

# New Port - Tampa Bay Community Development District

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The following is the proposed agenda for the Board of Supervisors Workshop Meeting of the New Port Tampa Bay Community Development District (“District”), scheduled to be held on **Wednesday, January 21, 2026, at 11:00 a.m. at 5120 Marina Way, Tampa, Florida, 33611.** The attendance of three Board Members is required to constitute a quorum.

To attend the meeting by phone, please use the below conference call information:

Call in number: 1-844-621-3956

Passcode: 2539 895 0958 #

## **BOARD OF SUPERVISORS' WORKSHOP MEETING AGENDA**

### **Administrative Matters**

- Call to Order
- Roll Call
- Public Comment Period

### **General Business Matters**

1. Discussion of Concerns Regarding 2017 Infrastructure Operating Agreement with Westshore Marina Master Association

### **Adjournment**



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# **New Port – Tampa Bay Community Development District**

**Discussion of Concerns Regarding 2017 Infrastructure Operating Agreement with Westshore Marina Master Association**

**New Port Tampa Bay CDD**  
**List of Documents Related to Westshore Marina Master Association**  
**in SRV Shared One-Drive Folder**

Link to SRV Shared One-Drive Folder: [New Port - Tampa Bay CDD](#)

CDD Website: <https://newporttampabaycdd.com>

Chapter 190, Florida Statutes: [Statutes & Constitution :View Statutes :>2025->Chapter 190 : Online Sunshine](#)

**Agreements between the CDD and Association Folder:**

1. 2017-2-7 Infrastructure Operating Agreement with Westshore Marina Master Association

**CDD Folders:**

Ordinances Establishing and Amending CDD

2. 2005-7-25 Ordinance 2005-233 Establishing CDD
3. 2006-2-10 Ordinance 2006-38 Special Powers
4. 2006-12-27 Ordinance 2006-322 Amending Boundaries
5. 2009-4-17 Ordinance 2009-63 Amended Boundary Contraction

Budget

6. 2025-7-15. FY 2025-2026 Adopted Budget
7. 2025-7-3. FY 2025-2026 Assessment Roll

Maps, Plats, Plans, Zoning

8. 2007-12-10. Unified Zoning Conditions.
9. 2008-1-16. Approved Zoning Plan
10. 2008-2-8. City Ordinance 2008-20 Zoning Conditions
11. 2015-7-10. Record Drawing and As-Builts from King re Close Out Documents for Bridge Street Phase 1
12. 2015-9-29 Rezoning Site Plan from RS-60 to PD
13. 2016-12-29 Plat Westshore Marina District Phase 1
14. 2017-6-27. City Resolution 2017-523 relating to Phase 2 Plat and Subdividers Agreement
15. 2017-7-31 Plat Westshore Marina District Phase 2
16. 2018-2-9 2018-2-9 Map Sanitary Sewer and Water Distribution
17. 2019-1-31. Letter from King Engineering to City re Close Out Documents for Bridge Street Phase 1
18. 2020-2-20. City of Tampa Resolution 2020-164. Approving Marina Pointe Plat, Conditions, and Subdivision Agreement
19. 2020-3-11 PD Plan
20. 2020-9-30 Ordinance No. 2020- 93 with site plan REZ19-77
21. 2021-8-25 PD Site Development Plan
22. 2024-07-31. Ardua Color Coded Ownership Map of Overall Site Plan

Agreements

23. 2017-2-6 Maintenance and Hold Harmless Agreement Phase 1
24. 2017-2-6. Tri-Party Agreement with City and CDD Holdings for Phase 1 (with exhibits)
25. 2017-6-27. City Resolution 2017-523 relating to Phase 2 Plat and Subdividers Agreement
26. 2017-7-13. City Resolution 2017-581 re Phase 2 Executed Tri Party Agreement (without exhibits)
27. 2017-5-31 Resolution 2017-14 Approving the Phase II Tri-Party Agreement and Phase II Maintenance and Hold Harmless
28. 2017-6-22 Maintenance and Hold Harmless Agreement Phase 2
29. 2019-9-18 Temporary Access and Maintenance Easement Agreement
30. 2021-11-6. Marina Pointe Tri-Party Agreement with City and CDD Holdings (without Exhibits)
31. 2021-9-9 Marina Pointe Tri-Party Agreement Phase Exhibit

Bonds (Engineer Reports and Limited Offering Memorandum)

- 32.** 2006-1-12 Engineer's Report
- 33.** 2020-2-20 Report of District Engineer for Marina Pointe
- 34.** 2021-2-8 Limited Offering Memorandum

**Westshore Marina Master Association Folder:**

- 35.** 2017-2-10 Declaration of Covenants, Restrictions, and Easements for Westshore Marina District
- 36.** 2017-5-26 First Supplemental Declaration to Declaration of Covenants, Restrictions and Easements
- 37.** 2017-7-4 Bylaws Westshore Marina District Master Association, Inc
- 38.** 2017-9-1 Second Supplemental Declaration to Declaration of Covenants, Restrictions and Easements
- 39.** 2018-6-8 Third Supplemental Declaration to Declaration of Covenants, Restrictions and Easements
- 40.** 2020-3-19 Amendment to Declaration to Declaration of Covenants, Restrictions and Easements
- 41.** 2020-4-28 Amendment to Declaration to Declaration of Covenants, Restrictions and Easements
- 42.** 2020-12-23 Fourth Supplemental Declaration to Declaration of Covenants, Restrictions and Easements
- 43.** 2022-12-2 Amendment to Bylaws Westshore Marina District Master Association, Inc
- 44.** 2022-12-6 Fifth Supplemental Declaration to Declaration of Covenants, Restrictions and Easements
- 45.** 2023-6-30 Sixth Supplemental Declaration to Declaration of Covenants, Restrictions and Easements