

# Northridge Community Development District

**Board of Supervisors:**

Richard Sacchi, Chairman  
Brian Howell, Vice Chairman  
Peter Altman, Assistant Secretary  
Eric Davidson, Assistant Secretary  
Michelle Furey, Assistant Secretary

**Staff:**

Brian Lamb, District Manager  
Bryan Radcliff, District Manager  
Angela De La Mora, District Counsel  
John Mueller, District Engineer

## Public Hearings and Regular Meeting Agenda Monday, May 12, 2025 – 11:00 a.m.

The Public Hearings and Regular Meeting of Northridge Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

**Microsoft Teams Meeting:** [Join the meeting now](#)

**Meeting ID:** 226 999 845 919 8      **Call in (audio only):** +1 (646) 838-1601

**Passcode:** U6Pf7be3      **Phone Conference ID:** 704 376 798#

- 1. Call to Order/Roll Call**
- 2. Public Comment Period**
- 3. Recess to Public Hearings**
- 4. Public Hearing on Adopting Proposed FY2025 Budget**
  - A.** Open Public Hearing on Adopting FY2025 Proposed Budget
  - B.** Staff Presentations
  - C.** Public Comment
  - D.** Consideration of Resolution 2025-29; Adopting the FY2025 Budget
  - E.** Close Public Hearing on Adopting FY2025 Proposed Budget
- 5. Public Hearing on Adopting the Uniform Method of Collection**
  - A.** Open Public Hearing on Adopting Uniform Method of Collection
  - B.** Staff Presentations
  - C.** Public Comment
  - D.** Consideration of Resolution 2025-30; Adopting Uniform Method of Collection
  - E.** Close Public Hearing on Adopting Uniform Method of Collection

**District Office:**

Pan Am Circle, Suite 300  
Tampa, FL 33607  
(813) 873-7300

**Meeting Location:**

In person: 16615 Crosspointe Run, Land O' Lakes, FL  
Participate remotely: Microsoft Teams [Join the meeting now](#)  
OR dial in for audio only (646) 838-1601  
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**6. Public Hearing on Adopting Rule of Development**

- A. Open Public Hearing on Adopting Rule of Development
- B. Staff Presentations
- C. Public Comment
- D. Close Public Hearing on Adopting Rule of Development

**7. Public Hearing on Adopting Uniform Rules of Procedure**

- A. Open Public Hearing on Adopting Uniform Rules of Procedure
- B. Staff Presentations
- C. Public Comment
- D. Consideration of Resolution 2025-31; Adopting Uniform Rules of Procedure
- E. Close Public Hearing on Adopting Uniform Rules of Procedure

**8. Recess and Return to Regular Meeting**

**9. Business Items**

- A. Consideration of Registered Voter Count
- B. Consideration of the Northridge FY2026 Proposed Budget
- C. Consideration of Resolution 2025-32; Approving a Proposed Budget for FY2026 & Setting Public Hearing

**10. Consent Agenda Items**

- A. Approval of Meeting Minutes
  - 1. April 7, 2025 Regular Meeting Minutes
  - 2. April 14, 2025 Landowners' Meeting & Election Minutes
  - 3. April 14, 2025 Continued Regular Meeting Minutes
- B. Acceptance of April 2025 Financials
- C. Acceptance of Check Register
- D. Acceptance of Operations and Maintenance Report

**11. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. District Manager

**12. Other Business, Updates, and Supervisor Comments**

**13. Adjournment**