed-use project. This dense environment ranged from single family detached to mid-rise condominium projects. Challenges included "surcharging" and other design methods to deal with construction on a spoil island under which was several feet of original bay bottom muck. The entire island was constructed with vertical sea walls and "dockominium" boat slips. A master stormwater pond system (with several pumped stormwater vaults) minimized the stormwater footprint, and a linear "greenway" trail system runs the length of the island.		
<b>Beacon Apartments- Downtown St. Petersburg, Florida</b>	2014-2015	2015-2016
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. A significant urban infill redevelopment effort covering a two-city-block footprint in Downtown St. Petersburg. The project consisted of seven and nine story buildings with parking garages that accommodated a total of 692 units. Plan included a stormwater vault, multiple courtyards and motorcourts.		
<b>Highwoods Preserve – City of Tampa, Florida</b>	2004-2010	2004-2014
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e. Project manager for this 93 acre, one million square foot high tech office campus. Construction of seven integrated "campus" style mid-rise office buildings, with surface parking and parking garages totaling 3,700 spaces, enabled us to gain significant open space as opposed to maximizing floor area ratio.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Christopher Fisher, P.E.</b>	13. ROLE IN THIS CONTRACT <b>Project Management</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>12</b>	b. WITH CURRENT FIRM <b>10</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Clearview Land Design, P.L.</b>			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> <b>Bachelor of Science, Civil Engineering Florida State University</b>		P.E. # <b>85555</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> <b>Tampa Bay Builder Association</b>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>North River Ranch (Manatee County, FL)</b>  a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Engineer of Record for Master Planned ±2700 acre ±3500 lot Subdivision in Manatee County.	2019-Ongoing	2020-Ongoing
	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>SM Ranch (Manatee County, FL)</b>  b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Engineer of Record for this ±450 lot subdivision with offsite improvements.	2021-Ongoing	2022-Ongoing
	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>Canoe Creek (Manatee County, FL)</b>  c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE EOR for the last phase (152 units) of this master planned community.	2021 -2023	2022 - 2024
	<input checked="" type="checkbox"/> Check if project performed with current firm	
<b>Del Webb Bexley (Pasco County, FL)</b>  d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE EOR for the master planned community	2017- 2021	2018 - 2022
	<input checked="" type="checkbox"/> Check if project performed with current firm	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE		
	<input type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Jordan A. Schrader, P.E.</b>	13. ROLE IN THIS CONTRACT <b>Assistant District Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL 16	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. (Tampa, FL)			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Registered Professional Engineer Number 74798 State of Florida	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
 Urban Land Institute, Vice Chair – Channel District Redevelopment Agency

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Design Engineer and Project Manager for this 400-acre residential development consisting of 250 single-family units, 25,000 square feet of commercial and a Pasco County Elementary School Site within the Cypress Creek watershed.	On-Going	On-Going
<input type="checkbox"/> Check if project performed with current firm		
b. (1) TITLE AND LOCATION <i>(City and State)</i> Magnolia Park (Hillsborough County, FL)	On-Going	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Design, Project Management and District Management for this 580-acre mixed-use development consisting of 1,200 residential units, 125,000 square feet of commercial development, 60,000 square feet of office/professional and 770,000 square feet of industrial use.	<input type="checkbox"/> Check if project performed with current firm	
c. (1) TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe (Pasco County, FL)	On-Going	
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Design Engineer and Project Management for this master-planned community in Pasco County. Responsibilities include master planning efforts, rezoning and entitlement assistance, master drainage, water and sewer planning, subdivision design, permitting and platting efforts.	<input type="checkbox"/> Check if project performed with current firm	
d. (1) TITLE AND LOCATION <i>(City and State)</i> Gandy Wal-Mart (Tampa, FL)	2009	2009
<input type="checkbox"/> Check if project performed with current firm		
e. (1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Michael F. Smirch, P.E.</b>	13. ROLE IN THIS CONTRACT <b>Chief Design Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>27</b>	b. WITH CURRENT FIRM <b>15</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Clearview Land Design, P.L. (Tampa, FL)</b>			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>  <b>Bachelor of Science in Civil Engineering With Honors University of Florida, 1998</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i>  <b>Registered Professional Engineer Number 59503 State of Florida</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> <b>Member of Florida Engineering Society</b>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>Oakstead, Pasco County, Florida</b>	<b>1998</b>	<b>2007</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm a. Senior Utilities & Drainage Design Engineer for an 852-acre development with 1,184 single-family units. Project activities included master planning, engineering design, ERP permitting and construction phasing within the Anclote River watershed. The project consisted of several phases of residential lots, roadways and associated stormwater management systems involving 40 interconnected wetlands & detention ponds.		
<b>FishHawk Towncenter/Osprey Ridge Drive Hillsborough County, FL</b>	<b>2003</b>	<b>2009</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm b. Senior Drainage Design Engineer for 500 ac. master-planned community included drainage design, construction phasing of 21 wet detention ponds and wetlands treatment facilities. Required the design and construction of more than 700 drainage structures and 10-miles of storm sewer serving over 1,000 residential units.		
<b>WaterGrass, Pasco County, FL</b>	<b>2006</b>	<b>Present</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm c. Senior Drainage Design Engineer for the easterly region of Watergrass consisting of 508-acres with 869 single-family lots. Project activities included master drainage planning & design of 50 interconnected pond and wetland systems, 500 drainage structures, street & lot grading, engineering design, ERP permitting, and construction phasing within the New River watershed.		
<b>Bexley, Pasco County, FL</b>	<b>2012 - Present</b>	<b>2013 - Present</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Chief drainage and utilities design engineer for the 1,800 acre master planned community.		
<b>Westpark Village Towncenter, Hillsborough County, FL</b>	<b>1999</b>	<b>2004</b>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e. Senior Drainage Design Engineer and Senior Utilities Design Engineer for a 160-acre mixed-use development consisting of 368 single-family units, 693 multi-family units, 50 townhomes, 40,000 square feet of commercial development, passive parks, and a 5,000 square-foot community pool. This project was Hillsborough County's first Neo-Traditional Neighborhood.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Larry H. Worden, Jr.</b>	13. ROLE IN THIS CONTRACT Construction Management / Field Management	14. YEARS EXPERIENCE	
		a. TOTAL 41	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. (Tampa, FL)			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i>	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Qualifications include Stormwater Erosion, Sedimentation Control Inspector Training, OSHA Trench Safety Training, Survey Mathematics Course Certificate, FDOT Certifications in Asphalt Level 1 & 2, Earthwork Inspection Level 1 & 2 and Maintenance of Traffic Intermediate Course.

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<b>Connerton (Land O' Lakes, FL)</b>	2008 - Ongoing	2008 - Ongoing
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Connerton is made up of 8,000 acres of former Ranch Land. A 3000-acre tract of land was set aside for a nature preserve. Duties included getting final approval and release of performance and maintenance bonds for a half dozen communities that had been in limbo for years. Since 2017 I have been the Construction Inspector for Village 218 area that has 259 home sites. An additional 2 Villages are scheduled to begin construction soon.		
<b>Seven Oaks (Wesley Chapel, FL)</b>	2000 - 2008	2000 - 2008
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Seven Oaks encompassed about 2.75 square miles of land and is home to over 3,500 people. There are several large businesses, apartment complexes, office parks and a 4.5 million dollars recreation center in the center of the community. I was the Construction Inspector for all infrastructure from the start of construction until 2008.		
<b>Bexley (Land O' Lakes, FL)</b>	2014 - Ongoing	2014 - Ongoing
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Bexley is a 1,700 acre Master Planned Community in Land O' Lakes. I have been the Construction Inspector for all Construction to date. Bexley has received numerous awards. One of the most rewarding parts of my job was helping find a path for several long boardwalks through wooded wetlands. It has also been rewarding to see the wildlife utilizing the retention ponds and wetland creation areas throughout the community.		
<b>Meadow Pointe (Wesley Chapel, FL)</b>	1990 - Ongoing	1990 - Ongoing
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm The last village in Meadow Pointe is under construction. There are 8,378 residential homes in Meadow Pointe. I have been the Construction Inspector for the infrastructure from the beginning of the project until the present time. The project included the construction of 6.5 miles of County Line Road and 4 miles of Meadow Pointe Boulevard. 47 separate villages make up the Meadow Pointe Community.		
<b>Magnolia Park (Riverview, FL)</b>	2008 - 2016	2018 - 2017
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Clearview at first provided free phone consults and some leg work to help the Developer through some difficult challenges. After the merger of two Developers things were getting very complicated and there were numerous commitment deadlines looming. Before long we were finishing up approved projects by the previous Engineer and Designing the remainder of the project. There are only a few home sites left in this community.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">5</p>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Magnolia Park (Hillsborough County, FL)</b>		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2009 - On-Going CONSTRUCTION <i>(If applicable)</i> : On-Going

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Pulte Homes</b>	b. POINT OF CONTACT <b>Sean Strickler</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813-964-5169</b>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Clearview Land Design offers planning, design, and inspection services for the 580 acre master planned community to both the developer and Magnolia Park CDD. The project has been under construction for approximately ten years and close to build out by Pulte Homes. It consists of 1,200 residential units, 125,000 square feet of commercial, 60,000 square feet of office/professional and 770,000 square feet of industrial use. The project serves numerous areas of Tampa and surrounding regions due to its convenient central location and access to major transportation corridors. It is a first time to second level buyer neighborhood with strategically located passive parks and amenity centers to meet the social and recreational needs of the residents.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>6</b>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Mira Bay (Hillsborough County, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2009 - On-Going</b>	CONSTRUCTION <i>(If applicable)</i> <b>On-Going</b>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Newland Communities</b>	b. POINT OF CONTACT <b>Rick Stevens</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813-620-3555</b>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Mirabay is a 720-acre premier master planned community located in Hillsborough County on Tampa Bay. Upon completion, it will accommodate approximately 1,750 homes and 300,000 square feet of office and retail use. This project included master planning, engineering design and permitting and construction phasing. The project consisted of several phases of waterfront residential lots, roadways and associated stormwater management systems. The project included a 3.5 miles canal system and a 135 acre lagoon which conveyed several thousand acres of offsite runoff through a boatlift weir structure to Tampa Bay.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, Land Planning, Landscape Architecture, GIS, Construction Inspection
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">7</p>
21. TITLE AND LOCATION (City and State) <b>Vista Palms (fka Sunshine Village)</b> <b>(Hillsborough County, FL)</b>		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2010 - On-Going CONSTRUCTION (If applicable): On-Going

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Lennar</b>	b. POINT OF CONTACT <b>Parker Hiron</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813-574-5658</b>
-----------------------------------	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Sunshine Village is a community located in south Hillsborough County. Clearview Land Design is involved with planning, civil engineering, landscape architecture, permitting, and construction inspection and is CDD Engineer for the +/- 800 acre project that includes over 2,500 residential units, over 150,000 square feet of commercial development, two large amenity centers, and many pocket parks.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME <b>Clearview Land Design, P.L.</b>	(2) FIRM LOCATION (City and State) <b>Tampa, FL</b>	(3) ROLE <b>Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>8</b>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Trillium (Pasco County, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>On-Going</b>	CONSTRUCTION <i>(If applicable)</i> <b>On-Going</b>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Pulte Homes</b>	b. POINT OF CONTACT <b>Sean Strickler</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813-964-5169</b>
--	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Northwest of Tampa, Trillium is located in Brooksville, on the outskirts of Land O'Lakes. The single family community has a private resort style community swimming pool with cabana's, a shaded playground and miles of miles of pedestrian oriented sidewalks for leisure and recreation.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME <b>Clearview Land Design, P.L.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Tampa, FL</b>	(3) ROLE <b>Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>9</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> <b>Tampa Palms (Tampa, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	On-Going	On-Going

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Tampa Palms</b>	b. POINT OF CONTACT <b>Jim Apthorp</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>(850) 251-5508</b>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Toxey Hall was responsible for designing and managing this large scale mixed-use development project. Tampa Palms is a 6,200-acre project that first began to define the "New Tampa" area. The City sized project included a master planned water distribution system and a master planned sanitary sewer system including approximately 20 pumping stations, including a highly complex dual triplex station with two 12-foot diameter wetwells. The stormwater system included approximately 120 ponds and was a particularly critical component due to the project's location adjacent to Trout Creek and the Hillsborough River. The amenities designed by Toxey and Bill included a golf course, golf course club house, several community "country clubs", multiple internal parks and related buildings, courts, playfields, etc. Of particular interest was the "Canoe Outpost" park on the Hillsborough River. This environmentally sensitive park included a canoe launch, hiking trails, picnic areas, boardwalks and a wildlife viewing area.



Tampa Palms continues to be a standard for Master Planned communities with its many neighborhood parks, interconnected trail system and use of native landscaping. Environmental services included wetland delineations and wetland impact permitting through the Corps of Engineers, DEP, SWFWMD and the Hillsborough County EPC. Mitigation design was performed, permitted and implemented.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

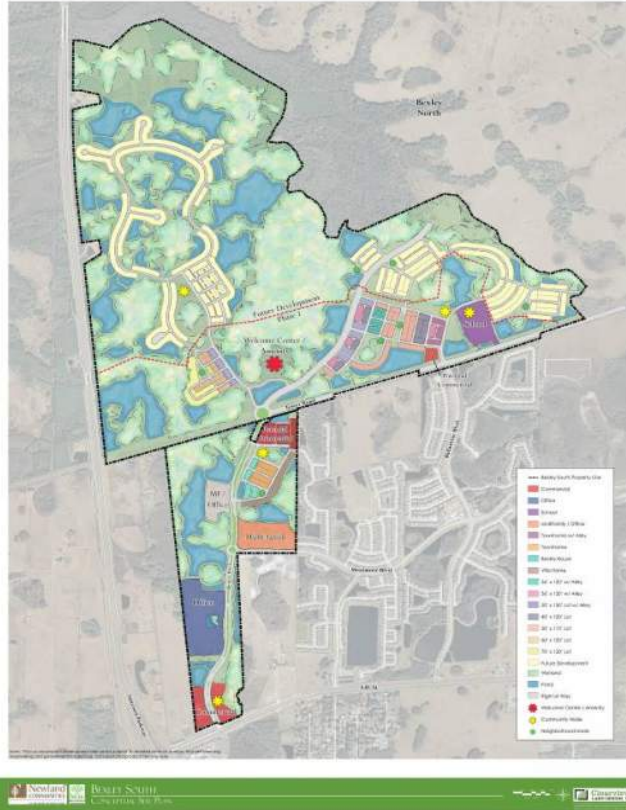
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	*Heidt & Associates, Inc.	Tampa, FL	Civil Engineering, Landscape Architecture, Surveying
b.	(1) FIRM NAME *NOTE: The Principals of Clearview Land Design were the previous Owners of Heidt & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>1</b>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Bexley (Pasco County, FL)</b>		22. YEAR COMPLETED PROFESSIONAL SERVICES: <b>2010 - On-Going</b> CONSTRUCTION <i>(If applicable)</i> : <b>On-Going</b>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Newland Communities</b>	b. POINT OF CONTACT <b>Aaron Baker</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813-620-3555</b>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Bexley, the award-winning master planned community is located along State Road 54 near the Suncoast Parkway in Pasco County. Bexley South comprises over 1,700 acres for which Clearview has provided engineering, permitting and inspection services as well as CDD Engineering Services. It is planned for 1,200 single family homes and 520 multi-family units, and over 650,000 square feet of office and retail. Multiple parks and interconnected trails systems link residential and non-residential uses. Additionally, the Clearview team has been involved in community planning, entitlements, mass grading plans, all infrastructure design, and neighborhood grading. The project includes a master planned stormwater system, water distribution system, reclaimed water distribution system and wastewater collections system. The stormwater system with over 50 ponds was a particularly critical component due to the project's location adjacent to the Sandy Branch and Anclote River.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, Land Planning, GIS, Construction Inspection
b.			
c.			
d.			
e.			
f.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
 (Present as many projects as requested by the agency, or 10 projects, if not specified.  
 Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION (City and State)

**Avalon Park West (Pasco County, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
2010 - On-Going

CONSTRUCTION (If applicable)  
On-Going

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Sitex Development Group**

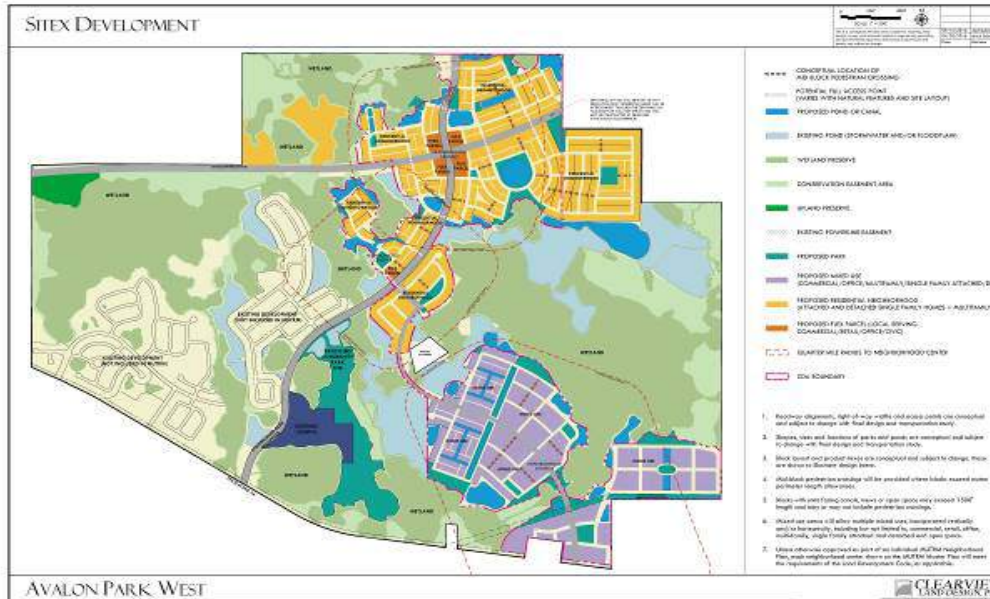
b. POINT OF CONTACT

**Ross Halle**

c. POINT OF CONTACT TELEPHONE NUMBER

**407-658-6565**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Located in Wesley Chapel, Avalon Park West is a master planned community with village type mixed-use neighborhoods, schools, a town center, abundant community parks and vast preserved upland and wetland habitat. Clearview Land Design has been involved in land planning, rezoning, stormwater modeling and master planning, landscape architecture, permitting, and construction phase services for the project. The near 1,800 acre project includes over 800 acres of preservation area and 40 acres of parks. The community will be home to 4,800 residential units, including single family attached, single family detached, and multi-family and 680,000 square feet of mixed-use, commercial and office space.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

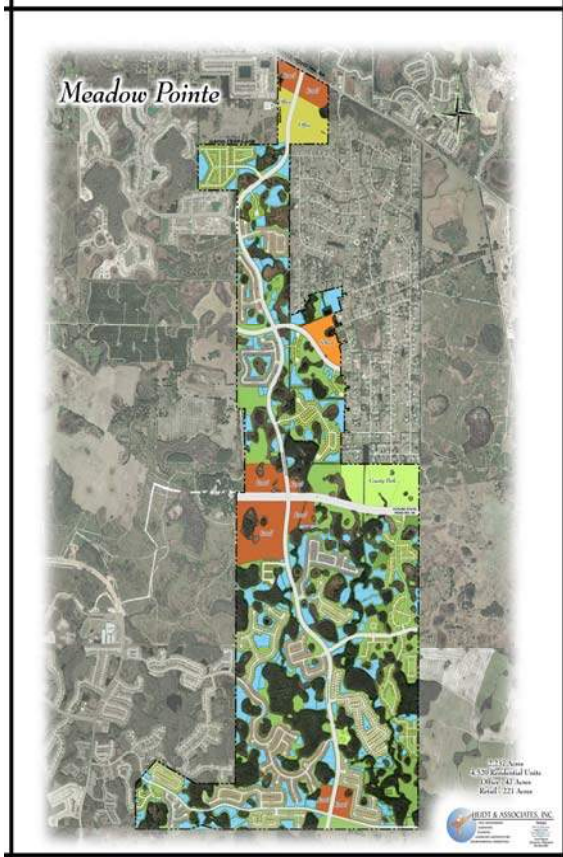
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.			
c.			
d.			
e.			
f.			

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>3</b>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Meadow Pointe (Pasco County, FL)</b>		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2009 - Current CONSTRUCTION <i>(If applicable)</i> : 2009 - Current

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>CalAtlantic Homes</b>	b. POINT OF CONTACT <b>Thomas Spence</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>813-288-7687</b>
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**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT**



Meadow Pointe is an award-winning master planned community in southern Pasco County. For the past 20 years, Meadow Pointe has been one of the fastest selling communities in the State of Florida. Covering over 4,000 acres and consisting of over 7,000 residential units along with retail/office, schools, parks and numerous amenity centers, Meadow Pointe has become a favorite community to live, work and play. The Clearview Team's role in this project has included master planning efforts, rezoning actions and entitlement assistance; master infrastructure design and permitting, including drainage and water and sewer utility systems; and neighborhood design, permitting and platting efforts, and construction phase services.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME <b>Clearview Land Design, P.L.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Tampa, FL</b>	(3) ROLE <b>Civil Engineering, GIS, Land Planning, Construction Inspection</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>4</b>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Connerton, Pasco County, Florida</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2015</b>	CONSTRUCTION <i>(If applicable)</i> <b>On-going</b>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Connerton Development Holdings, LLC	b. POINT OF CONTACT <b>Ashley Becker</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>(214) 302-0060</b>
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Clearview Land Design is currently the Connerton West CDD Engineer and is also providing civil engineering, land planning, landscape architecture, construction inspection, and GIS services for the 4,800 acre master planned community.

Ultimately, the project may accommodate 8,000 residences, 2 million square feet of a mix of commercial, office, civic, medical, and industrial space. over 500 acres of Habitat Management Area, 168 acres of District and Neighborhood Parks, a large preserve dedicated to the Water Management District, and Critical Wildlife Corridors. Two school sites, a town center, and a government complex will serve residents day to day needs.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design	Tampa, Florida	CDD Engineer, Civil Engineering, Planning, Landscape Architecture, Inspection, GIS
b.			
c.			
d.			
e.			
f.			



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**H. ADDITIONAL INFORMATION**

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30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

No additional information required.

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**I. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

02/13/2026

33. NAME AND TITLE

Chris Fisher, P.E., Project Manager





- 45 **A. District Counsel**
- 46 **B. District Engineer**
- 47 **C. District Manager**

48 There being no reports, the next item followed.

49

50 **SIXTH ORDER OF BUSINESS**

**Board Members' Comments**

51 There being none, the next order of business followed.

52

53 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

54 There being no further business,

55

56 On MOTION by Mr. LeWallen seconded by Mr. Suskauer, with all in  
 57 favor, the meeting was adjourned at 3:47 p.m. 3-0

58

59

60

61

---

62 Jayna Cooper/Rollamay Turkoane  
 63 District Manager

---

Blake Murphy/Allison Martin  
 Chairperson/Vice Chairperson

**Parrish North CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
BUSINESS OBSERVER	2/6/2026	26-00187M	\$80.94			LEGAL ADVERTISING
BUSINESS OBSERVER	2/20/2026	26-00254M	\$238.44		\$319.38	LEGAL ADVERTISING
INFRAMARK LLC	1/27/2026	169909	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/27/2026	169909	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	1/27/2026	169909	\$125.00	\$3,208.33		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/30/2026	169902	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/30/2026	169902	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	1/30/2026	169902	\$125.00	\$3,208.33		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	2/13/2026	171117	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	2/13/2026	171117	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	2/13/2026	171117	\$125.00	\$3,208.33	\$9,624.99	WEBSITE MAINTENANCE/ADMIN
STRALEY ROBIN VERICKER	2/12/2026	27935	\$720.00			PROFESSIONAL SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$10,664.37</b>			
<b>TOTAL</b>						
			<b>\$10,664.37</b>			

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 26-00187M

Date 02/06/2026

**Attn:**  
Parrish North CDD - Inframark  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

Description	Amount
Serial # 26-00187M <b>Notice of Meeting of the Audit Committee</b> RE: Meeting on February 19, 2026 at 3:00pm Published: 2/6/2026	\$80.94

Important Message	Paid
Please include our Serial # on your check      Pay by credit card online: <a href="https://legals.businessobserverfl.com/send-payment/">https://legals.businessobserverfl.com/send-payment/</a>	( )
	<b>Total</b> <b>\$80.94</b>

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### Notice of Meeting of the Audit Committee of the Parrish North Community Development District

The Audit Committee for the Parrish North Community Development District ("District") will hold a special meeting on the 19th day of February, 2026, at 3:00 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219. The purpose of the meeting is to review, rank, and provide a recommendation to the Board of Supervisors of the District with respect to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by email: Jayna.Cooper@Inframark.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Manager Jayna Cooper with Inframark, via phone at 813.608.8242 or via email at Jayna.Cooper@Inframark.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

Any person who decides to appeal any action or decision taken by the committee with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper  
District Manager  
February 6, 2026

26-00187M

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 26-00254M

Date 02/20/2026

**Attn:**  
Parrish North CDD - Inframark  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

Description	Amount
Serial # 26-00254M <b>Request for Qualifications</b> RE: Parrish North CDD Published: 2/20/2026	\$238.44

Important Message	Paid
<b>Please include our Serial # on your check</b> <b>Pay by credit card online:</b> <a href="https://legals.businessobserverfl.com/send-payment/">https://legals.businessobserverfl.com/send-payment/</a>	( )
	<b>Total</b> <b>\$238.44</b>

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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Sarasota, FL 34236  
, 941-906-9386 x322

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### NOTICE

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# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

169909

**DATE**

1/27/2026

**BILL TO**

Parrish North Community  
Development District  
2005 Pan Am Cir  
Tampa FL 33607-2359  
United States

**CUSTOMER ID**

C7203

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/27/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces # 167844					
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>3,208.33</b>

<b>Subtotal</b>	\$3,208.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$3,208.33</b>

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

169902

**DATE**

1/30/2026

**BILL TO**

Parrish North Community  
Development District  
2005 Pan Am Cir  
Tampa FL 33607-2359  
United States

**CUSTOMER ID**

C7203

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/30/2026

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces # 163594					
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>3,208.33</b>

<b>Subtotal</b>	\$3,208.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$3,208.33</b>

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

171117

**DATE**

2/13/2026

**BILL TO**

Parrish North Community  
Development District  
2005 Pan Am Cir  
Tampa FL 33607-2359  
United States

**CUSTOMER ID**

C7203

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces #170692					
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>3,208.33</b>

<b>Subtotal</b>	\$3,208.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$3,208.33</b>

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

***Parrish North  
Community  
Development  
District***

***Financial Report***

***February 28, 2026***

**CLEAR PARTNERSHIPS**



**PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash In Bank	\$ 9,936
Accounts Receivable	1,250
<b>TOTAL ASSETS</b>	<b>\$ 11,186</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	11,186
<b>TOTAL FUND BALANCES</b>	<b>11,186</b>

**PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 1,366	\$ 1,366	0.00%
Special Assmnts- Tax Collector	1,409,715	-	(1,409,715)	0.00%
Developer Contribution	-	25,200	25,200	0.00%
<b>TOTAL REVENUES</b>	<b>1,409,715</b>	<b>26,566</b>	<b>(1,383,149)</b>	<b>1.88%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	12,000	-	12,000	0.00%
Construction Accounting	3,500	-	3,500	0.00%
Field Management	12,000	-	12,000	0.00%
Recording Secretary	3,500	-	3,500	0.00%
Trustees Fees	9,500	-	9,500	0.00%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	7,000	-	7,000	0.00%
District Counsel	15,000	2,102	12,898	14.01%
District Engineer	20,000	-	20,000	0.00%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	17,500	5,000	12,500	28.57%
Auditing Services	6,500	-	6,500	0.00%
Onsite Staff	40,000	-	40,000	0.00%
Website ADA Compliance	1,800	1,613	187	89.61%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Rental and Leases	3,500	-	3,500	0.00%
General Liability	12,500	3,250	9,250	26.00%
Public Officials Insurance	7,500	2,250	5,250	30.00%
Property & Casualty Insurance	45,000	-	45,000	0.00%
Legal Advertising	1,500	637	863	42.47%
Administration	3,500	-	3,500	0.00%
Special Services	2,000	-	2,000	0.00%
Data Storage	2,400	-	2,400	0.00%
Bank Fees	200	484	(284)	242.00%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Misc Admin	250	-	250	0.00%
Website Admin Services	1,500	625	875	41.67%
Onsite Office Supplies	190	-	190	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>262,165</b>	<b>26,553</b>	<b>235,612</b>	<b>10.13%</b>

**PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Utility Services</u></b>				
Street Lights	260,000	-	260,000	0.00%
Utility - All Others	35,000	-	35,000	0.00%
Amenity Internet	1,650	-	1,650	0.00%
Water/Waste	18,000	-	18,000	0.00%
<b>Total Utility Services</b>	<b>314,650</b>	<b>-</b>	<b>314,650</b>	<b>0.00%</b>
<b><u>Landscape Services</u></b>				
Wildlife Control	6,000	-	6,000	0.00%
Debris Cleanup	5,000	-	5,000	0.00%
Aquatics - Contract	35,000	-	35,000	0.00%
Landscaping - R&M	55,000	-	55,000	0.00%
Irrigation Maintenance	20,000	-	20,000	0.00%
Landscaping - Annuals	25,000	-	25,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscape Maintenance - Contract	420,000	-	420,000	0.00%
Landscaping - Plant Replacement Program	40,000	-	40,000	0.00%
Wetland Management Program	12,000	-	12,000	0.00%
Aquatics - Plant Replacement	5,000	-	5,000	0.00%
<b>Total Landscape Services</b>	<b>640,500</b>	<b>-</b>	<b>640,500</b>	<b>0.00%</b>
<b><u>Amenities</u></b>				
Pool Maintenance - Contract	18,000	-	18,000	0.00%
Janitorial - Contract	15,000	-	15,000	0.00%
Amenity Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	12,000	-	12,000	0.00%
Garbage Dumpster - Rental/Collection	9,000	-	9,000	0.00%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Amenity R&M	17,750	-	17,750	0.00%
Facility A/C	2,500	-	2,500	0.00%
Entrance Monuments, Gates, Walls R&M	12,000	-	12,000	0.00%
Sidewalk, Pavement, Signage R&M	16,000	-	16,000	0.00%
Amenity Camera R&M	5,000	-	5,000	0.00%
Playground Maintenance	5,400	-	5,400	0.00%
Access Control R&M	3,500	-	3,500	0.00%
Misc	15,000	-	15,000	0.00%
Special Events	4,500	-	4,500	0.00%
Holiday Decorations	12,000	-	12,000	0.00%
Janitorial - Supplies/Other	1,400	-	1,400	0.00%

**PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Dog Waste Station	1,500	-	1,500	0.00%
Pool Permits	650	-	650	0.00%
<b>Total Amenities</b>	<b>157,400</b>	<b>-</b>	<b>157,400</b>	<b>0.00%</b>
<b><u>Reserves</u></b>				
Non Insurable Asset Reserve	35,000	-	35,000	0.00%
<b>Total Reserves</b>	<b>35,000</b>	<b>-</b>	<b>35,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,409,715</b>	<b>26,553</b>	<b>1,383,162</b>	<b>1.88%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13	13	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>11,173</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 11,186</b>		

# Bank Account Statement

Parrish North CDD

**Bank Account No.** 9970  
**Statement No.** 26\_02

**Statement Date** 02/28/2026

<b>G/L Account No. 101002 Balance</b>	9,936.11	<b>Statement Balance</b>	12,507.55
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	12,507.55
<b>Subtotal</b>	9,936.11	<b>Outstanding Checks</b>	-2,571.44
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	9,936.11
<b>Ending G/L Balance</b>	9,936.11		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/17/2026		JE000027	Accounts Receivable	ACH #RB000003 - PN02032026-FR - CWR LAC	5,400.00	5,400.00	0.00
02/28/2026		JE000029	Interest - Investments	Interest Earned	17.07	17.07	0.00
<b>Total Deposits</b>					5,417.07	5,417.07	0.00
<b>Checks</b>							
							0.00
01/30/2026	Payment	1022	INFRAMARK LLC	Check for Vendor V00003	-3,208.33	-3,208.33	0.00
02/03/2026	Payment	1024	INFRAMARK LLC	Check for Vendor V00003	-9,624.99	-9,624.99	0.00
02/13/2026	Payment	1025	BUSINESS OBSERVER	Check for Vendor V00009	-80.94	-80.94	0.00
02/19/2026	Payment	1026	INFRAMARK LLC	Check for Vendor V00003	-3,208.33	-3,208.33	0.00
02/28/2026		JE000028	Bank Fees	Service Charges	-94.85	-94.85	0.00
<b>Total Checks</b>					-16,217.44	-16,217.44	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
01/30/2026	Payment	1023	SCHOOLSTATUS, LLC	Check for Vendor V00007			-1,613.00
02/26/2026	Payment	1027	STRALEY ROBIN VERICKER	Check for Vendor V00004			-720.00
02/26/2026	Payment	1028	BUSINESS OBSERVER	Check for Vendor V00009			-238.44
<b>Total Outstanding Checks</b>							-2,571.44
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	1024	02/03/26	V00003	INFRAMARK LLC	169887	DEC 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1024	02/03/26	V00003	INFRAMARK LLC	169887	DEC 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1024	02/03/26	V00003	INFRAMARK LLC	169887	DEC 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1024	02/03/26	V00003	INFRAMARK LLC	169909	JAN 26-DISTRICT INFRAMARK INVOICE	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1024	02/03/26	V00003	INFRAMARK LLC	169909	JAN 26-DISTRICT INFRAMARK INVOICE	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1024	02/03/26	V00003	INFRAMARK LLC	169909	JAN 26-DISTRICT INFRAMARK INVOICE	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1024	02/03/26	V00003	INFRAMARK LLC	169902	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1024	02/03/26	V00003	INFRAMARK LLC	169902	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1024	02/03/26	V00003	INFRAMARK LLC	169902	NOV 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1025	02/13/26	V00009	BUSINESS OBSERVER	26-00187M	FEB 26-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$80.94
001	1026	02/19/26	V00003	INFRAMARK LLC	171117	FEB 26-District Management	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1026	02/19/26	V00003	INFRAMARK LLC	171117	FEB 26-District Management	DISTRICT MANAGEMENT	531151-51301	\$2,083.33
001	1026	02/19/26	V00003	INFRAMARK LLC	171117	FEB 26-District Management	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1027	02/26/26	V00004	STRALEY ROBIN VERICKER	27935	JAN 26-DISTRICT COUNSEL THRU 01/31/26	PROFESSIONAL SERVICES	531146-51301	\$720.00
001	1028	02/26/26	V00009	BUSINESS OBSERVER	26-00254M	FEB 26-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$238.44
<b>Fund Total</b>									<b>\$13,872.70</b>

<b>Total Checks Paid</b>	<b>\$13,872.70</b>
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