

Westchase Community Development District

Board of Supervisors

Matt Lewis, Chairman
Gregory Chesney, Vice Chairman
Christopher Barrett, Assistant Secretary
James Wimsatt, Assistant Secretary
Reggie Gillis, Assistant Secretary

Heather Dilley, District Manager
Erin McCormick, Esq, District Counsel
Sherida Cook, Office Manager
Robert Dvorak, District Engineer
David Sylvanowicz, Field Manager

Workshop Agenda

Tuesday, February 17, 2026 – 6:30 p.m.

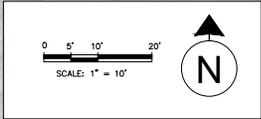
1. Call to Order
2. Audience Comments
3. Discussion of Golf Course
4. Discussion of Open Green Space
5. Discussion of Sidewalk Phases
6. Discussion of Pond 51
7. Presentation of JCS Security
8. Supervisor Requests
9. Adjournment

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

11211 Countryway Boulevard,
Tampa, FL 33626



Job No. 18-00603-001
 Drawn: AS
 Designed: AS
 Checked: SOB
 QC: SOB
 Sheet:

WESTCHASE ODD
 WESTCHASE NORTH
 PARCEL EXHIBIT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

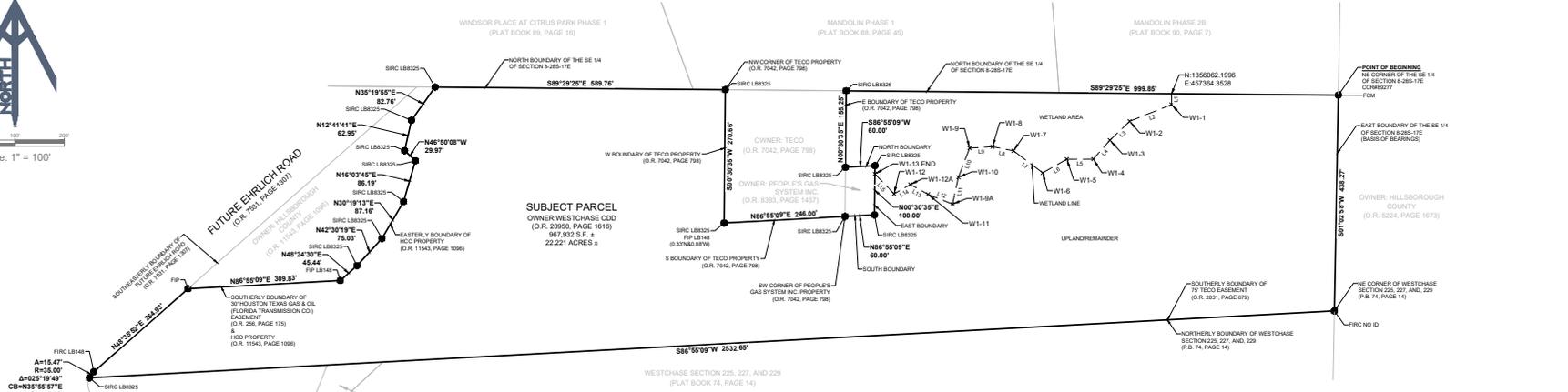
PRELIMINARY
 CONSTRUCTION SET

001170287PW 245.03

001170287PW 245.03



Scale: 1" = 100'



SUBJECT PARCEL
OWNER: WESTCHASE CDD
(O.R. 2096, PAGE 1616)
967.832 S.F. ±
22.221 ACRES ±

RECORD DESCRIPTION (O.R. 2096, PAGE 1616):

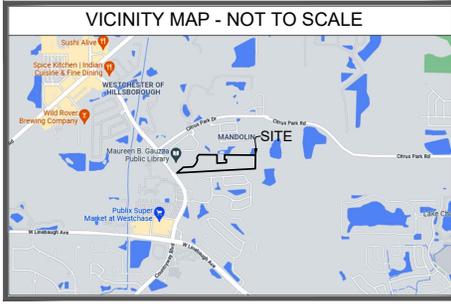
DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 8 for a POINT OF BEGINNING, run thence along the East boundary of said Southeast 1/4 of said Section 8, S 01° 02'30"W, 438.27 feet, to the Northeast corner of WESTCHASE SECTION 225, 227 AND 229, according to plat thereof as recorded in Plat Book 74, Page 14, Public Records of Hillsborough County, Florida, said point also being a point on the Southerly boundary of a 75 foot wide Tampa Electric Company Easement as recorded in D.R. Book 2831, Page 679, Public Records of Hillsborough County, Florida, thence along the Northerly boundary of said WESTCHASE SECTION 225, 227 AND 229 and the Southerly boundary of said 75 foot wide Tampa Electric Company Easement, S 89° 50'09"W, 252.85 feet to a point on the Southeasterly boundary of the Hillsborough County property for Future Ehrlich Road as recorded in Official Records Book 7331, Page 1937, Public Records of Hillsborough County, Florida, thence along said Southeasterly boundary the following two (2) courses: 1) Northerly, 15.47 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 25° 19'52" (Point bearing N. 89° 53'57"E, 15.38 feet to a point of tangency N. 14° 48'35" E, 54.48 feet to a point on the Southerly boundary of a 30 foot wide Houston Texas Gas and Oil (Florida Transmission Co.) Main Easement, as recorded in Official Records Book 256, Page 175, Public Records of Hillsborough County, Florida, said point also being on the Southerly boundary of the Hillsborough County property, as recorded in Official Records Book 11543, Page 1096, Public Records of Hillsborough County, Florida, thence along said Southerly boundary, N. 86° 50'09"E, 309.83 feet; thence along the Easterly boundary of said Hillsborough County property the following seven (7) courses: 1) N. 46° 24'07"E, 45.44 feet; 2) N. 42° 30'19"E, 75.03 feet; 3) N 30° 19'13"E, 87.16 feet; 4) N. 16° 03'46"E, 86.19 feet; 5) N. 46° 50'08"W, 29.97 feet; 6) N. 12° 41'41"E, 62.95 feet; 7) N. 87° 16'07"E, 82.78 feet to a point on the North boundary of said Section 8, thence along said North boundary of the Southeast 1/4 of said Section 8, S 89° 50'09"W, 270.66 feet; thence along the South boundary of said Tampa Electric Company property, as recorded in Official Records Book 7302, Page 781, Public Records of Hillsborough County, Florida, thence along the West boundary of said Tampa Electric Company property, 5.00° 30'20"W, 270.66 feet; thence along the South boundary of said Peoples Gas System Inc. property, as recorded in Official Records Book 7042, Page 768, Public Records of Hillsborough County, Florida, thence along the South boundary of said Peoples Gas System Inc. property, N. 86° 50'09"E, 40.00 feet; thence along the East boundary of said Peoples Gas System Inc. property, N 00° 30'35"E, 100.00 feet; thence along the North boundary of said Peoples Gas System Inc. property, S 88° 50'09"W, 80.00 feet to a point on the East boundary of said Tampa Electric Company property, thence along said East boundary of the Tampa Electric Company property, N 00° 30'35"E, 155.25 feet to a point on the Westward North boundary of the Southeast 1/4 of Section 8, thence along said North boundary of the Southeast 1/4 of Section 8, S 89° 29'25"E, 999.85 feet to the POINT OF BEGINNING.

Containing 22,220 acres, more or less.

SURVEYOR'S NOTES:

- This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC makes no representations or guarantees pertaining to easements, encumbrances, rights-of-way, reservations, agreements and other similar matters.
- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida, having a Grid bearing of S 01° 02'30"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83) (11 ADJUSTMENT) for the West Zone of Florida.
- This survey is intended to be displayed at 1" = 100' or smaller.
- All boundary line dimensions are field measured and coincide with record dimensions unless otherwise noted.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject property lies in Flood Zone "A" and "X" according to Flood Insurance Rate Map, Map No. 12057C030H for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated August 28, 2008 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFRM database information supplied by the FEMA Map Service Center (<http://www.fema.gov>).
- Parcels shown hereon are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a substitute for title, easements, zoning or freedom of encumbrances.
- The lands described herein may contain lands that are considered environmentally sensitive wetlands that are subject to claim or retraction by one or more of the following agencies: Army Corps of Engineers, Southeast Florida Water Management District (SEFWMD), or Department of Environmental Protection (D.E.P.). Wetland signs and areas, if any, are not shown hereon.
- It is hereby certified that a survey of the herein described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 55-17.000 FAC, pursuant to Section 472.027, F.S.
- Wetlands were only located on a portion of subject property as shown hereon. There may be additional wetlands located on the property not shown on this survey.



LEGEND

- SRC — Set Iron Nail and Cap
- FCI — Found Coin, Measurement
- FB — Found Iron Pipe
- FR — Found Set Iron Nail and Cap
- O.R. — Official Records Book
- LB — Located Boundary

	AREA TABLE	
PARCEL	AREA (SQFT ±)	AREA (ACRES ±)
PROPERTY	967,832	22.221
UPLAND/REMANDER	877,935	20.155
WETLAND	89,997	2.066

POINT TABLE		
DESCRIPTION	NORTHING	EASTING
W1-1	1356040.0800	457364.1560
W1-2	1356006.1360	457279.2080
W1-3	1355967.7190	457238.9940
W1-4	1355929.3560	457205.2360
W1-5	1355892.1770	457151.3910
W1-6	1355851.4850	457102.4070
W1-7	1355846.1440	457043.2710
W1-8	1355854.5650	457000.6970
W1-9	1355851.7320	456954.0920
W1-9A	1355837.8200	456919.3890
W1-10	1355892.2690	456931.2540
W1-11	1355857.9290	456969.9580
W1-12	1355858.6290	456980.9940
W1-12A	1355877.7070	456833.5330
W1-13 END	1355899.0605	456761.6373

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°30'35"W	22.12'
L2	S89°10'09"W	91.48'
L3	S48°18'33"W	56.62'
L4	S41°20'42"W	51.10'
L5	S89°48'34"W	53.85'
L6	S60°31'10"W	56.27'
L7	N52°56'25"W	74.10'
L8	N78°48'41"W	43.40'
L9	S86°31'17"W	46.69'
L10	S21°02'21"W	63.61'
L11	S12°16'10"W	56.83'
L12	N68°00'18"W	53.74'
L13	N61°13'54"W	41.10'
L14	S59°55'01"W	38.07'
L15	N43°56'01"W	56.10'



Surveyor's Certificate
This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5-17 Florida Statutes.

Pierson A Monetti, LS 7227

Survey History		
Date	Description	By
12/2/21	Last field data acquisition	DM



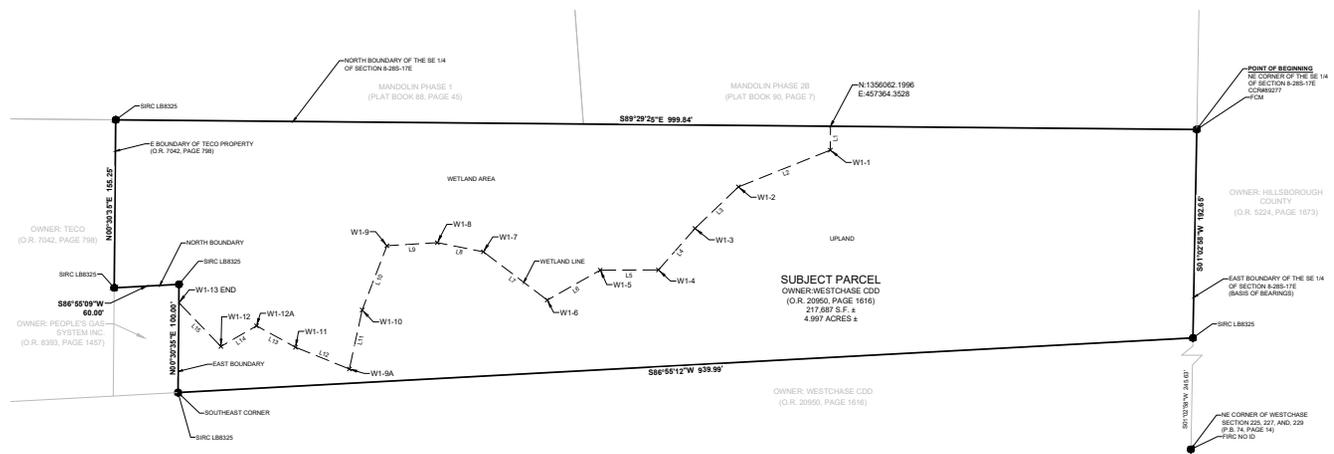
Westchase CDD
Specific Purpose Wetland Survey
County Way Boulevard, Westchase FL, 33626

Johnson, Mirman, & Thompson, Inc.
Section 8, Township 28 South, Range 17 East, Hillsborough County, FL.

Project Number: 210310

Sheet 1 of 1

Survey Datum
Horizontal Datum: NAD83



AREA TABLE		
PARCEL	AREA (SQFT ±)	AREA (ACRES ±)
PROPERTY	217,687	4.997
UPLAND/REMAINDER	127,690	2.931
WETLAND	89,997	2.066

POINT TABLE		
DESCRIPTION	NORTHING	EASTING
W1-1	1356040.0803	457364.1560
W1-2	1356006.1360	457279.2060
W1-3	1355967.7190	457238.9940
W1-4	1355929.3560	457200.2360
W1-5	1355893.1770	457151.3910
W1-6	1355901.4890	457102.4070
W1-7	1355946.1440	457043.2710
W1-8	1355954.5690	457000.8970
W1-9	1355951.7320	456954.0920
W1-9A	1355837.8000	456915.3890
W1-10	1355892.2580	456931.2540
W1-11	1355857.9280	456889.5580
W1-12	1355858.6280	456880.5940
W1-12A	1355877.7070	456833.5330
W1-13 END	1355899.0005	456761.6373

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°30'35"W	22.12'
L2	S68°13'09"W	91.48'
L3	S46°18'33"W	55.62'
L4	S41°20'42"W	51.10'
L5	S89°48'34"W	53.85'
L6	S60°31'10"W	56.27'
L7	N52°56'25"W	74.10'
L8	N78°48'41"W	43.40'
L9	S88°31'17"W	46.69'
L10	S21°02'21"W	63.61'
L11	S12°16'10"W	55.83'
L12	N68°00'18"W	53.74'
L13	N61°13'54"W	41.10'
L14	S59°50'01"W	38.07'
L15	N43°56'01"W	56.10'



LEGEND

- SIRC — Set Iron Rod and Cap
- FCM — Found Corner, Measurement
- FBP — Found Iron Pipe
- FRM — Found Iron Rod and Cap
- G.R. — Official Records Book
- LB — Licensed Boundary

LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of the Southeast 1/4 of said Section 8, run thence along the East boundary of said Southeast 1/4 of said Section 8, S 01°02'58" W, a distance of 162.05 feet; thence S 86°52'12" W, a distance of 999.89 feet to the Southeast corner of the Peoples Gas System Inc. property, as recorded in Official Records Book 8393, Page 1457, Public Records of Hillsborough County, Florida; thence along the East & North boundary of said property, the following two (2) courses: 1) N 00°30'39" E, a distance of 100.00 feet; 2) S 86°52'59" W, a distance of 60.00 feet to a point on the East boundary of the Tampa Electric Company property, as recorded in Official Records Book 7942, Page 765, Public Records of Hillsborough County, Florida; thence along said East boundary, N 00°30'39" E, a distance of 155.25 feet to a point on the North boundary of said Southeast 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida; thence along said North boundary, S 89°27'27" E, a distance of 999.84 feet to the POINT OF BEGINNING.

Containing 4.997 acres, more or less.

SURVEYOR'S NOTES:

- 1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRC Spatial, LLC makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters.
- 2) Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida, having a Grid bearing of S 01°02'58" W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83) 11 ADJUSTMENT for the West Zone of Florida.
- 3) This survey is intended to be displayed at 1" = 100' or smaller.
- 4) All boundary line dimensions are field measured and coincide with record dimensions unless otherwise noted.
- 5) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 6) The subject property lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12057C0503H for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated August 28, 2008 and issued by the Federal Emergency Management Agency. Lines shown hereon are digitally translated from DFRM database information supplied by the FEMA Map Service Center (<http://www.fema.gov>).
- 7) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 8) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 9) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 10) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- 11) It is hereby certified that a survey of the herein described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 55-117, F.S., pursuant to Section 472.027, F.S.



Surveyor's Certificate
 This survey was made without the original signature and seal of a Florida Professional Surveyor and Mapper or a digital signature complying with 55-117 Florida Statutes.
 Pierson A Monetti, LS 7227

Survey History		
Date	Description	By
10/2/2021	Land with title acquisition	DR



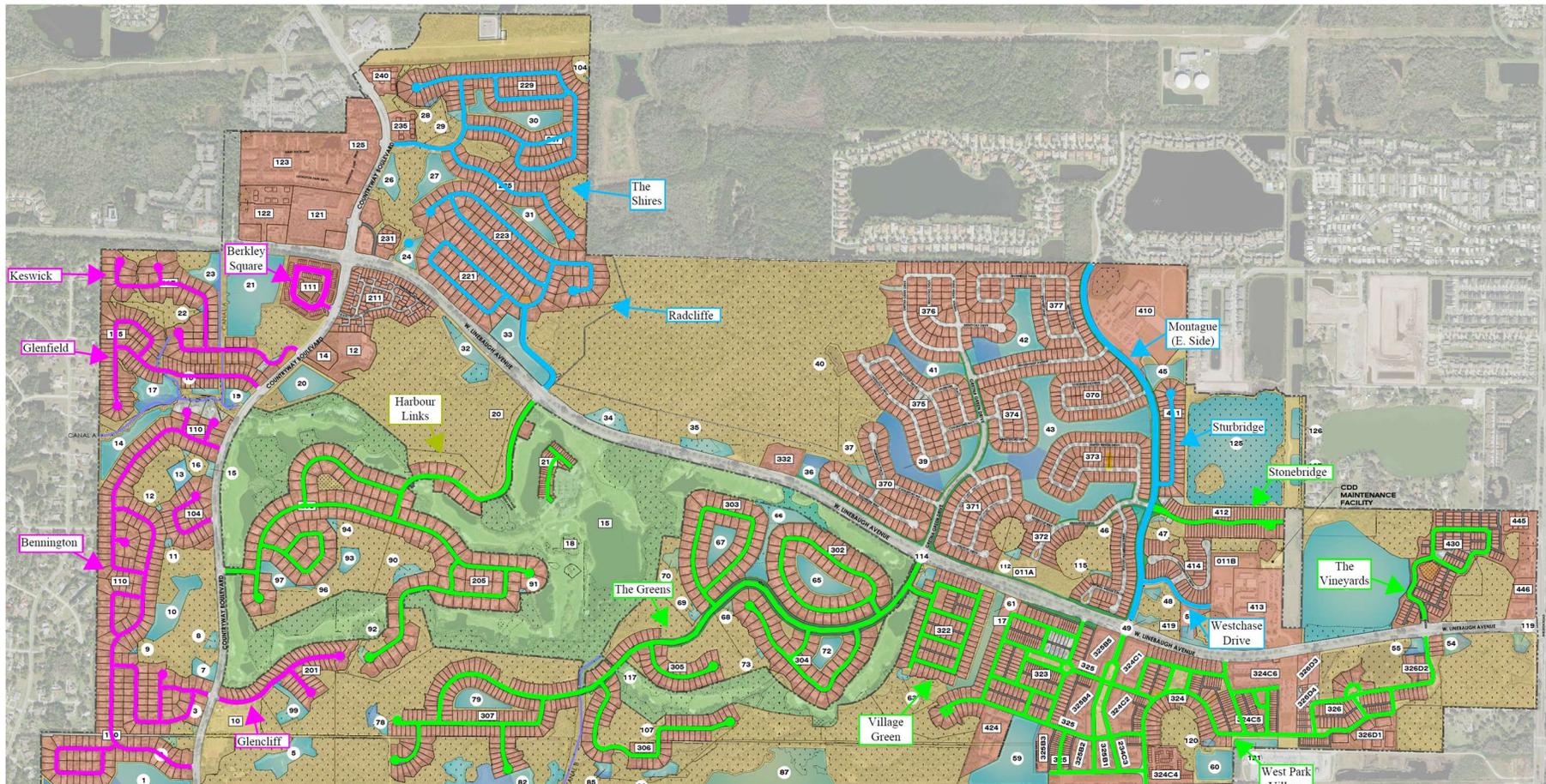
Westchase CDD
 Specific Purpose Wetland Survey
 Country Way Boulevard, Westchase FL, 33626
 Prepared by:
 Johnson, Mirman, & Thompson, Inc.
 Section 8, Township 28 South, Range 17 East,
 Hillsborough County, FL.
 Project Number: 210310 Sheet 1 of 1

Westchase CDD - Sidewalk Repair Phase Map Exhibit

Phase 1

Phase 2

Phase 3



JCS INVESTIGATIONS AND SECURITY

SEE
SOMETHING



SAY
SOMETHING



SECURITY PATROL SERVICE PRICELIST

Package 1 - Roving Security Patrol

\$1980/month

- Random Patrols
- Maintenance Reports
- Incident Reports
- Priority Call Response
- Two patrols within a 24 hour period, third visit **FREE** if needed

Package 2 - Call Response Only

\$1200/month

- Call Response includes
 - Incident Reports
 - Maintenance Checks
When on Property
- Responding to Quality of Life
Issues & Crimes**

ANTI-CRIME PATROLS

THAT ADDRESS QUALITY OF LIFE ISSUES & CRIMES
USING HIGH QUALITY ADVANCED TECHNOLOGY SUCH AS NIGHT VISION
DRONES WHERE NEEDED TO LOCATE LOST OR MISSING CHILDREN
AND CRIMINALS.

(813) 616-1405