

***WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Landowners Meeting***

***Tuesday  
November 1, 2016***

***10:00 a.m.***

***At:***

***Metro Development  
2502 North Rocky Point Drive Suite 1050  
Tampa, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Waterleaf Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Waterleaf Community  
Development District**

Dear Board Members:

The Landowners Meeting of the Board of Supervisors of the Waterleaf Community Development District is scheduled for Tuesday November 1, 2016 **at 10:00 a.m.** at the Metro Development Offices located at 2502 North Rocky Point Drive Suite 1050, Tampa, Fl.

*The advanced copy of the agenda for the meeting is attached along with associated documentation.* Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Paul Cusmano  
District Manager

District: WATERLEAF COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: Tuesday, November 1, 2016  
Time: 10:00 a.m.  
Location: Metro Development  
2502 North Rocky Point Drive Suite 1050  
Tampa, Florida

Conference Call In No.: 563.999.2090  
Code: 686859#

### ***Agenda***

#### ***LANDOWNER'S MEETING***

- I.** Call to Order
- II.** Determination of Number of Voting Units Represented
- III.** Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting
- IV.** Nominations for the Position of Supervisor (3)  
Seat 4 Lawson, Seat I Doug Draper, Seat 3 Vacant
- V.** Casting of Ballots
- VI.** Ballot Tabulations
- VII.** Landowners' Questions or Comments
- VIII.** Adjournment

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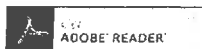
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Report a Concern

If you have a concern, please let us know. [Click here to report your concern.](#)

Certain documents will be in PDF format. To view them you may have to download the latest version of Adobe Reader.



Elections Information

The following is a list of the Waterleaf CDD Board of Supervisors with their assigned positions and terms. Please click on the link to the Supervisor of Elections website for further information.

**Latest Election Results**

Seat	Member	Position	Term
#1	Doug Draper	Vice Chairman	11/1/2016
#2	Ted Sanders	Assistant Secretary	11/1/2018
#3	Vacant	Assistant Secretary	11/1/2016
#4	Mike Lawson	Chairman	11/1/2016
#5	Lori Price	Assistant Secretary	11/1/2018

Contacts

**DPFG**  
 15310 Amberly Drive  
 Suite 175  
 Tampa FL 33647  
[Paul Cusmano](#)  
 District Manager  
 Ph. 813-418-7473 X-104

Upcoming Events

Private Event  
Sun, Oct 30, 2016 2:00 PM  
 Covered Patio Area and Event Lawn

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF  
WATERLEAF COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS MEETING: **Tuesday, November 1, 2016**

TIME: **10:00 a.m.**

LOCATION: **Metro Development Offices  
2502 N. Rocky Point Drive  
Tampa, Florida**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS MEETING – NOVEMBER 1, 2016

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Paul Cusmano ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Waterleaf Community Development District to be held at the Metro Development Group 2502 N. Rocky Point Drive, Tampa, Florida, Florida, on Tuesday, November 1, 2016 at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Waterleaf, LLC  
Printed Name of Legal Owner  
[Signature]  
Signature of Legal Owner Manager

10/24/16  
Date

<u>Parcel Description</u>	<u>Platted Lots</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>Refer to attachment</u>	<u>29</u>	<u>96</u>	<u>125</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** 125

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

**OFFICIAL BALLOT**  
**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS MEETING - NOVEMBER 1, 2016**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Waterleaf Community Development District and described as follows:

<u>Description</u>	<u>Partial Acreage</u>	<u>Acreage</u>
<u>Refer to attachment</u>	<u>29</u>	<u>125</u>
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, Paul Cusimano, as Landowner, or as the proxy holder of Waterleaf LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. <u>Doug Draper</u>	<u>120</u>
2. <u>Mike Lawson</u>	<u>120</u>
3. _____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: Paul Cusimano

# SKETCH AND DESCRIPTION - NOT A SURVEY

## DESCRIPTION OF WATERLEAF CDD POST CONTRACTION PARCEL

A PARCEL OF LAND LYING WITHIN SECTION 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SOUTH COVE PHASE 2/3 AS RECORDED IN PLAT BOOK 99, PAGES 288-298 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTH COVE PHASE 2/3 THE FOLLOWING (7) COURSES: 1) N 00°11'14" W, A DISTANCE OF 290.16 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 580.01 FEET AND A CHORD WHICH BEARS N 79°39'43" E, A DISTANCE OF 610.12 FEET; 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 642.46 FEET; 3) THENCE N 00°20'32" E, A DISTANCE OF 111.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD WHICH BEARS N 19°43'03" W, A DISTANCE OF 120.05 FEET; 4) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 122.54 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 80.00 FEET AND A CHORD WHICH BEARS N 19°43'03" W, A DISTANCE OF 54.88 FEET; 5) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 56.02 FEET; 6) THENCE N 00°20'32" E, A DISTANCE OF 63.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.53 FEET AND A CHORD WHICH BEARS N 34°09'21" W, A DISTANCE OF 533.00 FEET; 7) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 566.62 FEET; THENCE, LEAVING SAID SUBDIVISION BOUNDARY, N 37°44'36" E, A DISTANCE OF 780.09 FEET; THENCE N 55°11'17" W, A DISTANCE OF 343.87 FEET; THENCE N 53°16'30" W, A DISTANCE OF 467.54 FEET; THENCE S 37°12'53" W, A DISTANCE OF 471.34 FEET; THENCE S 49°40'36" W, A DISTANCE OF 136.07 FEET; THENCE S 08°19'47" W, A DISTANCE OF 148.79 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SOUTH COVE PHASE 1 AS RECORDED IN PLAT BOOK 96, PAGE 67; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID SOUTH COVE PHASE 1 THE FOLLOWING (4) COURSES: 1) S 54°31'15" W, A DISTANCE OF 130.59 FEET; THENCE N 35°57'45" W, A DISTANCE OF 67.68 FEET (67.87 FEET PLAT) TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2180.00 FEET AND A CHORD WHICH BEARS N 40°29'48" W, A DISTANCE OF 282.30 FEET; 2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 282.50 FEET; 3) THENCE N 44°12'32" W, A DISTANCE OF 82.16 FEET; 4) THENCE N 37°27'52" E, A DISTANCE OF 265.76 FEET; THENCE, LEAVING SAID SUBDIVISION BOUNDARY, N 37°28'10" E, A DISTANCE OF 533.56 FEET; THENCE S 52°31'39" E, A DISTANCE OF 200.00 FEET; THENCE N 37°28'13" E, A DISTANCE OF 498.19 FEET; THENCE N 40°20'06" E, A DISTANCE OF 100.12 FEET; THENCE N 37°28'21" E, A DISTANCE OF 232.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 235.00 FEET AND A CHORD WHICH BEARS N 07°49'01" W, A DISTANCE OF 334.01 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 371.51 FEET; THENCE N 53°06'23" W, A DISTANCE OF 483.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BIG BEND ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2563, PAGE 492 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N 36°53'38" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 226.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1750.00 FEET AND A CHORD WHICH BEARS N 63°23'04" E, A DISTANCE OF 1561.18 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1618.22 FEET TO A POINT OF TANGENCY; THENCE N 89°52'30" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 2264.23 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BALM-RIVERVIEW ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1534, PAGE 450 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S 23°05'58" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.00 FEET; THENCE S 23°54'48" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1417.32 FEET; THENCE S 29°35'05" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 547.70 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N 89°42'21" W, A DISTANCE OF 282.50 FEET; THENCE S 89°55'10" W, A DISTANCE OF 2686.47 FEET; THENCE S 01°10'55" E, A DISTANCE OF 1323.80 FEET; THENCE S 00°31'57" W, A DISTANCE OF 1324.96 FEET; THENCE S 89°54'20" W, A DISTANCE OF 1745.07 FEET TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINING 263.88 ACRES, MORE OR LESS.



Richard C. Hinson  
 Florida Professional Surveyor and Mapper No. 3840  
 for Hamilton Engineering and Surveying, Inc.  
 Certificate of Authorization No. LB7013

Waterleaf Total Acres      263.88  
 Less Platted Acres          - 167.89  
 Remaining non-platted Ac      95.99  
 plus owned platted lots        29  
 Total Value                      125

3/6/13  
 Date

10-24-16

NOTE: THIS SKETCH IS BASED ON A WETLAND JURISDICTIONAL SURVEY PREPARED BY KING ENGINEERING ASSOCIATES, INC. DATED 10/03/05 AND LAST REVISED ON 1/10/06



311 NORTH NEWPORT AVENUE, SUITE 100      TEL (813) 250-3535  
 TAMPA, FL 33606      LB#7013      FAX (813) 250-3636

## SKETCH AND DESCRIPTION WATERLEAF CDD POST CONTRACTION PARCEL

SEC TWP RGE 10-31-20	JOB NUMBER 03015.0001	SCALE AS SHOWN	DATE 3-4-13	SHEET <b>1/3</b>
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Las Vegas, NV 89120  
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